



PRIME
DEVELOPMENT
OPPORTUNITY
FOR SALE

OFFERING MEMORANDUM

**First NH Turnpike (Route 4)
Northwood, NH 03261**
Sale Price: \$449,000

TABLE OF CONTENTS

PROPERTY INFORMATION	03
DEMOCRAPHICS	04
MAP LOCATOR	05
WETLANDS MAP	06
CONCEPTUAL DRAWINGS	07
PROPERTY PLANS	10
TAX CARDS	13
PROPERTY CARD	15
DEED	16

PROPERTY INFORMATION



Prime Development Opportunity For Sale
FIRST NH TURNPIKE, NORTHWOOD, NH 03261
27.92 +/- ACRES \$449,000

DESCRIPTION:

NAI Norwood Group is proud to present a rare opportunity to acquire 27.92 +/- acres of versatile land in the heart of Northwood, NH, ideally positioned along a key commuter corridor and surrounded by a mix of residential, commercial, and recreational destinations. This expansive site offers an exceptional canvas for developers, investors, and end-users seeking flexible development potential in a fast-growing region. The property's size, layout, and location support a wide range of potential uses subject to local zoning approvals.

Land is in 'Current Use'.

PROPERTY FEATURES:

- Excellent Visibility
- Various Permitted Uses
- Public Water
- 215" Frontage on Route 4

DEMOGRAPHICS



2024 SUMMARY

2024 SUMMARY	2 MILE	5 MILE	10 MILE
Population	2,088	10,942	39,335
Households	846	4,288	15,162
Families	611	3,195	11,172
Avg HH Size	2.47	2.55	2.59
Median Age	44.6	45.2	44.0
Median HH Income	\$111,623	\$110,290	\$101,816
Avg HH Income	\$136,161	\$139,247	\$129,910

BUSINESSES (10 MILE)



1,175

TOTAL BUSINESSES



7,826

TOTAL EMPLOYEES

INCOME (10 MILE)



\$101,816
MEDIAN HH
INCOME

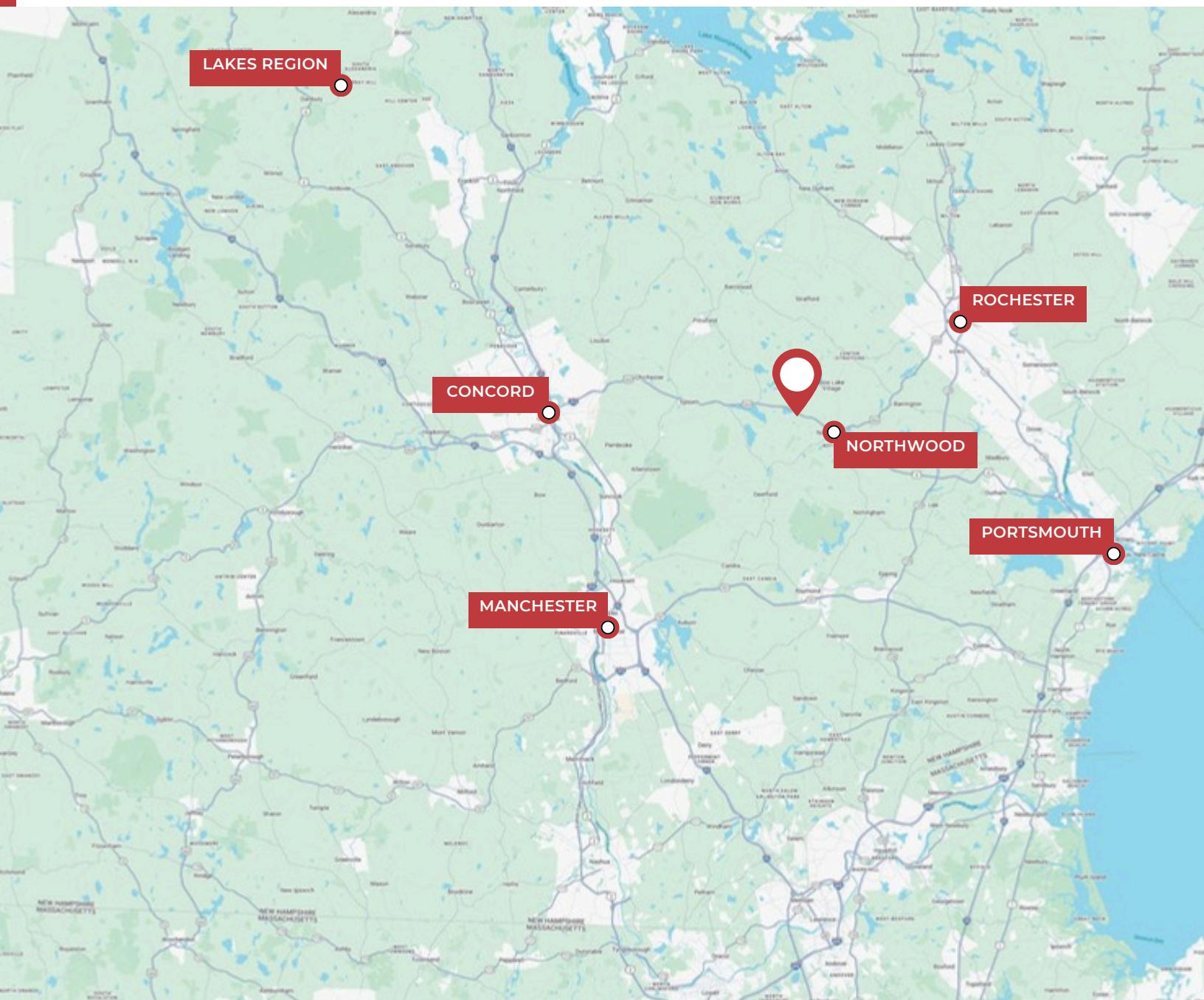


\$49,892
PER CAPITA
INCOME



\$511,739
MEDIAN
NET WORTH

MAP LOCATOR

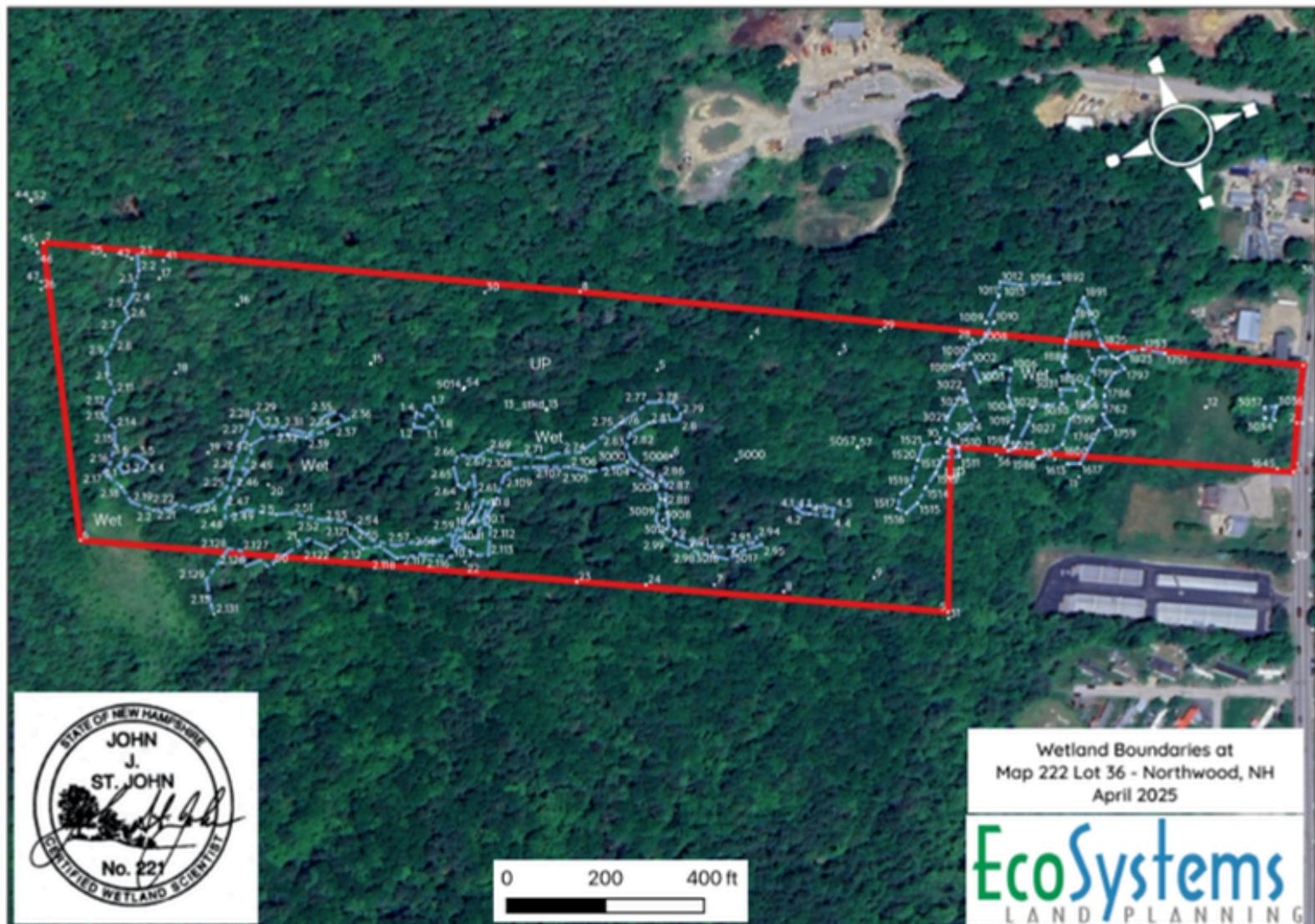


DRIVE TIMES TO:

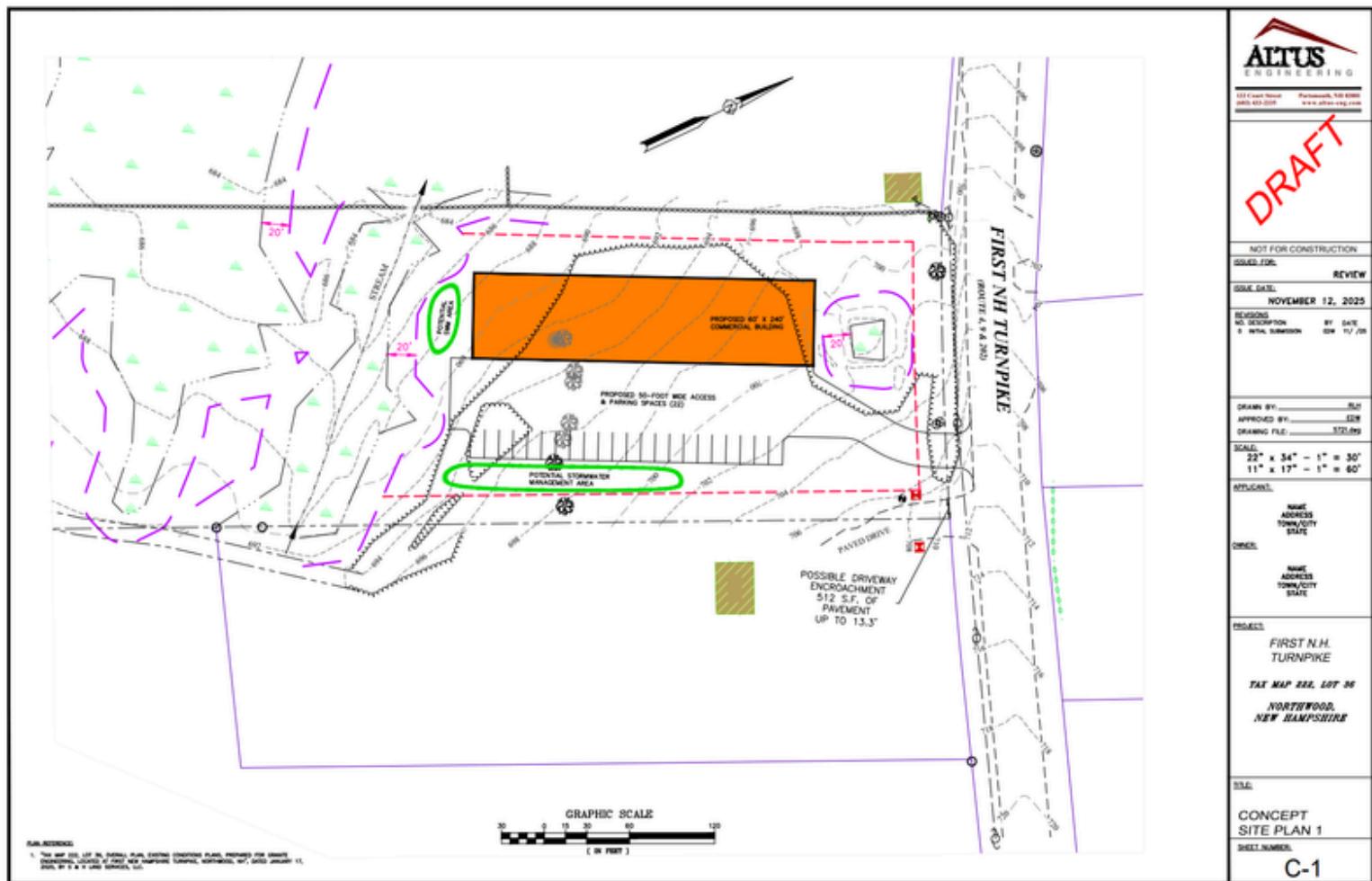
Portsmouth, NH	38 mins
Manchester, NH	39 mins
Concord, NH	29 mins

Rochester, NH	25 mins
Lakes Region, NH	47 mins

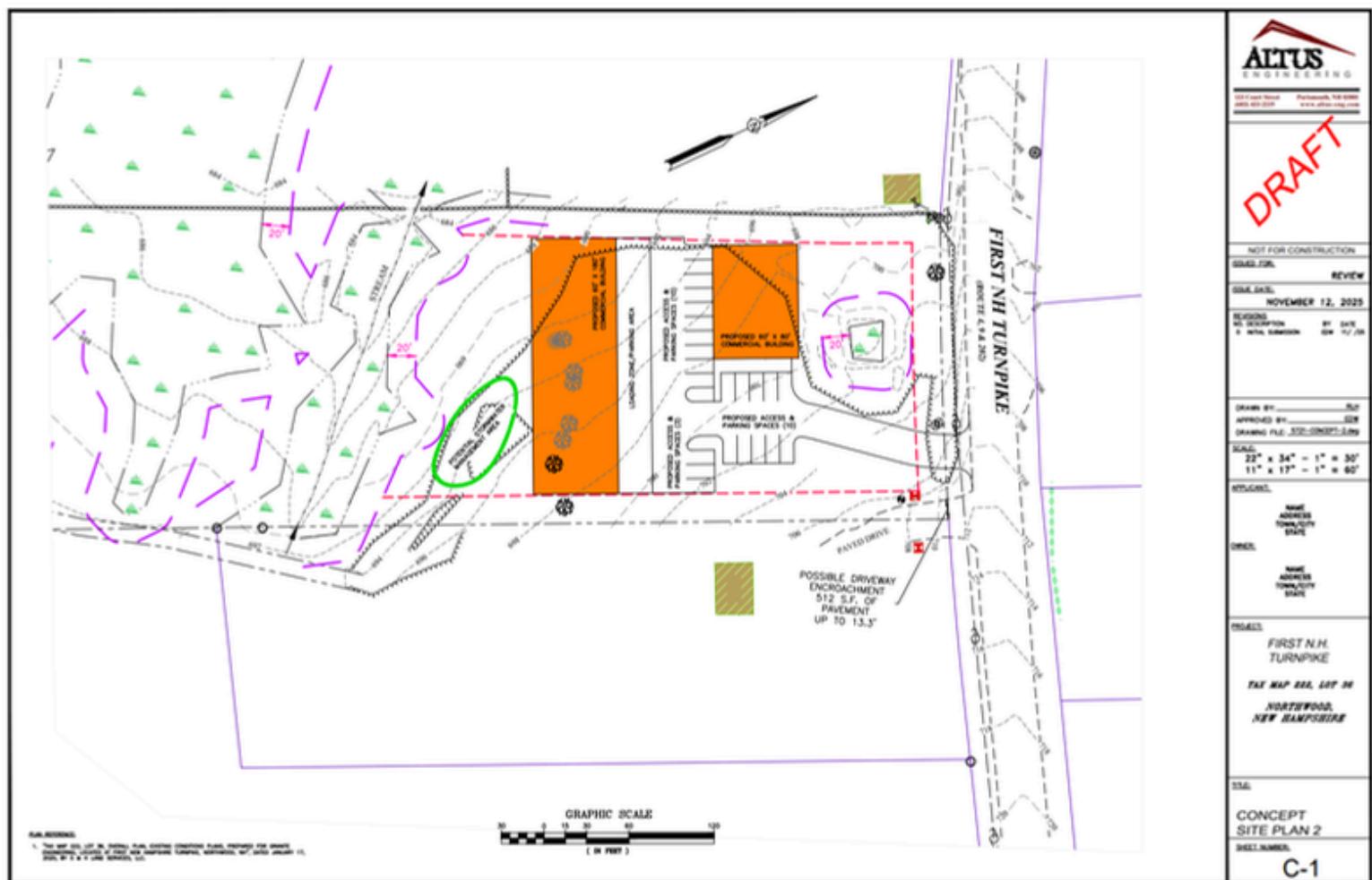
WETLANDS MAP



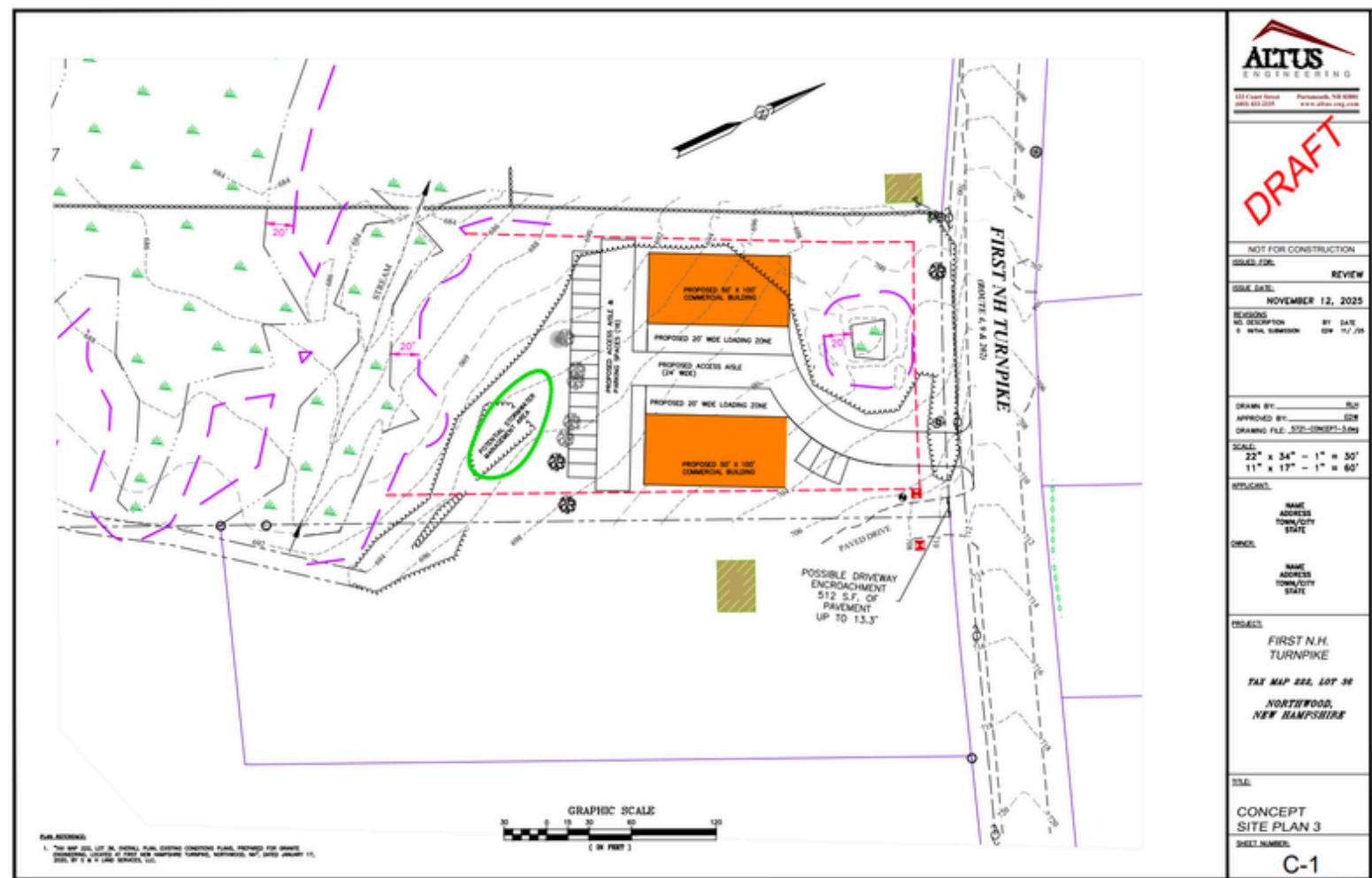
CONCEPTUAL DRAWINGS



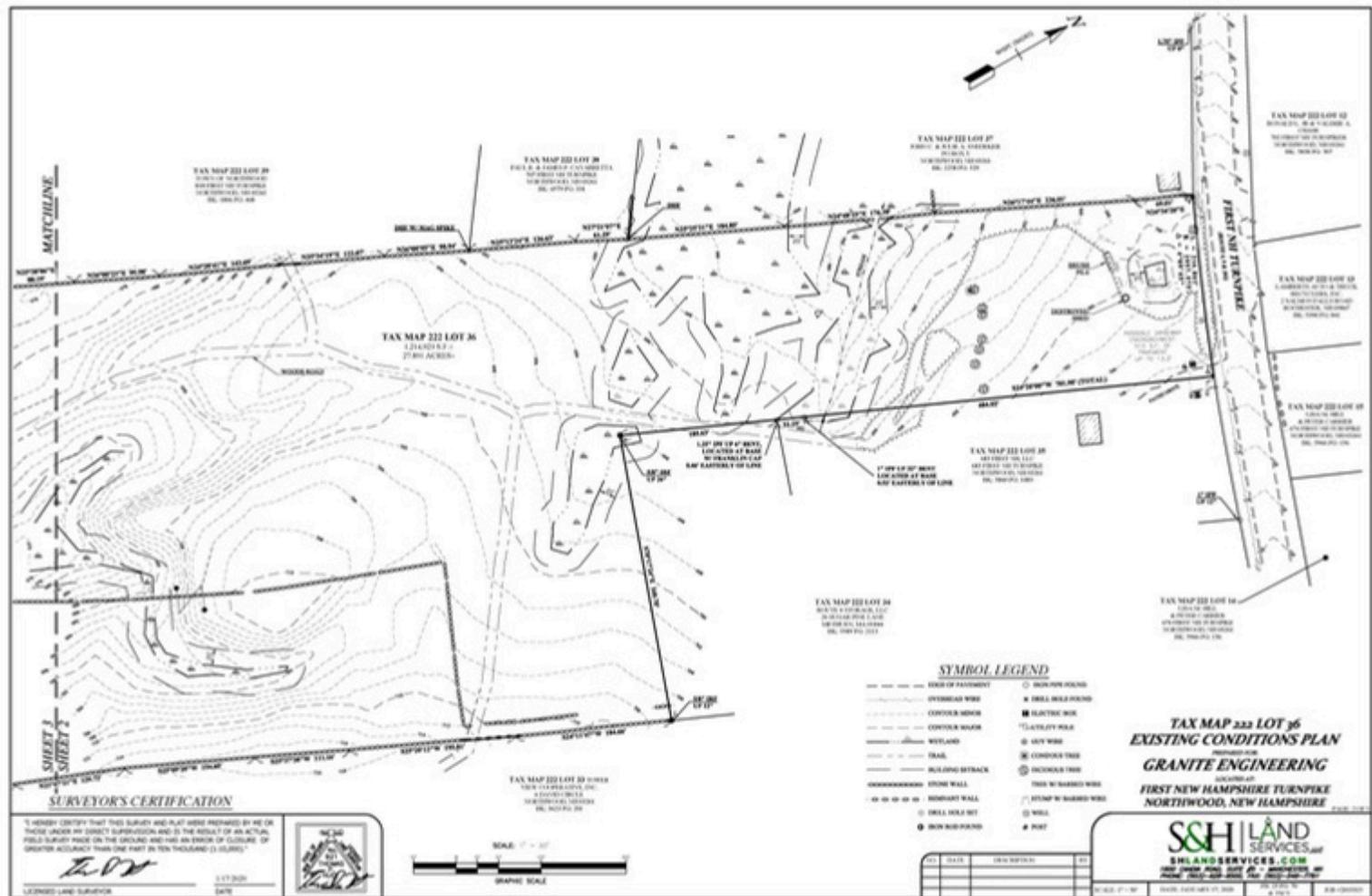
CONCEPTUAL DRAWINGS, CONT.



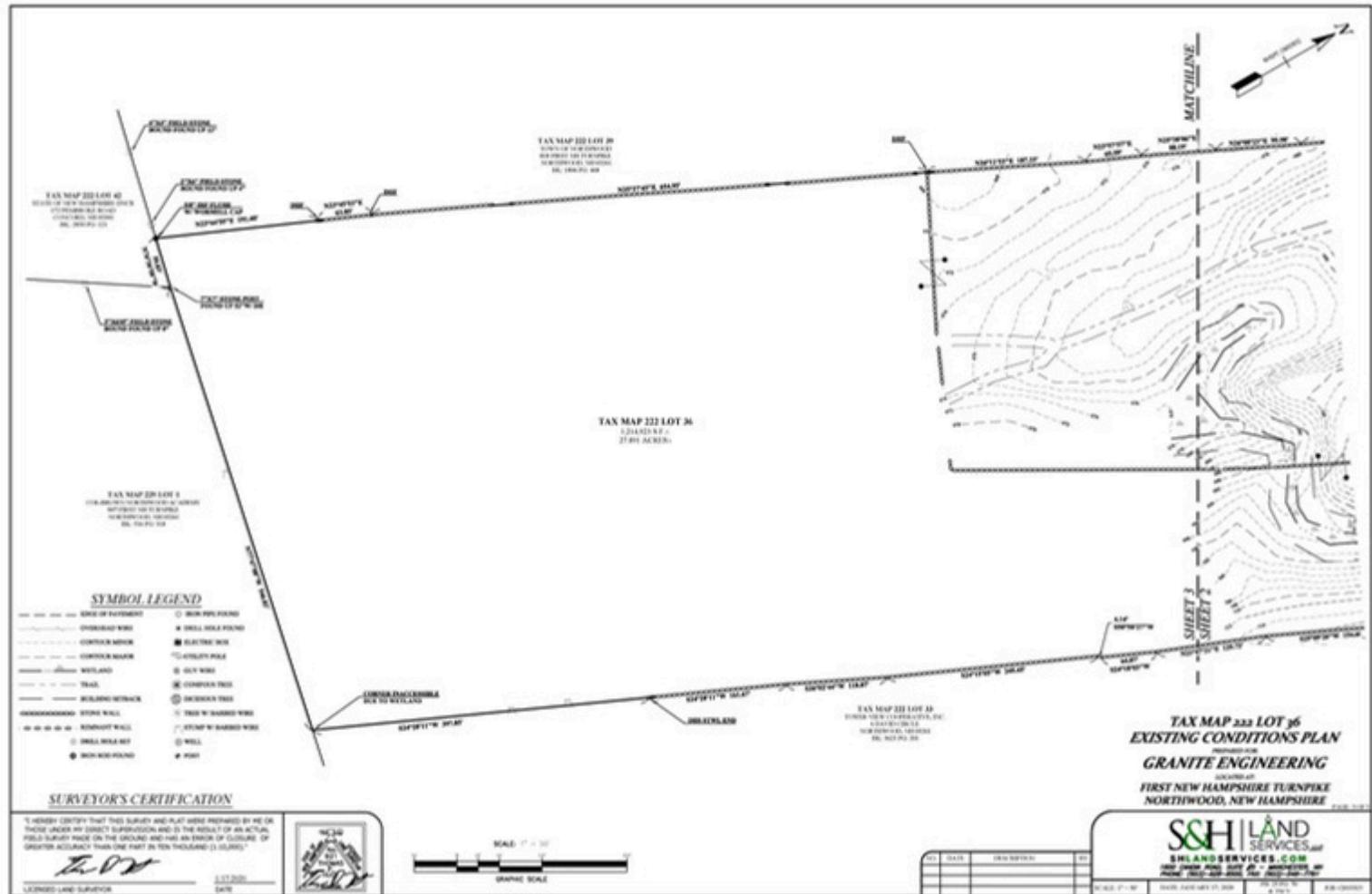
CONCEPTUAL DRAWINGS, CONT.



PROPERTY PLANS



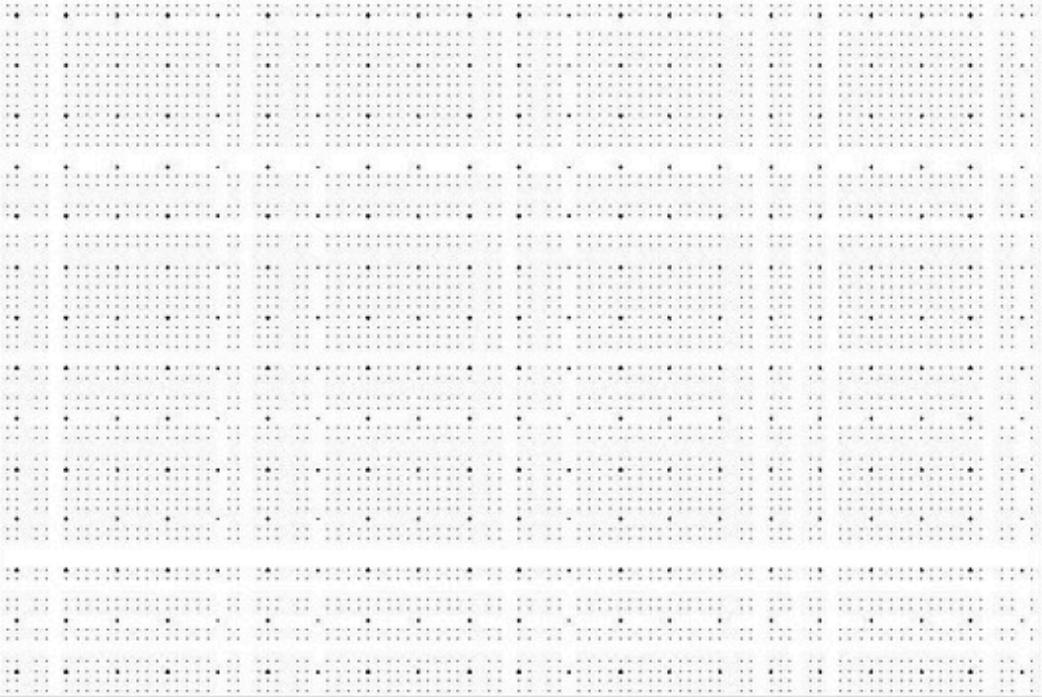
PROPERTY PLANS



TAX CARD

Map: 000222	Lot: 000036	Sub: 000000	Card: 1 of 1	FIRST NH TURNPIKE	NORTHWOOD	Printed: 05/24/2024								
OWNER INFORMATION		SALES HISTORY												
SDS NEW HAMPSHIRE 2020 LLC C/O SPAREBOX STORAGE LLC 4045 PECCOS STREET SUITE 201 DENVER, CO 80211	Date	Book	Page	Type	Price	Grandor								
	01/20/2020	6079	2806	U V 40	245,000	BANE, VINCENT								
	03/01/1996	3155	0394	U V 99	28,000	NH EQUITIES INC.								
LISTING HISTORY		NOTES												
12/07/23 RERL 24 CYC 06/09/22 MAIL APPT LETTER 06/03/22 MAIL APPT LETTER 10/17/19 EORL 05/22/15 KCCV 09/08/09 KCV 01/31/05 SSV 04/18/96 RS	VAC ROLLING LOT, ACREAGE ADJ TO 27.92 PER LL ADJ; 20 CYC-NC; 24 CYC-NC													
EXTRA FEATURES VALUATION		MUNICIPAL SOFTWARE BY AVITAR												
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes							
							2018 CYCLICAL							
		PARCEL TOTAL TAXABLE VALUE												
Year	Building	Features	Land											
2022	\$ 0	\$ 0	\$ 2,556				Parcel Total: \$ 2,556							
2023	\$ 0	\$ 0	\$ 2,588				Parcel Total: \$ 2,588							
2024	\$ 0	\$ 0	\$ 2,432				Parcel Total: \$ 2,432							
LAND VALUATION		LAST REVALUATION: 2022												
Zone: RURAL Minimum Acreage: 2.00 Minimum Frontage: 150			Site:		Driveway:		Road:							
Land Type	Units	Base Rate	NC	Adj	Size	Road	DWay	Topography	Cond	Ad Valorem	SP	R	Tax Value	Notes
UNMNGD HARDWD	1.840 ac	139,360	E	100	100	100	100		100	139,400	75	Y	125	COMM POTT
UNMNGD HARDWD	10.680 ac	x 2,500	X	88					75	17,600	75	Y	728	TOPO/WET/SHAPE
WETLANDS	3.000 ac	x 2,500	X	88					100	6,600	100	Y	53	
FARM LAND	2.400 ac	x 2,500	X	88					100	5,300	100	Y	752	
UNMNGD HARDWD	10.000 ac	x 2,500	X	88					100	22,000	50	N	774	
	27.920 ac									190,900			2,432	

TAX CARD

Map: 000222	Lot: 000036	Sub: 000000	Card: 1 of 1	FIRST NH TURNPIKE	NORTHWOOD	Printed: 05/24/2024					
PICTURE	OWNER		TAXABLE DISTRICT S		BUILDING DETAILS						
	SBS NEW HAMPSHIRE 2020 LLC C/O SPAREBOX STORAGE LLC 4045 PECON STREET SUITE 201 DENVER, CO 80211 Account Number: 1		District	Percentage	Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Extra Kitchens: A/C: Quality: Com. Wall: Stories: Base Type:						
			PERMITS								
	Date	Project Type	Notes								
							BUILDING SUB AREA DETAILS				
							2022 BASE YEAR BUILDING VALUATION				
							Year Built:				
							Condition For Age:				
							Physical:				
							Functional:				
							Economic:				
							Temporary:				

PROPERTY CARD



Property Card: FIRST NH TURNPIKE

Town of Northwood, NH

NO PHOTO
AVAILABLE

Parcel ID: 000222000036000000
PID: 000222000036000000

Owner: SBS NEW HAMPSHIRE 2020 LLC
Co-Owner:
Mailing Address: C/O SPAREBOX STORAGE LLC
4045 PECOS STREET SUITE 201
DENVER, CO 80211

General Information	Assessed Value
Map: 000222 Lot: 000036 Sub: 000000	Land: \$2,432 Buildings: \$0 Extra Features: \$0 Total: \$2,432
Land Use: 1F RES Zone: RURAL Land Area in Acres: 27.92 Current Use: Y Neighborhood: N-E Frontage: 0 Waterfront: 0 View Factor: N	Sale History
	Book/Page: 6079-2606 Sale Date: 1/30/2020 Sale Price: \$245,000
Building Details	
Model Description: Total Gross Area: 0 Year Built: 0 Building Grade: Stories:	Condition: Depreciation: 0 No. Bedrooms: 0 No. Baths: 0 Adj Bas: 0



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

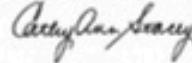
9/27/2024

Page 1 of 1

DEED

Book: 6079 Page: 2606

E # 20004305 01/30/2020 12:03:46 PM
Book 6079 Page 2606 Page 1 of 1
Register of Deeds, Rockingham County



Return to:
Route 4 Storage LLC
679 First NH Turnpike
Northwood, NH 03261

T.S. \$3,675.00

LCHIP	ROA480230	25.00
TRANSFER TAX	RO094516	3,675.00
RECORDING		10.00
SURCHARGE		2.00

WARRANTY DEED

I, VINCENT A. BANE, a married person of 98 Wild Goose Pond Road, Strafford, County of Strafford and State of New Hampshire 03884, for consideration paid, grant to ROUTE 4 STORAGE LLC, a limited liability company organized under the laws of the State of New Hampshire with a mailing address of 679 First New Hampshire Turnpike, Northwood, County of Rockingham and State of New Hampshire 03261, with WARRANTY COVENANTS, the following:

A CERTAIN TRACT OR PARCEL OF LAND WITH THE BUILDINGS THEREON, SITUATED IN NORTHWOOD, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, AND BEING SHOWN AS LOT NO. 37-1 ON A PLAN FOR N.H. EQUITIES, INC., DATED OCTOBER 2, 1995 AND RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN NO. D-24576.

SUBJECT TO EASEMENTS TO PSNH AT BOOK 2482, PAGE 160 DATED NOVEMBER 1, 1983 AND BOOK 1425, PAGE 402 DATED FEBRUARY 25, 1957.

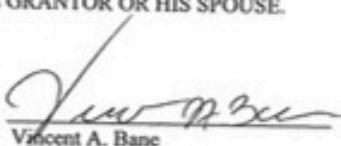
SUBJECT TO FLOWAGE EASEMENT TO STATE OF NEW HAMPSHIRE DATED JUNE 13, 1939.

SUBJECT TO CURRENT USE TAX CLASSIFICATION.

MEANING AND INTENDING hereby to describe and convey the same premises conveyed to the grantor herein by deed of New Hampshire Equities, Inc. dated May 15, 1996 and recorded at the Rockingham County Registry of Deeds in Book 3155, Page 594.

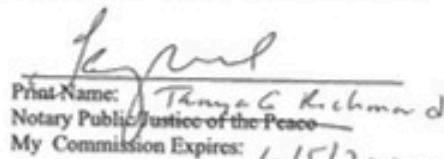
THIS IS NOT HOMESTEAD PROPERTY OF THE GRANTOR OR HIS SPOUSE.

Signed this 30th day of January, 2020.


Vincent A. Bane

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me on this 30th day of January, 2020, by Vincent A. Bane and that he executed the same for the purposes therein contained as his voluntary act and deed.


Print Name: Tanya G. Richmond
Notary Public/Justice of the Peace
My Commission Expires: 6/15/2024

TANYA G. RICHMOND
Notary Public - New Hampshire
My Commission Expires June 5, 2024

CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any option as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

PRESENTED BY:

ANDY FLEISHER

SENIOR ADVISOR, CCIM

tel (603) 431-3001

mobile (603) 498-2817

andy@nainorwoodgroup.com

KATIE FLEISHER

ADVISOR

tel (603) 431-3001

mobile (603) 205-7399

katie@nainorwoodgroup.com



NAI Norwood Group
2Greenleaf Woods Drive, Suite 301
Portsmouth, NH 03801
www.nainorwoodgroup.com