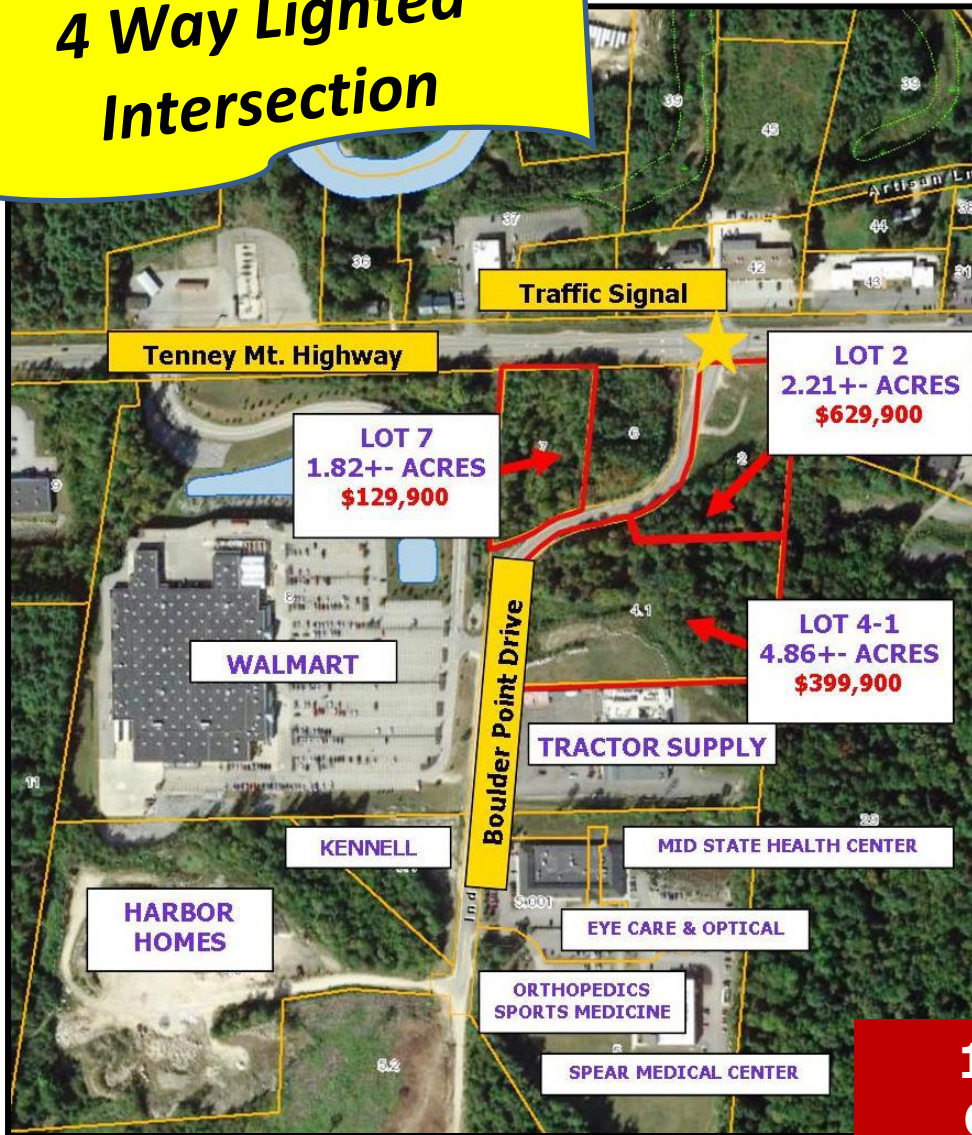


Development Opportunity

4 Way Lighted
Intersection



Lot 2
2.21+/- Acres
\$629,900

Lot 4-1
4.86+/- Acres*
*2 acres are buildable
\$399,900

Lot 7
1.82+/- Acres
\$129,900

**19,000+/-
Cars Daily**

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

**Town
Water & Sewer**

Electric at Street

Offered By:
Kevin Sullivan
Sales Associate

Office: 603-528-3388 Ext. 305
Cell: 603-630-3276
ksullivan@weekscommercial.com



**WEEKS
COMMERCIAL**

350 Court Street
Laconia, NH 03246
www.weekscommercial.com

NOTICE: The information provided herein is believed to be accurate, but Weeks Commercial, its salespersons and employees do not warrant or guarantee its accuracy in case of error or mistake. Therefore, it is recommended that all information be verified, and that the professional advice of an attorney and/or an accountant be sought before executing any contractual agreement.

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 medical offices affiliated with Speare Memorial Hospital - Speare Primary Care, Plymouth Orthopedic & Sports Medicine, Speare Medical Imaging Center and White Mountain Eye Care & Optical. 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 daily.

Owner financing/build to suit are available!

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



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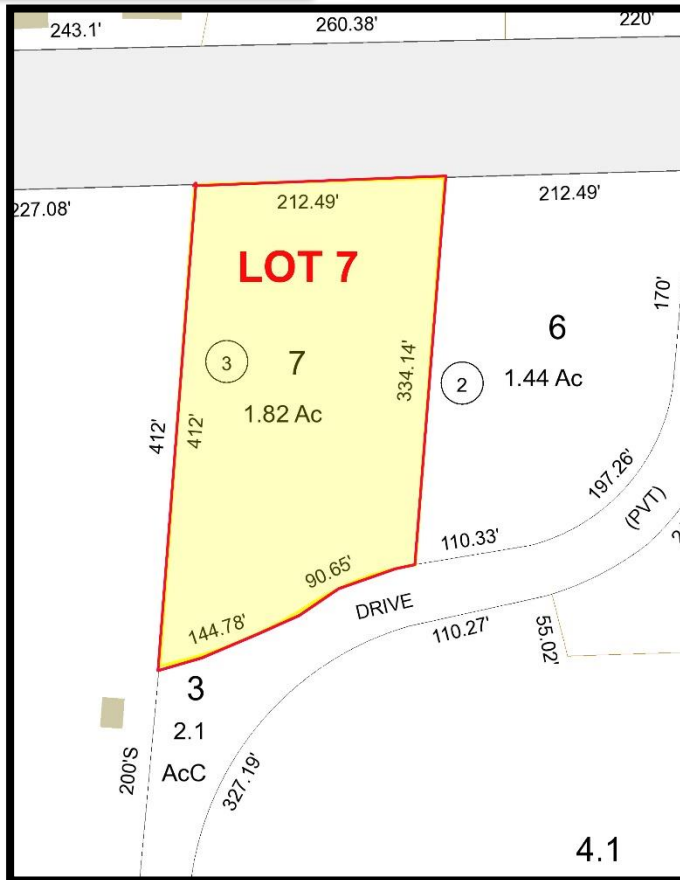
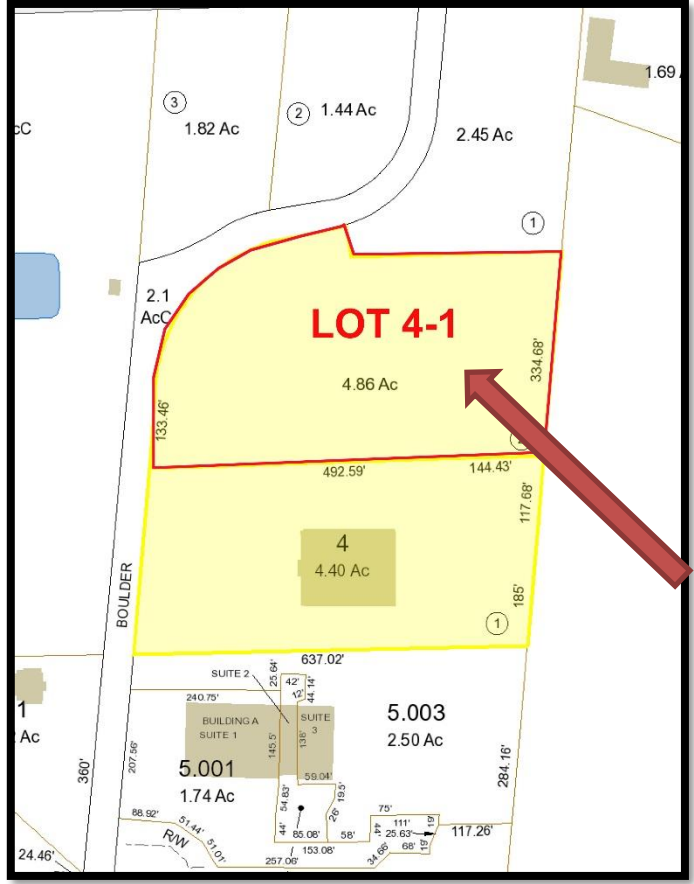
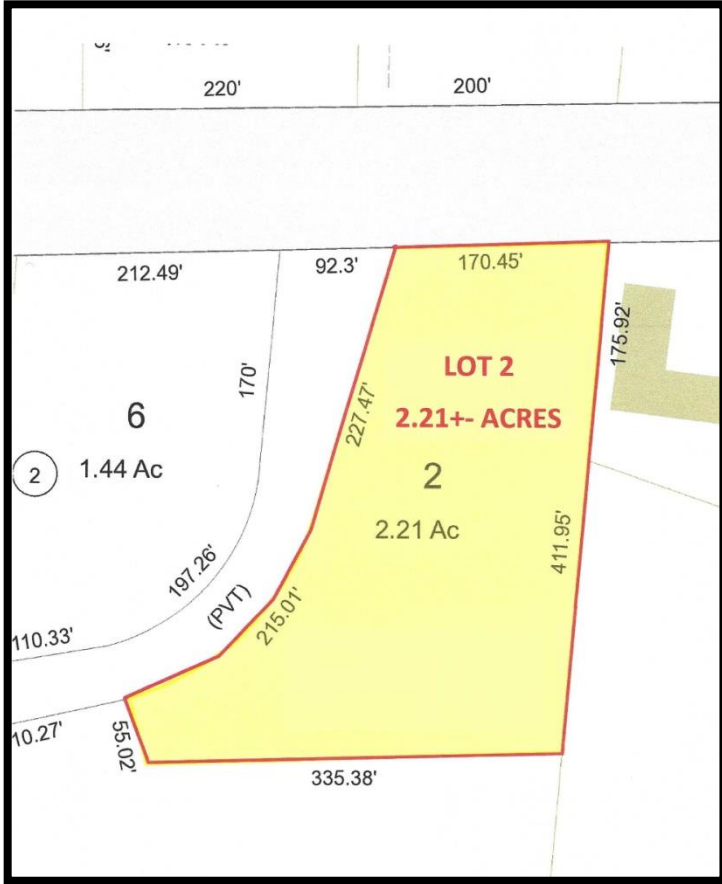
Property Details

	LOT 2*	LOT 4-1	LOT 7
SITE DATA			
Zoning	ICD	ICD	ICD
Deed-Book/Page	3046/0762	2741/0935	2663/0577
TAX DATA			
Taxes	\$8,446	\$10,309	\$2,726
Tax Year	2019	2019	2019
Tax Map/Lot #	213-002	213-004-001	213-007
Current Tax Rate	\$28.19	\$28.19	\$28.19
Total Assessed Value	\$299,600	\$365,700	\$96,700
PROPERTY DATA			
Lot Size	2.21+/- Acres	4.86+/- Acres	1.82+/- Acres
Road Frontage	170' Tenney Mtn. Hwy 242' Boulder Point	133' Boulder Point Drive	212' Tenney Mtn. Hwy 235' Boulder Point Drive
Water & Sewer	Town	Town	Town
Power	3 Phase across street Electric at street	Electric at street	Electric at street

*Lot 2 available per town of Plymouth approval of Subdivision or Commercial Cluster. Exact acreage, frontage and taxes are To-Be-Determined

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Tax Maps



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Plymouth, NH

Plymouth, NH



Community Contact

Town of Plymouth
Paul Freitas, Town Administrator
 6 Post Office Square
 Plymouth, NH 03264

Telephone
 Fax
 E-mail
 Web Site

(603) 536-1731
(603) 536-0036
townadmin@plymouth-nh.org
www.plymouth-nh.org

Municipal Office Hours

Selectmen, Town Administrator: Monday through Friday, 8 am - 4:30 pm; Town Clerk: Monday through Friday, 8:30 am - 4 pm; Tax Collector: Tuesday through Thursday, 8 am - 2 pm

County
 Labor Market Area
 Tourism Region
 Planning Commission
 Regional Development

Grafton
Plymouth, NH LMA
Lakes
North Country Council
Grafton County Economic Development Council

Election Districts

US Congress
 Executive Council
 State Senate
 State Representative

District 2
District 1
District 2
Grafton County District 8

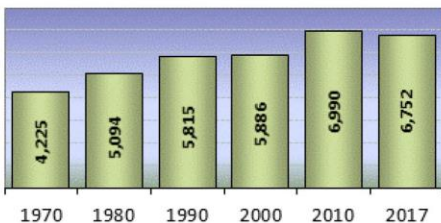
Incorporated: 1763

Origin: This territory was part of a large plot of undivided land in the Pemigewasset Valley. Many of those named in the 1763 charter were soldiers from the Seven Years' War who had come from Hollis. The town was named after the original Plymouth colony in Massachusetts. In 1792, the southwest portion of the town was separated, and with a portion of land from Groton, incorporated as Hebron. Plymouth State University was founded here in 1871 as a normal school, evolving as a teachers' college, a state college, and now a state university.

Villages and Place Names: West Plymouth

Population, Year of the First Census Taken: 625 residents in 1790

Population Trends: Population change for Plymouth totaled 3,542 over 57 years, from 3,210 in 1960 to 6,752 in 2017. The largest decennial percent change was an increase of 32 percent between 1960 and 1970, the smallest, a



one percent increase between 1990 and 2000. The 2017 Census estimate for Plymouth was 6,752 residents, which ranked 49th among New Hampshire's incorporated cities and towns.

Population Density and Land Area, 2017 (US Census Bureau): 239.3 persons per square mile of land area. Plymouth contains 28.2 square miles of land area and 0.2 square miles of inland water area.



Grafton County

Economic & Labor Market Information Bureau, NH Employment Security, July 2019. Community Response Received 5/31/2018

All information regarding the communities is from sources deemed reliable and is submitted subject to errors, omissions, modifications, and withdrawals without notice. No warranty or representation is made as to the accuracy of the information contained herein. Specific questions regarding individual cities and towns should be directed to the community contact.

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EDUCATION AND CHILD CARE

Schools students attend: **Plymouth operates grades K-8; grades 9-12 are part of Pemi-Baker Cooperative (Ashland, District: SAU 48
Campton, Holderness, Plymouth, Rumney, Thornton, Wentworth)**

Career Technology Center(s): **Plymouth Applied Technology Center** Region: **5**

Educational Facilities (includes Charter Schools)	Elementary	Middle/Junior High	High School	Private/Parochial
Number of Schools	2		1	3
Grade Levels	P K 1-8		9-12	1-12 PG
Total Enrollment	485		676	361

Nearest Community College: **Lakes Region**

Nearest Colleges or Universities: **Plymouth State University**

2017 NH Licensed Child Care Facilities (DHHS-Bureau of Child Care Licensing) Total Facilities: **9** Total Capacity: **280**

LARGEST BUSINESSES	PRODUCT/SERVICE	EMPLOYEES	ESTABLISHED
Plymouth State University	Education	487	1871
Speare Memorial Hospital	Health care services	220	1899
NH Electric Cooperative	Electric service	206	1939
Hannaford Brothers	Supermarket	187	
Plymouth Regional High School	Education	135	
Plymouth Elementary School	Education	97	
Town of Plymouth	Municipal services	70	1763
Wal-Mart	Retail store		2003

Employer Information Supplied by Municipality

TRANSPORTATION (*distances estimated from city/town hall*)

Road Access	US Routes	3
	State Routes	3A, 25
Nearest Interstate, Exit		I-93, Exit 26
	Distance	Local access
Railroad		State owned line
Public Transportation		Yes
Nearest Public Use Airport, General Aviation		
Plymouth Regional	Runway	2,380 ft. turf
Lighted?	No	Navigation Aids?
		No
Nearest Airport with Scheduled Service		
Lebanon Municipal	Distance	45 miles
Number of Passenger Airlines Serving Airport		1
Driving distance to select cities:		
Manchester, NH		60 miles
Portland, Maine		92 miles
Boston, Mass.		110 miles
New York City, NY		309 miles
Montreal, Quebec		212 miles

COMMUTING TO WORK (*ACS 2013-2017*)

Workers 16 years and over	
Drove alone, car/truck/van	59.3%
Carpooled, car/truck/van	6.4%
Public transportation	0.0%
Walked	24.9%
Other means	4.2%
Worked at home	5.2%
Mean Travel Time to Work	16.2 minutes
Percent of Working Residents: ACS 2013-2017	
Working in community of residence	48.0
Commuting to another NH community	50.4
Commuting out-of-state	1.6

RECREATION, ATTRACTIONS, AND EVENTS

X	Municipal Parks
	YMCA/YWCA
	Boys Club/Girls Club
	Golf Courses
	Swimming: Indoor Facility
	Swimming: Outdoor Facility
	Tennis Courts: Indoor Facility
X	Tennis Courts: Outdoor Facility
	Ice Skating Rink: Indoor Facility
	Bowling Facilities
X	Museums
X	Cinemas
X	Performing Arts Facilities
X	Tourist Attractions
X	Youth Organizations (i.e., Scouts, 4-H)
X	Youth Sports: Baseball
X	Youth Sports: Soccer
X	Youth Sports: Football
X	Youth Sports: Basketball
X	Youth Sports: Hockey
X	Campgrounds
X	Fishing/Hunting
	Boating/Marinas
X	Snowmobile Trails
X	Bicycle Trails
X	Cross Country Skiing
	Beach or Waterfront Recreation Area
	Overnight or Day Camps
	Nearest Ski Area(s): Tenney Mountain
	Other: Hiking; White Mtn Exploration Ctr; Ice climbing; Rock climbing; Paddle sports

Economic & Labor Market Information Bureau, NH Employment Security, July 2019. Community Response Received 5/31/2018

Economic & Labor Market Information Bureau, NH Employment Security, July 2019. Community Response Received 5/31/2018

Permitted Uses

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
RESIDENTIAL							
Accessory Dwelling Unit	P ²	P ²	P ²	P ²	P ²	P ²	P ²
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

² See Section 416

Uses	Zone						
	SFR	MFR	A	CI	VC	HC	ICD
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
Outdoor Recreation	-	-	P	SE	SE	P	P
Indoor Recreation	-	-	P	-	P	P	P
Junkyard	-	-	SE	-	SE	SE	SE
Lumberyard	-	-	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	Zone						
	SFR	MFR	A	CI	VC	HC	ICD
Minimum frontage (in feet) for:							
-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	150 by SE	30	30
-side	15	15	15	15	00	15	15
-rear	15	15	15	15	100 by SE	15	15

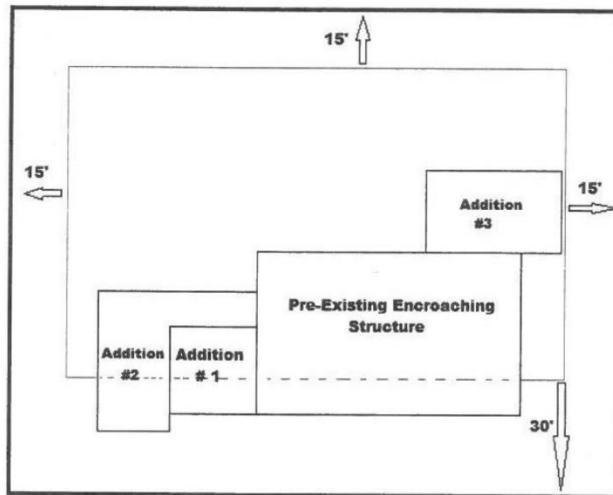
Residential Setbacks

All legal, pre-existing, non-conforming structures (residences) in place at the time of adoption of this Amendment shall be subject to the following:

- For the Front (street) setback ONLY:

The line of closest encroachment into the front setback of such a residence shall be considered the front setback line, by default of that occupancy. Per the diagram:

- Additions to structures that hold to that line will require a Special Exception (Addition #1).
- Additions encroaching further beyond that setback line will require a Variance (Addition #2).
- Additions within the setback area will continue to require only a Building Permit (Addition #3).



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 (1/2) 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
<i>(for property served by municipal sewage disposal or a private sewage disposal) and treatment system designed in accordance with appropriate state standards)</i>							
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
<i>(for property with an on-site septic disposal system)</i>							
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
<i>(N/A = Not allowed as a permitted use nor allowed by SE)</i>							

	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

304.2 Commercial Co-location

In the ICD, A and HC Zones, co-location (siting) of more than one main (primary) commercial structure on a single building pad on a single parcel is Permitted, providing that all other Zoning requirements (legal parcel acreage, exterior lot-line setbacks, parking spaces, impervious surface coverage, driveway access) are met.

- The businesses occupying the parcel do not need to be related by owner or type; the parcel and pad itself must be owned by a single entity, including partnerships.
- Interior setbacks, access and circulation between buildings shall meet Life/Safety minimums, per the Plymouth Fire Dept.
- All main structures shall be subject to Site Plan Review, including their relationship to the shared amenities and storm water drainage.