

For Sale
Development Land

30± acres | \$695,000



Land For Sale

Flag Pond Road
Saco, ME

Property Highlights

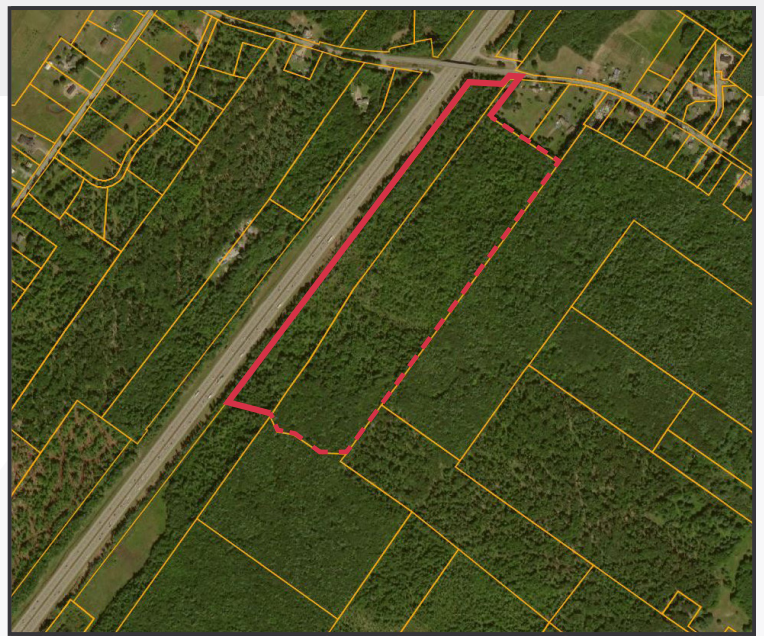
- Located in Opportunity Zone
- Turnpike Visibility
- 13± Developable Acres

Broker Contact

Greg Hastings, SIOR

207.415.1700

ghastings@dunhamgroup.com



Lot 1 Overview

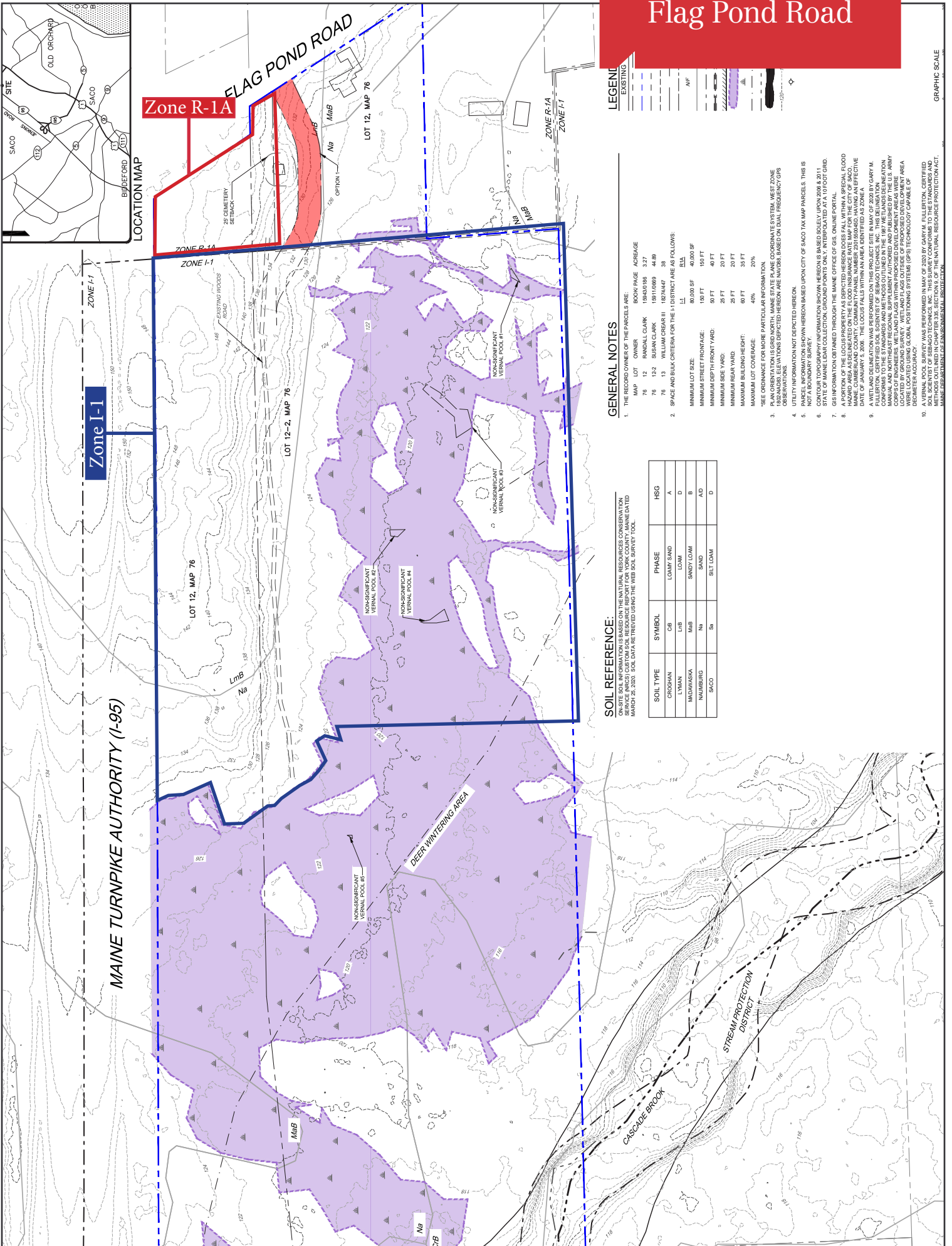
Owner	Susan W. Clark
Lot Size	15± acres
Assessor's Reference	Map 76, Lot 13
Deed Reference	Book 14374, Page 431
Zoning	Industrial Park District (I-1) and Low Density District (R-1A)
Utilities	Private Water & Septic
Access	Directly off Flag Pond Road
Road Frontage	1/2± mile along Maine I-95

Lot 2 Overview

Owner	Susan W. Clark
Lot Size	15± acres (to be determined)
Assessor's Reference	Map 76, Lot 12-2
Deed Reference	Book 15911, Page 0669
Zoning	Industrial Park District (I-1) and Low Density District (R-1A)
Utilities	Private Water & Septic (Municipal water in Flag Pond Road to abutting lot)
Access	Directly off Flag Pond Road
Road Frontage	To be determined

FOR SALE : \$695,000

Flag Pond Road



Zone I-1

Zone R-1A

MAINE TURNPIKE AUTHORITY (I-95)

LEGEND



GENERAL NOTES

- THE RECORD OWNER OF THE PARCELS ARE:

MAP	LOT	OWNER	BOOK	PAGE	ACREAGE
76	12	RANDALL CLARK	1963/0186	327	3.27
76	13	WILLIAM GOSWAMI	1963/0186	349	3.49
76	14	WILLIAM GOSWAMI II	1963/0186	349	3.49
- SPACE AND BULK CRITERIA FOR THE I-DISTRICT ARE AS FOLLOWS:

MINIMUM LOT SIZE	MINIMUM STREET FRONTAGE	MINIMUM DEPTH FRONT YARD	MINIMUM REAR YARD	MINIMUM SIDE YARD	MAXIMUM BUILDING HEIGHT	MAXIMUM LOT COVERAGE
80,000 SF	100 FT	50 FT	25 FT	20 FT	35 FT	40%
40,000 SF	150 FT	60 FT	30 FT	25 FT	40 FT	20%
- SEE ORDNANCE FOR MORE PARTICULAR INFORMATION.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 18Q-NAD83. ELEVATIONS DEPICTED HEREON ARE NAVD83, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
- BOUNDARY INFORMATION NOT DEPICTED HEREON.
- NOT A BOUNDARY SURVEY.
- CONTOUR TOPOGRAPHY INFORMATION SHOWN HEREON IS BASED SOLELY UPON 2008 & 2011 STATE BOUNDARY SURVEY COLLECTION. GRID COORDINATES ARE BASED ON THE 1983 UTM GRID.
- STATE BOUNDARY SURVEY INFORMATION IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN AS A PORTION OF THE LOCUS PROPERTY AS DESCRIBED HEREON DOES FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS RELEASED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF SACO, MAINE, EFFECTIVE DATE OF JANUARY 8, 2006. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE A.
- A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN MAY OF 2020 BY GARY M. FULLERTON, CERTIFIED SOIL SCIENTIST OF SEBAGO TECHNICS, INC. THIS DELINEATION WAS PERFORMED IN ACCORDANCE WITH THE FEDERAL REGULATIONS (40 CFR 101.10) AND THE NATIONAL MANUAL AND NORTHEAST REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. THE WETLANDS ARE LOCATED WITHIN THE PROJECT AREA AND WERE LOCATED USING GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY CAPABLE OF 1-METER ACCURACY.
- A VERNAL POOL SURVEY WAS PERFORMED IN MAY OF 2020 BY GARY M. FULLERTON, CERTIFIED SOIL SCIENTIST OF SEBAGO TECHNICS, INC. THIS SURVEY CONFORMS TO THE STANDARDS AND METHODS OF THE NATIONAL WETLANDS INVENTORY AND THE NATURAL RESOURCE PROTECTION ACT.

SOIL REFERENCE:

ON-SITE SOIL INFORMATION IS BASED ON THE NATURAL RESOURCES CONSERVATION SERVICE (NRCS) CUSTOM SOIL RESOURCE REPORT FOR YORK COUNTY, MAINE DATED MARCH 25, 2022. SOIL DATA RETRIEVED USING THE MIB SOIL SURVEY TOOL.

SOIL TYPE	SYMBOL	PHASE	HSG
GROSHAN	Cb	LOAMY SAND	A
LYMAN	Ltb	LOAM	D
MADAWASKA	Mbb	SANDY LOAM	B
NAUBURG	Na	SAND	AB
SACO	Sb	SILT LOAM	D

GRAPHIC SCALE

I-1 Permitted Uses

- Hotels and motels
- Supply yards
- Parking lots for accessory use to abutting lots in B-6
- Off-site parking for uses within district
- Health club
- Financial institutions
- Business offices and services
- Hospitals and clinics for humans, research and testing labs
- Wholesale trade, warehousing, distribution, and truck terminal
- Light industry
- Any use permitted in the Resource Protection District
- Essential services
- Accessory uses
- Municipal uses
- Public utility buildings
- Public and private schools, commercial schools, and nursery schools
- High voltage transmission lines
- Medical marijuana caregivers, growing facility
- Food processing facilities

R-1a Permitted Uses

- Single-family dwellings
- Agriculture, excluding livestock
- Public parks and playgrounds
- Public and private schools - excluding commercial schools
- Places of worship
- Essential services
- Accessory use
- Any use permitted in the Resource Protection District
- Home babysitting service and Adult day-care center, Type 1
- One accessory apartment in a single-family dwelling
- Community living uses



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.