

# BEECH HILL

Beech Hill Road , Durham & Madbury , NH 03824



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,580,000
<b>LOT SIZE:</b>	145 Acres
<b>ZONING:</b>	Rural Residential
<b>MARKET:</b>	New Hampshire
<b>SUBMARKET:</b>	Seacoast
<b>PRICE / SF:</b>	\$0.25

## PROPERTY OVERVIEW

This large tract of land has excellent access to Route 155 and less than a 3 minute drive to Route 4. This land, which still needs approvals, could easily fit a large apartment complex and any purchaser would be allowed time to obtain permits before close. With a highly rated school system, the elementary, middle and high schools of the Oyster River school system as well as the University of New Hampshire are a draw for lots of different types of students, parents, and teachers. With very low vacancy rates within Durham and all the surrounding towns, rentals are strong in this market. This site is just minutes from both downtown Durham and Dover, and minutes to UNH and the elementary, middle and high schools. The land includes the highest point in the seacoast, the top of Beech Hill. There is substantial developable land which could have two access points for good development planning. The land is heavily forested.

## PROPERTY HIGHLIGHTS

**KELLER WILLIAMS COASTAL REALTY**  
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Suite 201 - Coastal Land & Commercial Group  
Portsmouth, NH 03801

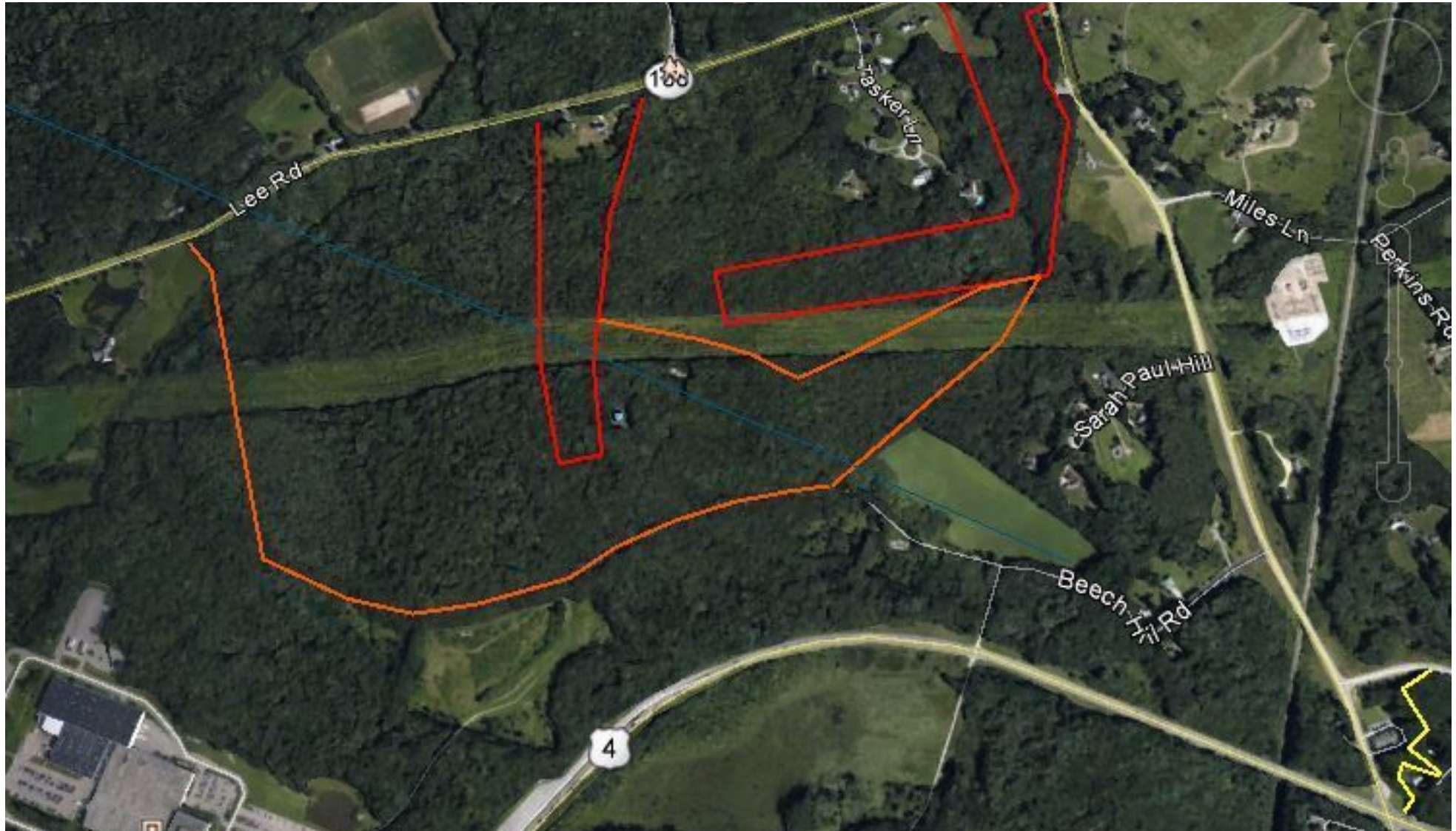
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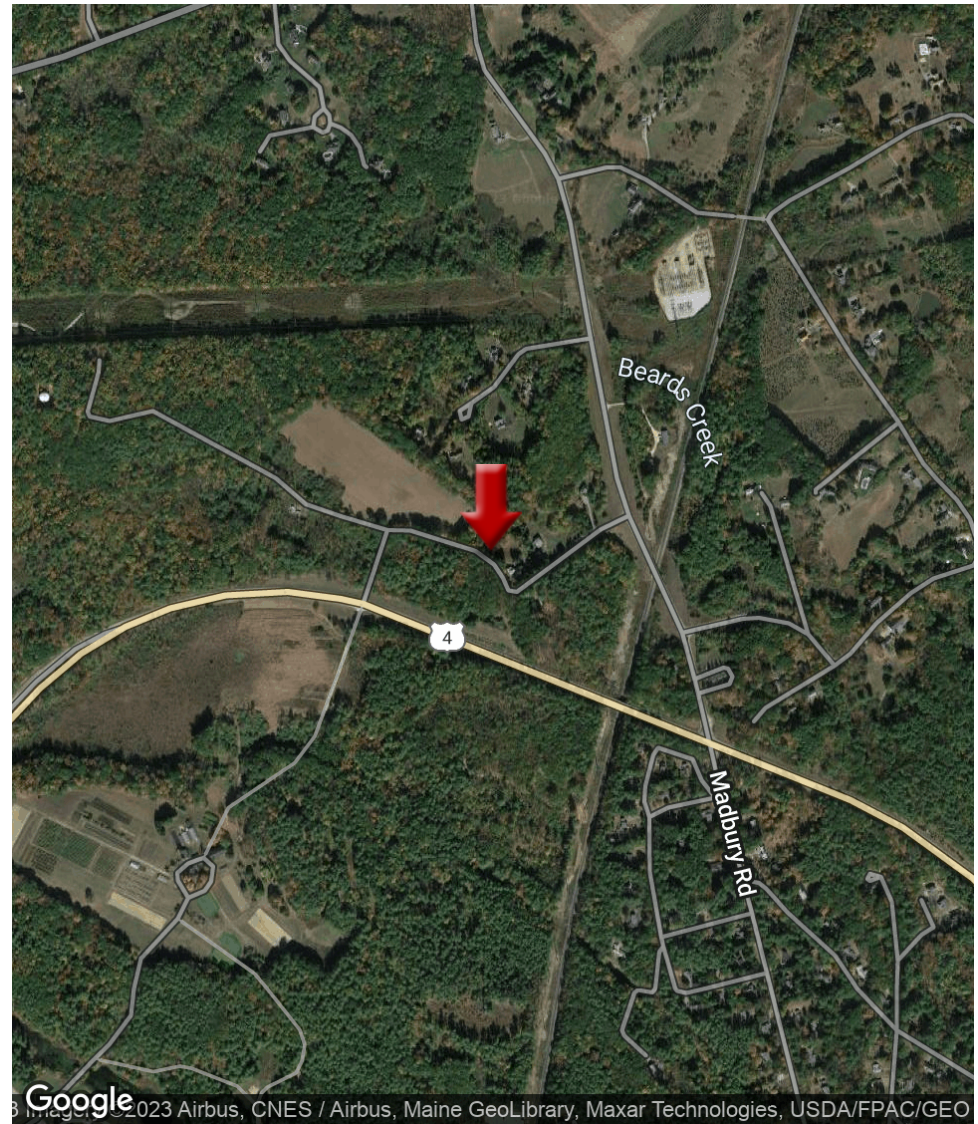
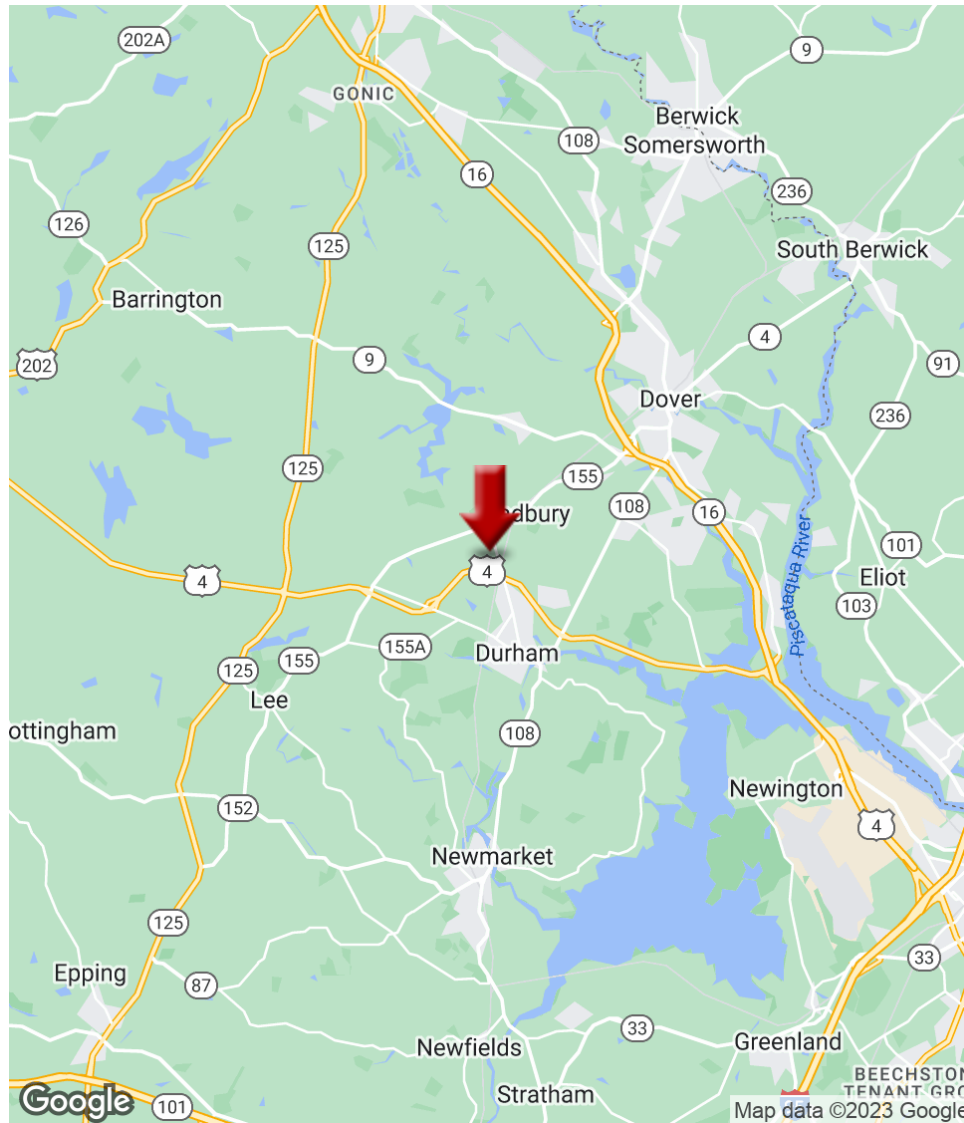
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LAND FOR SALE

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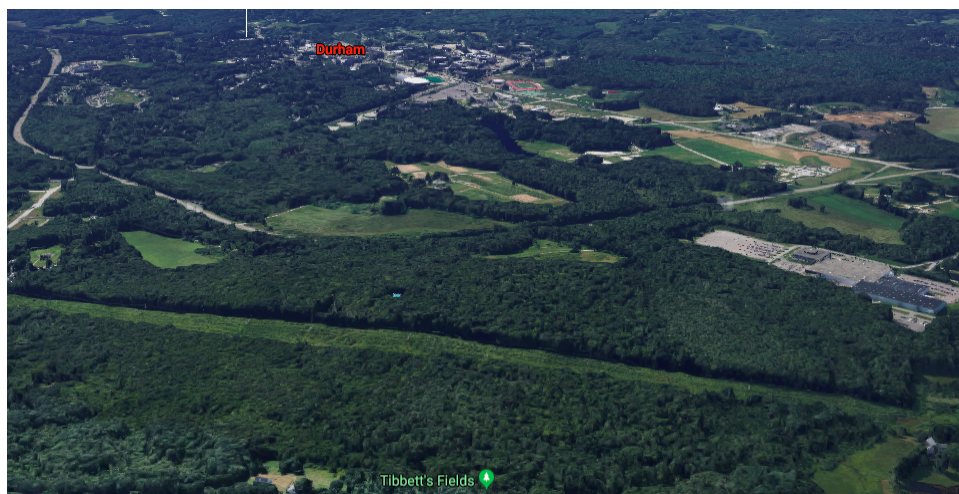
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## LAND FOR SALE

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### LOCATION DESCRIPTION

This property is located in Durham, which is home to the University of New Hampshire. UNH is the flagship school in the University System in New Hampshire. There are approximately 20,000 persons on campus, including grad students, professors, and staff. There is availability of access to the UNH amenities by the residents of the town. The property sits in both Durham and Madbury and has access from Route 155 in Madbury, as well as Beech Hill Road in Durham, which is a Class VI road. The location is easily accessible from Durham, Dover, Lee, and all points in the seacoast. Portsmouth is just a short 20 minutes away, with access from there less than an hour to Portland, ME and Boston, MA. The Pease Airport has direct flights to FLA and NC. Durham has a high proportion of retirement units located within the community.

### LOCATION DETAILS

Market	New Hampshire
Sub Market	Seacoast
County	Strafford
Cross Streets	Madbury Road and Technology Drive
Signal Intersection	No

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As of January 2020, the average apartment rent in Durham, NH is \$974 for a studio, \$1,624 for one bedroom, \$1,732 for two bedrooms, and \$2,273 for three bedrooms. Apartment rent in Durham has increased by 1.5% in the past year.

Beds	Avg Sq Ft	Avg Rent
Studio	600	\$974
1 BR	750	\$1,624
2 BR	1,000	\$1,732
3 BR	1,200	\$2,273

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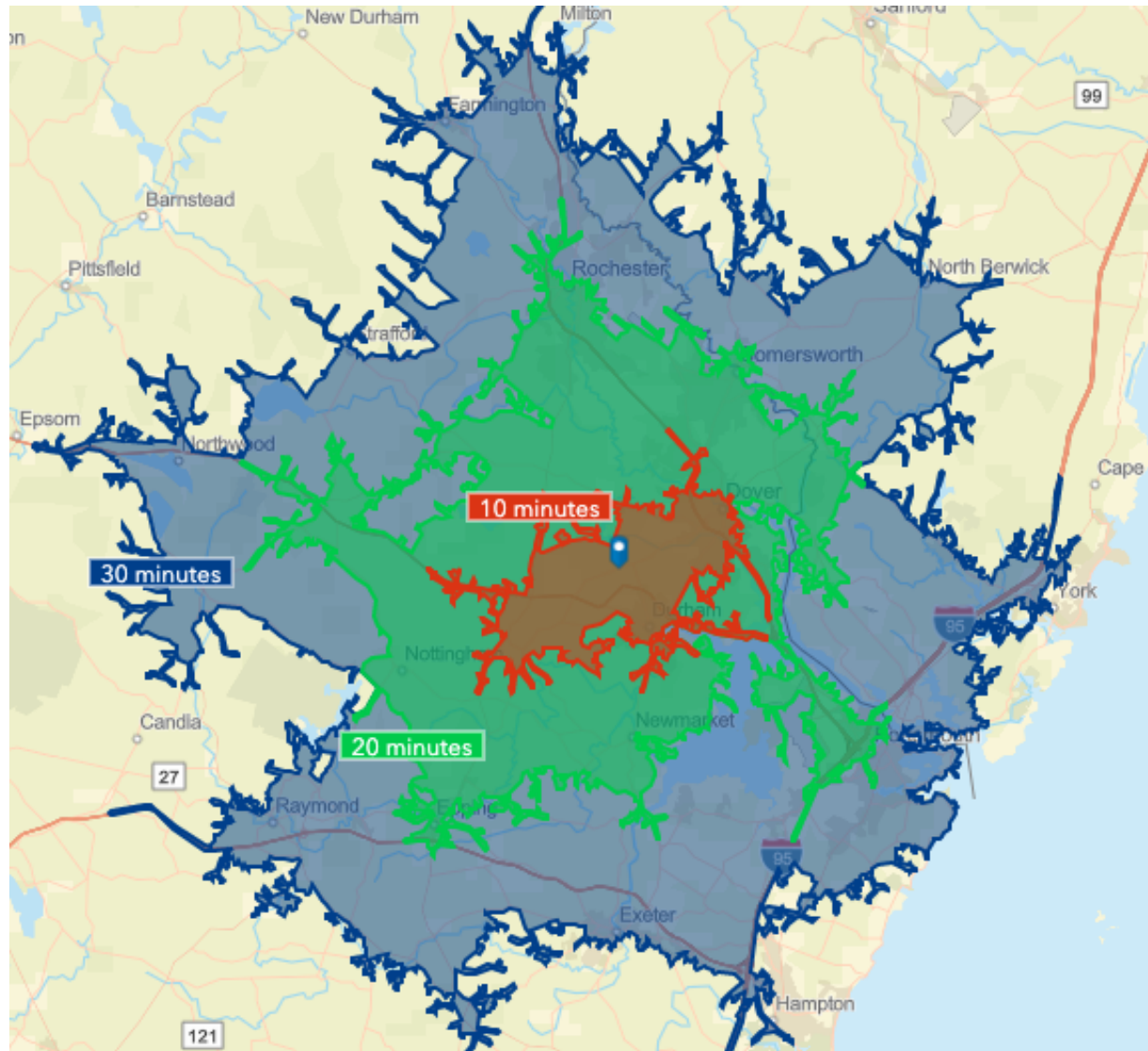
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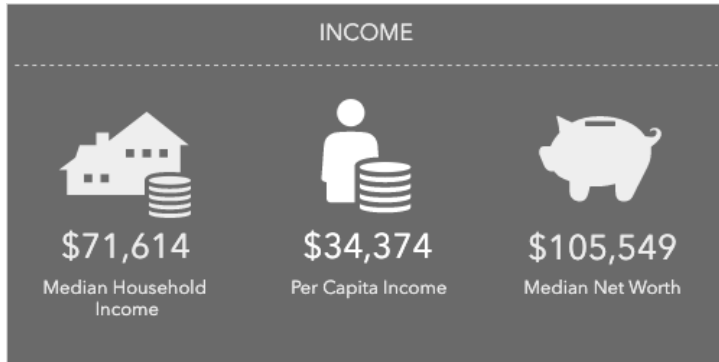
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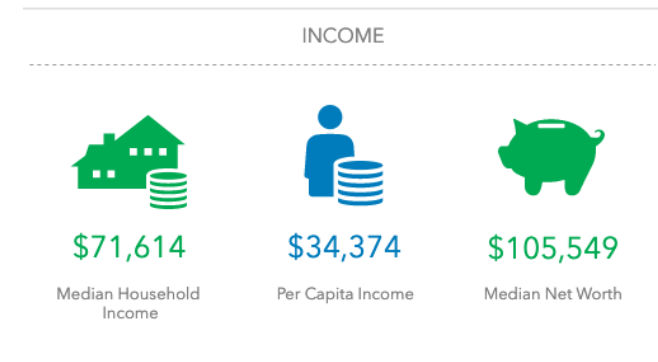
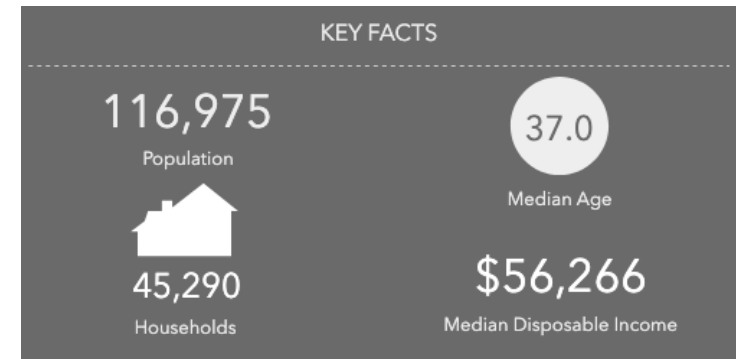
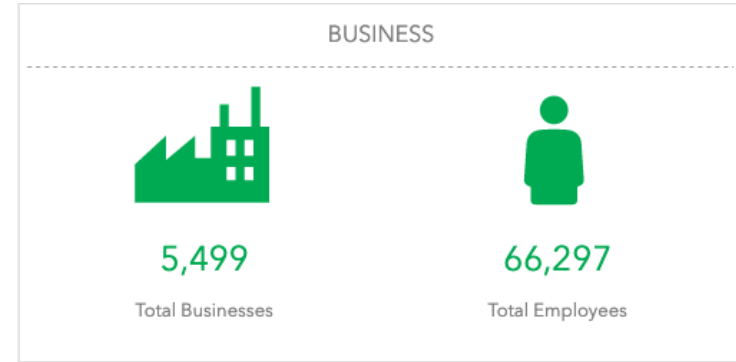
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	10 minutes	20 minutes	30 minutes
Total Population	30,190	116,975	249,548
Total Daytime Population	32,972	121,980	254,639
Average Household Size	2.23	2.38	2.40
Median Age	24.8	37.0	40.9
Median Household Income	68,923	71,614	76,383



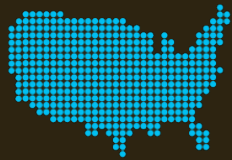
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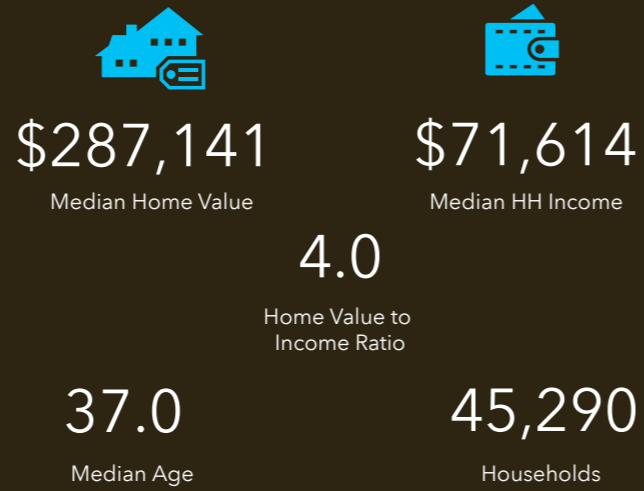


# TAPESTRY SEGMENTATION

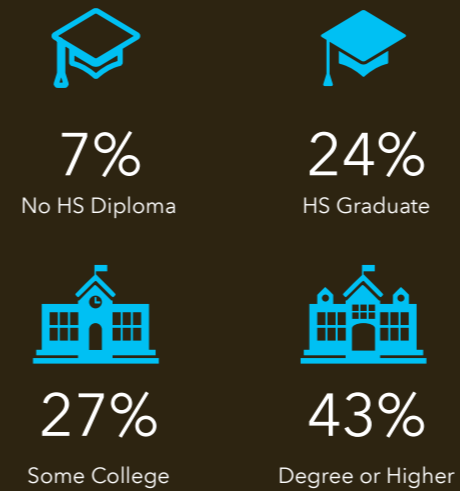
The Fabric of America's Neighborhoods

Tapestry LifeMode				
<a href="#">learn more...</a>	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	1,859	4.10%	9.9%	41
Upscale Avenues (L2)	2,495	5.51%	5.7%	98
Uptown Individuals (L3)	0	0.00%	3.8%	0
Family Landscapes (L4)	6,770	14.95%	7.5%	200
GenXurban (L5)	9,347	20.64%	11.4%	182
Cozy Country Living (L6)	5,158	11.39%	12.0%	95
Ethnic Enclaves (L7)	0	0.00%	7.1%	0
Middle Ground (L8)	11,445	25.27%	10.9%	232
Senior Styles (L9)	0	0.00%	5.8%	0
Rustic Outposts (L10)	1,103	2.44%	8.2%	30
Midtown Singles (L11)	4,886	10.79%	6.2%	174
Hometown (L12)	145	0.32%	6.1%	5
Next Wave (L13)	0	0.00%	3.9%	0
Scholars and Patriots (L14)	2,081	4.59%	1.6%	285

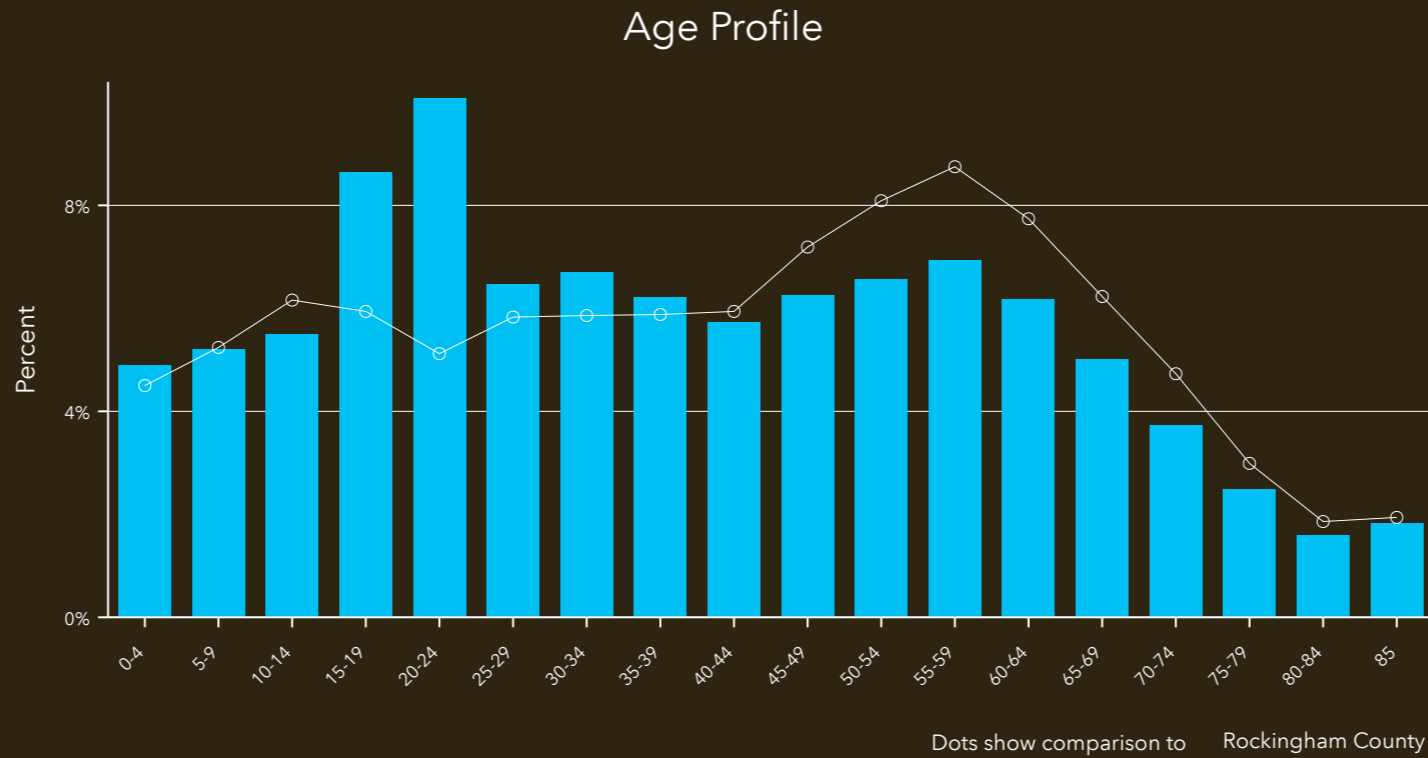
## Key Facts



## Education



## Beech Hill



## Households By Income

The largest group: \$100,000 - \$149,999 (19.2%)

The smallest group: \$200,000+ (4.9%)

Indicator	Value	Difference	
<\$15,000	9.4%	+1.6%	
\$15,000 - \$24,999	6.3%	-1.2%	
\$25,000 - \$34,999	7.7%	-1.0%	
\$35,000 - \$49,999	10.3%	-1.0%	
\$50,000 - \$74,999	18.0%	-3.0%	
\$75,000 - \$99,999	15.3%	+0.9%	
\$100,000 - \$149,999	19.2%	+0.6%	
\$150,000 - \$199,999	8.8%	+4.1%	
\$200,000+	4.9%	-1.0%	

Bars show deviation from  
Rockingham County

## Tapestry Segments

<b>8C</b>	<b>Bright Young Professionals</b> 4,763 households	<b>10.5%</b> of Households
<b>5B</b>	<b>In Style</b> 4,752 households	<b>10.5%</b> of Households
<b>5C</b>	<b>Parks and Rec</b> 4,595 households	<b>10.1%</b> of Households

# COMMUTE PROFILE

Beech Hill

This infographic provides information about how population age 16+ travels to work. This data comes from the the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis of the ACS from Esri's data team at [www.esri.com/software/american-community-survey](http://www.esri.com/software/american-community-survey)

## WORKERS



**60,598**

ACS Workers Age 16+



**78.2%**

Drove Alone to Work

## TRANSPORTATION TO WORK



**2.3%**

Took Public Transportation



**8.2%**

Carpooled



**5.4%**

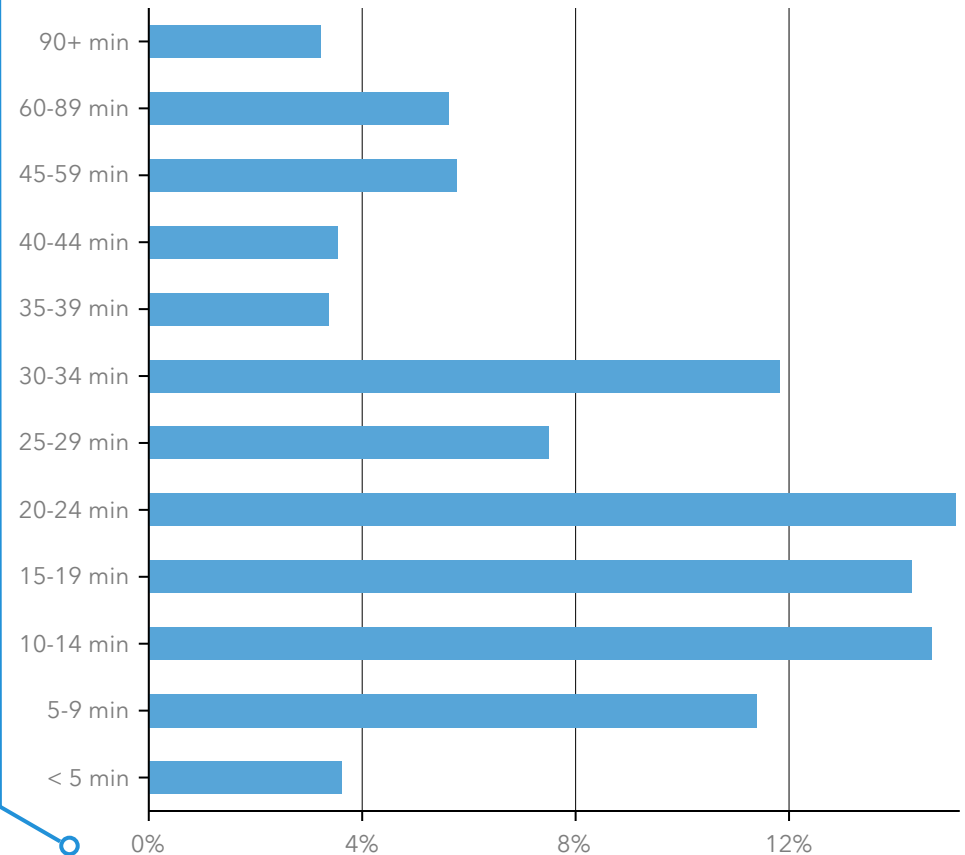
Walked to Work



**0.4%**

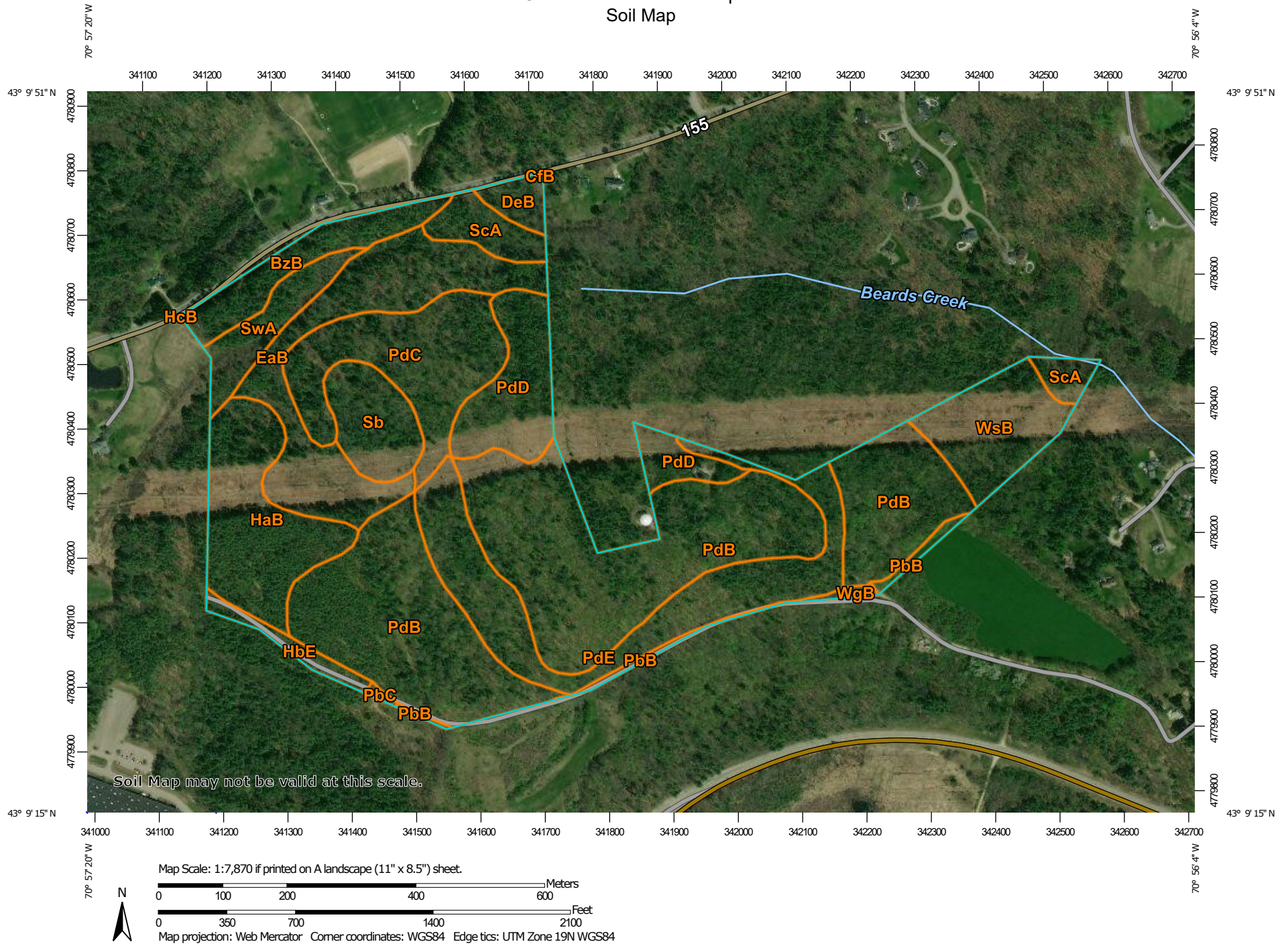
Bike to Work

## TRAVEL TIME TO WORK



Percent of Workers


# Custom Soil Resource Report Soil Map



# Custom Soil Resource Report

## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)


### Soils


 Soil Map Unit Polygons


 Soil Map Unit Lines


 Soil Map Unit Points

### Special Point Features

 Blowout

 Borrow Pit


 Clay Spot


 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot


 Sinkhole


 Slide or Slip

 Sodic Spot


 Spoil Area

 Stony Spot


 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

### Water Features

 Streams and Canals


### Transportation

 Rails


 Interstate Highways

 US Routes

 Major Roads

 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Strafford County, New Hampshire  
Survey Area Data: Version 19, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Sep 9, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BzB	Buxton silt loam, 3 to 8 percent slopes	5.2	3.7%
CfB	Charlton fine sandy loam, 3 to 8 percent slopes	0.0	0.0%
DeB	Deerfield loamy fine sand, 3 to 8 percent slopes	1.5	1.1%
EaB	Elmwood fine sandy loam, 3 to 8 percent slopes	14.3	10.1%
HaB	Hinckley loamy sand, 3 to 8 percent slopes	11.0	7.8%
HbE	Hinckley loamy sand, 15 to 60 percent slopes	1.5	1.1%
HcB	Hollis-Charlton fine sandy loams, 3 to 8 percent slopes	0.0	0.0%
PbB	Paxton fine sandy loam, 3 to 8 percent slopes	1.1	0.8%
PbC	Paxton fine sandy loam, 8 to 15 percent slopes	0.2	0.1%
PdB	Paxton fine sandy loam, 0 to 8 percent slopes, very stony	49.8	35.2%
PdC	Paxton fine sandy loam, 8 to 15 percent slopes, very stony	12.0	8.5%
PdD	Paxton fine sandy loam, 15 to 25 percent slopes, very stony	8.9	6.3%
PdE	Paxton very stony fine sandy loam, 25 to 60 percent slopes	15.2	10.7%
Sb	Saugatuck loamy sand	5.0	3.6%
ScA	Scantic silt loam, 0 to 3 percent slopes	4.1	2.9%
SwA	Swanton fine sandy loam, 0 to 3 percent slopes	4.0	2.8%
WgB	Woodbridge fine sandy loam, 3 to 8 percent slopes	0.4	0.2%
WsB	Woodbridge fine sandy loam, 0 to 8 percent slopes, very stony	7.2	5.1%
<b>Totals for Area of Interest</b>		<b>141.5</b>	<b>100.0%</b>

Exhibit D

