

# FOR SALE/LEASE

Build-to-Suit/Ground Lease/Multi-Family

4.56± acres | Up to 8 Units



## 97 County Road, Scarborough

### Property Highlights

- *Excellent Scarborough/County Road Location*
- *Build-to-Suit or Ground Lease*
- *4.56± Level, Versatile Acres*

### Property Description

We are pleased to offer this exceptional 4.56± acre development opportunity at 97 County Road in Scarborough, Maine. The site is situated in Scarborough's Town and Village Centers Transition District (TVC2), with the rear portion of the property falling within the Rural Farming (RF) zone. This dual-zoning configuration creates a compelling blend of commercial and residential flexibility within one of Greater Portland's most active growth communities. TVC2 encourages village-scale development that accommodates retail, restaurant, office, financial, civic, and residential uses in a pedestrian- and motorist-friendly environment. Commercial build-to-suit opportunities include quick-service restaurants with drive-through, bank branches, neighborhood retail, medical and professional offices, and mixed-use concepts. Maine's LD 1829 housing legislation further expands the residential development potential of this site for qualified buyers and developers.



Frank O'Connor, CCIM, SIOR | [frank@dunhamgroup.com](mailto:frank@dunhamgroup.com)

Bryan Plourde, MAI | [bryan@dunhamgroup.com](mailto:bryan@dunhamgroup.com)

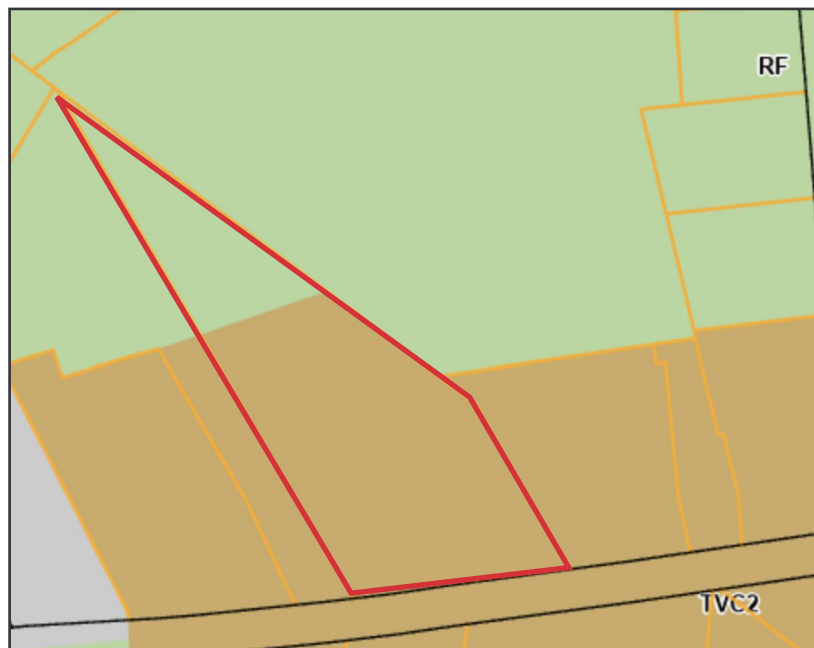
207.773.7100 | [dunhamgroup.com](http://dunhamgroup.com)



## Property Overview

Owner	Five Star Holdings, LLC
Lot Size	4.56± acres, lot is split and can support up to 8 units
Building Size	1,427± SF
Zoning	TVC2 and RF
Assessor's Reference	Map R15, Lot 52
Deed Reference	Book 42062, Page 201
Taxes	\$6,723.22 (2025-2026)
Assessed Value	Land \$170,300 - Building \$423,100 - Total \$593,400
Utilities	Public water and sewer, natural gas?
Road Frontage	352'±
Traffic Counts	8,780 AADT

**FOR LEASE : SEE BROKER - FOR SALE : SEE BROKER**



- Lot is split and can support up to 8 units
- TVC2 Zoning; Mixed-Use Village Character
- Rear Portion: Rural Farming (RF) Zone
- Commercial Uses: QSR, Retail, Bank Branch
- Multi-Family Residential Eligible (LD 1829)

## TVC2 Zoning - Permitted Uses

The Town & Village Centers Transition District (TVC2) is designed for village-scale development blending retail, office, civic, and residential uses. The following uses are permitted or allowed by special exception (SE):

**P = Permitted | SE = Special Exception**

- P** Single-family dwellings
- P** Two-family dwellings (duplexes)
- P** Multi-family / multi-plex dwellings
- P** Retail stores & shops (village scale)
- P** Restaurants & food service
- P** Personal service businesses
- P** Professional & business offices
- P** Banks & financial institutions
- P** Medical & dental offices
- P** Day care & child care centers
- P** Places of worship & civic uses
- P** Mixed-use buildings (residential + commercial)
- P** Accessory dwelling units (ADU)
- SE** Assisted living / nursing homes
- SE** Drive-through facilities
- SE** Hotels & lodging

### RF Zone (Rear Portion of Site):

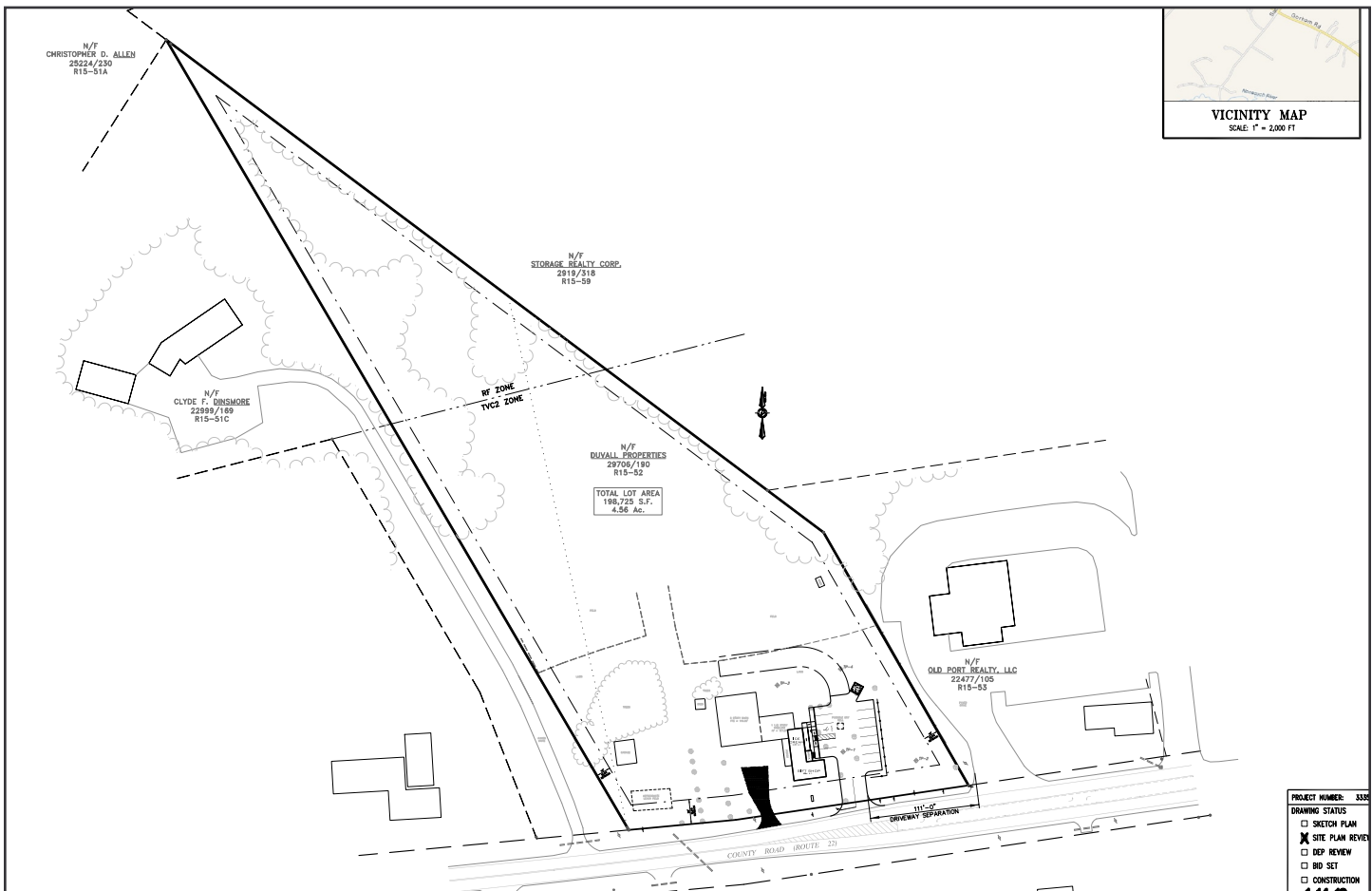
Rural Farming uses; may support open space, buffer, or accessory structures. Verify with Town.

## Maine LD 1829 - Residential Opportunity

Maine's LD 1829 (effective 2023) significantly expands residential development rights statewide. Key provisions relevant to this site include:

- Duplexes permitted by right on lots where single-family homes are allowed
- Reduced lot size and setback requirements support higher-density infill
- Mixed-use overlays allow ground-floor commercial with upper-floor residential
- ADUs permitted on any lot with a single-family principal structure

Combined with TVC2 zoning, this site presents an exceptional opportunity for residential or mixed-use development. Buyers should confirm specific density allowances with the Town of Scarborough planning office.



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.