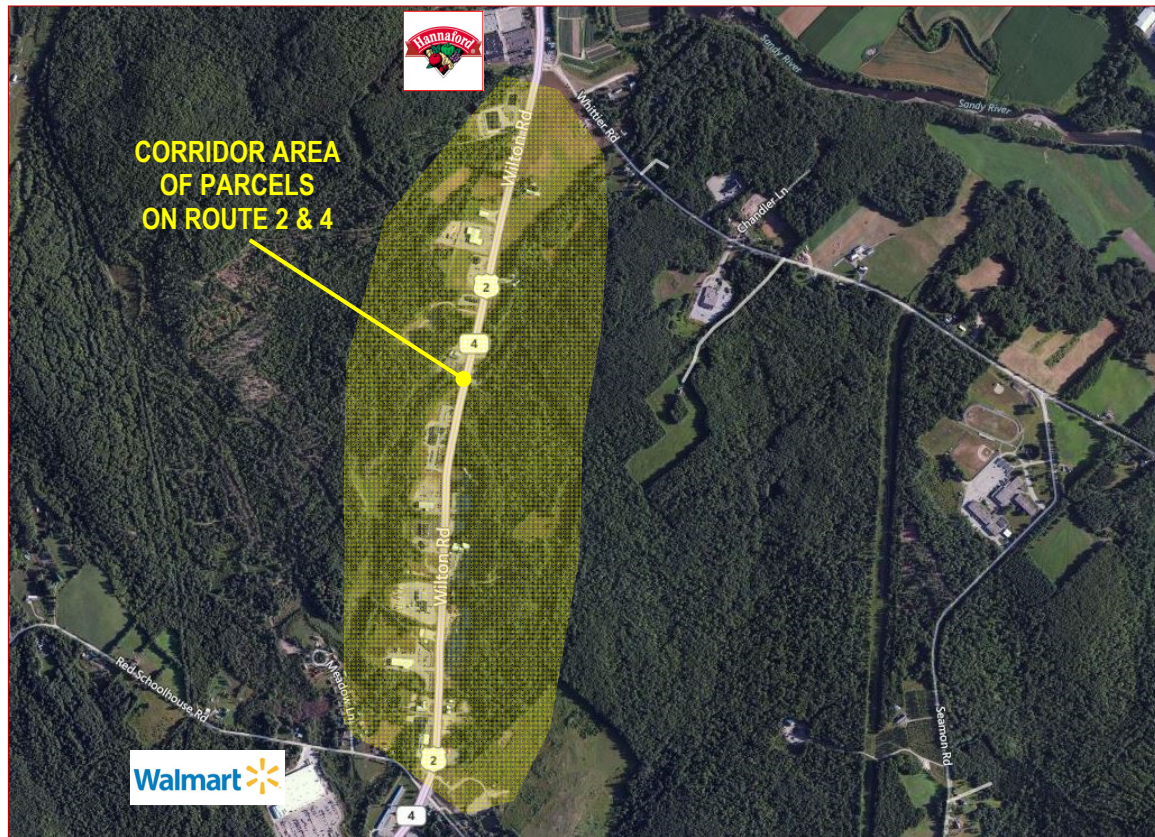


# DEVELOPMENT SITES

FARMINGTON, MAINE



## Development Opportunities from 3 to 92± Acres

**Route 2 (Wilton Road)**

The state's major east/west highway  
from New Hampshire to Bangor

Centrally located in the area's heavily  
traveled commercial corridor between  
Hannaford and Wal-Mart

## FOR SALE

**LOCATION:** Wilton Road (Routes 2 and 4)  
Farmington, Maine

- South of the historic downtown
- North of Franklin Memorial Hospital
- Route 2 is the state's major east-west highway

**WHAT:** Sites from 3± to 92± acres

**TRAFFIC:** 31,000+ vehicles per day

**BROKER:** John Doyon, CCIM  
(207) 772-8300 direct  
(207) 358-7913 direct fax  
john@malonecb.com



**Malone Commercial Brokers, Inc.**  
5 Moulton Street  
Portland, Maine 04101

Tel (207) 772-2422  
www.malonecb.com

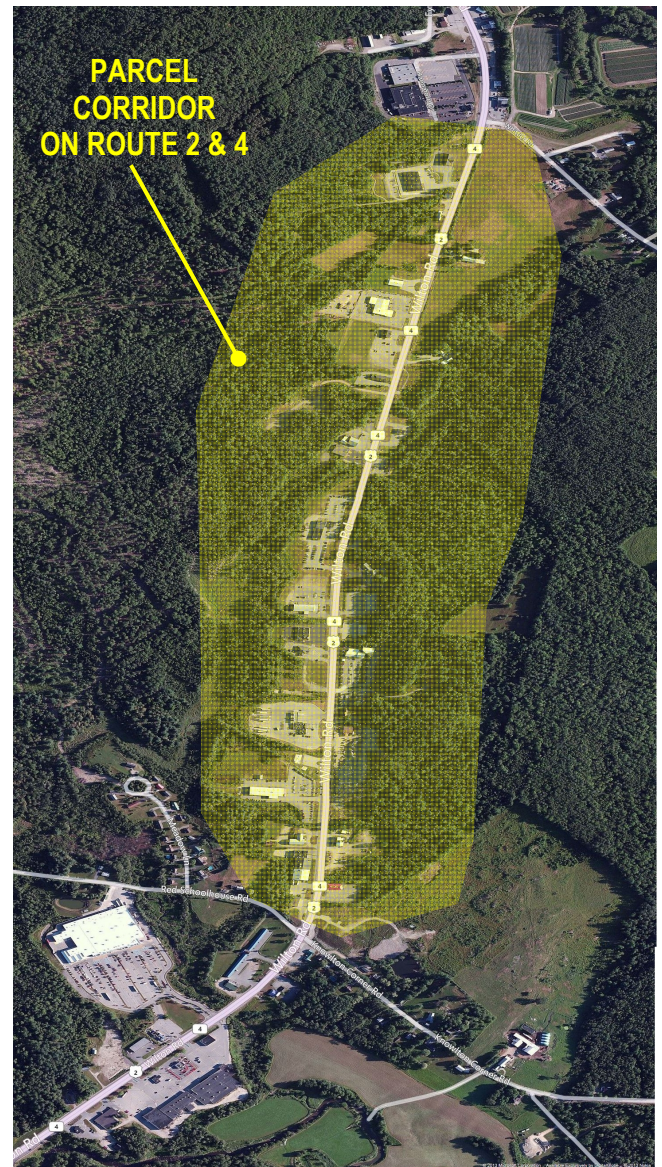


### OVERVIEW

The parcels of land are situated on Routes 2 and 4 just south of Farmington's historic downtown and located between Hannaford and Wal-Mart. Route 2 is the state's major east west highway leading from New Hampshire to Bangor (and continuing by Route 9 to Canada). It is also the principle route which funnels traffic to Maine's three largest skis areas – Sugarloaf, Saddleback and Sunday River as well as to both Rangeley Lakes, a four season tourist destination, and to Quebec Province to the northwest via Route 27.

Farmington is the county seat of Franklin County with regional administrative buildings including the registry of deeds, courthouse and a Department of Health and Human Services office. It is a prime commercial hub of western Maine and the foothills area. It has a local population of almost 8,000 people; however, it draws people from all parts of Franklin County and beyond with a trade area which includes just under 60,000 people within 20 miles. Farmington draws from beyond this range, but more so, for residents who live to the west and northwest in towns that include Rangeley, Carrabassett Valley, Stratton, Kingfield and Emden among others.

Farmington is the home of the University of Maine at Farmington, along with their auditorium hosting regional events, Franklin Memorial Hospital (also serving the region), the Lillian Nordica Homestead as well as the Farmington Fair.



The parcels present development opportunities that can range from three to 92 contiguous acres and that could support the construction of a something as small as a branch bank or fast food restaurant to as large as national box store.

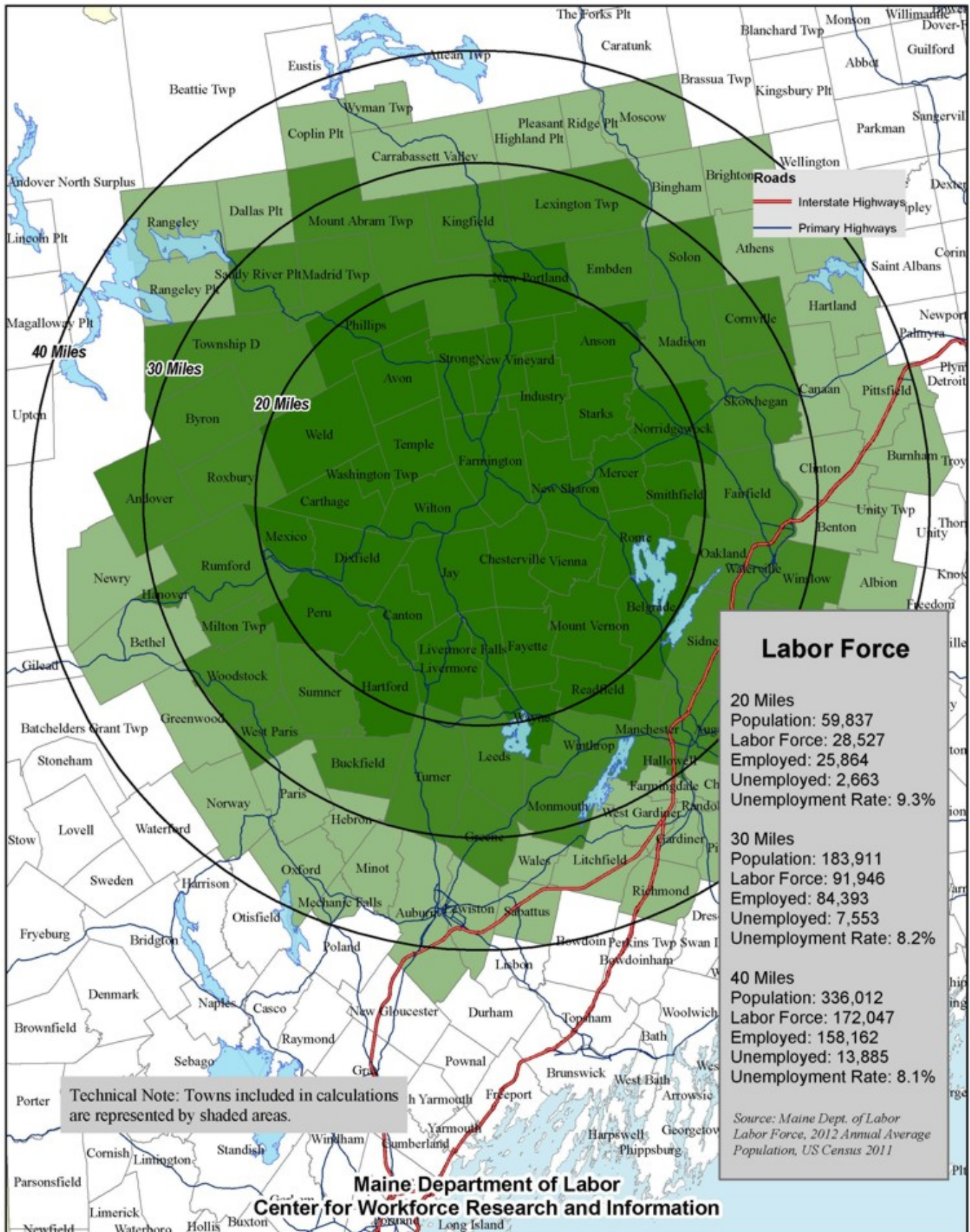
Please see the broker for prior detailed engineering studies conducted on behalf of Lowe's, which due to the financial crisis of 2008, abandoned its purchase of several of the parcels. The engineering firm which conducted the studies remains available for consultation.

Businesses in the area of Route 2 & 4 near the subject parcels include Hannaford, Wal-Mart, Pizza Hut, Subway, Burger King, KFC-Taco Bell, Harvest House, Hight Chevrolet, Farmington Ford, Farmington Chrysler Jeep, Irving, Rite Aid, Aubuchon Hardware, Bangor Savings Bank, Camden National Bank, Comfort Inn and Franklin Memorial Hospital among others. A senior housing project, Western Glen, is projected for development later this year on a parcel adjoining and just south of the Harvest House. One should note that both Wal-Mart and Rite Aid expanded their original stores sizes since entering the Farmington market.





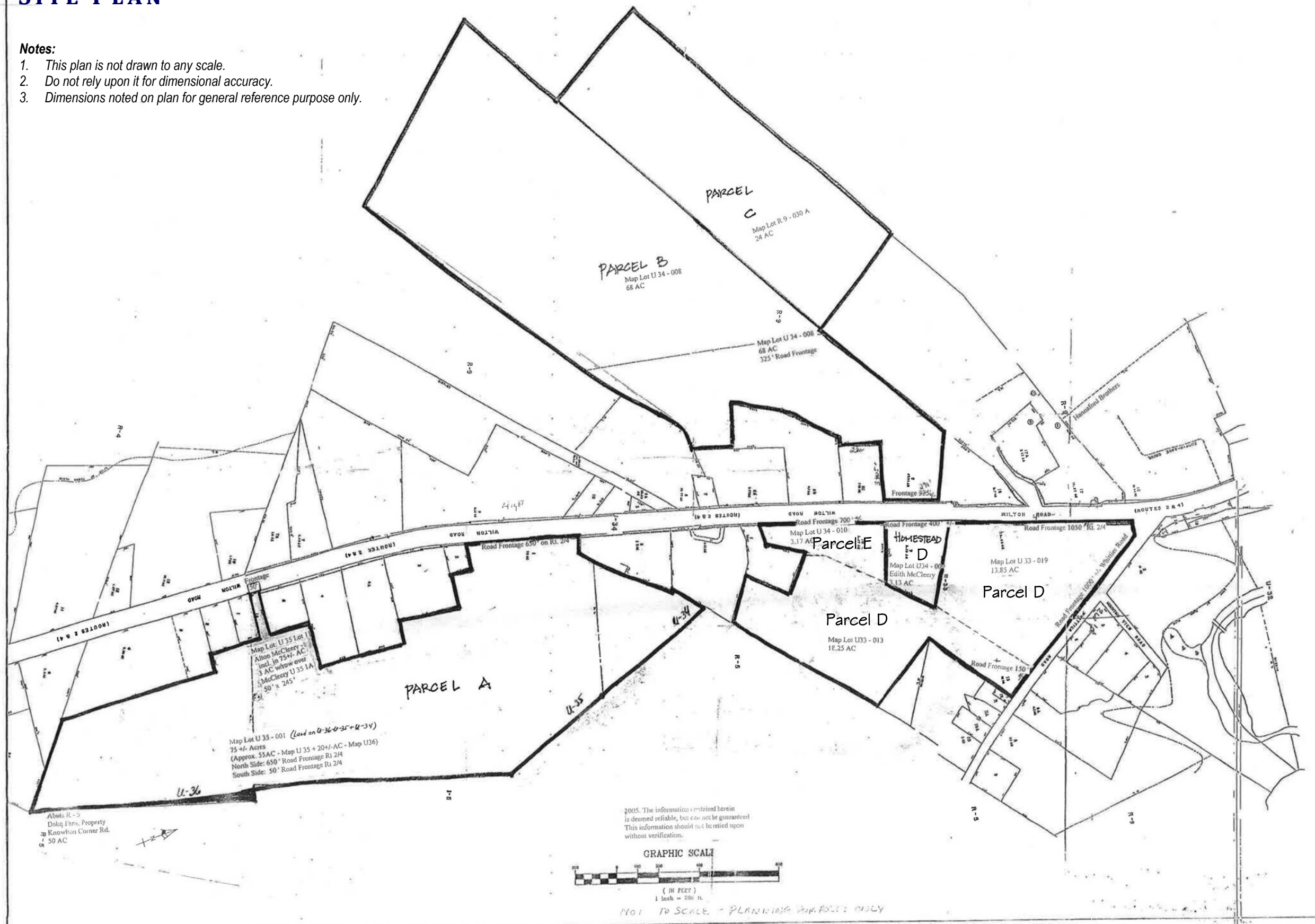
# Population & Labor Force Within 20, 30 & 40 Miles of Farmington/Wilton





SITE PLAN

- Notes:
- 1. This plan is not drawn to any scale.
  - 2. Do not rely upon it for dimensional accuracy.
  - 3. Dimensions noted on plan for general reference purpose only.



CRES ±	ZONE
70	General Purpose (GP)
68	General Purpose (GP)*
24	Farm & Forest (FF)
92	
3.13	General Purpose (GP)
18.25	General Purpose (GP)
13.85	General Purpose (GP)
35.23	
3.17	General Purpose (GP)

NOTES:

\* Portion of this lot is located in Farm & Forest (FF).

Parcel summary and sale prices on next page.

Contact broker for further zoning details:

John Doyon, CCIM  
john@malonecb.com  
(207) 772-8300 direct  
(207) 358-7913 direct fax



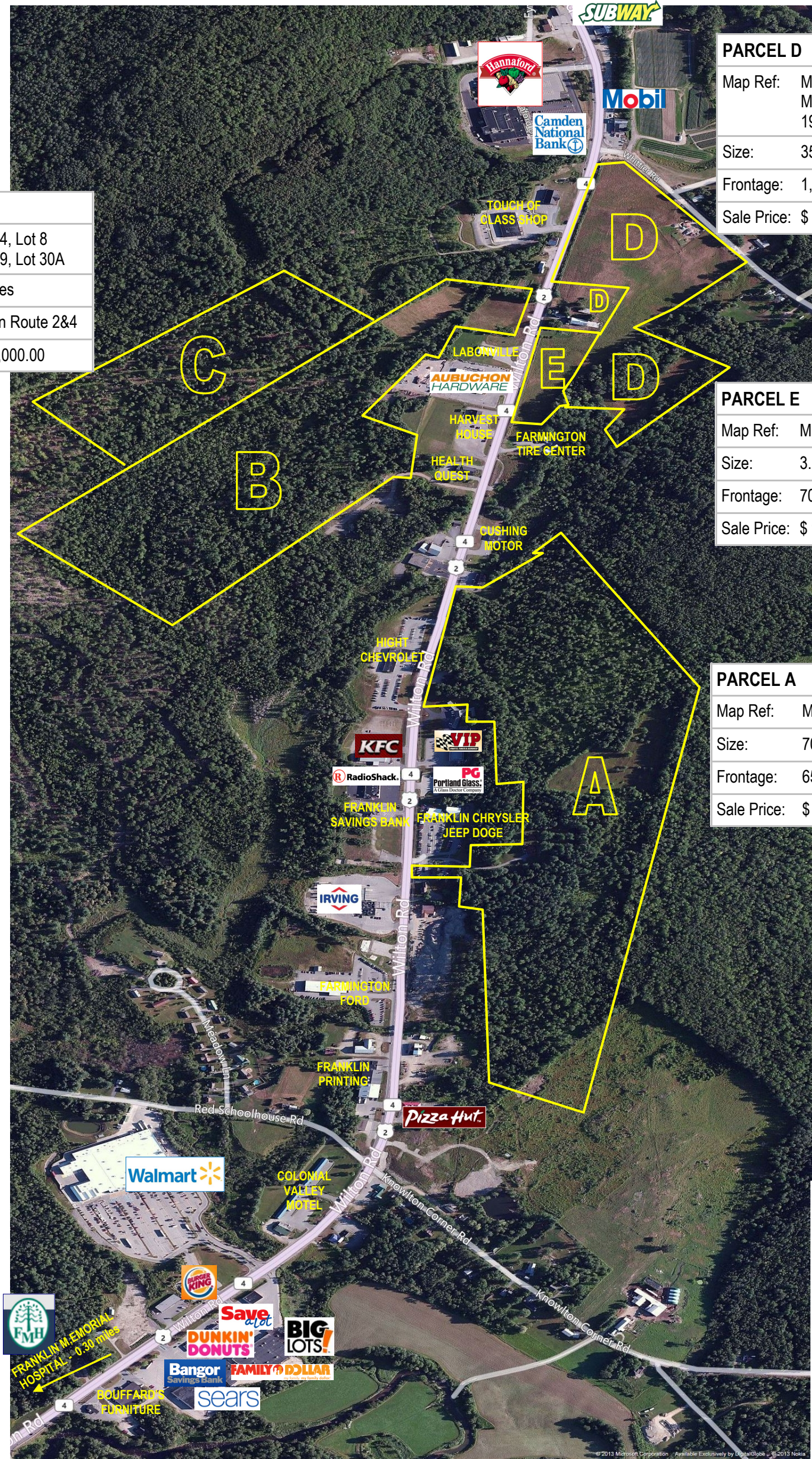
PARCEL SUMMARY

PARCEL B & C	
Map Ref:	Map U34, Lot 8 Map R09, Lot 30A
Size:	92± acres
Frontage:	290±' on Route 2&4
Sale Price:	\$ 2,250,000.00

PARCEL D	
Map Ref:	Map U34, Lot 9 Map U33, Lots 13 & 19
Size:	35.23± acres
Frontage:	1,450±' on Route 2&4
Sale Price:	\$ 6,000,000.00

PARCEL E	
Map Ref:	Map U34, Lot 10
Size:	3.17± acres
Frontage:	700±" on Route 2&4
Sale Price:	\$ 975,000.00

PARCEL A	
Map Ref:	Map U35, Lot 1
Size:	70± acres
Frontage:	650±' on Route 2&4
Sale Price:	\$ 2,750,000.00



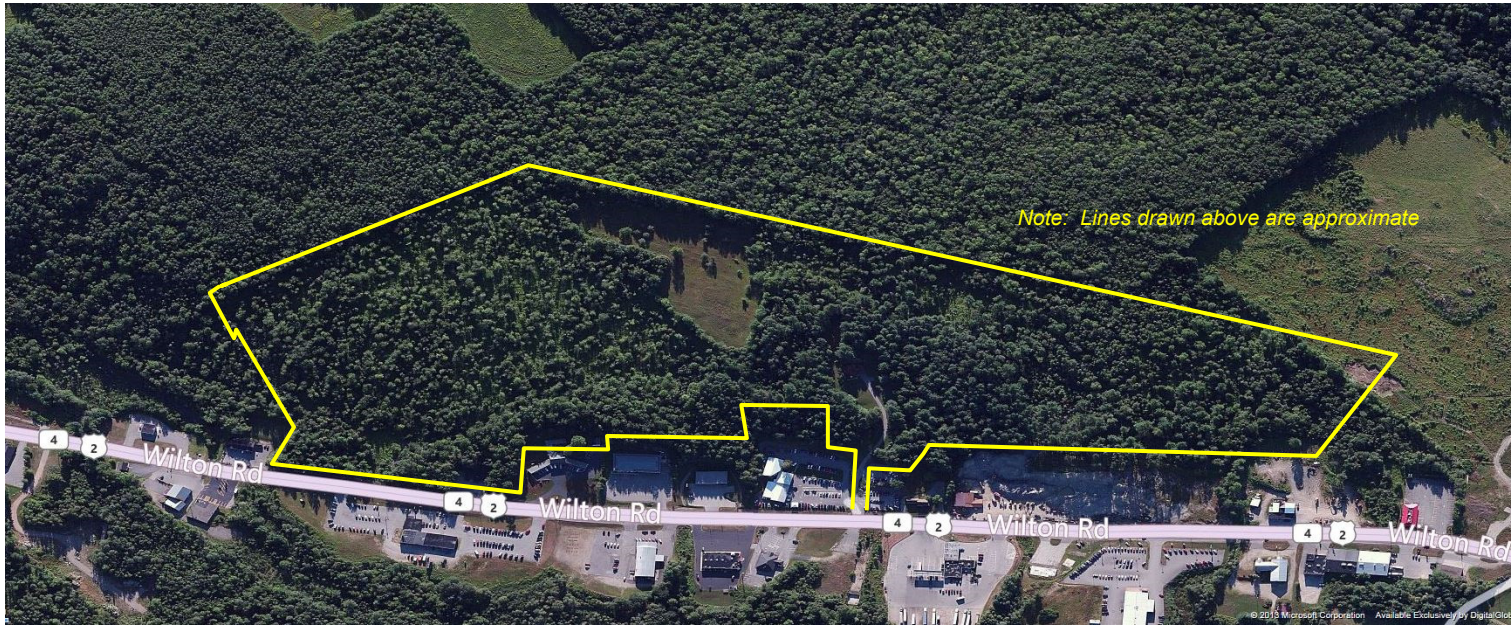
PARCEL ID	TOTAL SIZE	MAP REF:	TOTAL FRONTAGE	SALE PRICE
A	70± acres	Map U35, Lot 1	650±' on Route 2 & 4	\$ 2,750,000.00
B & C	92± acres	Map U34, Lot 8 Map R09, Lot 30A	290±' on Route 2 & 4	\$ 2,250,000.00
D	35.23± acres	Map U34, Lot 9 Map U33, Lots 13 & 19	1,450±' on Route 2 & 4 150±' on Whittier Road	\$ 6,000,000.00
E	3.17± acres	Map U34, Lot 10	700±' on Route 2 & 4	\$ 975,000.00

Additional parcel details on the following pages.

NOTE: LINES DRAWN AND BUSINESSES IDENTIFIED ARE APPROXIMATE AND ARE INTENDED FOR GENERAL VISUAL REFERENCE ONLY



## PARCEL A | 70± ACRES



## OVERALL PROPERTY DATA

<b>ADDRESS:</b>	338 Wilton Road, Route 2 & 4, Farmington, Maine				
<b>OWNERS:</b>	<ul style="list-style-type: none"> <li>The Estate of Edith McCleery: Map U34, Lot 9</li> <li>McCleery Family Limited Partnership:               <table border="0"> <tr> <td>Map U33, Lots 13 &amp; 19</td><td>Map U35, Lot 1</td></tr> <tr> <td>Map U34, Lots 8 &amp; 10</td><td>Map R09, Lot 30A</td></tr> </table> </li> </ul>	Map U33, Lots 13 & 19	Map U35, Lot 1	Map U34, Lots 8 & 10	Map R09, Lot 30A
Map U33, Lots 13 & 19	Map U35, Lot 1				
Map U34, Lots 8 & 10	Map R09, Lot 30A				
<b>ACCESS:</b>	From Route 2 & 4				
<b>WATER &amp; SEWER:</b>	Town water and sewer are available on Route 2 & 4 and Whittier Road. The Homestead, the location of the farmhouse, is connected to water and sewer				
<b>APPROACH:</b>	The subject parcels are approached by predominantly flat terrain in a moderate speed zone				

## PARCEL A DETAILS

This parcel is located across from Hight Chevrolet and the Irving Gas Station.

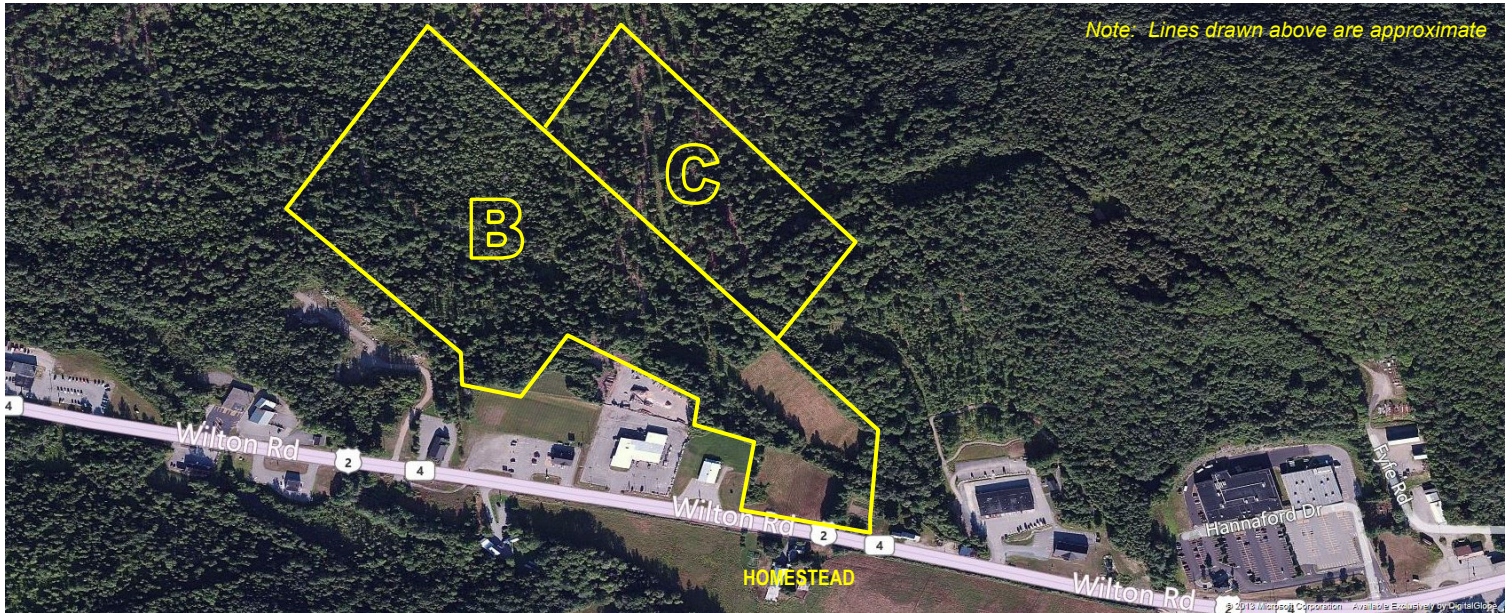
<b>MAP REFERENCE:</b>	Map U35, Lot 1
<b>SIZE:</b>	70± acres
<b>FRONTAGE:</b>	650±' on Route 2 & 4
<b>ZONE:</b>	General Purpose (GP)
<b>SALE PRICE:</b>	\$ 2,750,000.00
<b>BROKER:</b>	John Doyon, CCIM   207.772.8300 direct   john@malonecb.com

Malone Commercial Brokers, Inc., is representing the Seller in the marketing, negotiation, and sale and/or lease of this property. While information furnished is from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.





## PARCEL B&C | 92± ACRES



### OVERALL PROPERTY DATA

<b>ADDRESS:</b>	338 Wilton Road, Route 2 & 4, Farmington, Maine				
<b>OWNERS:</b>	<ul style="list-style-type: none"> <li>The Estate of Edith McCleery: Map U34, Lot 9</li> <li>McCleery Family Limited Partnership:               <table border="0"> <tr> <td>Map U33, Lots 13 &amp; 19</td><td>Map U35, Lot 1</td></tr> <tr> <td>Map U34, Lots 8 &amp; 10</td><td>Map R09, Lot 30A</td></tr> </table> </li> </ul>	Map U33, Lots 13 & 19	Map U35, Lot 1	Map U34, Lots 8 & 10	Map R09, Lot 30A
Map U33, Lots 13 & 19	Map U35, Lot 1				
Map U34, Lots 8 & 10	Map R09, Lot 30A				
<b>ACCESS:</b>	From Route 2 & 4				
<b>WATER &amp; SEWER:</b>	Town water and sewer are available on Route 2 & 4 and Whittier Road. The Homestead, the location of the farmhouse, is connected to water and sewer				
<b>APPROACH:</b>	The subject parcels are approached by predominantly flat terrain in a moderate speed zone				

### PARCEL B&C DETAILS

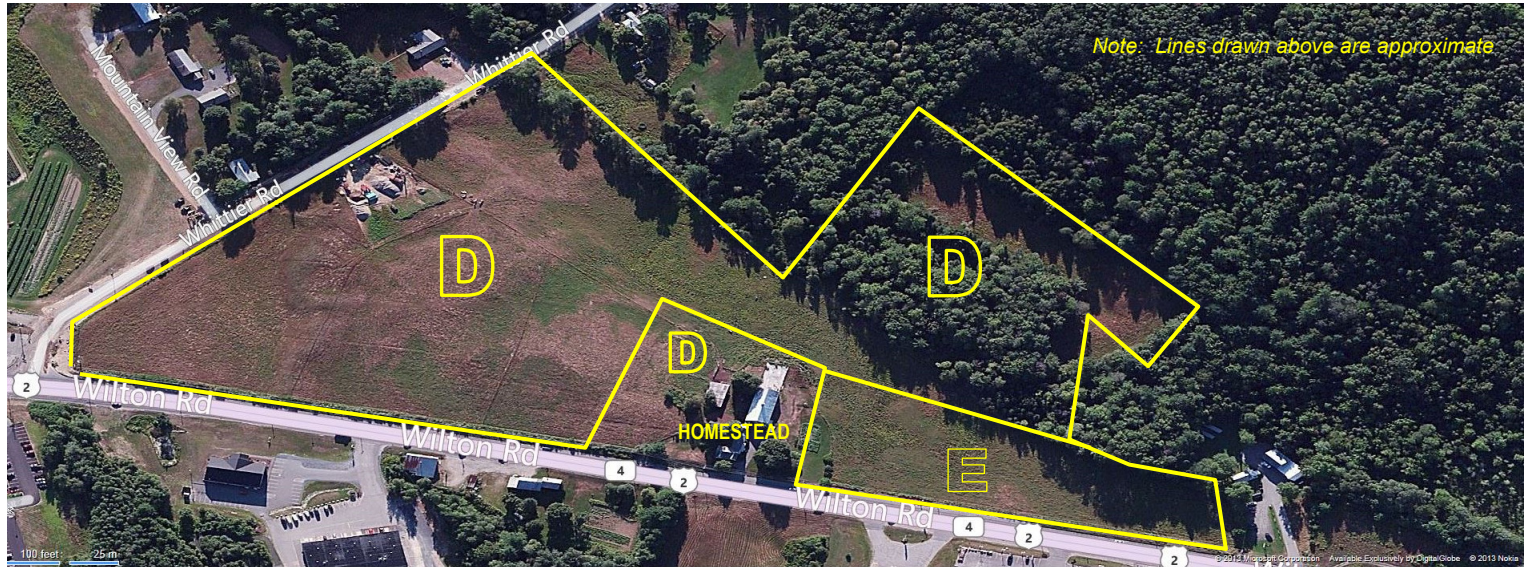
These parcels are located across from the Homestead or farmhouse parcel and are on the west side of Route 2 & 4. There is believed to be some wetlands on these parcels.

<b>MAP REFERENCE:</b>	Map 34, Lot 8; Map R09, Lot 30A
<b>SIZE:</b>	92± acres
<b>FRONTAGE:</b>	290±' on Route 2 & 4
<b>ZONE:</b>	General Purpose (GP); Farm & Forest (FF)
<b>SALE PRICE:</b>	\$ 2,250,000.00

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## PARCEL D | 35± ACRES



## OVERALL PROPERTY DATA

<b>ADDRESS:</b>	338 Wilton Road, Route 2 & 4, Farmington, Maine				
<b>OWNERS:</b>	<ul style="list-style-type: none"> <li>The Estate of Edith McCleery: Map U34, Lot 9</li> <li>McCleery Family Limited Partnership:               <table> <tr> <td>Map U33, Lots 13 &amp; 19</td><td>Map U35, Lot 1</td></tr> <tr> <td>Map U34, Lots 8 &amp; 10</td><td>Map R09, Lot 30A</td></tr> </table> </li> </ul>	Map U33, Lots 13 & 19	Map U35, Lot 1	Map U34, Lots 8 & 10	Map R09, Lot 30A
Map U33, Lots 13 & 19	Map U35, Lot 1				
Map U34, Lots 8 & 10	Map R09, Lot 30A				
<b>ACCESS:</b>	From Route 2 & 4				
<b>WATER &amp; SEWER:</b>	Town water and sewer are available on Route 2 & 4 and Whittier Road. The Homestead, the location of the farmhouse, is connected to water and sewer				
<b>APPROACH:</b>	The subject parcels are approached by predominantly flat terrain in a moderate speed zone				

## PARCEL D DETAILS

These parcels lie on the east side of Route 2 & 4 and include the McCleery Homestead or farmhouse and proceeds to the corner of Route 2 and Whittier Road.

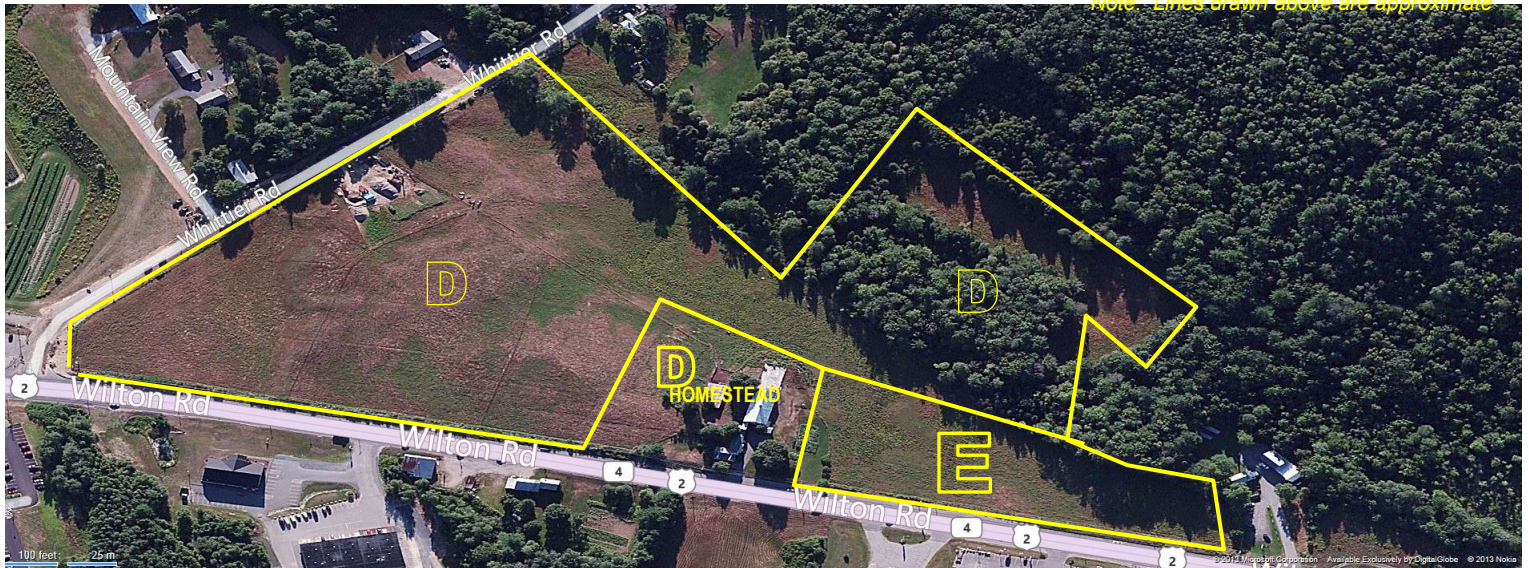
Detailed engineering studies are available to a party under contract.

<b>MAP REFERENCE:</b>	Map U33, Lots 13 and 19; Map U34, Lot 9
<b>SIZE:</b>	35.23± acres
<b>FRONTAGE:</b>	1,450±' on Route 2 & 4 150±' on Whittier Road
<b>ZONE:</b>	General Purpose (GP)
<b>SALE PRICE:</b>	\$ 6,000,000.00
<b>BROKER:</b>	John Doyon, CCIM   207.772.8300 direct   john@malonecb.com





# PARCEL E | 3± ACRES



## OVERALL PROPERTY DATA

<b>ADDRESS:</b>	338 Wilton Road, Route 2 & 4, Farmington, Maine
<b>OWNERS:</b>	<ul style="list-style-type: none"> <li>The Estate of Edith McCleery: Map U34, Lot 9</li> <li>McCleery Family Limited Partnership: Map U33, Lots 13 &amp; 19      Map U35, Lot 1 Map U34, Lots 8 &amp; 10      Map R09, Lot 30A</li> </ul>
<b>ACCESS:</b>	From Route 2 & 4
<b>WATER &amp; SEWER:</b>	Town water and sewer are available on Route 2 & 4 and Whittier Road. The Homestead, the location of the farmhouse, is connected to water and sewer
<b>APPROACH:</b>	The subject parcels are approached by predominantly flat terrain in a moderate speed zone

## PARCEL E DETAILS

This parcel is located across from Harvest House and proceeds towards town then adjoining the Homestead or farmhouse parcel on the east side of Route 2 & 4. All of the land except for the Homestead is in "Farm & Forest."

<b>MAP REFERENCE:</b>	Map 34, Lot 10
<b>SIZE:</b>	3.17± acres
<b>FRONTAGE:</b>	700±' on Route 2 & 4
<b>ZONE:</b>	General Purpose (GP)
<b>SALE PRICE:</b>	\$ 975,000.00

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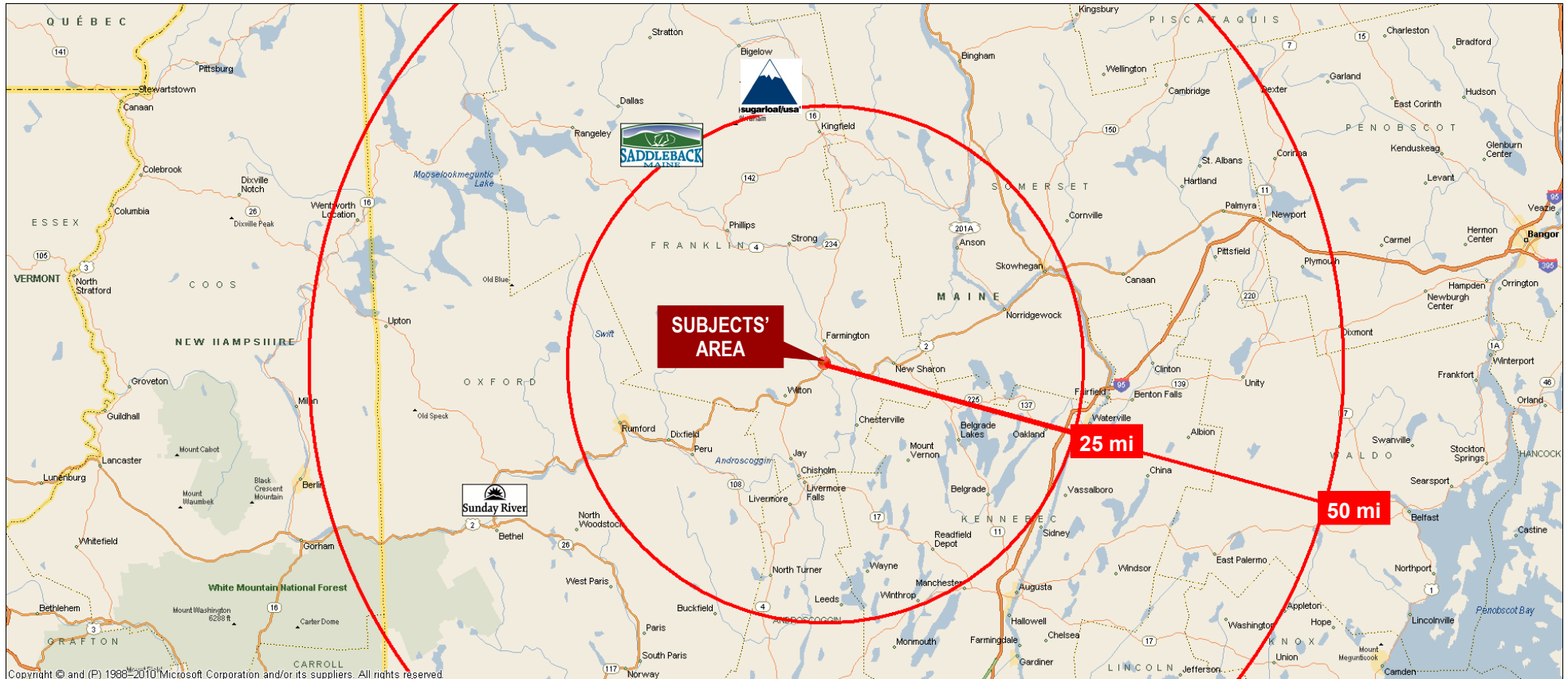
Member of  
International Council  
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Individual  
Members



# GENERAL AREA



As mentioned earlier, Route 2 is the state's major east west highway leading from New Hampshire to Bangor (and continuing by Route 9 to Canada). It is also the principle route which funnels traffic to Maine's three largest skis areas – Sugarloaf, Saddleback and Sunday River as well as to both Rangeley Lakes, a four season tourist destination, and to Quebec Province to the northwest via Route 27.