

# FOR SALE

## Development Land

1.97± Acres | \$399,000



## 290 Bridgton Road, Westbrook

### Property Description

We are pleased to offer this 1.97± acre land parcel for sale. The site presents an excellent opportunity for commercial or mixed-use development. Strategically located on heavily traveled Route 302 (Bridgton Road) in Westbrook, the property offers exceptional visibility and accessibility with convenient access to I-95, downtown Westbrook, Portland, and surrounding commercial corridors. This highly visible site is ideally suited for a variety of commercial development opportunities, see zoning permitted uses.

### BROKER CONTACT

Joe Atwood | [joe@dunhamgroup.com](mailto:joe@dunhamgroup.com)  
207.773.7100 | [www.dunhamgroup.com](http://www.dunhamgroup.com)



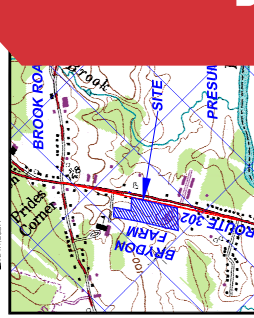
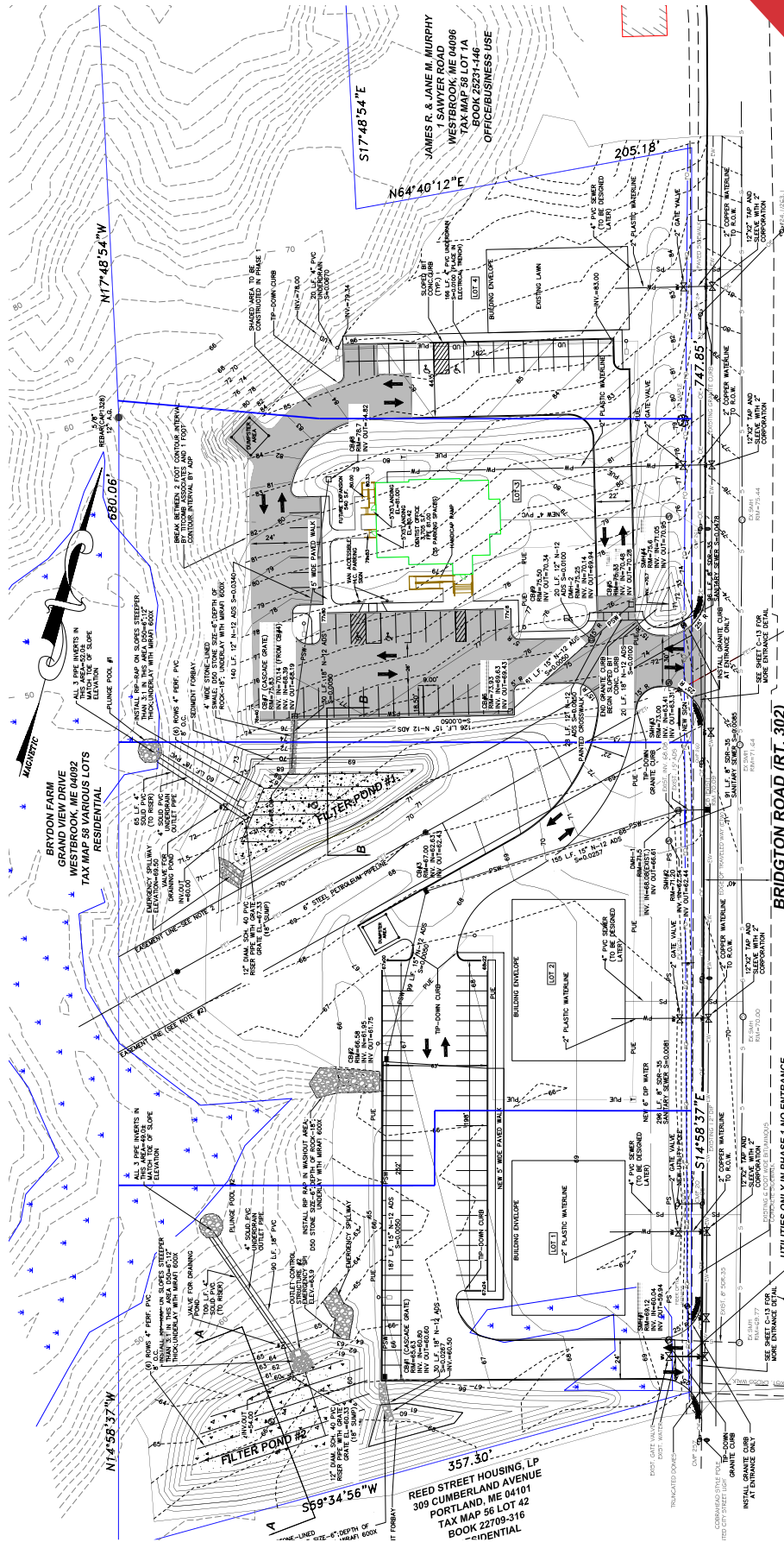
## Property Details

Owner	Fertile Valley Properties, LLC
Assessor's Reference	Map 58, Lot 1C
Lot Size	1.97± acres
Frontage	163'
Zoning	HS - Highway Services. Permitted uses include: Accessory Use, Business Office, Car Wash, Child-Care Center, Day-Care Center, Dwelling Unit, Multifamily, Education Facility, Emergency Shelter - Accessory, Emergency Shelter - Transitional Housing, Extended Care Facility, Horticulture, Media Studio Class 1 and 2, Medical Office, Municipal Facility, Neighborhood Grocery, Private Indoor Recreation Facility, Restaurant Classes 1 and 2, Retail Classes 1, 2, 3, Service Business, Short-Term Care Facility, Solar Energy System, ACSES, Solar Energy System, RSES, Utilities, Veterinary Clinic

**FOR SALE : \$399,000**

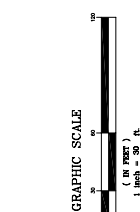


## CONCEPT PLAN



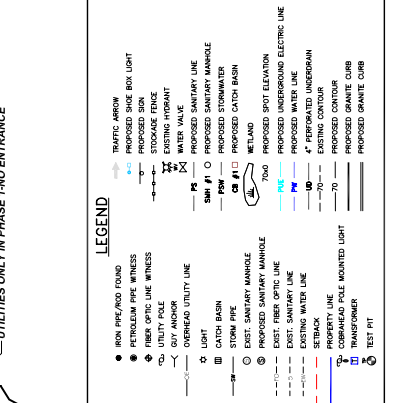
**LOCATION MAP**

NO.	BY	DESCRIPTION
1	ACT	EXIST. WATER/SANITARY CONNECTIONS



**GENERAL NOTES:**

1. SEE APPLICANT: FERTILE VALLEY PROPERTIES, LLC, 49 BELANGER AVENUE, WINDHAM, ME 04991 FOR EASEMENT DOCUMENTS. EXONMOBIL PIPELINE WIDTH MAY BE DIFFERENT.
2. EASEMENT WIDTH IS UNDEFINED IN THE EASEMENT DOCUMENTS. EXONMOBIL PIPELINE WIDTH MAY BE DIFFERENT.
3. BOUNDARY SHOWN IS BASED ON A BOUNDARY SURVEY PERFORMED BY TITCOMB & ASSOCIATES, INC. (TITCOMB) ON 08/14/2018. ALL BOUNDARIES SHOWN ARE UNLESS OTHERWISE NOTED.
4. NO SIGNIFICANT VERNAL POOLS WERE FOUND ON-SITE. VERNAL POOL DESIGNATION WORK WAS PERFORMED DURING THE WET SEASON, DURING THE SPRING OF 2008. CONTOUR INTERVAL TOPOGRAPHY BY ASSOCIATED DESIGN PARTNERS.
5. TRAFFIC STUDY WAS PERFORMED BY LEATON ASSOCIATES FOR THE PROJECT.
6. INSTALL MIRAF 6000 FILTER FABRIC UNDER ALL PAVED SECTIONS BELOW EXISTING 69\"/>



**ZONING INFORMATION**

PROJECT	REQUIREMENT	STATUS
REED STREET HOUSING, LP	30' (MIN)	30'
309 CUMBERLAND AVENUE	30' (MIN)	30'
PORTLAND, ME 04101	30' (MIN)	30'
TAX MAP 56 LOT 42	30' (MIN)	30'
BOOK 12709-316	30' (MIN)	30'
REED STREET HOUSING, LP	30' (MIN)	30'

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:

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](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.