

FOR SALE
Commercial Land
11.95± acres | \$1,160,000

1024 River Road, Windham

Property Highlights

- *Excellent Development Potential in Busy North Windham*
- *Two Access Points, Route 302/Roosevelt Trail and River Road*
- *150'± of Road Frontage on River Road & 50'± on Route 302*

Property Description

We are pleased to offer for sale this large 11.95± acre development parcel strategically located in North Windham's busy commercial corridor near Route 302 (Roosevelt Trail). The site consists of two combined parcels with dual road frontage (on River Road and Route 302), making it well-suited for a wide range of commercial or mixed-use redevelopment concepts. One parcel includes a single-family home (likely a tear-down or for interim use). The property is positioned in one of Windham's primary growth corridors, with strong visibility, access, and proximity to retail and residential demand drivers.

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Property Overview

Owner	Roja, LLC
Assessor's Reference	Map 53, Lots 31 & 33C
Deed Reference	Book 39277, Page 170 & Book 39277, Page 171
Lot Size	11.95± acres (Lot 31 : 0.35 acres & Lot 33C: 11.6 acres)
Zoning	C1 : Commercial (see page 3 for permitted uses)
Utilities	Municipal water and sewer (as of Summer 2026)
Improvements	Single-family residence on Lot 31, likely a tear-down
Access	2 access points; Route 302 & River Road
Road Frontage	150'± on River Road and 50'± on Route 302/Roosevelt Trail
Traffic Counts	~7,260 AADT on River Road and ~24,500 – 28,400 AADT on Route 302/Roosevelt Trail

FOR SALE : \$1,160,000



Zoning : C1 - Commercial

The C1 district is designed to accommodate retail, service, and mixed commercial uses along major transportation routes, while also allowing higher-density residential development where appropriate. Permitted Uses:

Commercial Uses

- Retail stores and shopping centers
- Restaurants, cafés, and drive-through establishments
- Professional offices (medical, legal, financial)
- Personal services (salons, fitness, etc.)
- Hotels, inns, and lodging
- Automotive sales and service (with approvals)
- Mixed-use commercial buildings

Residential Uses

- Multifamily housing / apartments
- Mixed-use (commercial + residential)
- Potential for higher density than rural districts, especially with sewer access

Other Potential Uses

- Self-storage facilities
- Daycare or educational facilities
- Light commercial / service-based industrial



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition** to the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!
Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.