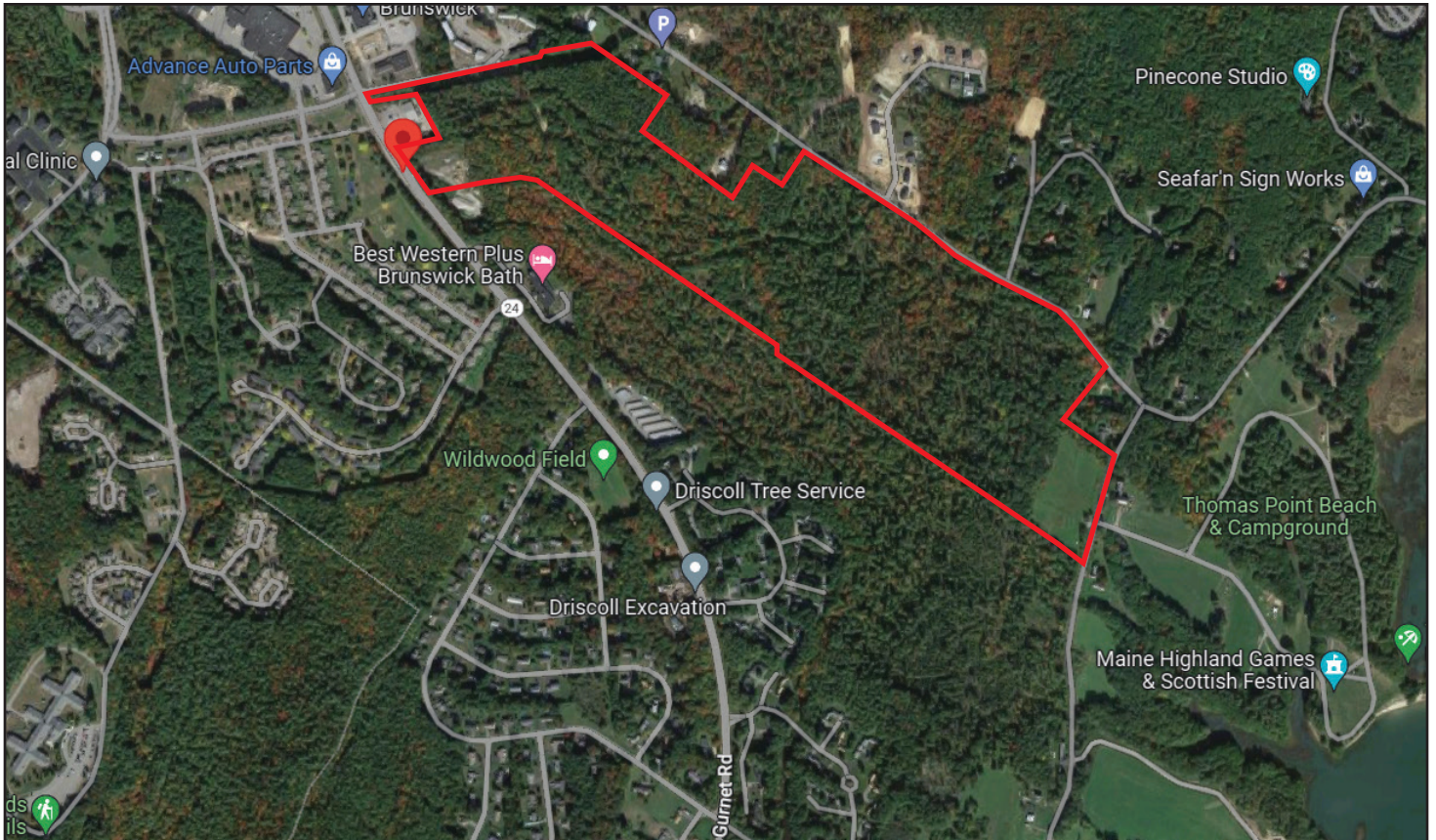


FOR SALE: COOK'S CORNER - BRUNSWICK

80+ ACRE RESIDENTIAL DEVELOPMENT SITE



PROPERTY TYPE: LAND DEVELOPMENT

DESIGNATED MAIN STREET COMMUNITY

SITE: 4 COMBINED PARCELS

WATER, SEWER AND ELECTRICITY AT STREET

SIZE: 80.9+/- ACRES

CONVENIENT LOCATION JUST OFF RTE 1

FRONTAGE: 4,144+/- FT COMBINED

NEAR ALL BRUNSWICK AMENITIES

ZONING: MIXED USE & RESIDENTIAL

SALE PRICE: \$2,200,000



For more information contact:

KIRK BUTTERFIELD
T: 207-879-9800
F: 207-879-9801
kbutterfield@kw.com
balfourcommercial.com





COOK'S CORNER - BRUNSWICK PROPERTY DETAILS

LOCATION TBD Gurnet, Meadow, & Thomas Point Rd - Brunswick, Maine
PROPERTY TYPE Land Development
BEST OR CURRENT USE Residential, Mixed-Use, and/or Commercial Development

PARCEL BREAKDOWN:

ADDRESS	LOT #	ACRES	MAP/LOT	BOOK/PAGE	OWNER	TAXES
14 Meadow Rd	LOT 20	54	42/20	37659/0026	14 MEADOW ROAD LLC	\$7,014.55
0 Gurnet Rd	LOT 31	16.2	42/31	13136/0011	MAINE GRAVEL SERVICES INC	\$9,543.60
0 Meadow Rd	LOT 34	8.6	42/34	31946/0197	MAINE GRAVEL SERVICES INC	\$2,481.34
0 Thomas PT Rd	LOT 35	2.1	42/35	31946/0197	MAINE GRAVEL SERVICES INC	\$1,566.02

TOTAL ACREAGE 80.9 +/- acres

ZONING GR4, GM4, RP1, Shoreland Protection Overlay

ZONING DESCRIPTION Residential, Mixed-Use

TAXES \$20,605.50 (2022-23)

ROAD FRONTAGE 4,144 +/- total; 1,063 +/- on Perryman Dr, 333 +/- on Gurnet Rd, 630 +/- on Meadow Rd, 2,118 +/- on Thomas Point Rd

TRAFFIC COUNT 8,870 AADT19 (Gurnet Rd: 7,300; Thomas Point Rd: 1,570)

ELECTRIC Available at street

GAS No Gas

SEWER Available at Street

WATER Available at Street

EASEMENTS Ingress/Egress; Electric Lines

OVERVIEW

Rare opportunity in Cook's Corner! Commercial, multifamily and residential development options abound with four combined parcels totalling over 80 acres. Roughly 4,144+/- feet of frontage bordering four different roads allows for multiple design concepts. Cable, electricity, public water, and public sewer are all available. This is an excellent location just off Route One with many nearby amenities, easy access to I-295, and just over 30 minutes to Portland.



COOK'S CORNER - BRUNSWICK ABOUT BRUNSWICK

Rich in tradition, history, and natural beauty, Brunswick is a community of talented, innovative and involved citizens. Brunswick's residents are fortunate to have access to beautiful recreational areas, high quality educational and medical resources, and growing employment opportunities.

Bordered by the Androscoggin River and Atlantic Ocean with its 67 miles of coastline, Brunswick is a coastal community, offering residents and visitors an array of recreational opportunities. With convenient access to I-295 and Route 1, Brunswick is located 30 miles north of Portland and the Portland International Jetport (PWM), and adjacent to Freeport. Brunswick's strategic location is enhanced by the Brunswick Executive Airport and the Amtrak Downeaster, connecting Brunswick to Boston (130 miles) and beyond by passenger rail service.

Settled in 1628 and incorporated in 1738, Brunswick is a historic and picturesque New England town in the heart of the Midcoast Region of Maine. The town, designated as a Main Street Community in 2012, offers a balanced mix of retail, professional and arts-related businesses, along with light to medium industry and traditional farming, forestry, and commercial fishing. Downtown Brunswick's distinctive broad Maine Street combines village flavor and city flair. Dotted with specialty shops, open spaces, and restaurants to satisfy every mood and palate, Brunswick's pedestrian-friendly downtown attracts shoppers, sightseers, and foodies alike.

Brunswick is a college town offering rich and diverse arts and cultural resources, anchored by Bowdoin College's noted museums, theater, and concert hall. Established in 1794, Bowdoin was the first college in the state of Maine, and it remains an important influence in Brunswick's continued development. Other colleges include Southern New Hampshire University and Southern Maine Community College, and opportunities for lifelong learning at Midcoast Senior College and Merrymeeting Adult Education.

Brunswick is home to world-class businesses, including L.L. Bean manufacturing, Bath Iron Works (design/engineering) and Owens Corning (composite fabrics). With its proximity to boat builders and to her marine trades along the Maine coast, advanced technology training resources and innovative businesses, Brunswick has positioned itself as the epicenter of the state's emerging composites manufacturing cluster. Home to Mid Coast Hospital and the Mid Coast Hospital Walk-In Clinic as well as numerous banks, downtown Brunswick is a service center for neighboring communities.

In Brunswick, community means friendly neighborhoods and markets; inspiring art and culture in world-class venues; unique shopping and great food; healthy outdoor activities in a beautiful environment; a diversity of churches and denominations; and learning opportunities that never end. Whether raising a family or looking for a place to spend an active retirement with others from all walks of life—or anything in between—Brunswick offers a place to experience a rewarding and happy life.

Information from: <https://brunswickdowntown.org/about/>

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COOK'S CORNER - BRUNSWICK ECONOMIC DEVELOPMENT

Economic and Community Development (ECD) helps to promote the Town of Brunswick as a great place to do business, a great place to live, and a great place to visit. We strive to facilitate capital investment, job creation, business activity and property tax base expansion by attracting prospective businesses and supporting the expansion and retention of existing local businesses. We work to connect business and community development projects with available state and federal grant opportunities, such as Community Development Block Grants (CDBG). The Town of Brunswick, supports the initiatives of and works with the Brunswick Downtown Association (BDA), in fostering a vibrant downtown.

Cook's Corner Commercial Corridors Revitalization Plan

The Cook's Corner Revitalization Plan was a public-private strategic planning effort to produce a long-term vision and roadmap for making targeted investments and improvements to Cook's Corner that will create a more productive, vibrant, and sustainable commercial district.

There is an Advisory Committee comprised of individuals and stakeholder groups that represent numerous public and private constituencies. The Vision, Goal Areas, and Strategies for the Cook's Corner plan were informed by a community engagement process, on-going stakeholder input and collaboration, an economic profile, real estate market data, traffic impact analysis, and financial feasibility of some key development sites.

[The Cook's Corner Revitalization Plan can be viewed here.](#)

Redevelopment

We serve as the liaison between the Midcoast Regional Redevelopment Authority (MRRA) and the Town of Brunswick, and support the Town Departments of Planning and Development and Parks and Recreation through the public benefit conveyances (PBC) process. The Town of Brunswick received from the Department of the Navy a 66-acre parcel of open space, located off Old Bath Road, known as the Captain William A. Fitzgerald USN. Recreation and Conservation Area; over 800 acres of open space at the southern end of the former Naval Air Station property, known as the Kate Furbish Preserve; and, a recreation center. View more information for Parks and Recreation Facilities.

Transportation

Brunswick serves as a multi-modal transportation hub and gateway to Midcoast Maine. Brunswick Station, a mixed-use, transit-oriented development centered around the Brunswick Visitor Center/train station, is served by Amtrak Downeaster passenger rail service, Concord Coach lines, regional and local bus and taxi services.

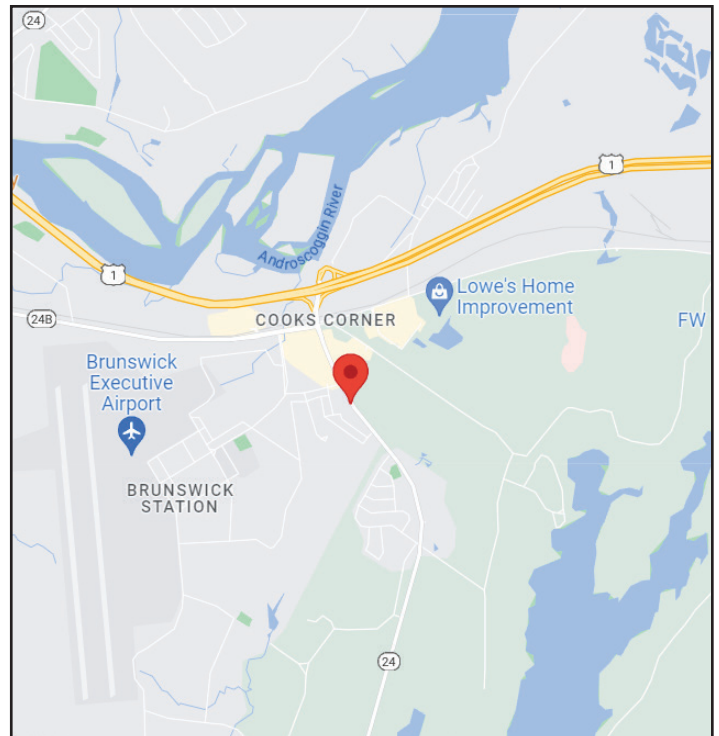
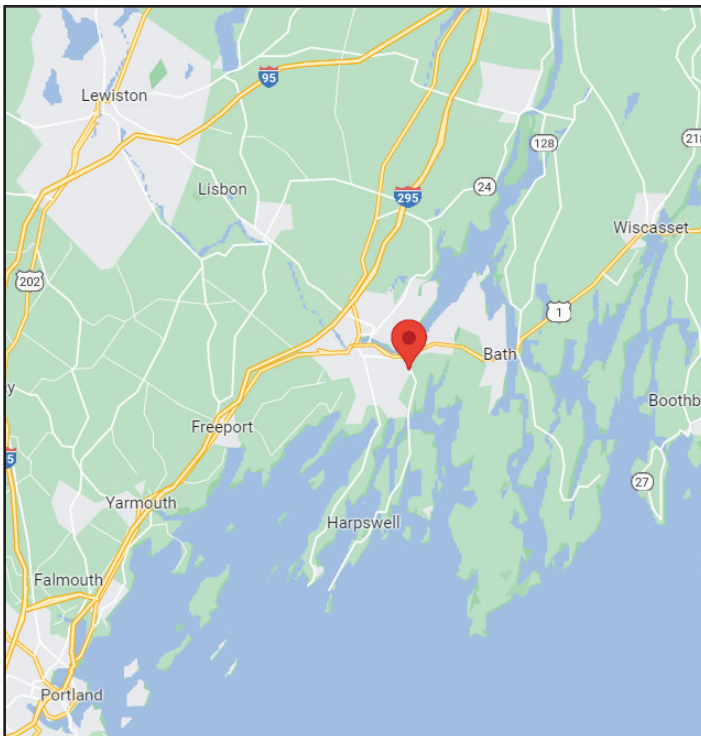
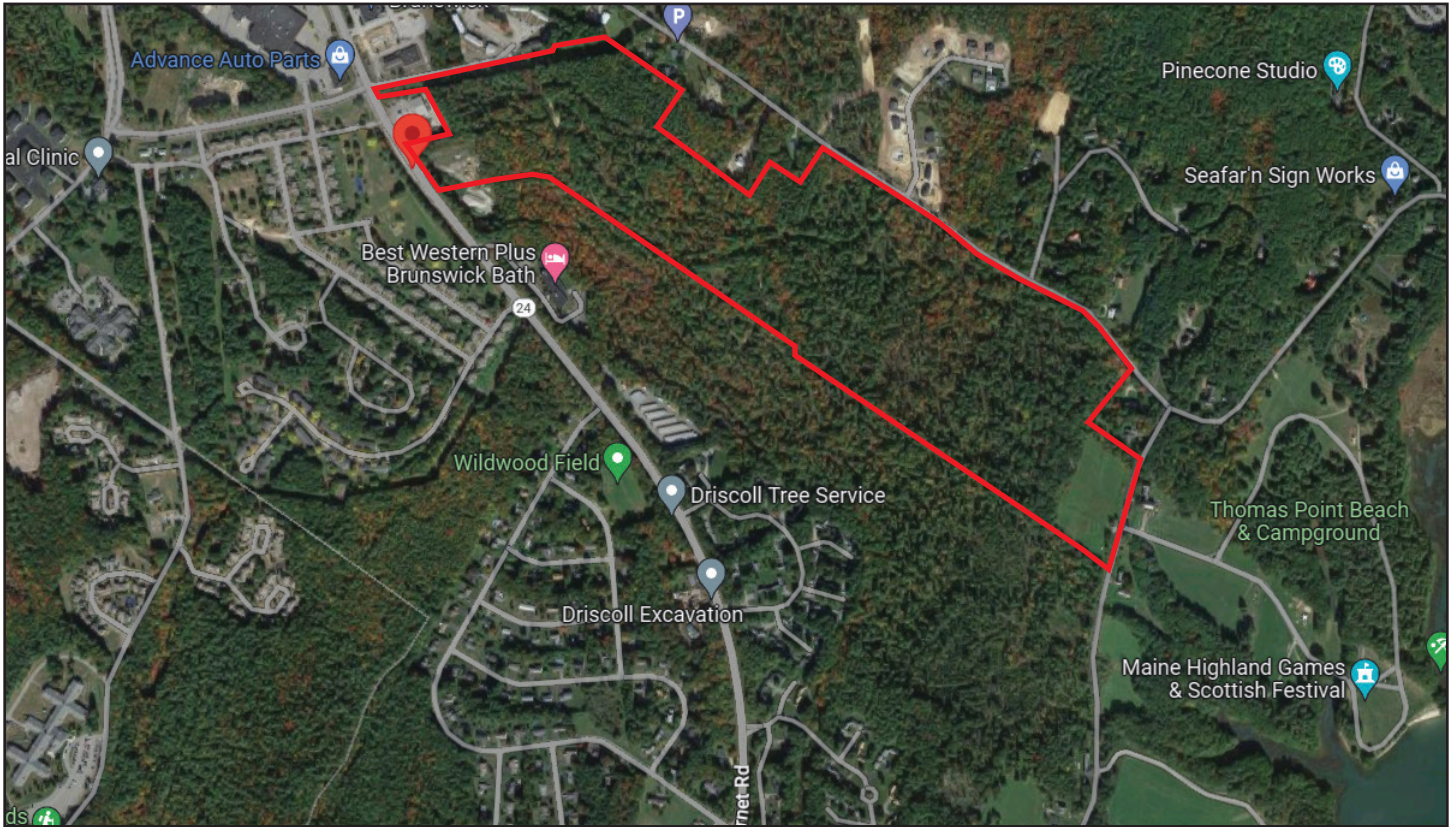
Information from: <https://www.brunswickme.org/154/Economic-Community-Development>

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COOK'S CORNER - BRUNSWICK LOCATION

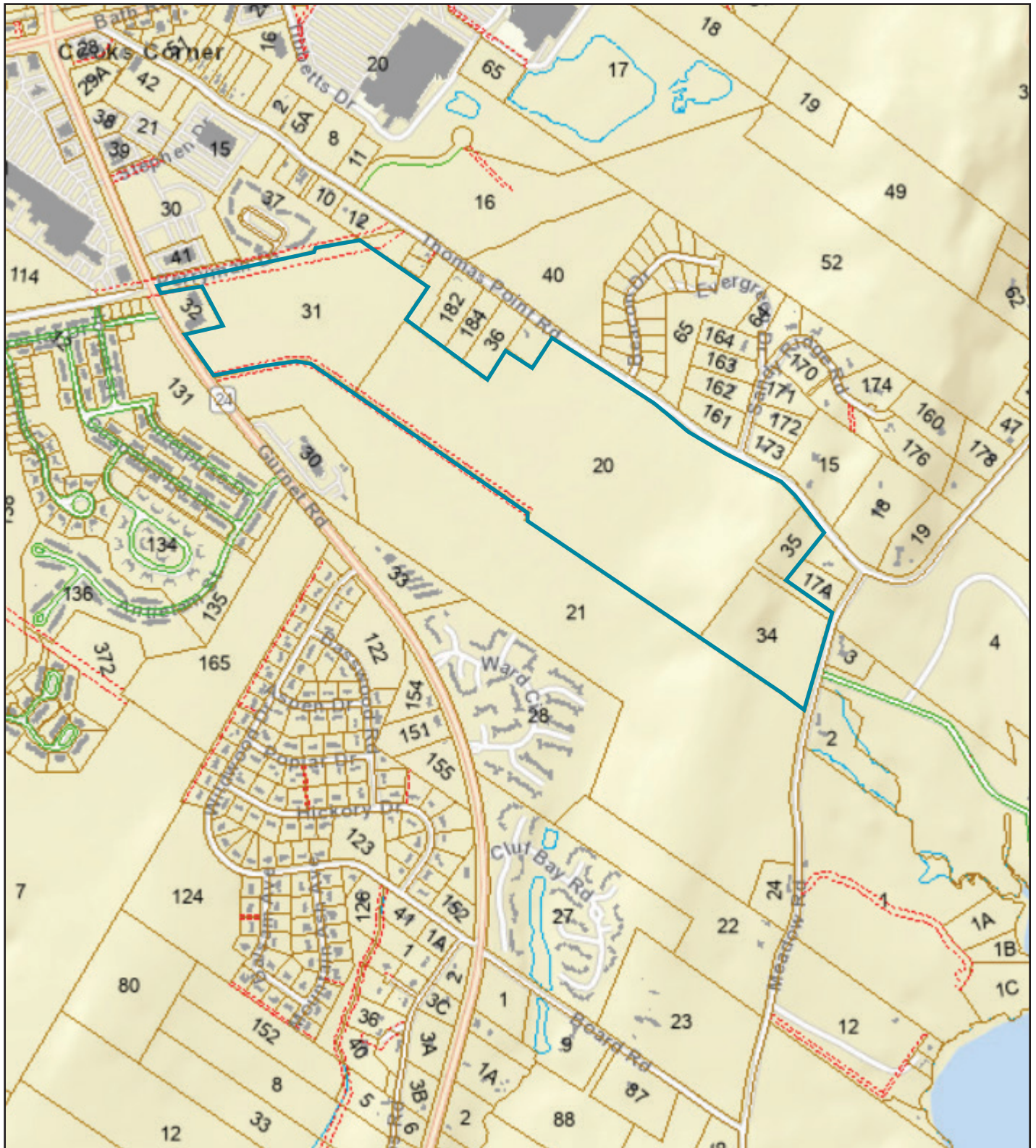


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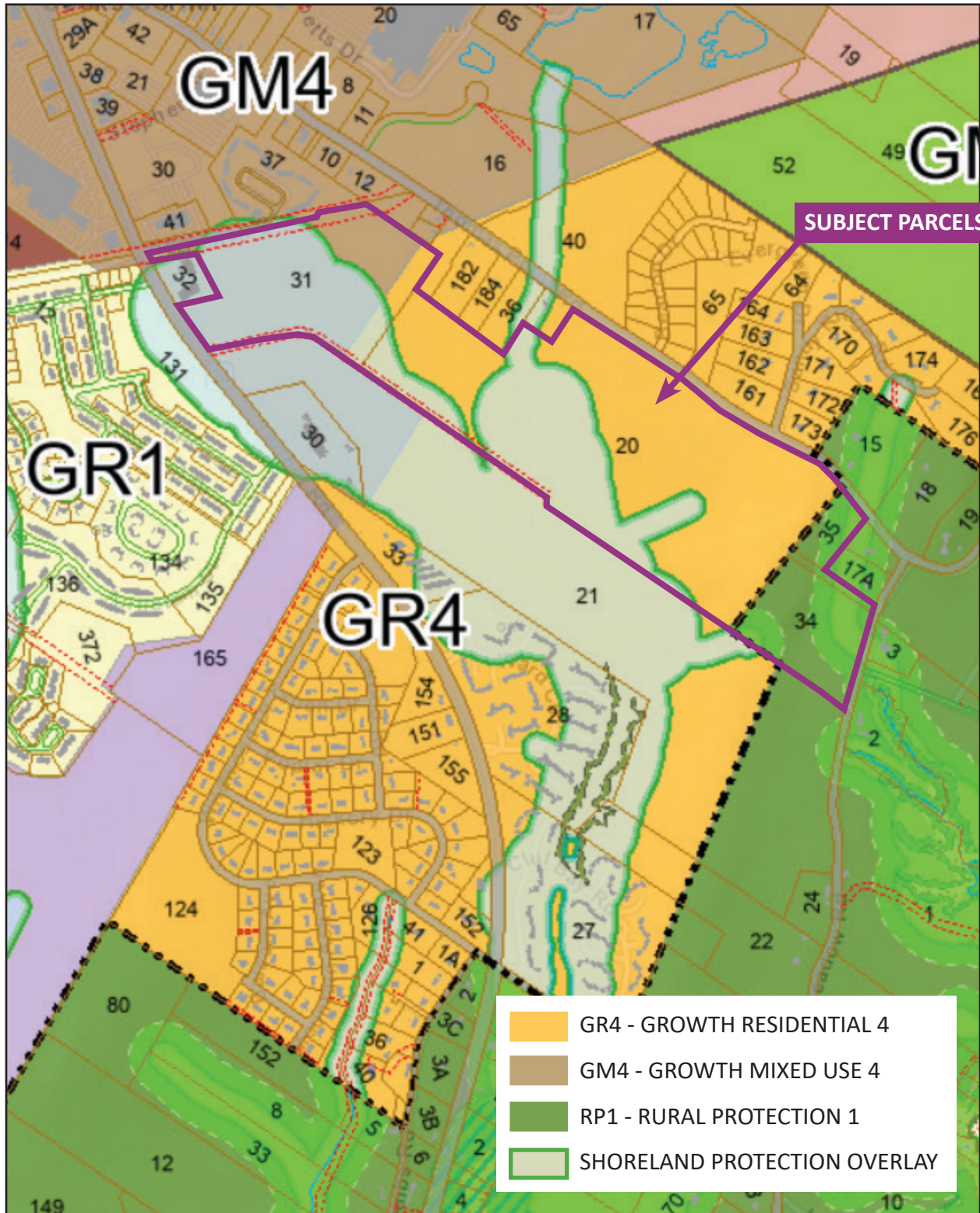


COOK'S CORNER - BRUNSWICK TAX MAP



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D. Growth Residential 4 (GR4) District

The Growth Residential 4 (GR4) District applies to that part of the area designated as Town Extended Residential in the Comprehensive Plan, encompassing the Maquoit Road, Meredith Drive-West McKeen Street, and River Road neighborhoods, as well as the residential neighborhoods within the Cook's Corner Extended Area and the Exit 28 Mixed Use Development Area. District standards are intended to accommodate residential uses at a maximum density of six (6) dwelling units per acre. Limited nonresidential uses are allowed as conditional uses, while maintaining the character of the established neighborhoods.

D. Growth Mixed-Use 4 (GM4) District

The Growth Mixed-Use 4 (GM4) District applies to the Cook's Corner commercial hub (the area around the intersection of Bath Road and Gurnet Road). The District standards are intended to promote the evolution of this area into a vibrant, mixed-use area that continues to serve as a regional commercial center, but with added residential development and enhanced pedestrian and bicycle connections to and within adjacent neighborhoods. The District accommodates a range of residential uses, a wide range of nonresidential uses (including retail and consumer uses, services, offices, and public and community uses), and mixed-use development containing residential and nonresidential uses. District standards focus on encouraging development that maximizes the available development potential, with maximum residential densities of 15 dwelling units per acre, nonresidential intensities allowing for 80% impervious coverage, as well as standards promoting high-quality design. All applications in the district are subject to the Cook's Corner Design Standards, as applicable to the type of construction or development proposed.

2.3.3. Shoreland Protection Overlay (SPO) District

A. Purpose

The purposes of the SPO District are: to further the maintenance of safe and healthful conditions; to prevent and control water pollution; to protect fish spawning grounds, aquatic life, bird and other wildlife habitat; to protect buildings and lands from flooding and accelerated erosion; to protect archaeological and historic resources; to protect commercial fishing and maritime industries; to protect freshwater and coastal wetlands; to control building sites, placement of structures and land uses; to conserve shore cover, and visual as well as actual points of access to inland and coastal waters; to conserve natural beauty and open space; and to anticipate and respond to the impacts of development in shoreland areas.

2.2.4. Rural Protection Districts (RP1 and RP2 Districts)

The Rural Protection (RP) districts apply to coastal watersheds in Rural Areas where environmental systems are preserved and rural resources, including active and productive natural-resource-based uses particularly those that rely on the coastal waters are maintained. District regulations are intended to manage land use and development to protect coastal embayments from the potential impact of stormwater runoff, nutrient loading, and other nonpoint source pollution by limiting impervious surfaces, enhancing stormwater management, ensuring maintenance of subsurface wastewater disposal systems, and managing lawn maintenance and agricultural practices. Standards are also intended to ensure that any development or intensive use maintains rural character and protects natural and scenic resources, including wetlands, unfragmented wildlife habitats, and scenic roads. The districts accommodate marine activities, water-dependent uses, agriculture, and forestry activities. In addition to very-low-density residential development (encouraging open space subdivisions as the preferred form of development), low-intensity businesses and other nonresidential development that support or are based on rural and natural-resource-based uses.

Click here for the complete [Brunswick Zoning Ordinance](#)



COOK'S CORNER - BRUNSWICK ZONING INFORMATION

3.2 Growth Area Permitted Use Table

Table 3.2: Permitted Use Table for Growth Area Zoning Districts																												
P = Permitted C = Allowed Only with a Conditional Use Permit X = Prohibited A = Allowed Only as an Accessory Use																												
Land Use	CURRENT ZONE	GR1	GR2 & 10	GR3	GR4	GR5	GR6	GR7	GR8	GR9	GM1	GM2	GM3	GM4	GM5	GM6	GM7	GM8	GC1	GC2	GC3	GC4	GC5	GA	GI	GO	GN	Supplementary Use Standards
	1997 ZONING DISTRICT	RR	R1&8	R2	R3, 4, 5, 6	R7	TR1	TR2	TR3 & 4	TR5	MU2	MU3 & 6	MU4, 11, 14	MU1, CC	HC1 & 2	TC1, 2, 3	RCMU	MUOZ	CU1&3	CU5 & 6	CU4 & 7	CU/TC	CU2	R-AR	I2, I3, RBTI	R-R&OS	BCN	
Principal Uses																												
Residential Uses																												
Household Living																												
Dwelling, 1- or 2-family		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	P	P	P	P	P	P	X	X	X	X	3.4.1.A
Dwelling, multifamily		P	X	X	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	X	X	X	X	3.4.1.B 4.8.1.D(2)	
Mobile home		Permitted Only in Mobile Home Park Overlay District																										
Group Living																												
Assisted/Congregate Living Facility		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	P	X	X	
Boarding house		X	X	X	C	P	C	X	C	C	P	P	P	C	C	C	P	P	X	X	X	X	X	X	X	X	X	
Nursing home		X	X	X	X	X	X	X	X	X	X	X	P	C	C	C	P	P	X	X	X	X	X	X	X	X	X	
Residence hall		X	X	X	X	X	X	X	X	P	X	P	C	C	X	C	P	X	P	C	P	C	X	C	X	X	3.4.1.C 4.8.1.D(2)	
Public, Institutional, and Civic Uses																												
Community, Cultural, and Educational Uses																												
Club or lodge		X	X	X	X	X	C	X	C	C	P	C	C	C	C	P	P	P	X	X	X	X	X	X	C	X	X	
College		X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	P	X	P	C	C	P	P	X	X	X	X	4.8.1.D(2)
Community center		A	X	X	C	C	C	X	C	C	P	P	C	P	P	P	P	P	P	X	P	P	C	X	C	X	X	
Day care facility, small		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X
Day care facility, large		C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X
Hospital		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	
Library, museum, or art gallery		X	X	X	C	C	C	X	X	C	P	C	C	P	P	P	P	C	P	P	P	P	P	X	C	X	X	4.8.1.D(2)
Municipal facility		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X
Park or conservation area		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Religious institution		X	X	X	C	C	P	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	X	P	X	X	
School		P	X	P	C	P	P	P	P	P	P	C	P	P	P	P	P	P	P	C	P	P	P	P	P	P	P	X
Communication Uses																												
Telecommunication tower		Permitted only in Telecommunications Overlay District																										
Telecommunication tower, small-scale		X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	C	X	X	X	X	C	X	C	C	X	X	3.4.1.D
Commercial Uses																												
Agriculture and Animal Care Uses																												
Aquaculture		X	X	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X
Equestrian facility		X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	P	X	X	X	P	X	

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COOK'S CORNER - BRUNSWICK ZONING INFORMATION

Table 3.2: Permitted Use Table for Growth Area Zoning Districts

P = Permitted C = Allowed Only with a Conditional Use Permit X = Prohibited
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Land Use	CURRENT ZONE	GR1	GR2 & 10	GR3	GR4	GR5	GR6	GR7	GR8	GR9	GM1	GM2	GM3	GM4	GM5	GM6	GM7	GM8	GC1	GC2	GC3	GC4	GC5	GA	GI	GO	GN	Supplementary Use Standards	
	1997 ZONING DISTRICT	RR	R1 & 8	R2	R3, 4, 5, 6	R7	TR1	TR2	TR3 & 4	TR5	MU2	MU3 & 6	MU4, 11, 14	MU1, CC	HC1 & 2	TC1, 2, 3	RCMU	MUOZ	CU1 & 3	CU5 & 6	CU4 & 7	CU/TC	CU2	R-AR	I2, I3, RBTI	R-R&OS	BCN		
Farm		X	X	X	P	X	X	X	X	X	C	C	C	C	C	X	X	X	X	X	X	X	X	X	C	P	X		
Kennel		X	X	X	X	X	X	X	X	X	C	X	X	X	C	X	X	X	X	X	X	X	X	X	X	C	X	X	
Plant nursery		X	X	C	P	P	P	C	X	X	P	P	C	P	P	X	C	C	P	X	P	P	P	X	P	P	X		
Urban Agriculture		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	3.4.1.F	
Veterinary office		X	X	X	X	X	X	X	X	X	P	C	P	P	P	P	P	P	X	X	X	X	X	X	X	P	X	X	
Food, Beverage, and Entertainment																													
Adult entertainment establishment		X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	3.4.1.G
Golf course		X	X	X	P	X	X	X	X	X	X	X	X	C	X	X	X	X	X	X	X	X	X	X	X	P	X		
Recreation facility, as a principal use		X	X	X	C	C	C	X	X	X	P	P	P	P	P	P	P	C	P	X	X	P	P	X	P	P	P ^[1]		
Restaurant or dining facility		X	X	X	X	X	C	X	X	X	P	P	C	P	P	P	P	A	P	X	P	P	C	P	C	X	X	3.4.1.H	
Theater		X	X	X	X	X	C	X	X	X	P	C	C	P	P	P	P	X	P	X	P	P	C	X	P	X	X		
Lodging																													
Campground		X	X	X	X	X	X	X	X	X	C	C	C	C	C	X	X	X	X	X	X	X	X	X	X	P	X		
Hotel		X	X	X	X	X	C	X	X	X	P	C	C	P	P	P	P	X	X	X	X	X	X	X	P	X	X	3.4.1.I	
Retail Sales and Services																													
Farmer's market		X	X	X	X	X	C	X	X	X	P	P	P	P	P	P	P	X	X	X	X	X	X	X	P	X	X		
Financial Institution		X	X	X	X	X	C	X	X	X	P	C	C	P	P	P	P	A	X	X	X	X	X	P	C	X	X		
Neighborhood store		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	P	X	X	3.4.1.J	
Office ^[2]		X	X	X	X	C	C	X	X	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	X		
Retail, Class I		X	X	X	X	X	C	X	X	X	P	C	P	P	P	P	P	A	X	X	X	P	X	P	P	X	X	3.4.1.K	
Retail, Class II		X	X	X	X	X	X	X	X	X	P	C	C	P	P	P	P	X	X	X	X	X	X	X	P	X	X	3.4.1.K	
Service business, Class I		X	X	X	X	C	C	X	X	X	P	C	C	P	P	P	P	A	X	X	X	P	X	P	P	X	X	3.4.1.L	
Service business, Class II		X	X	X	X	X	X	X	X	X	P	C	C	P	P	P	P	X	X	X	X	X	X	P	P	X	X	3.4.1.L	
Studio		C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	X	P	P	P	X	P	X	X		
Transportation and Vehicle-Related Uses																													
Aviation operations		X	X	X	X	X	X	X	X	X	X	X	C	C	C	C	C	X	X	X	X	X	X	P	P	X	X		
Aviation-related business		X	X	X	X	X	X	X	X	X	X	X	C	C	C	C	X	X	X	X	X	X	X	P	P	X	X		
Bus or rail station		X	X	X	X	X	X	X	X	X	X	X	X	P	X	P	P	X	P	X	X	X	X	X	X	X	X		
Car wash		X	X	X	X	X	X	X	X	X	X	X	X	C	P	X	X	X	X	X	X	X	X	X	X	X	X		
Marina or boat storage		X	X	X	X	X	X	X	X	X	C	C	C	C	C	C	X	C	C	C	C	C	X	C	X	X	X		
Motor vehicle fueling station		X	X	X	X	X	X	X	X	X	C	X	X	C	P	X	P	X	X	X	X	X	X	P	P	X	X	3.4.1.M	
Motor vehicle service or repair		X	X	X	X	X	X	X	X	X	P	X	X	P	P	X	P	X	X	X	P	X	X	X	P	X	X		
Parking facility as a principal use		X	X	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	P	C	P	P	P	P	X	X	X		

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THE INFORMATION IN THIS PROFILE HAS BEEN PROVIDED BY THE CLIENT. MAGNUSSON BALFOUR COMMERCIAL & BUSINESS BROKERS MAKES NO REPRESENTATIONS AS TO ITS ACCURACY. THIS PROFILE IS FOR THE CONFIDENTIAL USE OF THE INDIVIDUAL TO WHOM IT HAS BEEN GIVEN. BUYERS ARE ADVISED TO CONDUCT THEIR OWN INVESTIGATION TO ACCURACY OF INFORMATION AND CONSULT WITH THEIR APPROPRIATE FINANCIAL, LEGAL, OR BUSINESS ADVISORS.



COOK'S CORNER - BRUNSWICK ZONING INFORMATION

Table 3.2: Permitted Use Table for Growth Area Zoning Districts

P = Permitted C = Allowed Only with a Conditional Use Permit X = Prohibited
A = Allowed Only as an Accessory Use

Land Use	CURRENT ZONE	GR1	GR2 & 10	GR3	GR4	GR5	GR6	GR7	GR8	GR9	GM1	GM2	GM3	GM4	GM5	GM6	GM7	GM8	GC1	GC2	GC3	GC4	GC5	GA	GO	GN	Supplementary Use Standards	
	1997 ZONING DISTRICT	RR	R1&8	R2	R3, 4, 5, 6	R7	TR1	TR2	TR3 & 4	TR5	MU2	MU3 & 6	MU4, I1, I4	MU1, CC	HC1 & 2	TC1, 2, 3	RCMU	MUOZ	CU1& 3	CU5 & 6	CU4 & 7	CU/TC	CU2	R-AR	I2, I3, RBTI	R-R&OS		BCN
Ultra-light airpark		X	X	X	X	X	X	X	X	X	C	C	C	C	C	C	C	X	X	X	X	X	X	C	X	X		
Vehicle sales, rental, or storage		X	X	X	X	X	X	X	X	X	P	X	X	P	P	X	X	X	X	X	X	X	X	X	C	X	X	3.4.1.N
Industrial Uses																												
Contractor's space		X	X	X	X	X	X	X	X	X	C	C	C	C	C	P	P	X	X	X	C	X	X	A	P	X	X	3.4.1.O
Industry, Artisan		X	X	X	X	X	X	X	X	X	P	P	P	P	P	P	P	X	X	X	X	X	X	P	P	X	X	
Industry, Class I		X	X	X	X	X	X	X	X	X	P	C	C	C	C	X	P	X	X	X	X	X	X	P	P	X	X	3.4.1.P
Industry, Class II		X	X	X	X	X	X	X	X	X	C	C	C	C	X	X	P	X	X	X	X	X	X	P	P	X	X	3.4.1.Q
Junkyard or automobile graveyard		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	3.4.1.R
Marine activity		X	X	X	X	X	X	X	X	X	P	P	P	P	P	P	P	X	X	X	X	X	X	P	P	X	X	3.4.1.S
Mineral extraction		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	3.4.1.T
Recycling collection facility, as a principal use		X	X	X	X	X	X	X	X	X	P	C	C	C	C	P	P	X	X	X	X	X	X	P	P	X	X	
Renewable energy generating facility, as a principal use		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	C	P	C	X	3.4.1.U
Utility facility, major		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	X	
Utility facility, minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Warehousing and storage		X	X	X	X	X	X	X	X	X	P	C	P	P	C	A	P	C	P	A	A	P	X	P	P	X	X	
Accessory Uses																												
Accessory apartment		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	P	X	X	3.4.2.A
Bed and breakfast		X	X	X	P	P	P	C	C	C	P	P	P	P	P	P	P	P	C	C	C	P	C	X	P	X	X	
Canopy		X	X	X	X	X	X	X	X	X	P	X	P	P	P	C	C	P	X	X	X	X	X	P	P	X	X	3.4.1.M
Drive-through service		X	X	X	X	X	X	X	X	X	P	X	P	P	P	C	C	P	X	X	X	X	X	X	X	X	X	3.4.2.B
Helipad		X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	X	C	X	X	X	X	X	X	C	X	X	
Home occupation		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	3.4.2.C
Parking facility, as an accessory use		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Recreation facility, as an accessory use		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	P	X	P ^[1]	
Renewable energy generating facility, as an accessory use		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.4.1.U
Temporary Uses																												
Outdoor sales		X	X	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	X	3.4.2.D
Temporary construction office or yard		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	3.4.2.E
Temporary movable storage container		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	3.4.2.F
Temporary real estate sales office		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	3.4.2.G

Notes: [1] Limited to passive recreation uses. [2] Change of Use Permit required for non-medical to medical office (Table 5.2.9.B).

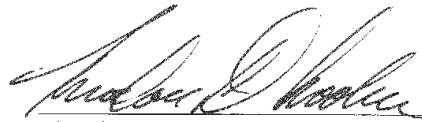


DOC :779 BK:37659 PG:26

DLN: 1002140127753
QUITCLAIM WITH COVENANT DEED

KNOW ALL BY THESE PRESENTS, that THEODORE D. CROOKER of 44 Storer Street, Brunswick, ME 04011 ("Grantor") DOES HEREBY GRANT unto 14 MEADOW ROAD, LLC, a Maine limited liability company with a mailing address of P.O. Box 66749, Falmouth, ME 04105 ("Grantee"), with QUITCLAIM COVENANT, that certain lot or parcel of land, together with any buildings or improvements thereon, located at and near Meadow Road in the Town of Brunswick, County of Cumberland, State of Maine, and more particularly described on the attached Exhibit A.


DATED: December 30, 2020


Theodore D. Crooker

STATE OF MAINE
COUNTY OF CUMBERLAND, ss

December 30, 2020

Personally appeared before me the above-named THEODORE D. CROOKER and acknowledged the foregoing instrument to be his free act and deed.


~~Notary Public~~ / Maine Attorney at Law
Print Name: RICHARD N. BRYANT
Commission Expires: DEC NO. 3108



DOC :779 BK:37659 PG:27

EXHIBIT A

A certain lot or parcel of land, together with any buildings thereon, situated in the Town of Brunswick, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at an iron pin in the ground on the northwesterly side of the Meadow Road, which iron pipe marks the southerly most corner of land now or formerly of James R. Fuller; thence North thirty-three degrees fifty-seven minutes eleven seconds West (N 33° 57' 11" W) along land of said Fuller a distance of three hundred forty-five and thirteen hundredths (345.13) feet to an iron pipe; thence North thirty-two degrees twenty-two minutes nine seconds West (N 32° 22' 9" W) along land of Patricia M. Crooker-Mulligan a distance of two hundred twenty-four and eighty-one hundredths (224.81) feet to an iron pipe; thence North fifty-eight degrees thirty-seven minutes thirty-nine seconds East (N 58° 37' 39" E) along land of said Crooker-Mulligan a distance of four hundred forty-three and eighty-seven hundredths (443.87) feet to an iron pipe on the south westerly side of the Thomas Point Road; thence North seventeen degrees thirty-seven minutes eighteen seconds West (N 17° 37' 18" W) along the southwesterly side of the Thomas Point Road a distance of ninety-seven and fifty-nine hundredths (97.59) feet to a point; thence North forty degrees four minutes twenty-seven seconds West (N 40° 04' 27" W) along the southwesterly side of the Thomas Point Road a distance of five hundred seventeen and seven hundredths (517.07) feet to a point; thence North thirty-four degrees fifty-three minutes nineteen seconds West (N 34° 53' 19" W) along the southwesterly side of the Thomas Point Road a distance of eight hundred sixty-eight and sixty-one hundredths (868.61) feet to a granite monument; thence North thirty-four degrees nineteen minutes thirty-two seconds West (N 34° 19' 32" W) along the southwesterly side of the Thomas Point Road four hundred (400) feet to an iron pipe in the ground, which pipe marks the easterly most corner of land now or formerly of Eric F. Westbye; thence South fifty-three degrees fifteen minutes thirty-five seconds West (S 53° 15' 35" W) along said Westbye a distance of two hundred forty-four and eighty-eight hundredths (244.88) feet to an iron pipe; thence North thirty-four degrees forty-eight minutes fifty-nine seconds West (N 34° 48' 59" W) along land of said Westbye a distance of two hundred and six tenths (200.6) feet to an iron pipe and land now or formerly of Viola M. Stinson; thence South fifty-three seconds eighteen minutes fourteen seconds West (S 53° 18' 14" W) along land of said Stinson a distance of two hundred twenty-nine and forty-six hundredths (229.46) feet to an iron pin in the ground; thence North thirty-three degrees fifty-nine minutes forty-five seconds West (N 33° 59' 45" W) along land of said Stinson a distance of six hundred thirty-two and five tenths (632.5) feet to an iron pipe and land now or formerly of Melrose Associates, Inc.; thence South fifty-six degrees zero minutes fifteen seconds West (S 56° 00' 15" W) along land of said Melrose Associates, Inc. a distance of five hundred sixty-one (561) feet to an iron pipe and other land of Melrose Associates, Inc.; thence South thirty-four degrees fifty-four minutes fifty seconds East (S 34° 54' 50" E) along land of Melrose Associates, Inc. and land now or formerly of Ann E. Snow a distance of two thousand thirty-seven and ninety-one hundredths (2,037.91) feet to an iron pipe; thence South thirty-four degrees twelve minutes thirty-eight seconds East (S 34° 12' 38" E) along land of said Snow a distance of one hundred and seventy-five hundredths (100.75) feet to an iron pipe; thence following the same course along land of said Snow a distance of six hundred and seventy-five



COOK'S CORNER - BRUNSWICK DEED: LOT 20

DOC :779 BK:37659 PG:28

RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS

01/05/2021, 02:15:14P

Register of Deeds Nancy A. Lane E-RECORDED

hundredths (600.75) feet to an iron pipe which pipe marks the westerly most corner of land of Patricia M. Crooker-Mulligan; thence North fifty-eight degrees thirty-seven minutes thirty-nine seconds East (N 58° 37' 39" E) along said Crooker-Mulligan a distance of five hundred fifty-three and thirty-three hundredths (553.33) feet to an iron pipe set in a stone wall; thence South thirty-two degrees twenty-two minutes nine seconds East (S 32° 22' 09" E) along said Crooker-Mulligan a distance of two hundred twenty-six and forty-six hundredths (226.46) feet to an iron pipe in the ground; thence South thirty-three degrees fifty-seven minutes eleven seconds East (S 33° 57' 11" E) along said Crooker- Mulligan a distance of three hundred fifty-six and eighty-seven hundredths (356.87) feet to an iron pipe in the northwesterly side of the Meadows Road; thence North forty-three degrees twenty-three minutes thirty-six seconds East (N 43° 23' 36" E) along the northwesterly side of the Meadow Road a distance of fifty-one and nine hundredths (51.09) feet to the point of beginning.

The above described premises are conveyed subject to an easement given by C. Warren Ring to Vincent B. Welsh by deed dated August 16, 1966 and recorded in the Cumberland County Registry of Deeds in Book 4131, Page 327, to which deed with its record reference is hereby made for a further and more complete description of the rights therein described.

Being the same premises conveyed to Franklin T. Crooker and Theodore D. Crooker by deed of Harry C. Crooker and Marion A. Crooker dated September 17, 1990 and recorded in the Cumberland County Registry of Deeds in Book 9329, Page 203. The fifty percent (50%) interest of Franklin T. Crooker has been conveyed to Theodore D. Crooker by deed dated December 30, 2020 and recorded in the Cumberland County Registry of Deeds in Book 37649, Page 118.



BK 13136PG011

30446

MAINE REAL ESTATE TAX PAD

WARRANTY DEED

DI-KE-JA, LLC, a New Hampshire limited liability company having a mailing address of P.O. Box 35, North Hampton, Rockingham County, New Hampshire 03862, for consideration paid, grants to MAINE GRAVEL SERVICES, INC., a Maine corporation having a mailing address of P.O. Box 2023, Brunswick, Maine 04011, with WARRANTY COVENANTS, the following described premises:

A certain lot or parcel of land situated on State Route 24 at Cook's Corner, so-called, in Brunswick, Cumberland County, Maine, and more particularly bounded and described as follows:

Beginning on the northeasterly sideline of Route 24 at a 3/4 inch iron pipe at the southwest corner of land of Leo Messier, which pipe is S 13° E 296.3 feet to a 4 inch granite monument on the southerly line of a CMP easement; thence S 84° 16' E, 250.0 feet to a #5 rebar at the southeasterly corner of Leo Messier; thence N 12° 51' W, 296.5 feet to a 1 and 3/4 inch iron pipe on the southerly line of said CMP easement; thence S 84° 28' E, 745.8 feet along the southerly sideline of CMP easement to a 4 inch granite monument at the northeast corner of the parcel described; thence S 39° 15' E, 652.7 feet to an iron pin at the northeast corner of land of Harry Crooker; thence S 52° 05' W, 561 feet to an iron pin at the northwest corner of Crooker; thence S 38° 40' E, 738 feet, more or less, to the northeast corner of land of Ann Snow, as agreed upon in deed to be recorded, which corner is S 45° 37' W, 6.5 feet from a #5 rebar; thence S 45° 37' W, 634 feet, more or less, passing through a 1 and 1/2 inch iron pipe, to the northwest corner of land of Ann Snow, as agreed upon in deeds to be recorded to land now or formerly of William F. Slattery; thence N 38° 44' W, 301 feet along land now or formerly of William F. Slattery to a #5 rebar at the south corner of a lot conveyed to Roy Beal as shown on a plan entitled "Plan of Land in Brunswick, Maine, for Roy Beal", dated March 1986, and recorded in the Cumberland County Registry of Deeds in Plan Book 160, Page 17; thence along land of Roy Beal the following courses: N 09° 32' E, 341.7 feet to a #5 rebar; thence N 22° 14' W, 500.0 feet to a #5 rebar; thence N 87° 04' W, 349.9 feet to a #5 rebar on the northeasterly sideline of Route 24; thence N 21° 53' W, 401.9 feet along Route 24 to a #5 rebar; thence N 18° 21' W, 265.6 feet along Route 24 to iron pipe and point of beginning. Containing 28.8 acres.

Bearings are based on magnetic observation 1987.



BK 13136PG012

- 2 -

Reference is made to a plan entitled "Standard Boundary Survey for Melrose Associates, Inc.", dated May 4, 1988, by Coastal and Woodland Surveying, Pamela Mount RLS 1272, to be recorded.

Meaning and intending to describe and convey the same premises conveyed to the within grantor by deed of Leo A. Messier, et al, dated October 27, 1995, and recorded in the Cumberland County Registry of Deeds at Book 2189, Page 123.

In Witness Whereof, this 11th day of June, 1997.

DI-KE-JA, LLC

Kathryn S. Mulhearn
Witness

Richard D. McFarland
Richard D. McFarland
Managing Member

(to both)
Witness

Mary Jane McFarland
Mary Jane McFarland
Managing Member

STATE OF New Hampshire
COUNTY OF Rockingham

The foregoing instrument was acknowledged before me this 11th day of June, 1997 by Richard D. McFarland and Mary Jane McFarland, managing members of DI-KE-JA, LLC, a New Hampshire limited liability company.

Valerie M. Doty
Notary Public/Attorney at Law

VALERIE M. DOTY, Notary Public
My Commission Expires April 10, 2001

SEAL

H:\DATA\4\49921\DEED.ME

RECEIVED
RECORDED REGISTRY OF DEEDS
1997 JUN 16 PM 2: 17
CUMBERLAND COUNTY
John B. O'Brien



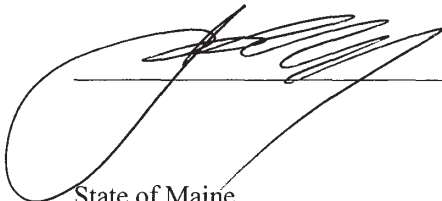
Doc#: 57930 Bk:31946 Pg: 197

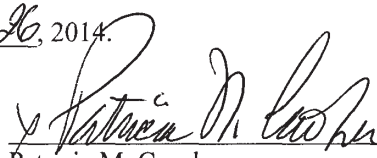
WARRANTY DEED
STATUTORY SHORT FORM
TITLE 33, §775

MAINE REAL ESTATE TAX PAID

PATRICIA M. CROOKER, formerly known as **PATRICIA M. CROOKER-MULLIGAN** of Brunswick, County of Cumberland and State of Maine, for consideration paid, grants to **MAINE GRAVEL SERVICES, INC**, a Maine corporation with a principal place of business in Harpswell, County of Cumberland and State of Maine, with **Warranty Covenants**, certain lot or parcel of land, together with the improvements thereon, situated in Harpswell, County of Cumberland, and State of Maine, more fully described in Exhibit A, attached hereto and made a part hereof.

WITNESS my hand and seal on November 26, 2014.



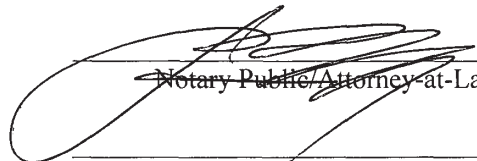

Patricia M. Crooker

State of Maine
Cumberland, ss.

November 26, 2014

Personally appeared the above-named **Patricia M. Crooker** and acknowledged the above instrument to be her free act and deed.

Before me,



Notary Public/Attorney-at-Law

(Print Name)

JOHN E. MOORHEES, JR.
Attorney at Law/Notary Public
My Commission does not expire.



Doc#: 57930 Bk:31946 Pg: 198

17803

EXHIBIT A

A certain lot or parcel of land situated in the Town of Brunswick, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a two inch iron pipe on the westerly line of the Thomas Point Road at the northeast corner of land now or formerly of Richard R. Short; thence running South 57° 42' 24" West by the northerly lines of land now or formerly of Richard R. Short and James R. Fuller, three hundred eighty-six and fifty-three hundredths (386.53) feet to a two inch iron pipe at the northwest corner of land now or formerly of James R. Fuller; thence North 32° 22' 09" West two hundred twenty-four and eighty-one hundredths (224.81) feet to a one-half iron pipe at land formerly of Marion A. Crooker; thence North 58° 37' 39" East by the southerly line of land formerly of Marion A. Crooker, four hundred forty-three and eighty-seven hundredths (443.87) feet to a one-half inch iron pipe in ledge on the westerly side line of the Thomas Point Road; thence South 17° 37' 18" East by the westerly side line of the Thomas Point Road, two hundred twenty-five (225) feet to the point of beginning. Containing 2.1 acres.

Meaning and intending to describe premises conveyed in a Deed from Marion A. Crooker to Patricia M. Crooker-Mulligan dated July 20, 1989 and recorded in the Cumberland County Registry of Deeds in Book 8849, Page 137.

Received
Recorded Register of Deeds
Dec 02, 2014 11:37:23A
Cumberland County
Pamela E. Lovley



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.