

LOT 8 COOS LANE - HALLOWELL

PRIME DEVELOPMENT LAND FOR SALE



PROPERTY TYPE: *DEVELOPABLE LAND*

PART OF THE STEVENS COMMONS CAMPUS

ACREAGE: *.55+/- 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: *15-20 SPACES ON-SITE*

SALE PRICE: \$150,000



For more information contact:
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Stevens Commons is a model mixed-use development known for its quality environment, historic buildings, landscaped campus, and superior services. Its mix of offices and commercial space is complemented by permanently conserved open space, an eatery Nellie's Kitchen, and a wide range of residential offerings, including residential apartments, student living, and the current development of condominiums as well as small lot clustered subdivisions.

In addition to its on-site features Stevens Commons contributes to the Hallowell community with the tax revenue it generates, with generous public open space and attractive trails linking it to adjacent open spaces, the elementary school, and connecting streets and sidewalks.

Stevens Commons has become a landmark development that continues to enhance the quality of life for residents, tenants, and the public. Not only has a historic piece of Hallowell's past been revitalized and reenergized, but the new residential offerings have added to the quality of housing choices in this unique little community.



Public Access and Interconnectivity



Public Gathering Space



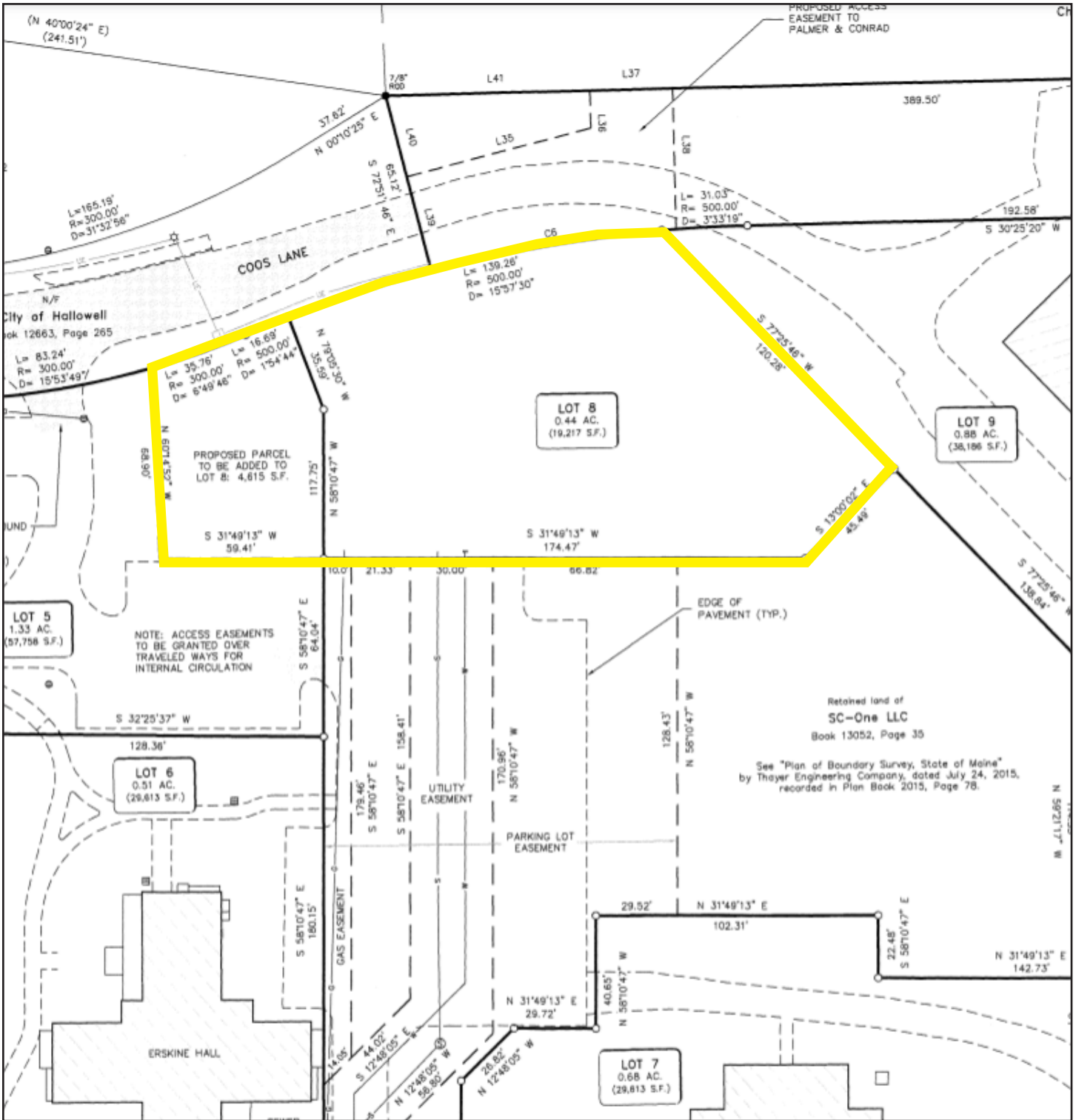
On-Site Amenities and Services



Affordable Housing Options



LOT 8 COOS LN - HALLOWELL SITE PLAN



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	.55+/- acres
PARKING	15-20 spaces
TAXES/YEAR	TBD: to be subdivided and adjusted accordingly
BOOK/PAGE	12271/343-347
MAP/BLOCK/LOT	006/027
ROAD FRONTAGE	120+/- ft
TRAFFIC COUNT	5,820 AADT14
ELECTRIC	Available at street
GAS	Natural-At Street
SEWER	Public
WATER	Public
EASEMENTS	Restrictive Covenants

OVERVIEW

This is an excellent .55 acre site that can accommodate various sized buildings. The property is located on Coos Lane and 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.



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.