

Land For Sale

Lot Sizes starting at .85+/- through 4.4+/- Acres



* Lot 2 – 2.33 Acres
\$695,000

*Lot 2 may be
subdivided .85+/-
acres directly on
TMH \$550,000*

* Lot 4B – 4.4 Acres
\$495,000

* Lot 7 – 1.82 Acres
\$199,000

Boulder Point Drive, (Rte 25/Tenney Mtn. Hwy) Plymouth

Traffic Signal - 4 Way Intersection
19,000+/- Traffic Count



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Development Opportunity

Weeks Commercial is pleased to present this outstanding development opportunity just off I 93.

Located at a 4-way intersection traffic light at Route 25/Tenney Mountain Highway and Boulder Point Drive. Boulder Point is now home to 100,000 SF of medical offices affiliated with Spaulding Memorial Hospital. Join other national retailers such as Super Wal-Mart and Tractor Supply along with regional retailers and office professionals.

This is a highly visible location with an average traffic count of over 19,000+/- cars per day and 17,000+/- on weekends.

Surround yourself with the strongest tenant mix of national and regional tenants in Plymouth, NH.



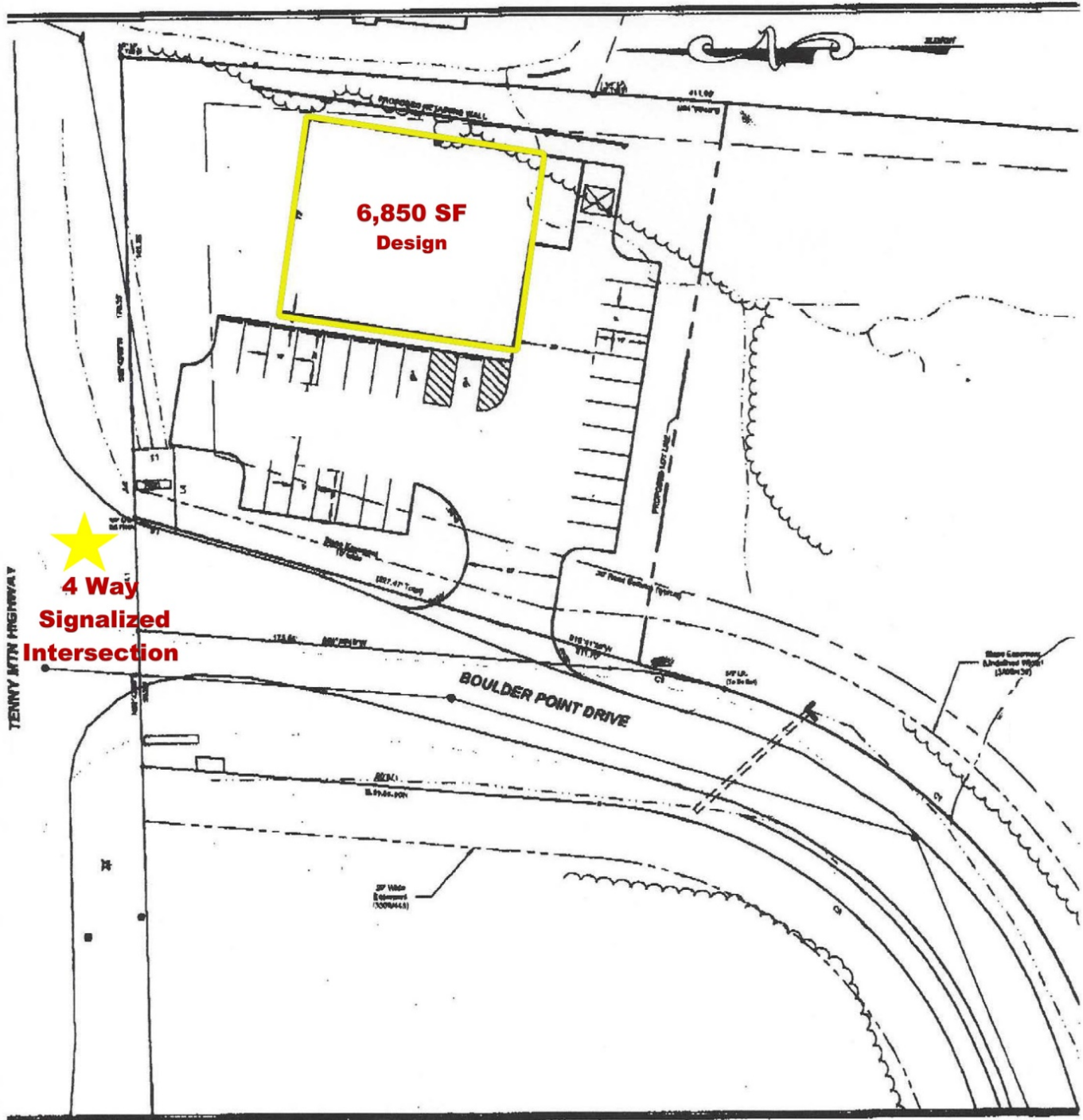
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Property Details

	LOT 2	LOT 4B	LOT 7
SITE DATA			
Zoning	ICD	ICD	ICD
Deed-Book/Page	3046/0762	2741/0935	2663/0577
TAX DATA			
Taxes	\$8,251	\$9,331	\$4,669
Tax Year	2016	2016	2016
Tax Map/Lot #	213-002	213-004-001	213-007
Current Tax Rate	\$25.17	\$25.17	\$25.17
Total Assessed Value	\$327,800	\$370,700	\$185,500
PROPERTY DATA			
Lot Size	2.33 Acres	4.4 Acres	1.82 Acres
Road Frontage	170' Tenney Mtn. Hwy 434' Boulder Point Drive	133' Boulder Point Drive	212' Tenney Mtn. Hwy 235' Boulder Point Drive
Water & Sewer	Public	Public	Public

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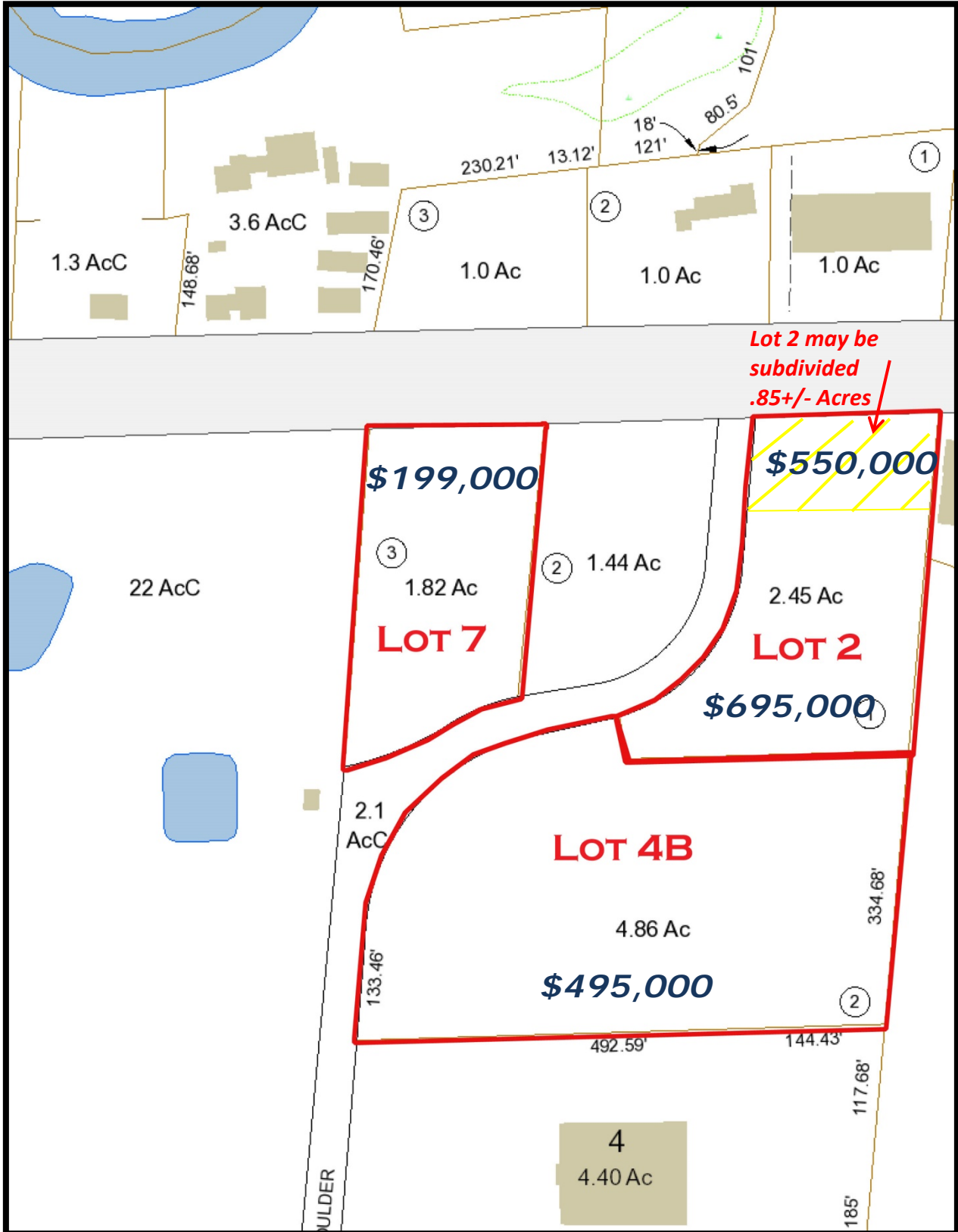
Lot 2 Subdivided .85 +/- Acres 212 +/- FT on Tenney Mtn. Hwy \$550,000



**SUPER
WAL MART**

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Tax Map



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D.O.T. Traffic Count



Transportation Data Management System



Excel Version

Weekly Volume Report	
Location ID:	82377012
Located On:	Tenney Mountain Hwy
Direction:	2-WAY
Community:	PLYMOUTH
AADT:	14861
Type:	SPOT
Period:	Mon 6/13/2016 - Sun 6/19/2016

Start Time	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Avg	Graph
12:00 AM		29	35	60	52	141	98	69	
1:00 AM		19	19	35	40	89	47	42	
2:00 AM		19	15	12	24	36	23	22	
3:00 AM		18	25	15	17	17	23	19	
4:00 AM		46	48	60	57	33	28	45	
5:00 AM		151	142	160	160	76	45	122	
6:00 AM		444	434	412	410	202	151	342	
7:00 AM		825	864	821	787	445	288	672	
8:00 AM		1192	1092	1143	1089	866	583	994	
9:00 AM		1031	1016	1112	1177	1234	848	1,070	
10:00 AM		1175	1250	1251	1363	1504	1245	1,298	
11:00 AM		1264	1379	1399	1443	1532	1353	1,395	
12:00 PM		1354	1510	1393	1536	1619	1373	1,464	
1:00 PM		1266	1319	1377	1530	1343	1171	1,334	
2:00 PM		1248	1273	1307	1503	1325	1048	1,284	
3:00 PM		1391	1432	1375	1524	1176	962	1,310	
4:00 PM		1469	1531	1493	1697	1307	1013	1,418	
5:00 PM		1306	1439	1399	1588	1115	895	1,290	
6:00 PM		989	921	957	1258	882	754	960	
7:00 PM		652	666	702	809	675	617	687	
8:00 PM		510	516	620	629	577	529	564	
9:00 PM		353	346	408	497	469	385	410	
10:00 PM		181	215	239	341	306	182	244	
11:00 PM		100	107	113	228	178	131	143	
Total	0	17,032	17,594	17,863	19,759	17,147	13,792		
24hr Total			17032	17594	17863	19759	17147		17,198
AM Pk Hr		11:00	11:00	11:00	11:00	11:00	11:00		
AM Peak		1264	1379	1399	1443	1532	1353	1,395	
PM Pk Hr		4:00	4:00	4:00	4:00	12:00	12:00		

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Permitted Uses

YARD, SIDE: Yard between the principal building or accessory building and a side lot line, and extending through from the front yard to the rear yard.

ARTICLE III: ZONES, MAPS AND REGULATIONS

Section 301 Zones

The Town of Plymouth is divided into the following zones as shown on the official zoning map on file with the Town Clerk.

SFR – Single-Family Residential

MFR – Multi-Family Residential

A – Agricultural

CI – Civic/Institutional

VC – Village Commercial

HC – Highway Commercial

ICD – Industrial and Commercial Development

F – Floodplain Development (overlay) (see Article VII Section 701)

ES – Environmentally Sensitive (overlay) (see Article VII Section 709)

AR – Airport (overlay) (see Article VIII)

Section 302 Zoning Map

The zones as established in Section 301 and described in Article XII are shown on the official zoning map and the Flood Insurance Rate Map and Flood Boundary and Floodway maps, Town of Plymouth, New Hampshire dated May 3, 1982 on file in the office of the Town Clerk. The Floodplain zone applies to any land located in any other zone. The zoning map is contained in Appendix A. The revised Flood Insurance Rate Maps (FIRM) and Flood Boundary and Floodway maps (PB/Fw) as shown in the State of New Hampshire Department of Transportation FEMA Floodway Boundary Map Revision study for the town of Plymouth and Holderness identified as I-93 improvements for exits 25 and 26 project numbers IM-93-2(143)80; IM-93-2(145)80; and IM-93-2(147)80 dated January 1993 as prepared by Bettigole Andrews & Clark, Inc. Consulting Engineers Concord, NH, when officially adopted by the Federal Emergency Management Agency (FEMA), shall be incorporated into the official zoning map of the Town of Plymouth. The dates of the maps so produced shall be inserted on the official incorporated into this Ordinance where necessary.

Section 303 District Boundaries

A zone boundary shown on the zoning maps as approximately following the center line of a street, a shoreline of a body of water, shall be construed as following such line. When zoning boundaries are created using a specific distance from a street, the distance is measured from the closest edge of the street right-of-way. If the zone classification of any land is in question, it shall be deemed to be in the most restricted adjoining zone.

Section 304 Zone Objectives and Land-Use Controls

The following subsection establishes the regulations that apply in each zone. Any use designed as a “permitted use” may be commenced in the particular zone providing the standards established by this Ordinance are met. Unless a variance, special exception or action on an appeal from the administrative decision is required, the necessary permit may be issued by the Selectmen or their designee. Any use designated as a “special exception” may be commenced in the particular district only after approval by the Board of Adjustment. If a

specific use is not listed, then it is not allowed unless the Planning Board finds the use is sufficiently similar to an enumerated permitted or special exception use. General provisions pertaining to all zones are described in Article IV. In the event of any conflict between restrictions contained in Article VII, Floodplain Development and Article VIII, Airport and the restrictions of any underlying zone, the more restrictive shall apply.

The following chart lists those uses allowed in each zone. Those uses designed with a “P” in the various zones are permitted and allowed by right. Those uses designed “SE” are allowed only as a special exception as granted by the Zoning Board of Adjustment. A dash indicates that the use is neither permitted, nor allowed by special exception in the corresponding zone.

USES	ZONE						
	SRF	MFR	A	CI	VC	HC	ICD
Accessory Family Dwelling	SE	SE	SE	SE	-	SE	SE
Cluster Residential Development	P	P	P	P	P ¹	SE	SE
Continuing Care Retirement Community	-	-	P	-	-	-	-
Manufactured Housing	-	-	P	-	SE ¹	SE	SE
Multiple Unit Dwelling of 3 to 6 Units	-	SE	SE	SE	P ¹	SE	SE
Residential Institution	-	SE	SE	P	SE ¹	P	P
Rooming House	-	SE	SE	SE	SE ¹	SE	SE
Single-Family Dwelling	P	P	P	P	P ¹	SE	SE
Two-Family Dwelling	SE	P	P	P	P ¹	SE	SE

¹ See Section 304.1

Uses	Zone						ICD
	SFR	MFR	A	CI	VC	HC	
MUNICIPAL							
Civic Use	-	-	P	P	SE	SE	SE
Civic Use limited to Public Safety	-	SE	P	P	SE	P	P
Civic Use limited to Public Safety and Recreation	SE	-	P	P	SE	SE	SE
Civic Use limited to Office, Public Safety, Recreation, Parking and Service	-	-	P	P	P	SE	SE
Library	-	-	SE	P	SE	SE	SE
COMMERCIAL							
Auto Service Station	-	-	P	-	P	P	P
Bank	-	-	P	P	P	P	P
Bar/Tavern/Nightclub ²	-	-	-	-	-	-	-
Childcare Center	SE	SE	P	P	P	P	SE
Commercial Service	-	-	P	SE	P	P	P
Drive-through Restaurant	-	-	P	-	-	P	P
Drive-through Service	-	-	P	-	SE	P	P
Fuel Storage	-	-	SE	-	SE	SE	SE
Funeral Establishment	-	-	SE	P	SE	SE	SE
Hotel/Motel	-	-	P	-	P	P	P
Indoor/Outdoor Recreation	-	-	P	SE	SE	P	P
Indoor Recreation	-	-	SE	-	P	SE	SE
Junkyard	-	-	SE	-	SE	SE	SE
Lumberyard	-	-	SE	-	SE	SE	SE
Manufacture of Goods sold on premises: including bakery, printshop, publishing, etc.	-	-	SE	-	SE	SE	SE
Office	-	SE	P	P	P	P	P
Personal Wireless Communication Facilities	P ³	P ³	P ³	P ³	P ³	P ³	P ³
Printing and Publishing	-	-	SE	-	SE	P	P
Private Club	-	-	SE	SE	P	P	P
Restaurant	-	-	P	SE	P	P	P
Retail Sales	-	-	P	SE	P	P	P
Sexually-Oriented Business (must meet additional requirements of Section 415)	-	-	SE	-	-	-	-
Theater	-	-	P	P	P	P	P
Tourist Home	-	-	P	-	P	P	P
Truck Terminal	-	-	SE	-	SE	SE	SE

Vehicular Sales and Repair	-	-	P	-	SE	P	P
Warehouse	-	-	SE	-	SE	SE	P
Wholesale Business	-	-	SE	-	SE	P	P

²Adopted by Warrant Article 3/10/09

³Allowed in all zones provided the provisions of Article IX are met

Uses	Zone						
	SFR	MFR	A	CI	VC	HC	ICD
INSTITUTIONAL							
Church	-	-	P	P	P	P	P
Education	-	-	SE	P	SE	SE	SE
Hospital	-	-	SE	P	SE	SE	SE
Medical Center	-	-	SE	P	SE	SE	SE
Research Laboratory	-	-	SE	SE	SE	SE	SE
AGRICULTURAL	SFR	MFR	A	CI	VC	HC	ICD
Agriculture	-	-	P	-	SE	SE	SE
Forestry	-	-	P	-	SE	SE	SE
INDUSTRIAL	SFR	MFR	A	CI	VC	HC	ICD
Industry	-	-	SE	-	SE	SE	P
MISCELLANEOUS	SFR	MFR	A	CI	VC	HC	ICD
Accessory buildings in excess of three (3)	SE	SE	SE	SE	SE	SE	SE
More than one main structure	SE	SE	SE	SE	SE	SE	SE
Parking Facility for less than 125% of the minimum number of parking spaces required by Section 411.2	-	SE	SE	SE	SE	P	P
Parking Facility for 125% or more of the minimum number of parking spaces required by Section 411.2	-	-	-	SE	SE	SE	SE
Off-Site Parking Facility	-	SE	SE	SE	SE	SE	SE
Accessory structure in front, side or rear setback area	SE	SE	SE	SE	SE	SE	SE

Section 304 Area Dimensions							
Minimum frontage (in feet) for:	SFR	MFR	A	CI	VC	HC	ICD
-lots tied into a municipal or private sewage disposal system	100	100	100	100	50	100	100
-lots with on-site septic disposal	150	150	150	150	50	150	150
-Backlots approved under Article VIII, Section R of Subdivision Regulations	50	50	50	50	50	50	50
Minimum yards (setbacks) in feet	SFR	MFR	A	CI	VC	HC	ICD
-front	30	30	30	30	15 0 by SE	30	30
-side	15	15	15	15	00	15	15
-rear	15	15	15	15	10 0 by SE	15	15

Uses	Zone						
Minimum yards (in feet) on Rented Lots in Manufactured Housing Parks:							
-front	-	-	25	-	25	25	25
-side	-	-	12	-	12	12	12
-rear	-	-	12	-	12	12	12
Minimum lot size (in acres per dwelling unit) for property served by:							
-municipal sewage disposal	0.5	0.5	1.0/.5**	0.5	0	0.5	0.5
-private sewage disposal and treatment system designed in accordance with appropriate state standards	0.5	0.5	1.0/.5**	0.5	0	0.5	0.5
-an on-site septic disposal system	1	1	1	1	0	1	1
			** See below				

**One (1) acre is required unless a Cluster Residential Development (see Article V) is used in which case the lot size shall be calculated based on half (½) acre lot size.

Minimum lot size for multi-unit dwellings of three (3) to six (6) unit (in square feet):							
Number of Units	SFR	MFR	A	CI	VC	HC	ICD
(for property served by municipal sewage disposal or a private sewage disposal) and treatment system designed in accordance with appropriate state standards)							
Three (3)	N/A	46,060	46,060	46,060	0	46,060	46,060
Four (4)	N/A	48,560	48,560	48,560	0	48,560	48,560
Five (5)	N/A	51,060	51,060	51,060	0	51,060	51,060
Six (6)	N/A	53,560	53,560	53,560	0	53,560	53,560
(for property with an on-site septic disposal system)							
Three (3)	N/A	89,620	89,620	89,620	0	89,620	89,620
Four (4)	N/A	92,120	92,120	92,120	0	92,120	92,120
Five (5)	N/A	94,620	94,620	94,620	0	92,620	92,620
Six (6)	N/A	97,120	97,120	97,120	0	97,120	97,120
(N/A = Not allowed as a permitted use nor allowed by SE)							

	SFR	MFR	A	CI	VC	HC	ICD
Maximum lot coverage by impervious surfaces (percentage of total lot area):	75	75	75	75	100	75	75

304.1 Residential Use in Village Commercial Zone

In the Village Commercial Zone, residential uses are permitted above or below the street level only. Residential uses on the street level are permitted only by special exception in accordance with Section 1204.2 and Section 1204.3