

EXETER ROSE FARM RESIDENCES

Oak Street Extension & Forrest St., Exeter, NH 03833



OFFERING SUMMARY

SALE PRICE: Call for Offers

LOT SIZE: 49.95 Acres

PRICE / SF: -

PROPERTY OVERVIEW

The Rose Farm offers 35 unique lots to meet the needs of diverse households, budgets and interests. For developers and builders, this is a fully approved project with all local and state permits in hand and ready for construction.

It can potentially be purchased as approved but unimproved and then install the road yourself if you have that capacity as a part of your portfolio, then build the homes. Or, for the builders, the seller could construct the road and sell all of the finished lots to the builder to complete the homes on completed lots. There are a multiplicity of paths forward to get to finished homes that will attain some pretty solid home price sales.

The development is somewhat focused on the existing pond at the center of the Exeter Rose Farm property, the Family Natureplay Area provides a central recreation and gathering spot for Rose Farm families.

At the edge of what aspires to be a lively community gathering space, the Community Garden will be home to raised beds, productive fruit trees, and a garden shed with seasonal access to water.

This will be THE place to be in Exeter when completed !! Are you the right fit for this amazing project ? This will be THE place to be in Exeter when completed !!

PROPERTY HIGHLIGHTS

- Access to the rich trail network at Exeter Rose Farm and beyond to the Town Forest.
- Access to the Oaklands, a huge natural area with miles of trails for Fat Bikes and hikers.

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Portsmouth, NH 03801

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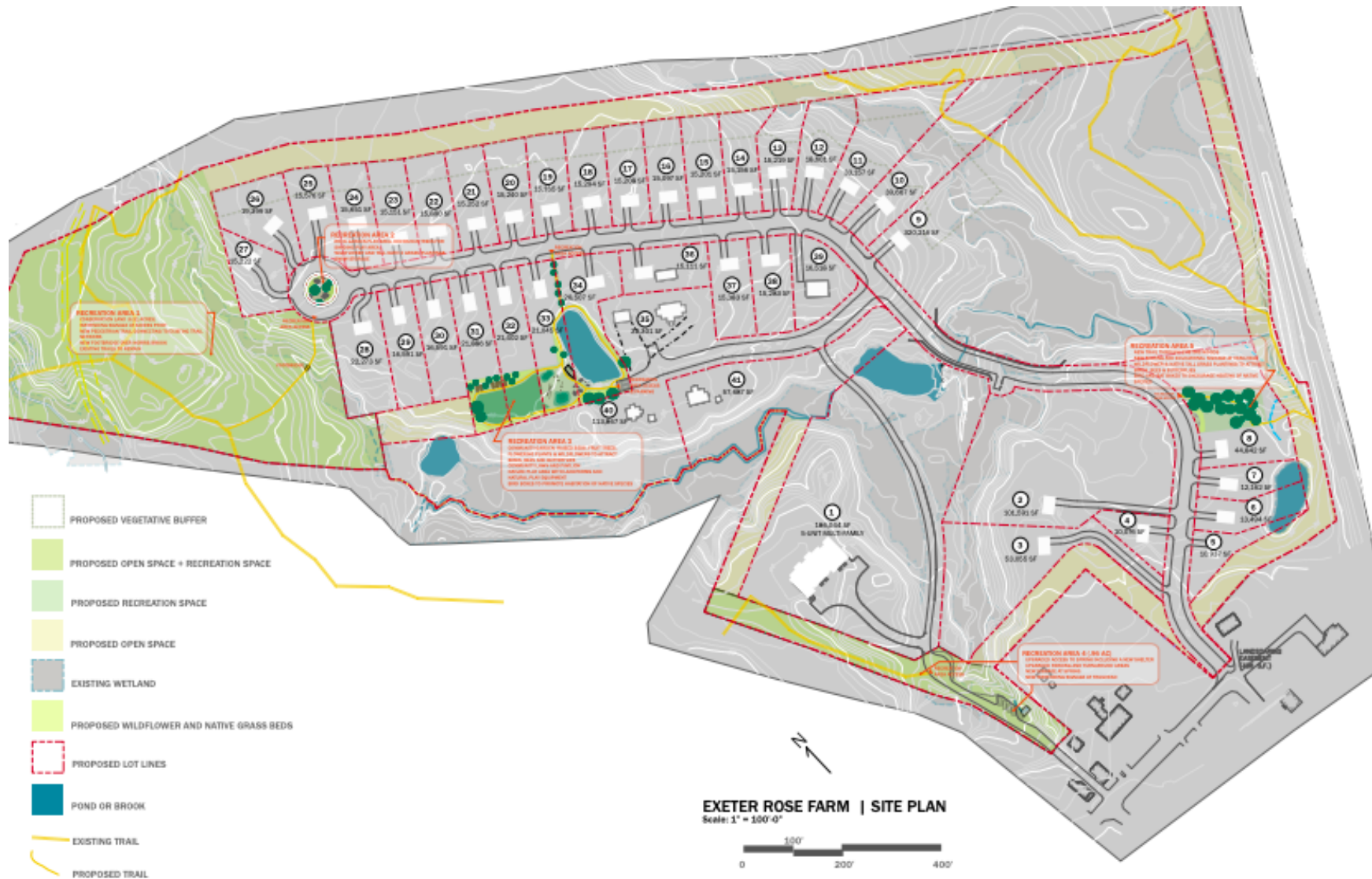
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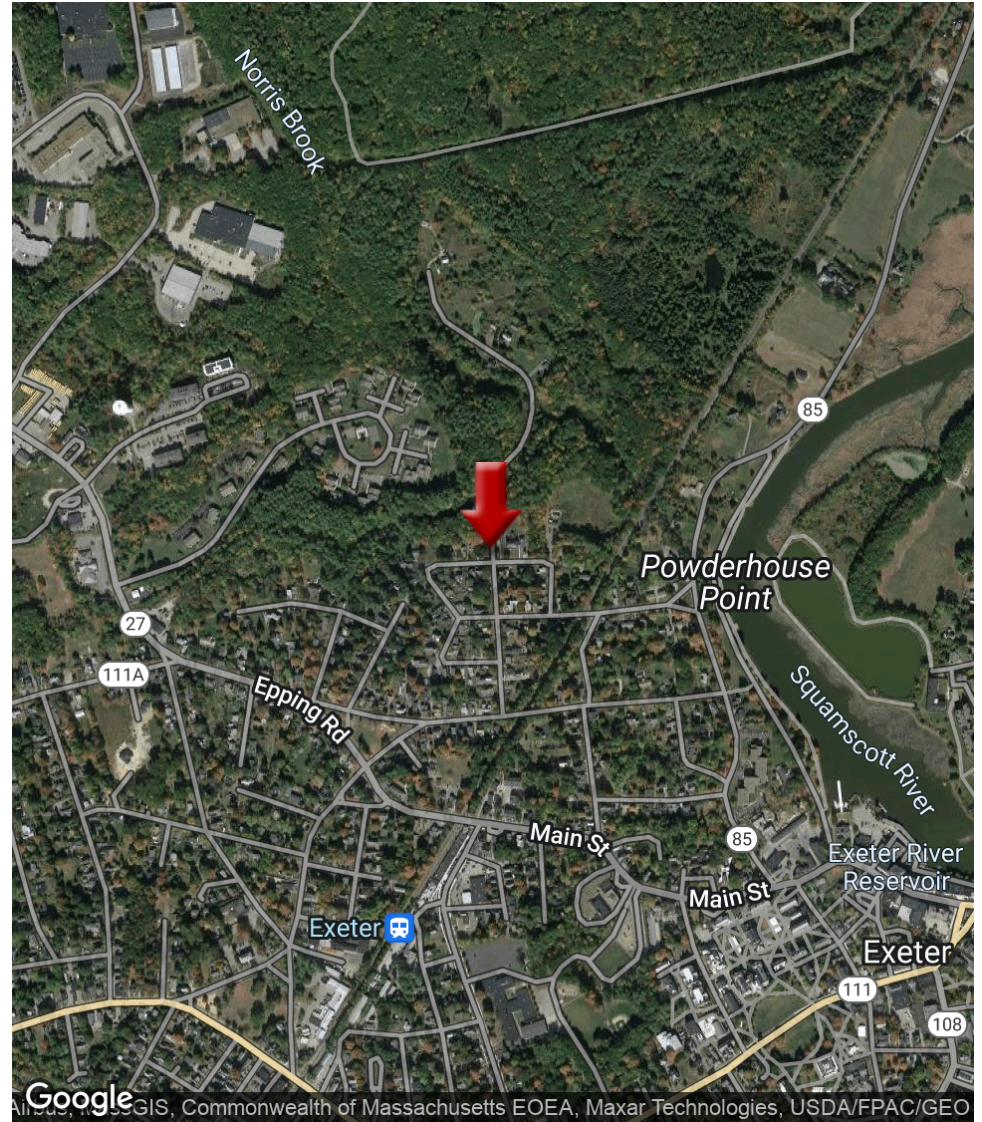
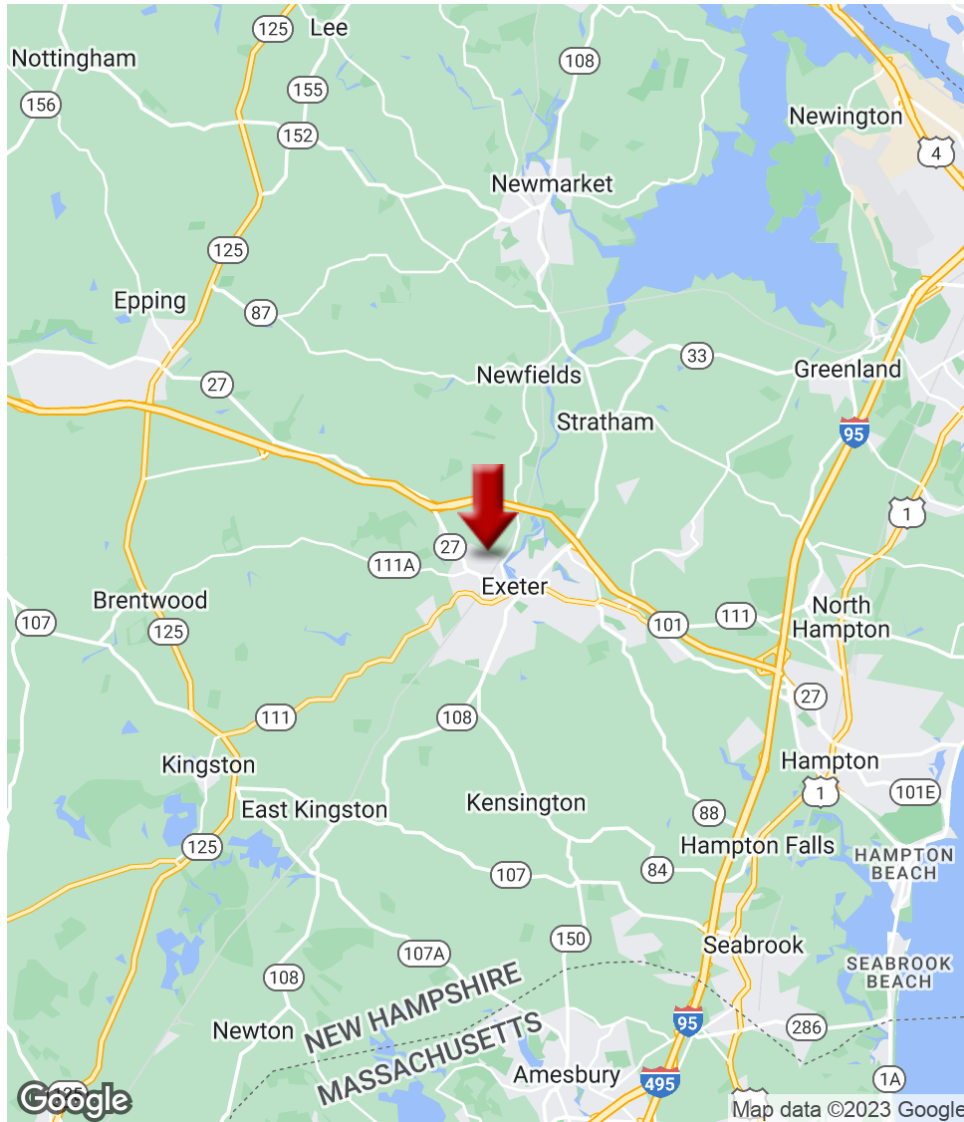
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LOCATION DESCRIPTION

Exeter Rose Farm is more than just a residential development – it's a community designed to connect residents with the surrounding Exeter fabric: the adjoining West Side neighborhood, lively downtown, and the Town Forest.

This community is located on the west side of town within walking distance of the historic downtown and all of its retail shops and affiliated amenities. There are numerous restaurants and pubs as well as many retail shops and the riverfront. This location provides great access to Route 101, which is the east west artery, connecting most of the seacoast with the interior portions of the state. Rt 95 providing access to Boston and Portland is only a few minutes to the east.

At Exeter Rose Farm, the belief is that a new community should be an extension of its surroundings — and better connect new neighbors with existing residents. That's why amenities are prioritized and site improvements that serve the great Exeter community, like trails that connect to Exeter's Town Forest and a new public springhouse at the famed Jailhouse Spring are part of the offering.

LOCATION DETAILS

County	Strafford
Street Parking	No
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	I-95

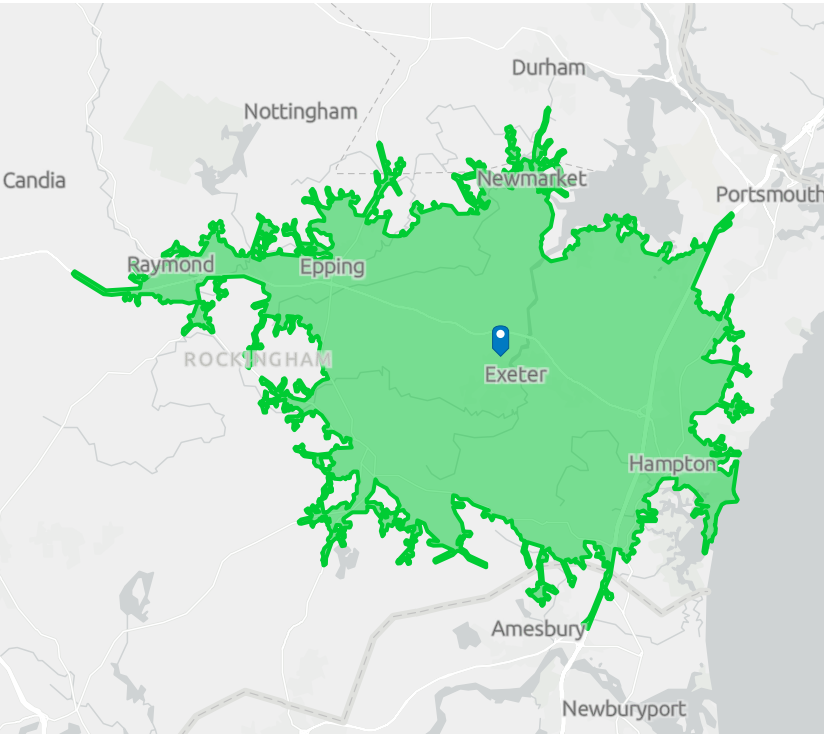
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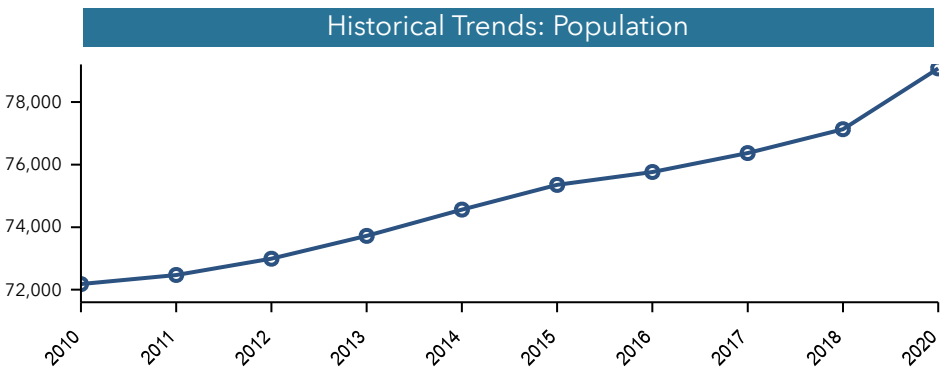


POPULATION TRENDS AND KEY INDICATORS

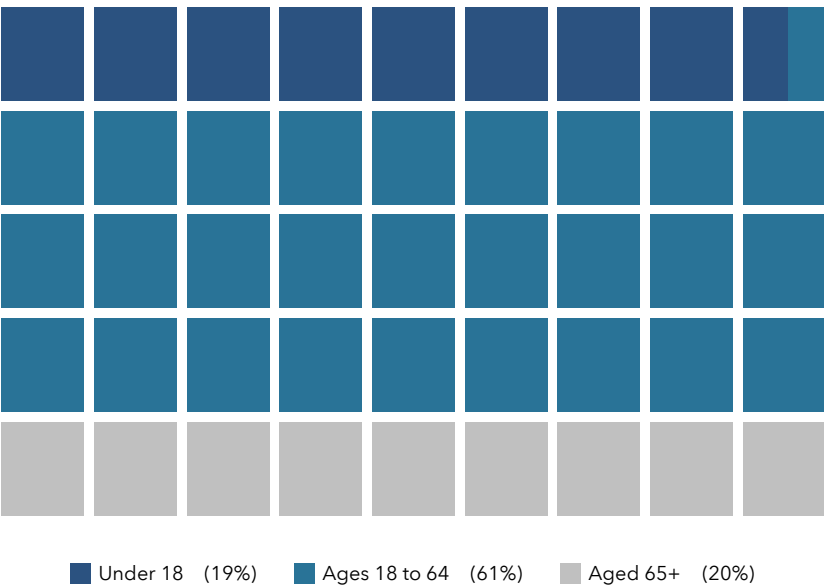
1-99 Oak St Ext

79,074	32,509	2.40	46.0	\$90,522	\$359,732	156	112	15
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

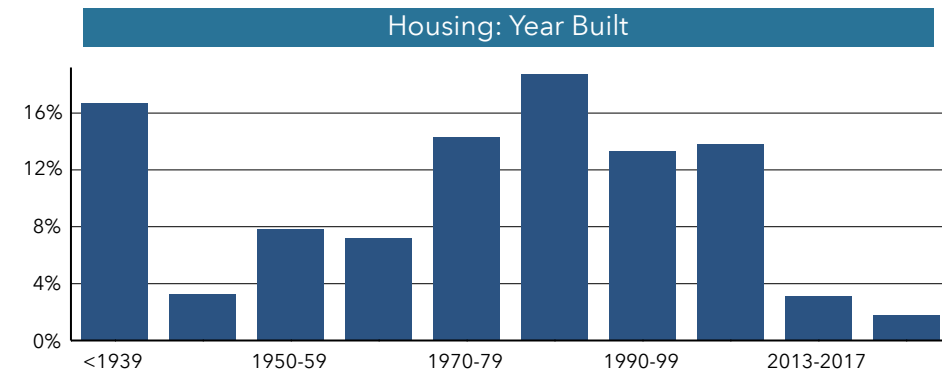
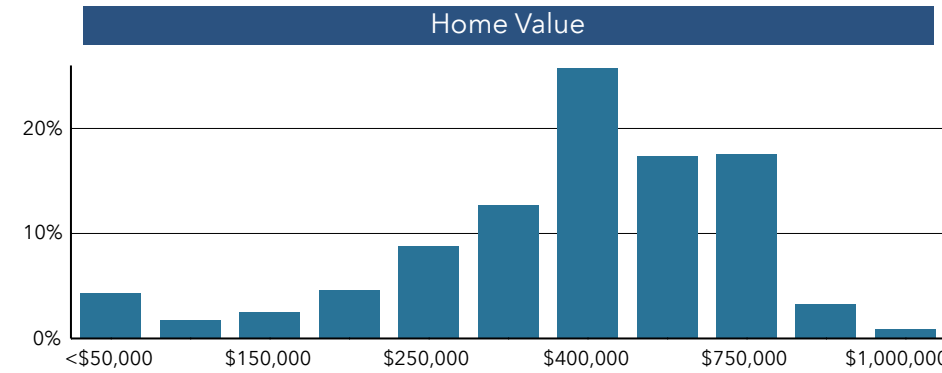
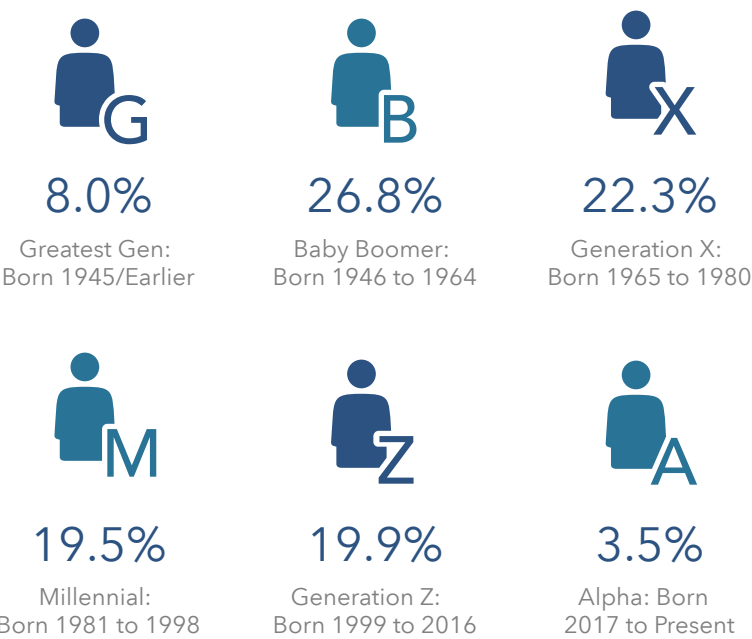
MORTGAGE INDICATORS

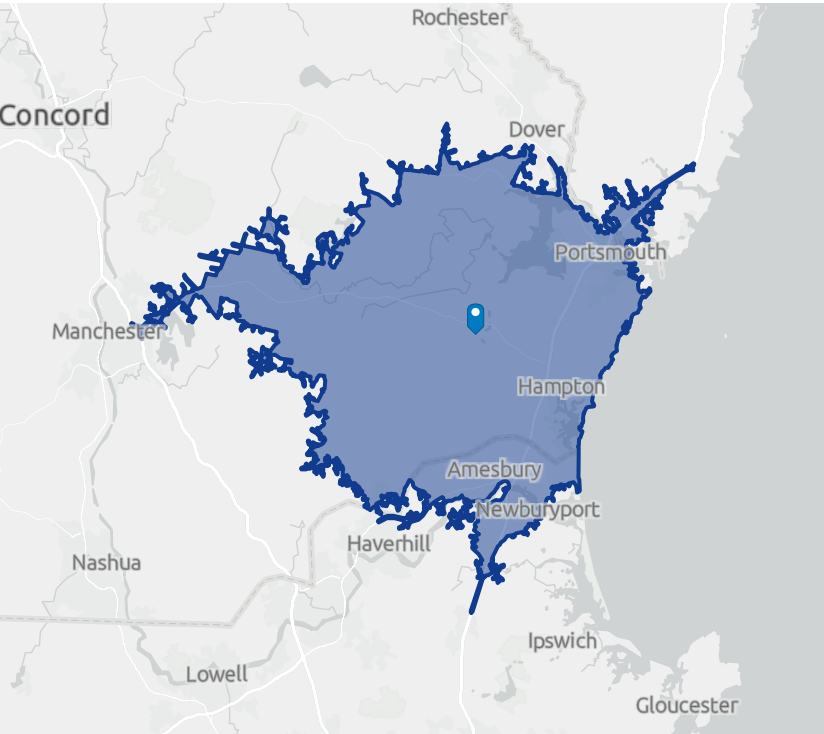


POPULATION BY AGE



POPULATION BY GENERATION





POPULATION TRENDS AND KEY INDICATORS

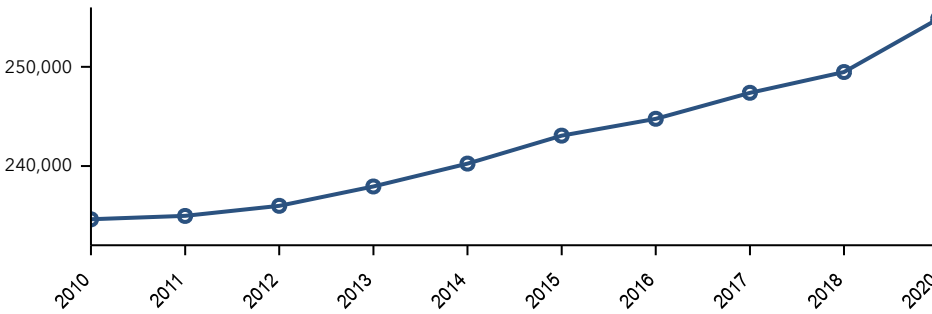
1-99 Oak St Ext

254,853	101,346	2.41	43.9	\$89,585	\$361,572	146	115	17
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

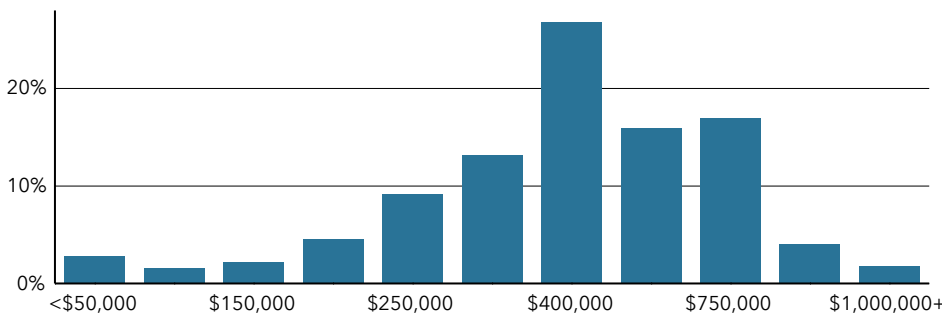
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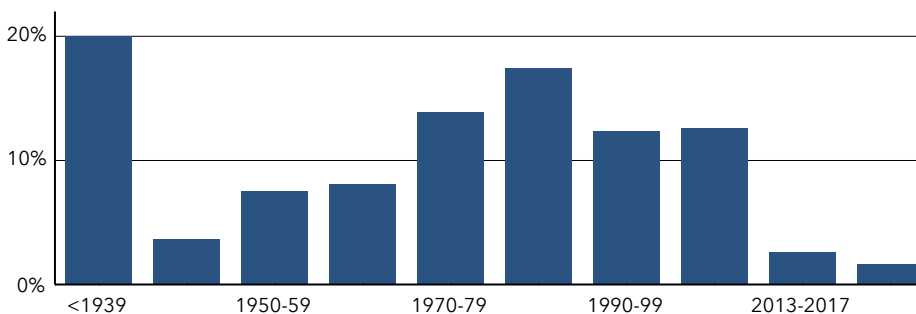
Historical Trends: Population



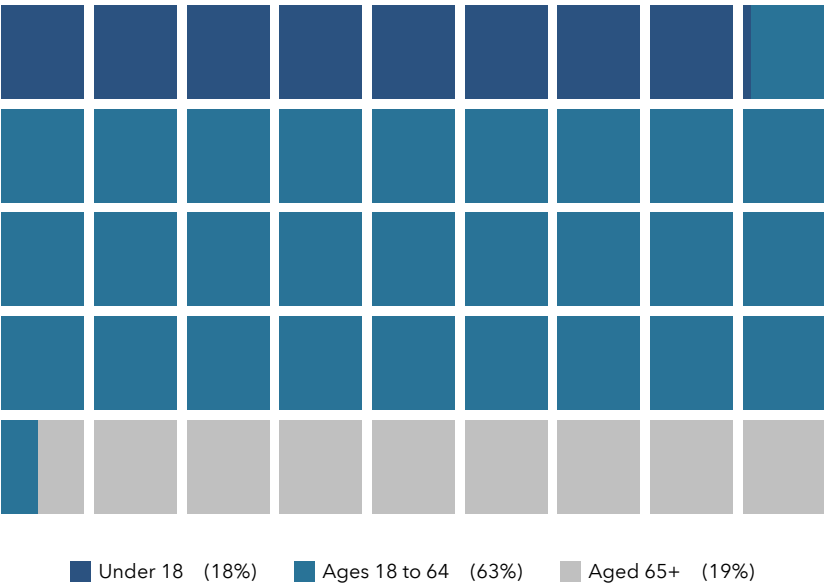
Home Value



Housing: Year Built



POPULATION BY AGE



POPULATION BY GENERATION

