



## 257 Wallace Rd

257 Wallace Rd, Bedford, NH 03110

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## 257 Wallace Rd

\$3,600,000

A rare opportunity is now available to acquire a 16.2 acre, commercially zoned property, in Bedford NH for the first time in over 170 years. This unique property has been owned by the same family for five generations. It's one of the last locations available in Bedford for large scale development and is located one mile from Bedford Town Center. The property includes the original stone walls, an existing single-family house, open fields, and stunning fall foliage views.

- One of the last large parcels of undeveloped land in the center of Bedford NH.



Price: \$3,600,000

Property Type: Land

Property Subtype: Commercial

Proposed Use: Commercial

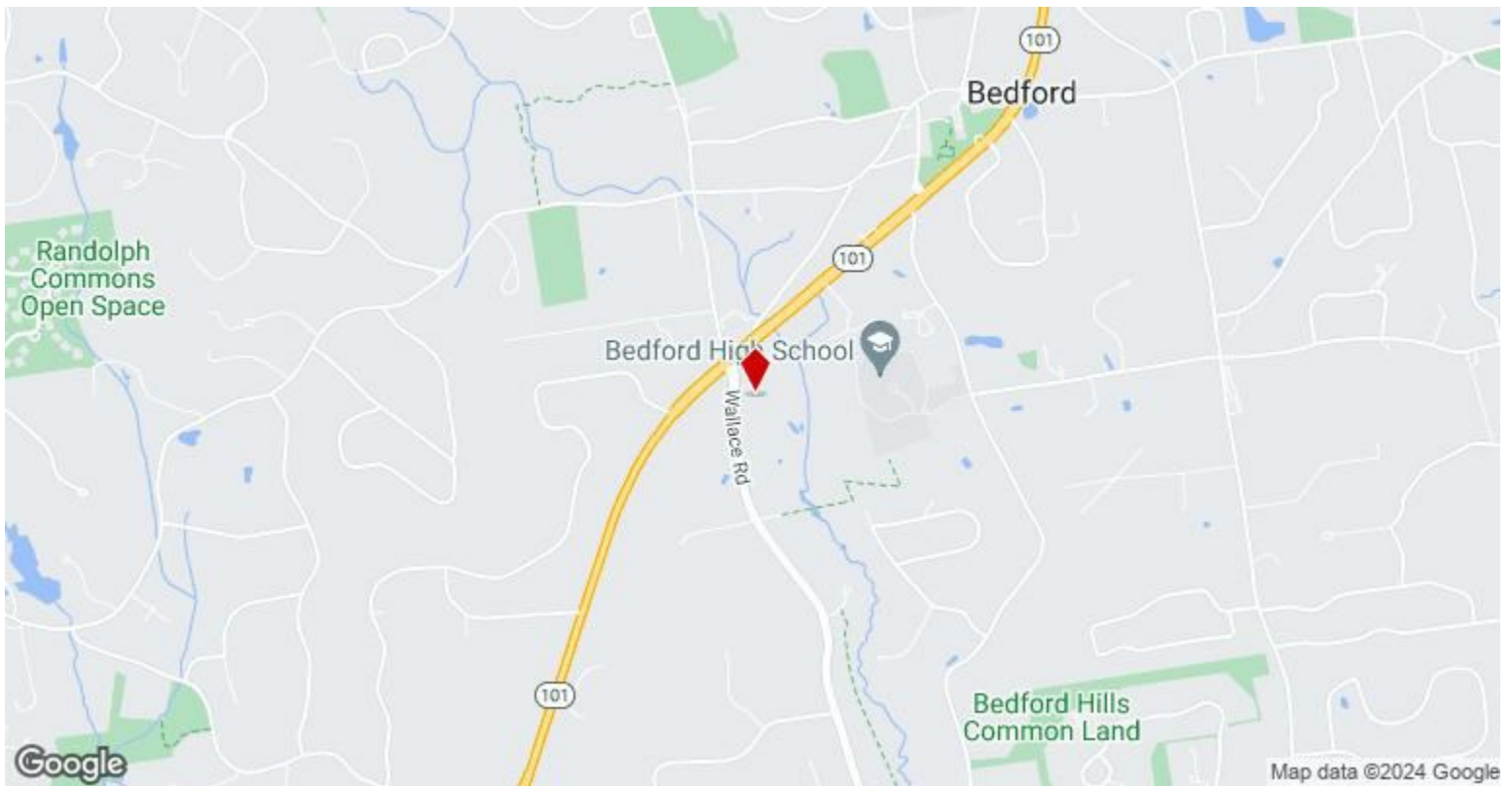
Sale Type: Investment

Total Lot Size: 16.20 AC

No. Lots: 1

Zoning Description: Commercial





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The location of the property provides excellent visibility from Route 101. It is located at the corner of Route 101 and Wallace Rd with 769+ ft of frontage along Wallace Rd and traffic light access to Route 101 at the corner of the property. The 2023 NH DOT traffic studies show 3,752 AADT for Wallace Rd and 21,050 AADT for Route 101. In terms of convenience, the property benefits from a drug store, coffee shop, restaurants, hardware store, bank and retail services all within walking distance directly across the street. The Bedford Town Library is a short twenty minute walk.

Current zoning for this property allows for numerous types of retail, restaurant, medical services, offices and other business entities. Recent Bedford housing studies have documented the existing need for more residential housing, including elderly, workforce, and multi-family. This property is well suited to this housing use, but the developer would need to obtain the required Bedford Zoning variances and Planning Board approvals to support Bedford's growing housing needs.

Access to municipal water and sewer is evolving quickly for this property. Timely purchase allows the buyer to have input on these developments, ensuring the best path forward for your project.

This property consists of 16.2 acres of land, 12.5 acres of which is not encumbered by the Conservation Easement. Of the 12.5 acres there is 6.75 acres of upland (6.25 acres being outside of the flood zone) and 5.8 acres of wetlands.

A buyer could utilize a wetlands swap, wetlands fill and retaining walls to increase the amount of buildable land. Wetlands mitigation credits could also be utilized to expand development to existing wetlands. This property has tremendous potential in a prime location in Bedford.