

# FOGG ROAD DEVELOPMENT

Route 125, Epping, NH 03042



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$750,000
<b>LOT SIZE:</b>	6.19 Acres
<b>BUILDING SIZE:</b>	0
<b>ZONING:</b>	Highway Commercial
<b>MARKET:</b>	Greater Boston
<b>SUBMARKET:</b>	Exeter
<b>PRICE / SF:</b>	-
<b>TRAFFIC COUNT:</b>	15,000

## PROPERTY OVERVIEW

This corner lot at a lighted intersection on Route 125 and Fogg Road, has long frontage on Rt 125 that provides high visibility. The long frontage provides ease of secondary access if required and additional strong traffic counts. With a wide range of permitted uses, this site allows for Retail, Professional, Restaurants, Wholesale, Veterinary clinics, Private schools, banks, auto dealerships, landscape, nursery and garden supply establishments, health care and Flexible Use Developments. Located less than 2 miles from exit 7 on Route 101, a short distance to Brickyard Square and Epping Crossings, this site also has an operating private well which supplies 40 gallons per minute, according to the owner. This could be a very safe location taking in consideration that it's directly across the street from the State Police barracks and department of motor vehicles as well as DOT.

## PROPERTY HIGHLIGHTS

**KELLER WILLIAMS COASTAL REALTY**  
603.610.8500  
750 Lafayette Rd.,  
Suite 201 - Coastal Land & Commercial Group  
Portsmouth, NH 03801

**DAVE GARVEY**  
Managing Director  
O: 603.610.8523  
C: 603.491.2854  
davegarvey@kwcommercial.com  
NH #004637

**ETHAN ASH**  
Commercial & Investment Specialist, MiCP  
O: +16036108500 X1430  
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NH #071469

**VIKTORIA ALKOVA**  
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viktoria@kwclcg.com  
NH #074657

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**SPECIAL PURPOSE FOR SALE**

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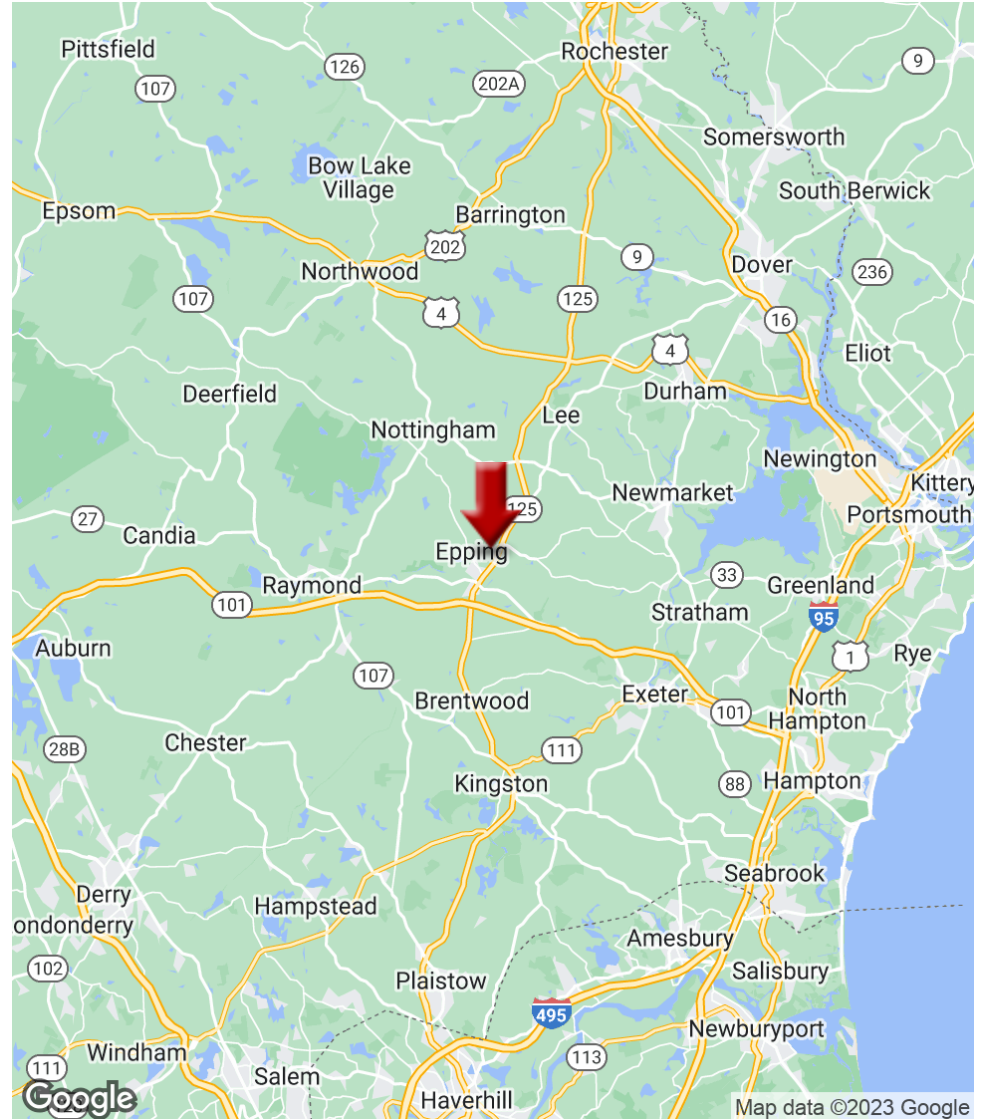
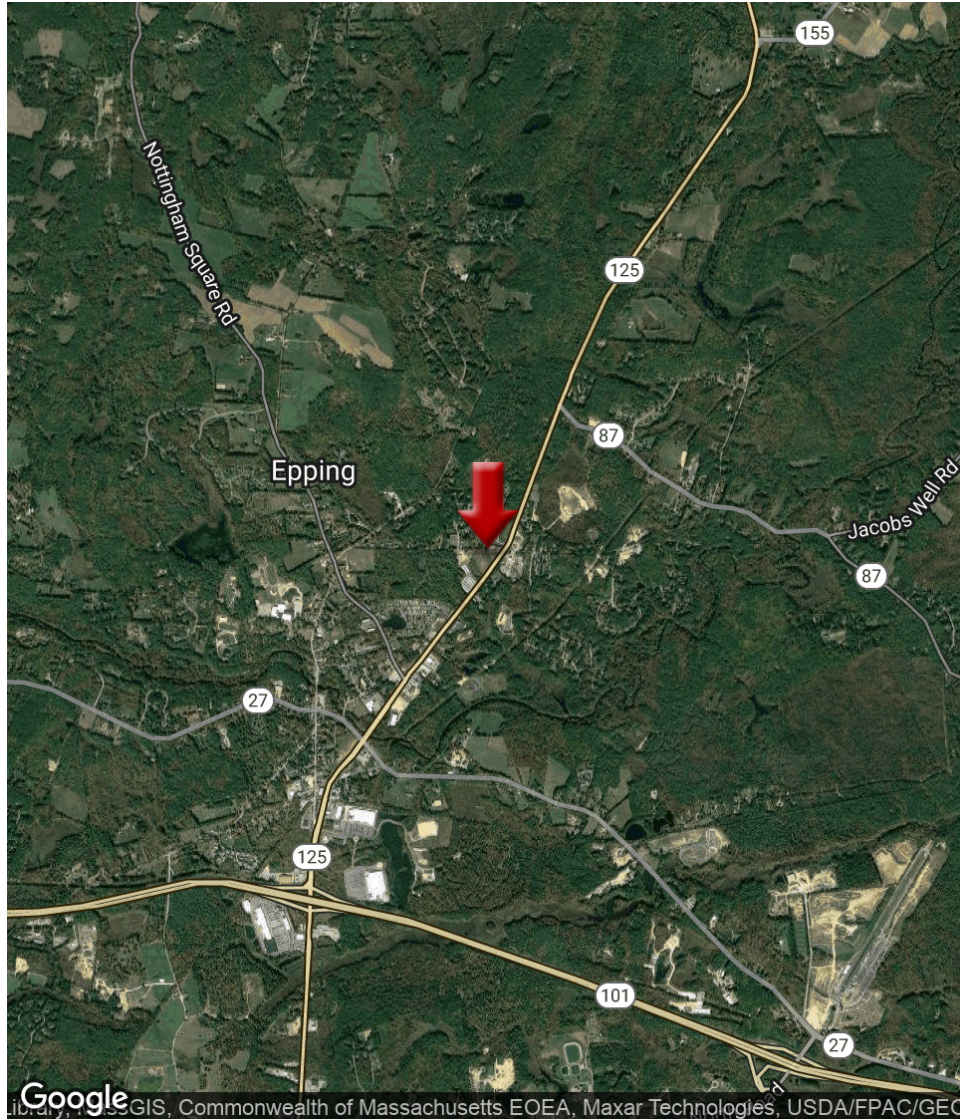
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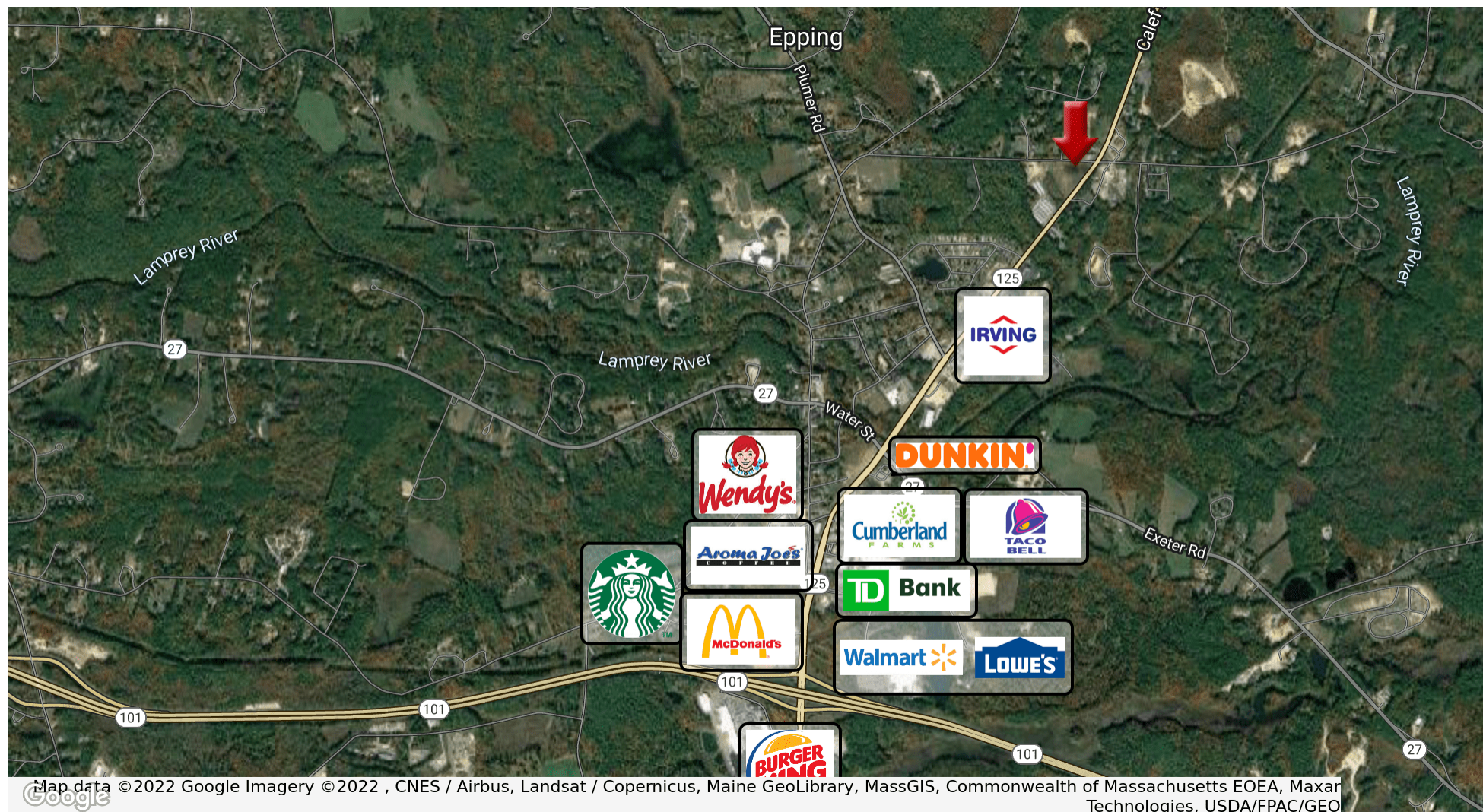
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## LOCATION DESCRIPTION

The property is located less than 2 miles from exit 7, off Route 101. Established since 1741 and originally part of Exeter, Epping is a strong commercial location at the intersection of Route 101 & Route 125, located adjacent to Route 101, the major east-west highway connecting the seacoast with the interior. Rt 125 is a major north / south connector from Mass to the lakes region of NH. The town is 26 square miles. This property is surrounded by retail and commercial, with many new business's & commercial properties, and several new retail centers. Within just the past few years Epping has seen the development of a new Lowes Home Improvement Center, a Super Wal-Mart, several restaurants, a Walgreen pharmacy, cinemas, Market Basket and many other smaller stores. For entertainment, Epping offers Star Speedway (a NASCAR sanctioned oval racetrack), the New England Dragway (a quarter-mile dragstrip), and the Leddy Center for the Performing Arts. The center of town is quaint and often busy on the weekends.

## LOCATION DETAILS

Market	Greater Boston
Sub Market	Exeter
County	Rockingham
Cross Streets	Calef Hwy, Fogg Rd.
Signal Intersection	Yes
Road Type	Paved

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GENERAL LEGEND

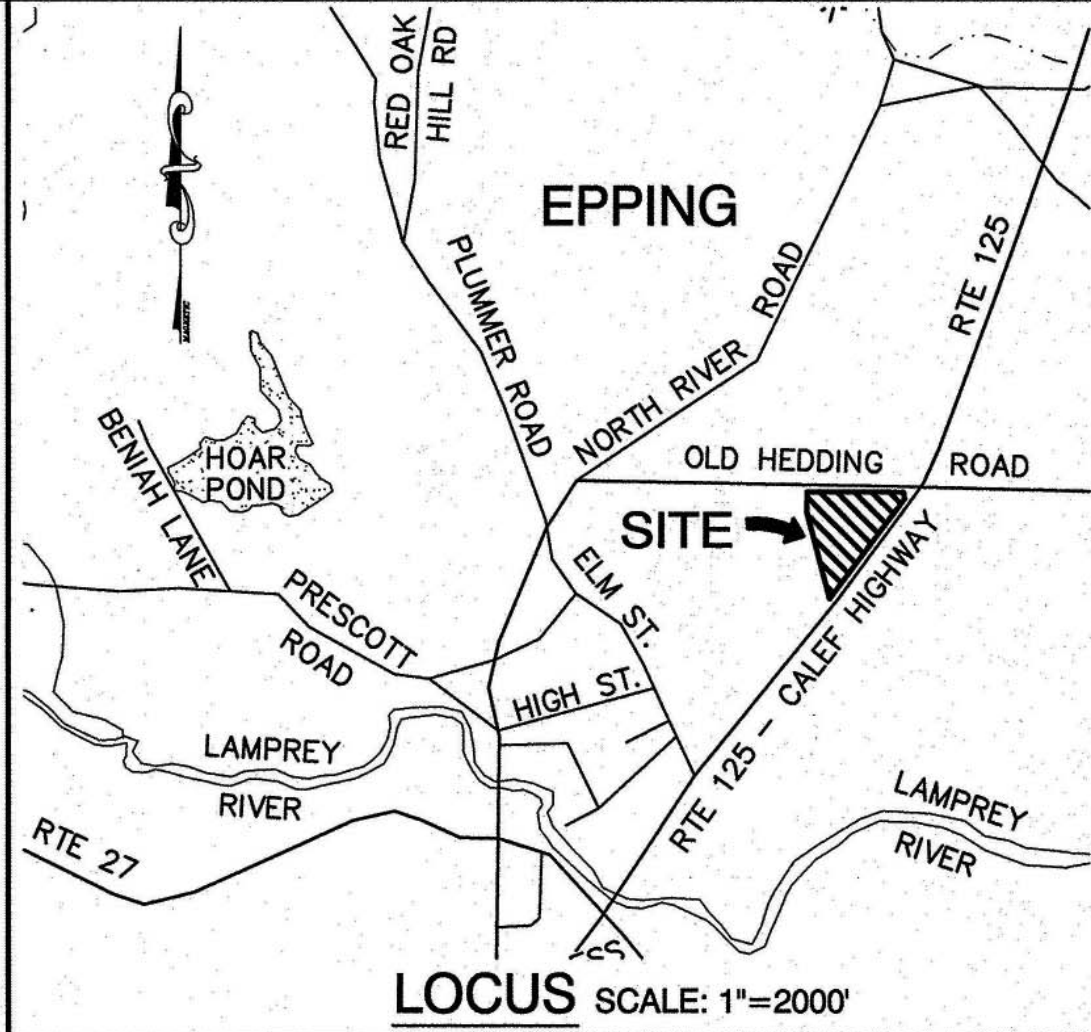
EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINES
		SETBACK LINES
		FRESHWATER WETLANDS LINE
		FENCE
		FLOOD PLAIN LINE
		ZONELINE
		EASEMENT
		EDGE OF PAVEMENT
		IRON PIPE/IRON ROD
		DRILL HOLE
		STONE/GRANITE BOUND
		DOUBLE POST SIGN
		SINGLE POST SIGN
		UTILITY POLE

PLAN REFERENCES

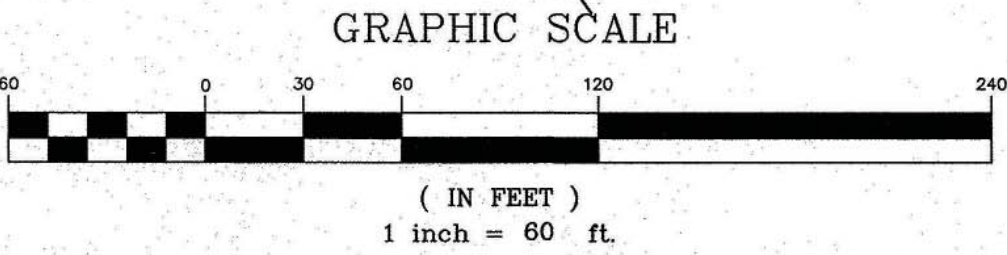
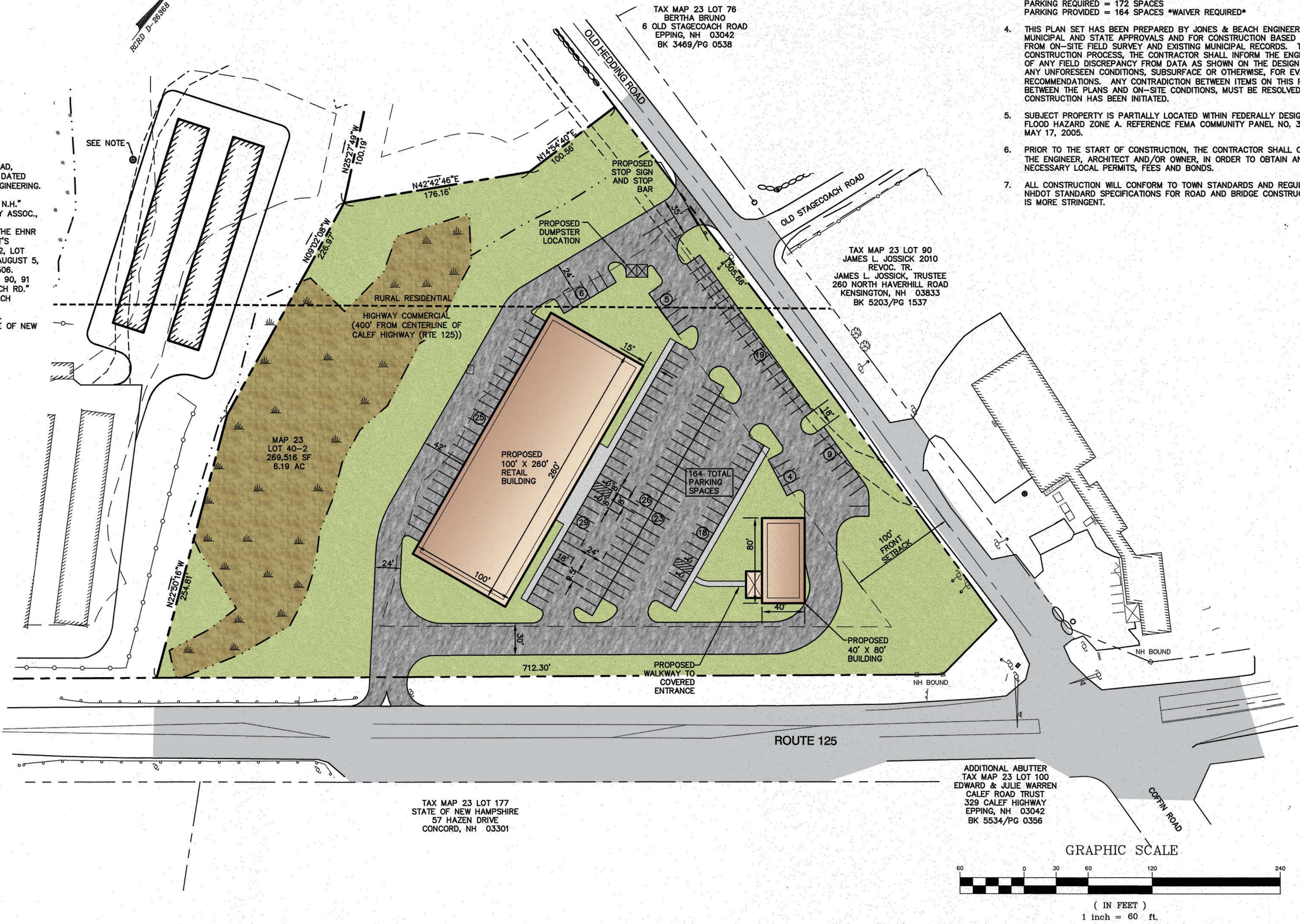
- "LAND OF WILFRED CLOUTIER, ROUTE 125 & OLD HEDDING ROAD, EPPING, N.H., TAX MAP 12, LOT 23, ROCKINGHAM COUNTY," DATED APRIL 8, 1998, SCALE 1" = 60', BY BERRY SURVEYING & ENGINEERING. RCRD 26368.
- "PLAT OF LAND FOR RAYMOND & CAROL BOLDUC IN EPPING, N.H.," DATED DECEMBER 1974, SCALE 1" = 50', BY PARKER SURVEY ASSOC., INC. RCRD 5005.
- "SUBDIVISION OF LAND OF GREGORY SULLIVAN, TRUSTEE OF THE EHR REALTY DEVELOPMENT TRUST OF 2001, FOR WOV, INC. AND ITS NOMINEE, EQUESTRIAN COUNTRY ESTATES, LLC. (TAX MAP 22, LOT 82), OLD HEDDING ROAD, EPPING, NEW HAMPSHIRE. DATED AUGUST 5, 2004, SCALE 1" = 100', BY DOUCET SURVEY INC. RCRD 33506.
- "EPPING LOT LINE ADJUSTMENT PLAT, TAX MAP 23, LOTS 89, 90, 91 AND 92. NH RTE 125, OLD HEDDING RD. & OLD STAGE COACH RD." DATED AUGUST 26, 2009, SCALE 1" = 50', BY JONES & BEACH ENGINEERS. RCRD 36905.
- "PLANS OF PROPOSED FEDERAL AID SECONDARY PROJECT NO. S-274(5), CALEF ROAD," DATED MARCH 31, 1950, BY STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS.

SUBDIVISION NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW A CONCEPTUAL SITE PLAN ON TAX MAP 23, LOT 40-2.
- ZONING DISTRICT: RURAL RESIDENTIAL  
LOT AREA MINIMUM = 88,000 SF  
LOT FRONTAGE MINIMUM = 200'  
BUILDING SETBACKS (MINIMUM):  
FRONT SETBACK = 30'  
SIDE SETBACK = 25'  
REAR SETBACK = 25'  
WETLAND SETBACK = 75'  
MAX. BUILDING HEIGHT = 35'  
MAX. LOT COVERAGE = 25%  
  
ZONING DISTRICT: HIGHWAY COMMERCIAL  
LOT AREA MINIMUM = 87,120 SF  
LOT FRONTAGE MINIMUM = 200'  
BUILDING SETBACKS (MINIMUM):  
FRONT SETBACK = 100' FROM CENTERLINE OF EXISTING ROADS  
SIDE SETBACK = 25'  
REAR SETBACK = 50'  
WETLAND SETBACK = 75'  
MAX. BUILDING HEIGHT = 35'  
MAX. LOT COVERAGE = 35%
- PARKING CALCULATIONS:  
1 SPACE PER 170 SQUARE FEET OF GROSS FLOOR AREA  
PARKING REQUIRED = 172 SPACES  
PARKING PROVIDED = 164 SPACES \*WAIVER REQUIRED\*
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
- SUBJECT PROPERTY IS PARTIALLY LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE A. REFERENCE FEMA COMMUNITY PANEL NO. 33015C0220E, DATED MAY 17, 2005.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
- ALL CONSTRUCTION WILL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.



- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- IRON RODS WITH SURVEY CAPS TO BE SET AT ALL PROPERTY CORNERS AND ANGLE POINTS, UNLESS OTHERWISE INDICATED. ALL MONUMENTS SET ARE 5/8" IRON RODS WITH ALUMINUM CAPS MARKED "JONES & BEACH ENGINEERS BOUNDARY, DO NOT DISTURB, STRATHAM, N.H." AS SHOWN.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS AND ADJOINING OWNERS ARE BASED ON THE TOWN OF EPPING TAX RECORDS AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED AT THE TOWN OF EPPING ASSESSORS OFFICE AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESRIPTIVE.
- ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
- EXISTING WELL ON LOT 40 SERVICES LOT 41A AND A PROPOSED WELL EASEMENT ON LOTS 40 AND 40-1 TO BE GRANTED AS PART OF THIS APPROVAL. WATER LINE LOCATION IS UNKNOWN.



TOTAL LOT AREA  
269,516 SQ. FT. ±  
6.19 ACRES

Design: JAC	Draft: PLB	Date: 12/21/17
Checked: JAC	Scale: 1"=60'	Project No.: 15237
Drawing Name: 15237-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
0	1/11/18	ISSUED FOR REVIEW	PLB

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

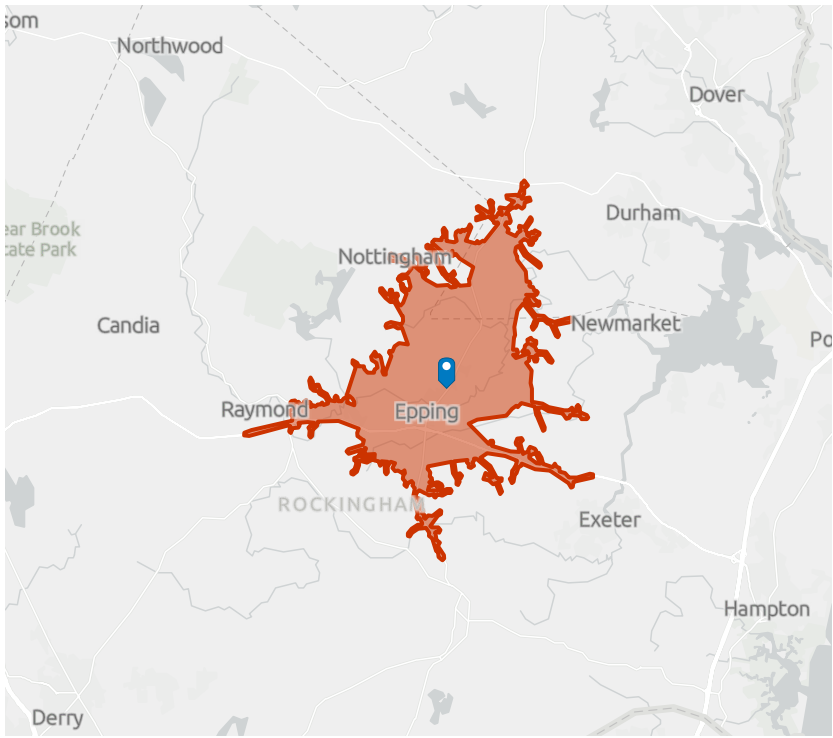
Civil Engineering Services

603-772-4746  
FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	CONCEPTUAL SITE PLAN MAP 23, LOT 40-2
Project:	CALEF HIGHWAY, EPPING, NH
Owner of Record:	CLOUTIER PINE & POND, LLC 276 CALEF HIGHWAY, EPPING, NH 03042

DRAWING No.
C2
SHEET 1 OF 1 JBE PROJECT NO. 15237





# POPULATION TRENDS AND KEY INDICATORS

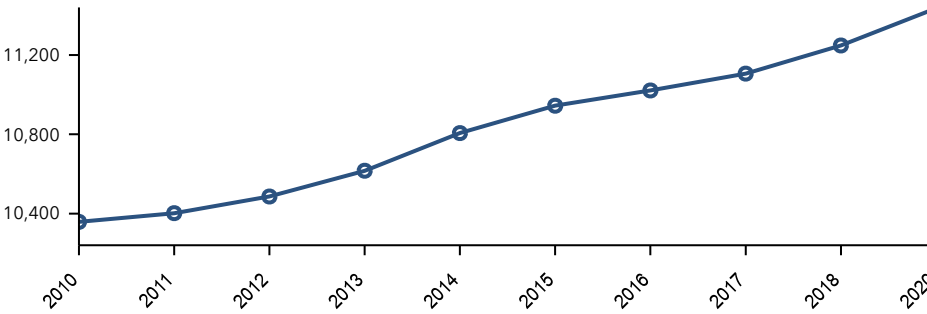
53 Fogg Rd

11,436	4,182	2.67	42.8	\$100,000	\$316,210	136	136	15
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

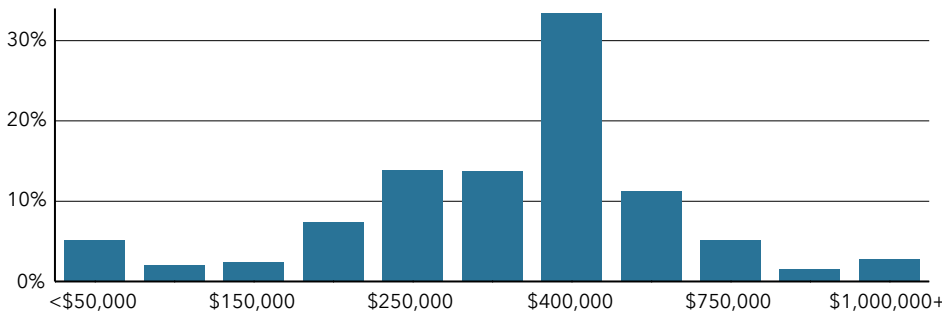
## MORTGAGE INDICATORS



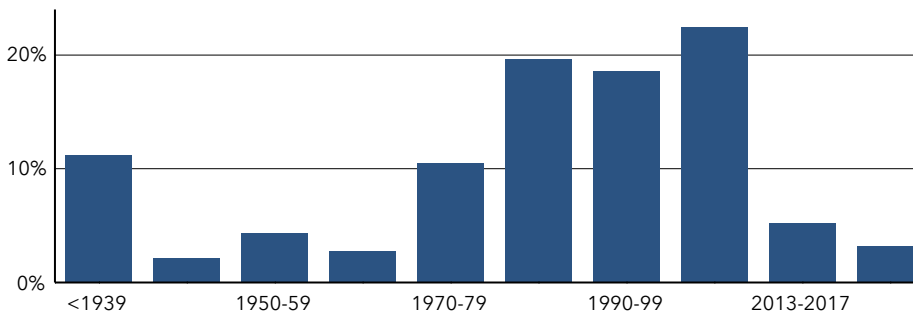
## Historical Trends: Population



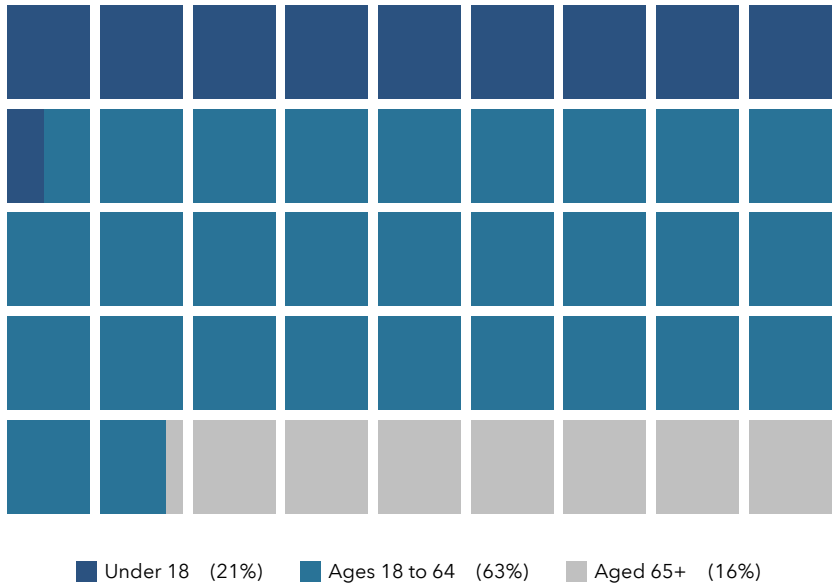
## Home Value



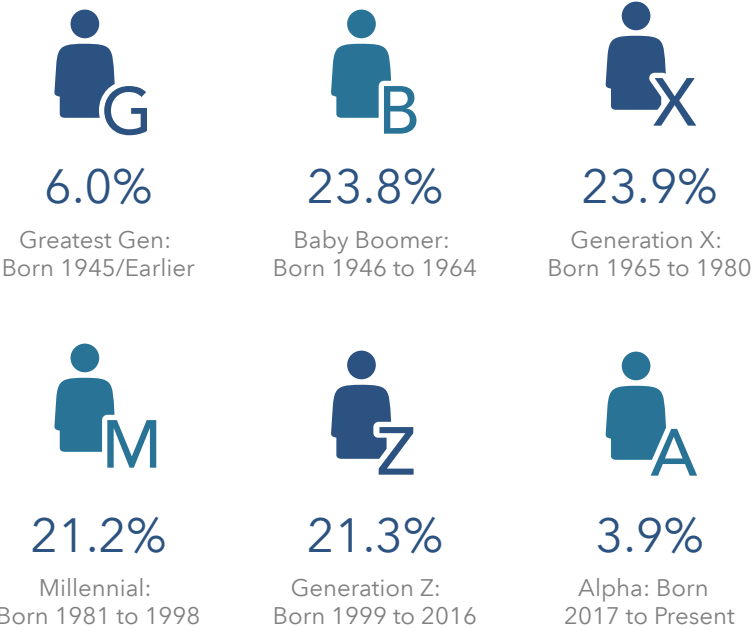
## Housing: Year Built



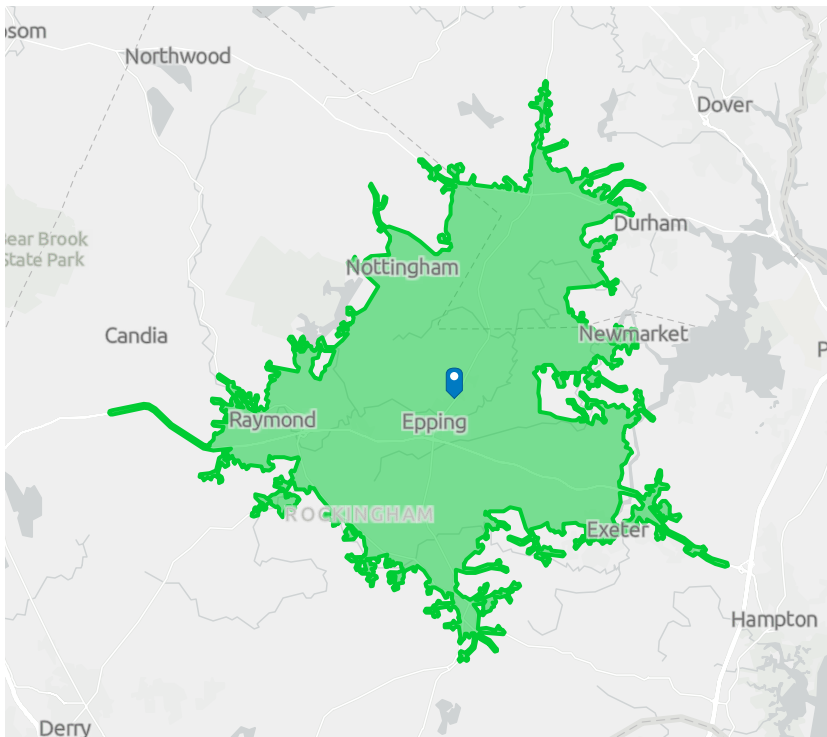
## POPULATION BY AGE



## POPULATION BY GENERATION







# POPULATION TRENDS AND KEY INDICATORS

53 Fogg Rd

<b>39,822</b>	<b>15,390</b>	<b>2.53</b>	<b>42.5</b>	<b>\$91,397</b>	<b>\$302,563</b>	<b>135</b>	<b>129</b>	<b>16</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

## MORTGAGE INDICATORS



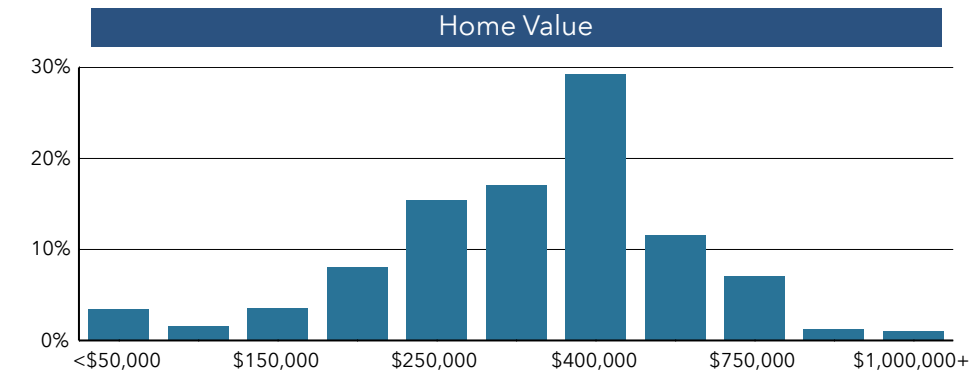
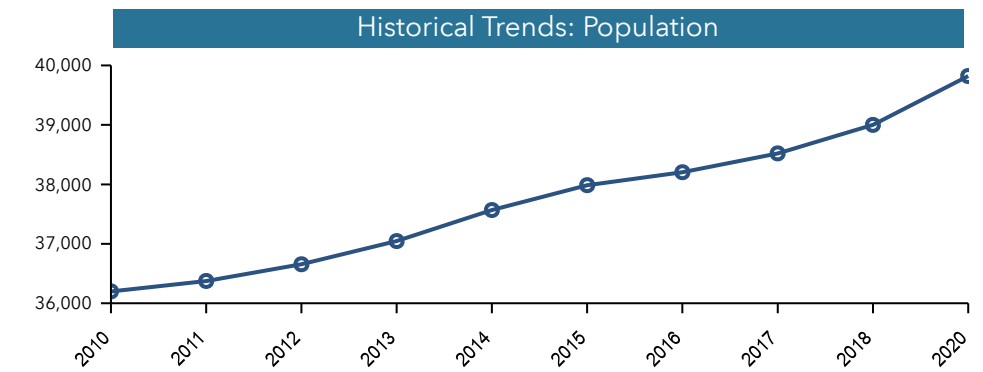
**\$13,832**

Avg Spent on Mortgage & Basics

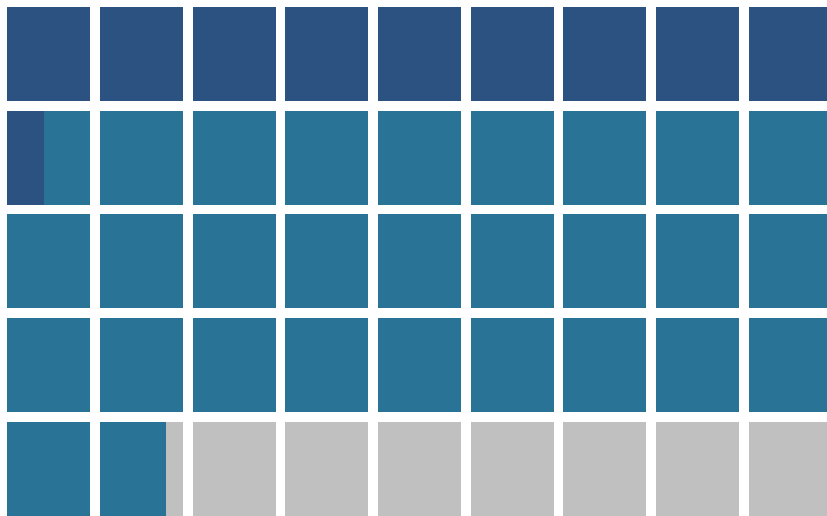


**13.8%**

Percent of Income for Mortgage



## POPULATION BY AGE



Under 18 (21%)   Ages 18 to 64 (63%)   Aged 65+ (16%)

## POPULATION BY GENERATION



**5.8%**

Greatest Gen:  
Born 1945/Earlier



**24.3%**

Baby Boomer:  
Born 1946 to 1964



**22.9%**

Generation X:  
Born 1965 to 1980



**21.6%**

Millennial:  
Born 1981 to 1998



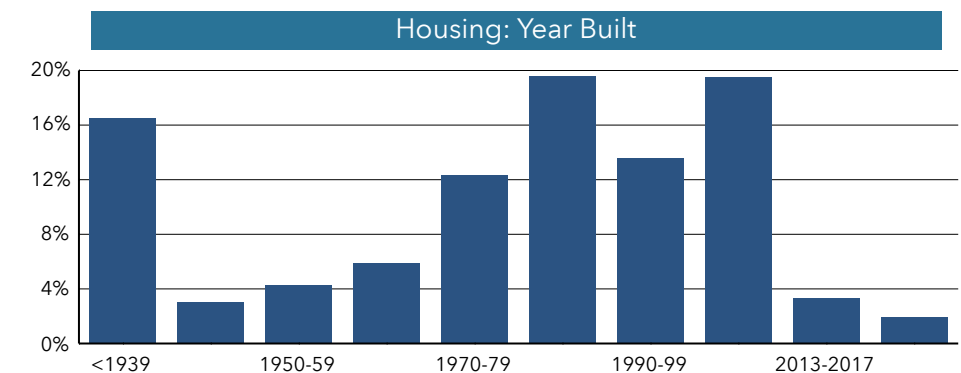
**21.4%**

Generation Z:  
Born 1999 to 2016



**4.0%**

Alpha: Born  
2017 to Present





## KEY FACTS

11,436

Population



Average  
Household Size

42.8

Median Age

\$100,000

Median Household  
Income

## EDUCATION

8%

No High  
School  
Diploma



24%

High School  
Graduate



31%

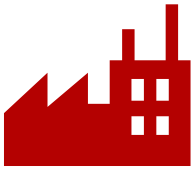
Some College



38%

Bachelor's/Grad/Prof  
Degree

## BUSINESS



541

Total Businesses



5,364

Total Employees

## EMPLOYMENT



71%

White Collar



20%

Blue Collar



9%

Services

13.2%

Unemployment  
Rate

## INCOME



\$100,000

Median Household  
Income



\$42,429

Per Capita Income



\$254,529

Median Net Worth

## Households By Income

The largest group: \$100,000 - \$149,999 (26.3%)

The smallest group: <\$15,000 (4%)

Indicator ▲	Value	Diff	
<\$15,000	4%	-2.3%	
\$15,000 - \$24,999	7.4%	+1.5%	
\$25,000 - \$34,999	4.6%	-1.2%	
\$35,000 - \$49,999	6.4%	-1.2%	
\$50,000 - \$74,999	17%	+1.6%	
\$75,000 - \$99,999	10.7%	-0.3%	
\$100,000 - \$149,999	26.3%	+3.3%	
\$150,000 - \$199,999	13.6%	+0.8%	
\$200,000+	10.1%	-2%	

Bars show deviation from

Rockingham County



## KEY FACTS

39,822

Population



Average  
Household Size

42.5

Median Age

\$91,397

Median Household  
Income

## EDUCATION

6%

No High  
School  
Diploma



25%  
High School  
Graduate

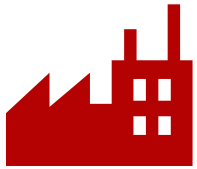


29%  
Some College



40%  
Bachelor's/Grad/Prof  
Degree

## BUSINESS



1,939

Total Businesses



18,679

Total Employees

## EMPLOYMENT



White Collar

70%



Blue Collar

20%



Services

11%

13.7%

Unemployment  
Rate

## INCOME



\$91,397

Median Household  
Income



\$42,693

Per Capita Income



\$217,841

Median Net Worth

## Households By Income

The largest group: \$100,000 - \$149,999 (23.7%)

The smallest group: \$25,000 - \$34,999 (5.8%)

Indicator ▲	Value	Diff	
<\$15,000	6.2%	-0.1%	
\$15,000 - \$24,999	6.6%	+0.7%	
\$25,000 - \$34,999	5.8%	0	
\$35,000 - \$49,999	6.7%	-0.9%	
\$50,000 - \$74,999	16.4%	+1%	
\$75,000 - \$99,999	11.7%	+0.7%	
\$100,000 - \$149,999	23.7%	+0.7%	
\$150,000 - \$199,999	12.4%	-0.4%	
\$200,000+	10.6%	-1.5%	

Bars show deviation from

Rockingham County