

FOR SALE

Land Parcels

1 - 190± acres | \$Negotiable



93 McLellan Road, Gorham, ME 04038

Property Highlights

- Multiple land parcels
- Zoning allows for apartment buildings or multi-family housing, nursing homes, business and professional services, light industrial use, schools, churches, etc.
- Glacier rock

Property Description

We are pleased to offer seven land parcels for sale ranging from 1–190 ± acres at the former Gorham Country Club property. Located off Routes 22 and Route 114, 93 McLellan Road is in close proximity to downtown Gorham and grocery stores and other retailers in Westbrook. Lots 5, 6, and 7 abut the proposed Maine Turnpike Authority East-West Highway that will link Maine Turnpike Exit 45 (Maine Mall Exit) and I-295 with the Route 114 roundabout for the Rines Bypass in Gorham which is slated for completion in 2030.

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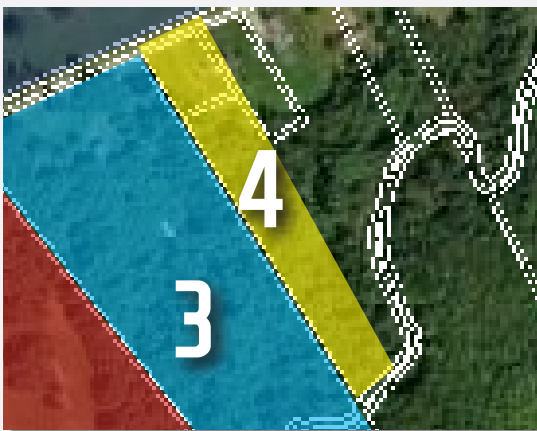
Lot 2

Land Area	75.42± acres
Building Size	4,800± SF (60'x80')
Assessor's Reference	Map 7, Lot 6
Deed Reference	Book 2457, Page 167 / Book 3014, Page 492
Club House	4,800± SF built in 1988. Includes kitchen with dining area and men's and women's locker/shower rooms



Lot 3

Land Area	21.16± acres
Assessor's Reference	Map 7, Lot 7
Deed Reference	Book 11633, Page 109
Storage Shed	1,600± SF (40'x40')



Lot 4

Land Area	3.9± acres
Assessor's Reference	Map 7, Lot 8
Deed Reference	Book 12129, Page 75 / Book 26378, Page 317



Lot 5

Land Area	26.638± acres
Assessor's Reference	Map 8, Lot 41
Deed Reference	Book 2765, Page 35
Miscellaneous	Glacier rock



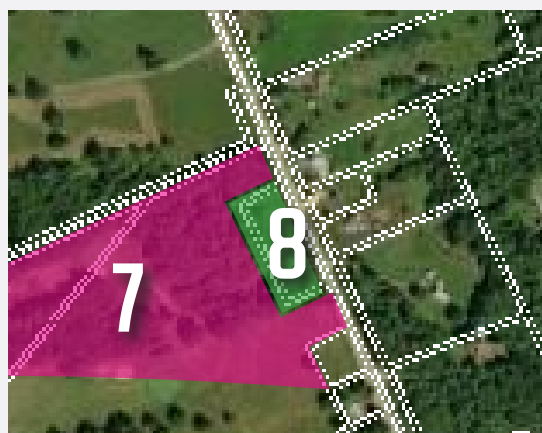
Lot 6

Land Area	38.348± acres
Assessor's Reference	Map 7, Lot 18
Deed Reference	Book 2752, Page 89



Lot 7

Size	14.282± acres
Assessor's Reference	Map 7, Lot 18
Deed Reference	Book 2752, Page 89



Lot 8

Land Area	1± acres
Assessor's Reference	Map 7, Lot 22
Deed Reference	Book 7108, Page 82



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.