

LOT 7C BEECH STREET - HALLOWELL PRIME DEVELOPMENT LAND FOR SALE



PROPERTY TYPE: DEVELOPABLE LAND

PART OF THE STEVENS COMMONS CAMPUS

ACREAGE: 1 - 3 ACRES

CLOSE PROXIMITY TO I-95 AND AUGUSTA

ZONING: SSPDD

WATER/SEWER/ELECTRIC AVAILABLE ON-SITE

TRAFFIC COUNT: 5,820 AADT14

HIGH VISIBILITY LOCATION

PARKING: 30 SPACES ON-SITE

SALE PRICE: \$150,000



For more information contact:
DENNIS WHEELOCK
207-774-7715
dwheelock@balfourcommercial.com
www.balfourcommercial.com



OWNER	Mastway Development LLC, and /or Affiliates
PROPERTY TYPE	General Commercial
BEST OR CURRENT USE	Develop into residential apartments or mixed use space
ZONING	Stevens School Planned Development District (SSPDD)
ZONING DESCRIPTION	Office, residential, municipal, or school
ACREAGE	1-3+/- acres
PARKING	30 spaces
TAXES/YEAR	\$101,041 combined tax amount for 2017 - to be subdivided and adjusted accordingly
BOOK/PAGE	12271/343-347
MAP/BLOCK/LOT	006/027
ROAD FRONTAGE	400+/- ft
TRAFFIC COUNT	5,820 AADT14
ELECTRIC	Available at street
GAS	Natural-At Street
SEWER	Public
WATER	Public
EASEMENTS	Restrictive covenants

OVERVIEW

This parcel is a 1-3 acre site located on Beech Street. The lot can accommodate various size buildings with all public infrastructure in place. The property can be built to suit by owner/developer or you can build your own. This is an open lot with great views of the commons and has ample area for parking.

Over time, Stevens Commons will become a model mixed-use development known for its quality environment, historic buildings, landscaped campus, and superior services. The mix of offices and commercial space will be complimented by permanently conserved open space and a range of residential offerings including senior and veteran housing, affordable and market rate apartments, condos, duplexes, and small lot clustered subdivisions accompanied by on-site service amenities.

In addition to its on-site features, Stevens Commons will create a new village within the City of Hallowell which will serve some of the unmet housing needs while providing generous public open space and attractive trails that link it to adjacent open space, the elementary school, and connecting streets with sidewalks to downtown Hallowell.

Stevens Commons will be a landmark development that will enhance the quality of the life of residents, tenants, and the public. Not only will a historic piece of Hallowell's past be revitalized and reenergized, but the new residential offerings will add to quality housing choices in this unique community.



Public Access and Interconnectivity



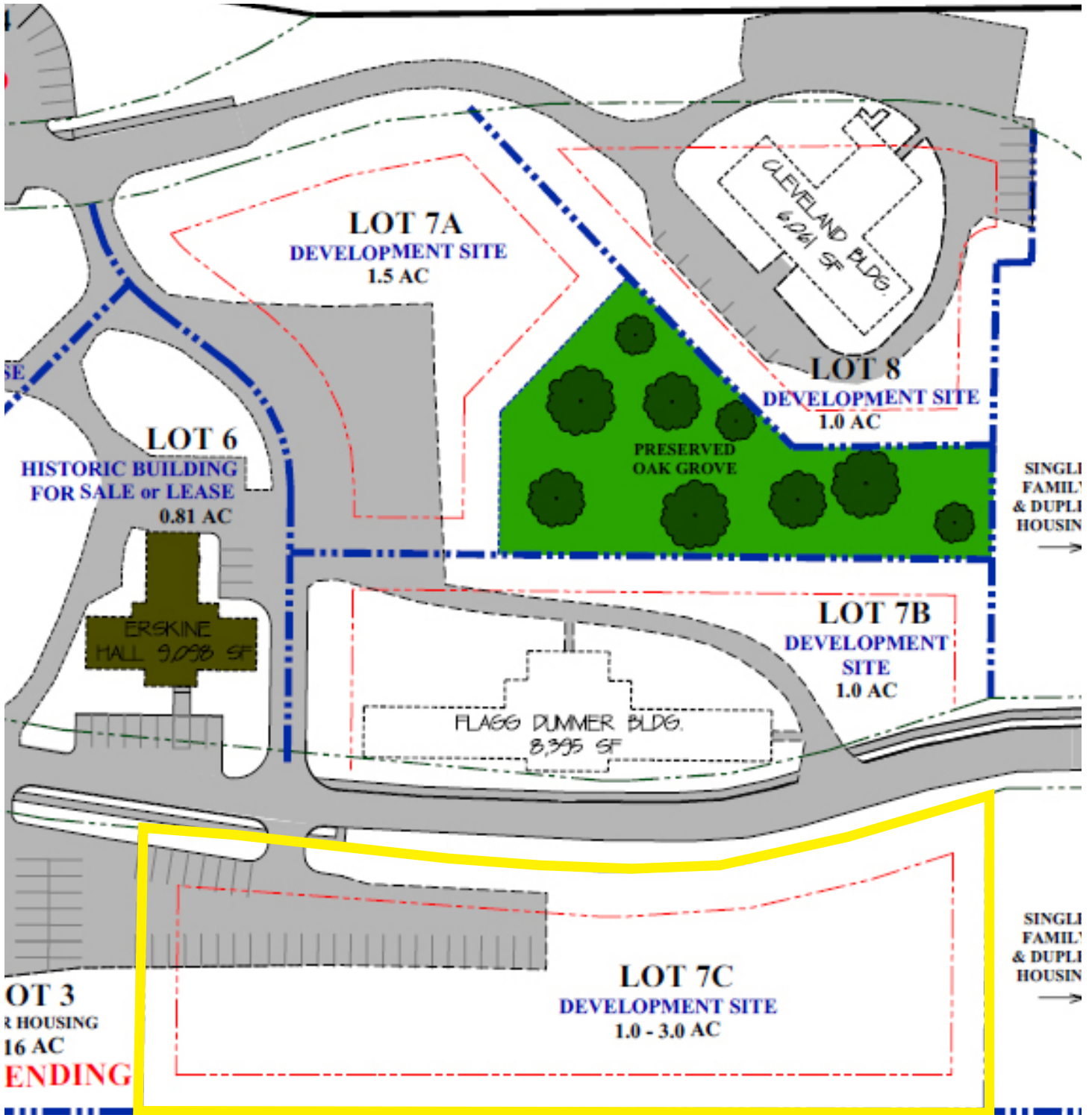
Public Gathering Space



On-Site Amenities and Services



Affordable Housing Options



CONSERVATION AREA

SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: BEECH ST. LOT 20

Under Maine Law, certain information must be made available to buyers to help them evaluate the property. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between the Seller and any buyer. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

NOTE: DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.

SECTION I. HAZARDOUS MATERIAL

The Seller makes the following representations regarding known hazardous materials that are currently or previously existing in or on the real estate:

- A. UNDERGROUND STORAGE TANKS - Current or previously existing:
Are there now, or have there ever been, any underground storage tanks on your property? Yes No Unknown
IF YES: Are tanks in current use? Yes No
IF NO above: How long have tank(s) been out of service? _____
What materials are, or were, stored in the tank(s)? _____
Age of tank(s): _____ Size of tank(s): _____
Location: _____
Have you experienced any problems such as leakage? _____
Are tanks registered with the Dept. of Environmental Protection? Yes No Unknown
If tanks are no longer in use, have tanks been abandoned according to D.E.P.? Yes No Unknown
Comments: _____
- B. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.):
_____ Yes No Unknown
Attachment explaining current problems, past repairs or additional information to any of the above hazardous materials? Yes No

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION II. GENERAL INFORMATION

- Is the property subject to or have the benefits of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates or restrictive covenants on the property? Yes No Unknown
IF YES: Explain: RESTRICTIVE COVENANTS
What is your source of information: _____
- Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? Yes No Unknown
IF YES: Explain: _____
What is your source of information: _____
- Is the subject property the result of a division of property within the last five years (for example, subdivision)? Yes No Unknown
IF YES: Explain: SUBDIVISION 2017 WILL BE AMENDED PRIOR TO SALE
What is your source of information: _____
- Are you receiving a tax exemption or reduction for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Blind, Working Waterfront? Yes No Unknown
IF YES: Explain: _____
- Has property ever been soil tested? Yes No Unknown If YES, are the results available? Yes No
Are mobile/manufactured homes allowed? Yes No Unknown Are modular homes allowed? Yes No
Has the property been surveyed? Yes No Unknown If YES, is the survey available? Yes No
ATTACHMENTS: _____
Additional Information: _____

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer.

[Signature] 9/18/17
SELLER DATE

SELLER DATE

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE

BUYER DATE

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Magnusson Balfour Commercial & Business 95 India Street, Portland ME 04101
Phone: (207) 774-7715 Fax: (207) 879-9102 Scott Balfour



wty.zfx



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.