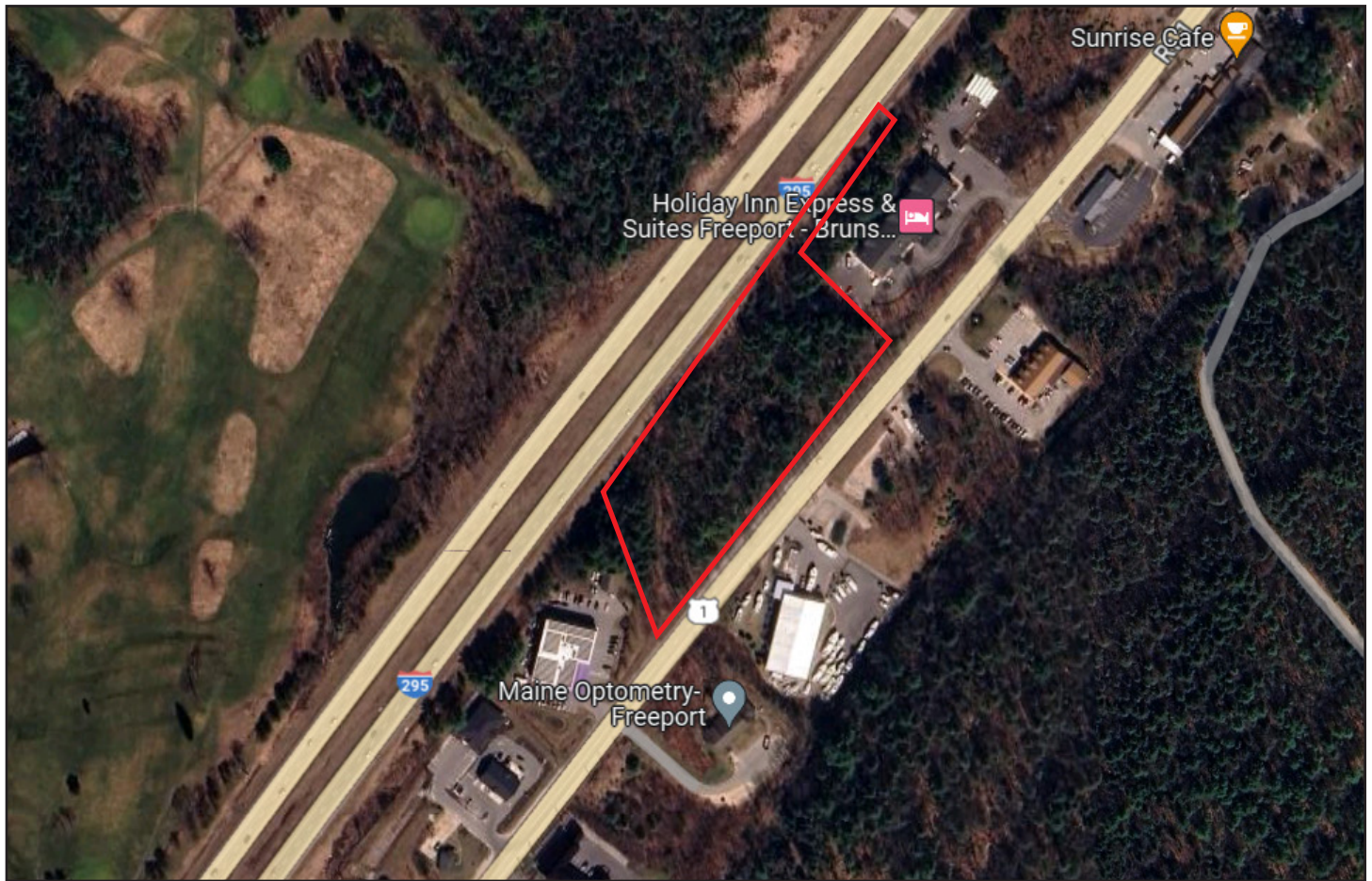


0 US ROUTE ONE - FREEPORT

3.06+/- ACRE COMMERCIAL LOT FOR SALE



PROPERTY TYPE: COMMERCIAL LAND

LESS THAN 1 MILE TO 1-295 EXIT 20

SIZE: 3.06+/- ACRES

JUST MINUTES TO FREEPORT CENTER

FRONTAGE: 568+/- FT ON ROUTE ONE

HIGH TRAFFIC ROUTE ONE LOCATION

ZONING: C1 - COMMERCIAL 1

MANY USE OPTIONS ALLOWED

TRAFFIC COUNT: 9,200 AADT19

SALE PRICE: \$285,000



For more information contact:

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





0 US ROUTE ONE - FREEPORT PROPERTY DETAILS

OWNER	NAVIC, LLC
PROPERTY TYPE	General Commercial
BEST OR CURRENT USE	Retail/Commercial
ZONING	C1 - Commercial 1
ACREAGE	3.06+/- Acres
PARKING	None
TAXES/YEAR	\$2,168 (2024)
BOOK/PAGE	38139/241
MAP/BLOCK/LOT	26/41-2
ROAD FRONTAGE	629+/- Ft
TRAFFIC COUNT	9,200 AADT19
ELECTRIC	Available at street
GAS	No Gas
SEWER	Public available at street
WATER	Public available at street

OVERVIEW

3+ acre commercial lot located directly on heavily traveled Route One with over 600 feet of frontage. This C1 zoned parcel is less than one mile southwest of exit 20 on I-295 and just minutes to Freeport Center. Situated between Autowerkes Maine and the Holiday Inn Express, the property lends itself to many uses including retail, restaurant, office, gas station/c-store, automotive-related, and hospitality. This rear of the property also abuts I-295 offering additional visibility for your business.

50 Sewall St. - Portland, Maine 04102 • Tel. 207-879-9800 • www.balfourcommercial.com

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.



0 US ROUTE ONE - FREEPORT ECONOMIC DEVELOPMENT

About Freeport

Freeport is a classic New England village that attracts 3 million visitors each year to our scenic location on Casco Bay and is a hub for L.L Bean' Flagship Store, diverse retail and experiential offerings, outdoor recreation, and a growing cluster of craft breweries and oyster farms.

Freeport is one of Maine's most popular destinations centered in a great year-round market area:

- Household income is 35 percent higher than the national average
- Median home value is 44 higher than the national average
- Surrounding Cumberland County is developing rapidly with median household income and home values that are 17 percent and 26 percent higher than the national average, respectively

Freeport is highly accessible for your customers and employees in Maine's largest metropolitan area:

- Just 20 minutes north of Portland on Interstate-295 and U.S. Route 1
- 2 hours north of Boston with convenient access to points south
- Freeport's village center is served by AmTrak Downeaster and Breeze bus from Portland

Partners

When you choose Freeport, you will be supported by a network of engaged local organizations who are committed to your success and a vibrant Freeport community.

Visit Freeport reaches hundreds of thousands of people from New England, Canada, and beyond every year. Freeport businesses access the benefits of multi-platform exposure via Visit Freeport Map & Guidebook, website, social media, emails and so much more.

Greater Freeport Chamber of Commerce supports local businesses through events, business-to-business networking, promotion, and resources to grow.

Meetinghouse Arts The mission of Arts & Cultural Alliance of Freeport (ACAF) is to cultivate Greater Freeport as a vibrant center for arts and culture by fostering creative collaboration, expanding access to arts and cultural assets, and amplifying the arts and culture as powerful tools to create, strengthen, and connect community.

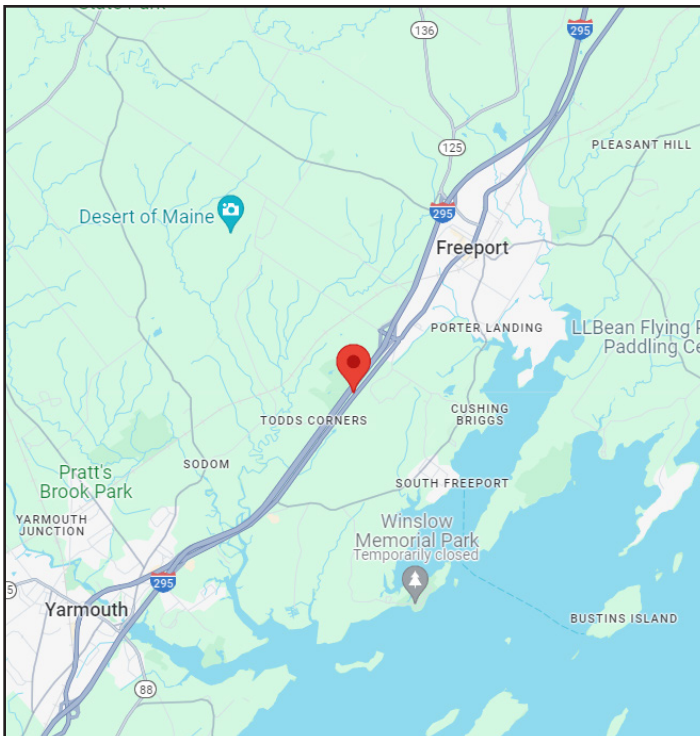
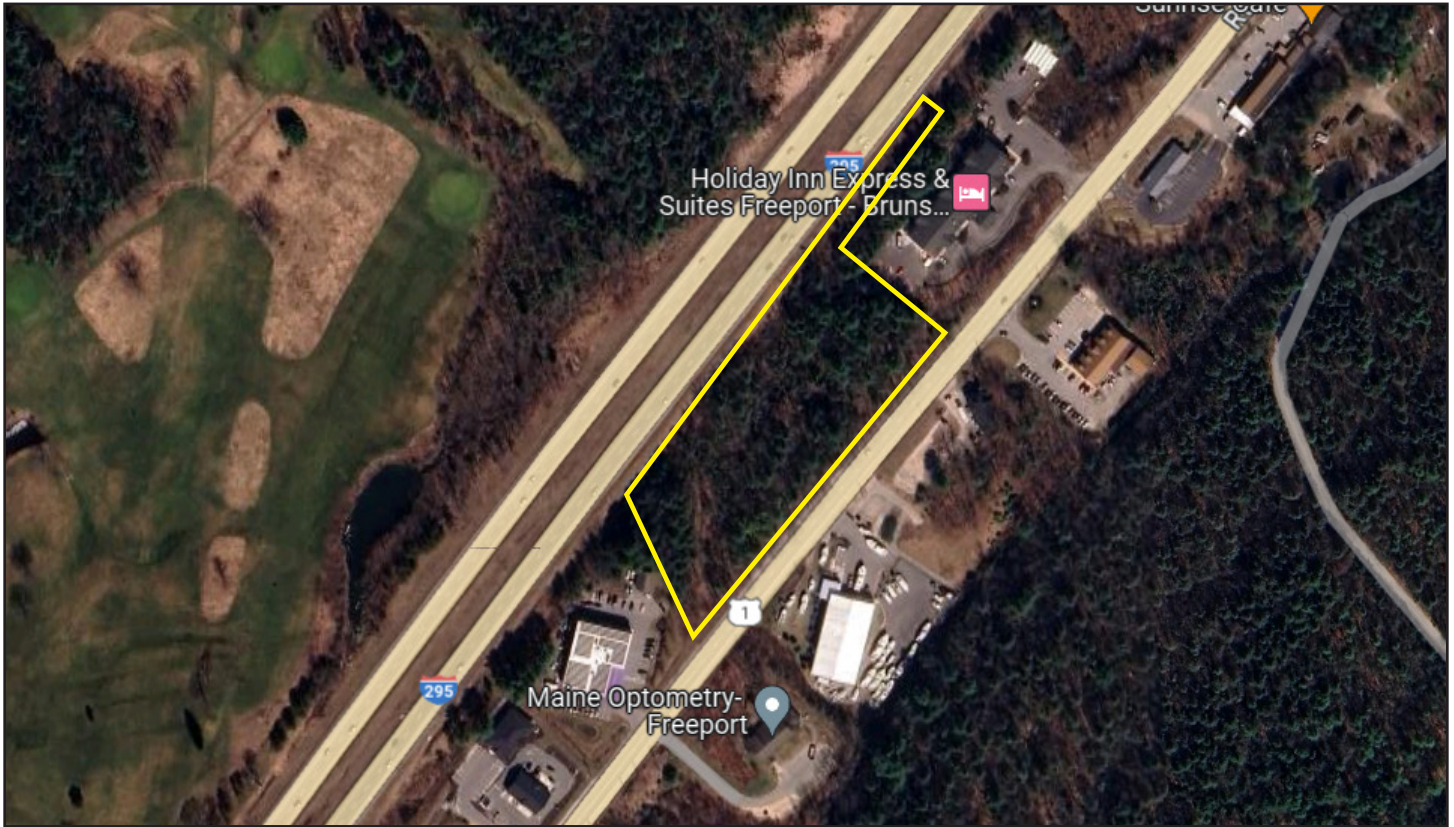
For more information, go to choosefreeport.com

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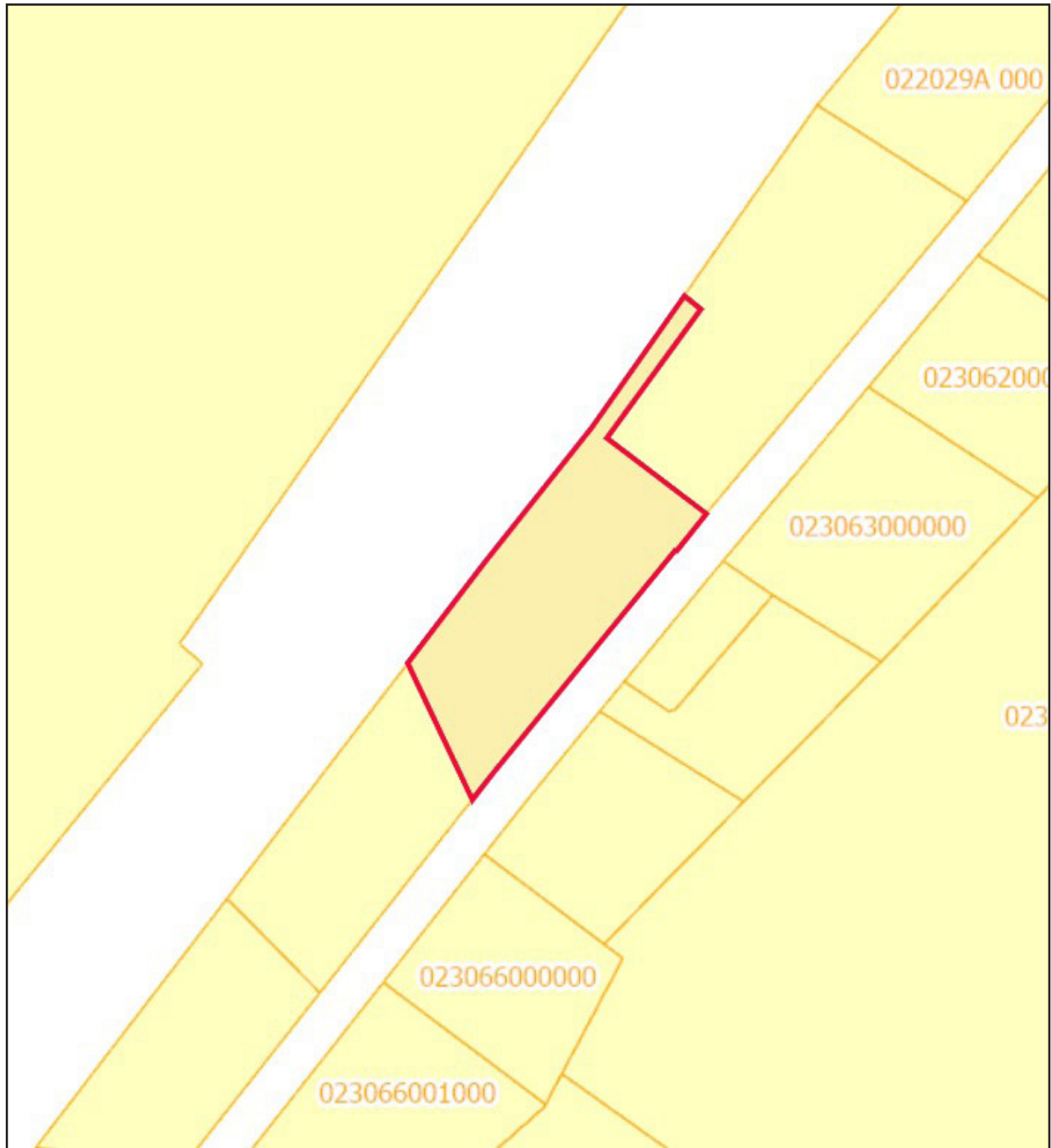


0 US ROUTE ONE - FREEPORT LOCATION



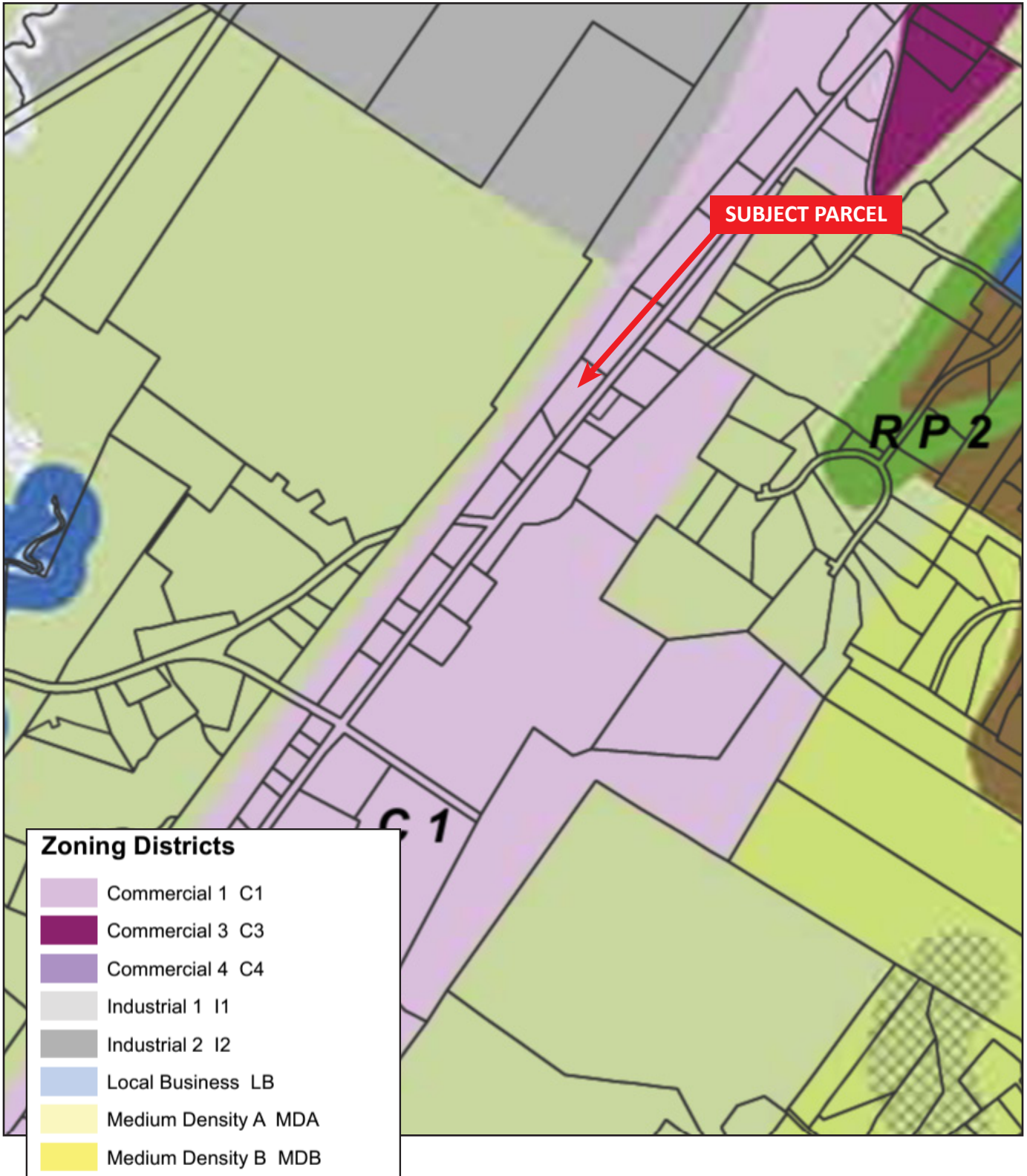
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Section 409. Commercial District I “C-I”

A. Purpose:

It is the intent of this District to provide for suitable locations for commercial uses which are appropriately situated at highway locations and to encourage an attractive entrance to the Town of Freeport. This District comprises land along the U.S. 1 corridor from Yarmouth to the plaza just north of Desert Road and is the major local connector between Yarmouth and Freeport. This district is intended to be flexible with regard to minimum lot size, road frontage requirement, and setbacks from property lines provided points of access onto U.S. Route One are limited, and design standards are met.

B. Permitted Uses:

1. Single Family Dwelling
2. Two Family Dwelling
3. Agriculture *{Amended, Effective 06/18/13}*
4. Agritourism Activity *{Amended, Effective 06/18/13}*
5. Timber Harvesting
6. Peddler on Private Property subject to the requirements of Section 526

The following uses are subject to site review regardless of size:

7. Public or Private School
8. Commercial School
9. Outdoor Recreation School
10. Auto Repair Service Garage subject to the standards of Sec. 409.D.6 listed below
11. Auto Service Station
12. Retail Trade up to 15,000 s.f. building footprint
13. Commercial Sales and Service - Outdoor
14. Business and Professional Offices
15. Commercial Recreation – Indoor and Outdoor
16. Public Utilities
17. Convenience Store with Gas Pumps
18. Restaurant
19. Restaurant - Drive-Up
20. Restaurant - Carry-Out
21. Bed and Breakfast Inn
22. Hotel/Motel
23. Boatyard
24. Public and Private Assembly Indoor
25. Parking Facility
26. Commercial Sales and Service
27. Manufacturing and Processing
28. Day Care Center Facilities



0 US ROUTE ONE - FREEPORT ZONING INFORMATION

- 29. Auto Sales for up to 30 vehicles stored outdoors
- 30. Flea Markets
- 31. Art Gallery and Museum
- 32. Residential Health Care Facility
- 33. Nursing Home
- 34. Construction Services
- 35. Research and Development Facility
- 36. Parking area for open space *{Amended, Effective 12/02/14}*
- 37. Artisan Food and Beverage *{Effective 12/17/14}*
 - a. food truck(s) as an accessory use is allowed subject to the provisions of Sec. 526A – Food Trucks

The following uses are permitted 300 feet or more from the easterly edge of the U.S. Route One right-of-way **or if closer than 300 feet from the easterly edge of U.S. Route One the standards of Section 409.D.9 shall be met**, and are subject to site review regardless of size:

- 38. Multiple Family Dwelling
- 39. Warehouse and Storage Facility
- 40. Wireless Telecommunication Facilities
- 41. Truck Facilities

C. Space and Bulk Standards

- 1. Minimum lot size and road frontage requirement if the building(s) or use(s) is/are connected to the public water and sewer system and if one of the following conditions exists or is provided¹: *{Amended, Effective 10/03/17}*
 - a. there is no more than one access point (existing or proposed) per lot of record as of May 6, 2008 on U.S. Route One, or
 - b. the only access point off U.S. Route One is shared with an adjacent lot or lots and the lot or lots sharing the access points don't have other access points on U.S. Route One; or
 - c. a lot has more than one existing access point per lot of record as of May 6, 2008; provided, however, that (i) in these situations the Project Review Board may relocate some or all of the access points, (ii) the development shall not have more access points than exist on May 6, 2008, and (iii) the Project Review Board may in its discretion limit access points to a number less than the number existing on May 6, 2008 if the Project Review Board shall determine that the maintenance of the number of access points existing as of May 6, 2008 is likely to²:

¹ It is the intent of this section to provide the incentives of reduced minimum lot sizes and road frontage requirements for developments that limit or share access points on to U.S. Route One. The limitation of access points on U.S. Route One applies to developments that intend to take advantage of the incentives of reduced minimum lot sizes and road frontage requirements when a new lot is created. The limitation of access points does not apply to existing developments, buildings, or uses or to existing developments, buildings, or uses that propose a change of some sort but that are not creating a new lot. For more information on the intent of this section refer to the Freeport Comprehensive Plan, Section VI.B – Future Land Use Directions – Commercial.

² It is the intent of this section to give the Project Review Board the authority to consider allowing two access points if the two access points existed prior to May 6, 2008. This exception was intended for proposed developments that are expected to have a minimal increase



0 US ROUTE ONE - FREEPORT ZONING INFORMATION

- A. detract from public safety considering such factors such as accidents in the area, traffic volumes, road geometrics, types and frequency of traffic moving to and from existing uses within 1,000' of the proposed use; or
- B. adversely effect the ability of vehicular traffic to maintain the existing speed limit; or
- C. threaten an environmentally sensitive area,

West side of U.S. Route One and lots in the C-1 District just prior to May 6, 2008

Minimum lot size	20,000 s.f.
Minimum land area per dwelling unit if part of a mixed use development	10,000 s.f.
Road frontage requirement	none

East side of U.S. Route One other than lots in the C-1 District just prior to May 6, 2008

Minimum lot size	40,000 s.f.
Minimum land area per dwelling unit within 300' of U.S. Route One	40,000 s.f.
Minimum land area per dwelling unit 300' or beyond U.S. Route One	15,000 s.f.
Minimum land area per dwelling unit if part of a mixed use development	10,000 s.f.
Road frontage requirement	none

2. Minimum lot size and road frontage requirements for lots that do not meet the requirements of Section 409.C.1 above

West side of U.S. Route One and lots in the C-1 District just prior to May 6, 2008

Minimum lot size	1 acre
Road frontage requirement	300 feet

East side of U.S. Route One other than lots in the C-1 District just prior to May 6, 2008

Minimum lot size	3 acres
Road frontage requirement	300 feet

- 3 Maximum building height: 35 feet
- 4. Maximum impervious surface to lot area: 70%
- 5. Minimum setback

front:	15 feet
side:	15 feet
rear:	15 feet

D. Other Standards:

- 1. Outdoor storage for non-residential uses is prohibited in the front setback. Outdoor storage areas shall be fenced.

in traffic such as small residential developments or commercial uses with limited traffic needs, and for proposed developments that can easily meet the standards of this section.



2. In the front setback, in a strip extending along the entire frontage of Route One, except for driveways, for a depth of 15 feet, landscaping is required. Landscaping is also required in all side setbacks for a depth of 15 feet extending from the front property line to the furthest back edge of the developed area (buildings, parking lots, other impervious surface). The Project Review Board shall determine whether the side landscaping shall consist of plantings and/or retention of the natural cover. Only accessways, walkways, pedestrian and vehicle connectors between parking lots on abutting lots and common driveways for abutting lots are permitted in the side landscaped setbacks.
3. Items for sale are allowed within all of the required setbacks.
4. If existing or proposed parking spaces are eliminated due to the creation of parking lot connectors and/or common driveways for abutting lots, the property shall be credited for each lost space so that no net loss of parking spaces shall occur.
5. The Project Review Board may reduce the setback requirements if the proposed building is adjacent to an existing building used for commercial purposes, if a lot shares access, parking, or other facilities with another lot, or if environmental constraints on the property limit the logical location of buildings to be closer to the property line.
- 6.a. Non-residential uses are allowed one overhead door that will be used for boats, equipment and vehicles of all types and/or storage on a side of the building visible from U.S. Route One. The Project Review Board may approve more than one overhead door on a side of the building visible from U.S. Route One if the size and shape of the lot are such that no other reasonable alternatives exist, that adequate screening is provided, and that the doors are designed to not visually stand out from the overall facade.
- b. Non-residential uses may have more than one overhead doors that are visible from US Route One if the overhead doors are not used for boats, vehicles, equipment or storage, but instead to open a use to the outdoors and to allow customers and employees to walk between the inside and outside of the building. This applies to uses such as, but not limited to, artisan food and beverage, retail and restaurants. In these cases, the overhead doors must include architectural details such as glass and trim. *{Amended, Effective 10/02/18}*
7. The Project Review Board may allow building heights up to 45' provided the building can be adequately screened from U.S. Route One, I-295, Old South Freeport Road and South Freeport Road as applicable with existing trees and the building is 300' or greater from U.S. Route One.
8. The Performance Standards of Section 527 are applicable.
9. For uses that require outdoor storage of materials or the operation/storage of large equipment (other than inventory for sale), the Project Review Board shall require screening that visually obscures the storage area(s) and/or reduces the ambient noise level



0 US ROUTE ONE - FREEPORT ZONING INFORMATION

of the use to the greatest extent practicable. Such screening may include plantings, retention of existing vegetation, berms, fences, or other vegetative or constructed barriers to mitigate the visual and auditory impact of the development on the surroundings.

The final shape, size and location of all screening shall be determined, at the discretion of the Project Review Board. In determining the shape and size of the screening, the board shall consider the amount of land being used for outdoor storage, the type of screening being used, the amount of noise that may be generated by the outdoor storage, the proximity of the outdoor storage to the road, and the amount of natural vegetation being maintained.

QUITCLAIM DEED WITH COVENANT

THAT William H. Phipps, of Yarmouth, Maine


For Consideration Paid, GRANTS with QUITCLAIM COVENANT to:

Navic LLC, a Maine Limited Liability Company with a principal place of business in the Town of Yarmouth, County of Cumberland, State of Maine, with a mailing address of 41 Baker Street, Yarmouth, ME 04096,

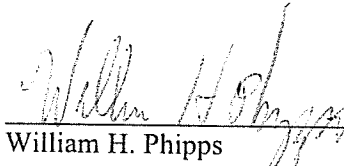
A certain lot or parcel of land, together with the improvements thereon and all rights and easements appurtenant thereto, situated in the Town of Freeport, County of Cumberland and State of Maine, bounded and described in Exhibit A annexed hereto and made a part hereof.

Being a portion of the premises conveyed to the Grantor herein by Lewis A. Holman and Donald E. Talbot, Personal Representative of the Estate of Orrin H. Phipps dated December 23, 2014 and recorded in the Cumberland County Registry of Deeds in Book 32000, Page 181.

WITNESS MY HAND this 30 day of April, 2021.



Witness



William H. Phipps

STATE OF MAINE
CUMBERLAND, SS.

April 30 2021

Then personally appeared the above-named William H. Phipps and acknowledged the foregoing instrument to be his free act and deed.



Before me, 
Notary Public/Attorney-At-Law

Printed Name

EXHIBIT A

A certain lot or parcel of land located on the southeasterly side of Interstate – 295 (I-295) and the northwesterly side of U.S. Route 1 in the Town of Freeport, County of Cumberland, State of Maine bounded and described as follows:

Beginning at a capped iron rod “PLS 1328” on the northwesterly side of U.S. Route 1 and the southerly corner of land now or formerly of Puja Hospitality, LLC as described in a deed recorded in the Cumberland County Registry of Deeds in Book 22008, Page 204. Thence:

1) S 39°54’09” W by said U.S. Route 1 a distance of Six Hundred Twenty-Nine and 30/100 (629.30) feet to a capped iron rod “PLS 1328” at the northeasterly corner of land now or formerly of Voit Rich Properties, LLC as described in a deed recorded in said Registry in Book 27978, Page 58;

2) N 25°46’02” W by said land of Voit Rich Properties, LLC a distance of Two Hundred Thirty-Seven and 32/100 (237.32) feet to a capped iron rod “PLS 1328” on the southeasterly side of I-295;

3) N 38°16’24” E by said I-295 a distance of Seven Hundred Forty-Nine and 02/100 (749.02) feet to a capped iron rod “PLS 1328” at said land of Puja Hospitality, LLC;

4) S 57°08’16” E by said land of Puja Hospitality, LLC a distance of Thirty-Two and 33/100 (32.33) feet to a point;

5) S 39°34’22” W by said land of Puja Hospitality, LLC a distance of Two Hundred Forty-Six and 82/100 (246.82) feet to a 2-1/12” iron pipe;

6) S 57°16’01” E by said land of Puja Hospitality, LLC a distance of Two Hundred Five and 64/100 (205.64) feet to the point of beginning.

Bearings are referenced to grid north, Maine State Plane Coordinate System, West Zone NAD83.

The above described parcel contains 3.06 acres and is shown on a plan titled “ALTA/NSPS Land Title Survey, Tax Map 26, Lot 41-2, Route One” prepared by Titcomb Associates for Navi, LLC.

Together with all right, title and interest of Grantor in the lands under I-295 and U.S. Route One abutting the above-described land.



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.