

For Sale // Approved and Developable Land

725 & 729 Daniel Webster Hwy, Merrimack, NH



2 Available Lots

About:

South Lot (725):

This Parcel is 1.38 Acres and has a 1,428 SF Building rented month to month and parking lot also rented. This parcel was part of A PUD. Access is currently via Brunswick Rd.

North Lot (729):


This Parcel is 1.96 Acres with a vested approval for a 17,490 SF of Retail Building at a lighted intersection. Approval was part of A PUD. Buyer can develop the property to be different than approved as well.

Zoning:

In recognition of the demand created by Merrimack's strategic location and continuing growth, commercial areas are hereby designated allowing for the establishment of retail businesses. A criterion in their location must be readily accessible to high traffic volume carrying facilities to allow not only for the stores and facilities themselves but also for parking, landscaping, and ancillary requirements as well. The primary function of this district use would be to serve a regional and/or local shopping and service need.


Contact Details:


 **Brian Dano**

 603-377-0309

 Brian.Dano@SVN.com

Chris Pascucci 

603-495-6313 

Chris.Pascucci@SVN.com 

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Property Details:



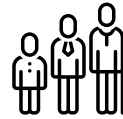
Population

0.5 miles: 1,011
1 mile: 3,685
1.5 miles: 6,526



Median HH Income

0.5 miles: \$82,206
1 mile: \$91,330
1.5 miles: \$98,080



Median Age

0.5 miles: 40 years
1 mile: 39 years
1.5 miles: 39 years

SOUTH LOT PRICE // \$495,000

SOUTH LOT ACERAGE // 1.38 AC

NORTH LOT PRICE // \$449,000

NORTH LOT ACERAGE // 1.96 AC

PROPERTY VISIBILITY // Excellent

TRAFFIC COUNT // 14,709

LOT FRONTAGE // 70"

ACCESS // Via Brunswick Rd

TOPOGRAPHY // Gently Sloping/Level

DEVELOPMENT // Society Hill At Merrimack

ZONING // C-2
