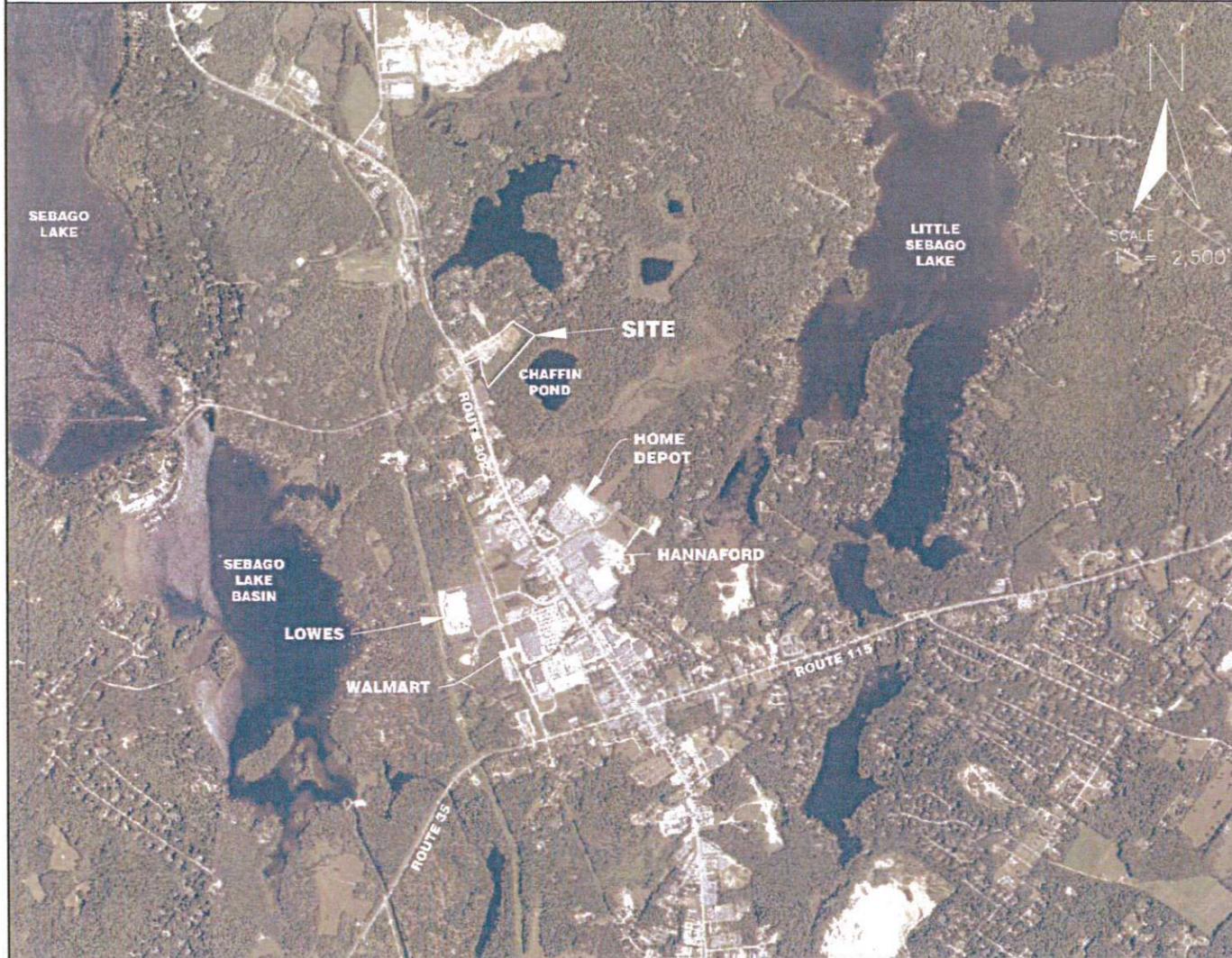


**AVAILABLE FOR SALE
905 ROOSEVELT TRAIL (ROUTE 302)
NORTH WINDHAM, MAINE**



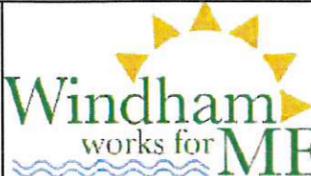
FOR MORE INFORMATION CONTACT:
THOMAS BARTELL, WINDHAM ECONOMIC DEVELOPMENT DIRECTOR
8 SCHOOL ROAD, WINDHAM, MAINE 04062
(207) 892-1936, THBARTELL@TOWN.WINDHAM.ME.US,
WWW.WINDHAMWEB.COM

AERIAL PHOTOS TAKEN FROM THE MAINE OFFICE OF GIS, [HTTP://MEGIS.MAINE.GOV](http://MEGIS.MAINE.GOV)



MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
42 CHURCH STREET LIVERMORE FALLS, MAINE 04254
PHONE: (207)-897-6752 FAX: (207)-897-5404
WEB PAGE: <http://www.main-landdevelopment.com/>

WINDHAM ECONOMIC DEVELOPMENT CORPORATION
8 SCHOOL ROAD, WINDHAM, MAINE 04062
(207) 892-1936
WEB PAGE: WWW.WINDHAMWEB.COM



**WINDHAM, MAINE
DEVELOPMENT OPPORTUNITY
HOTEL, RETAIL, PROFESSIONAL OFFICES, MIXED USE**



THE WINDHAM ECONOMIC DEVELOPMENT CORPORATION IS SEEKING DEVELOPERS FOR THIS 10.8 ± ACRES, COMMERCIAL DEVELOPMENT PARCEL LOCATED AT THE CORNER OF ROUTE 302 AND ANGLERS ROAD IN WINDHAM, MAINE.

THE LAND IS LOCATED ADJACENT TO THE 123 ACRE SITE OF THE FUTURE DONNABETH LIPPMAN COMMUNITY PARK. THE PARCEL HAS BEEN RECENTLY REZONED TO COMMERCIAL (C1) AND IS SUITABLE FOR HOTEL, OFFICE, RETAIL, MEDICAL ARTS, AND MORE. ANGLERS ROAD IS SLATED FOR REALIGNMENT WITH WHITES BRIDGE ROAD IN THE NEAR FUTURE PROVIDING FOR A REDESIGNED INTERSECTION AND IMPROVED ACCESS TO THE PARCEL.

SALE PRICE: \$650,000 BROKERS PROTECTED

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8 SCHOOL ROAD, WINDHAM, MAINE 04062
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PLAN DRAFTED BY:

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.

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SCALE
1" = 300'

LOCATION:
905 ROOSEVELT TRAIL
WINDHAM, MAINE 04062

OWNER:
WINDHAM ECONOMIC DEVELOPMENT CORPORATION

LOT SIZE:
10.8 ± ACRES

TOWN OF WINDHAM TAX MAP AND LOT
MAP 80 LOTS 66, 15-1, 15-2, 15-3, AND 15-4
MAP 18 LOT 18

ZONING:
COMMERCIAL (C1) WITH AQUIFER PROTECTION

DEED REFERENCE:
CUMBERLAND COUNTY REGISTRY OF DEEDS
BOOK 27,503 PAGE 221

PARCEL SURVEYED:
YES

ACCESSIBILITY:
ROUTE 302 (ROOSEVELT TRAIL) AND ANGLERS ROAD

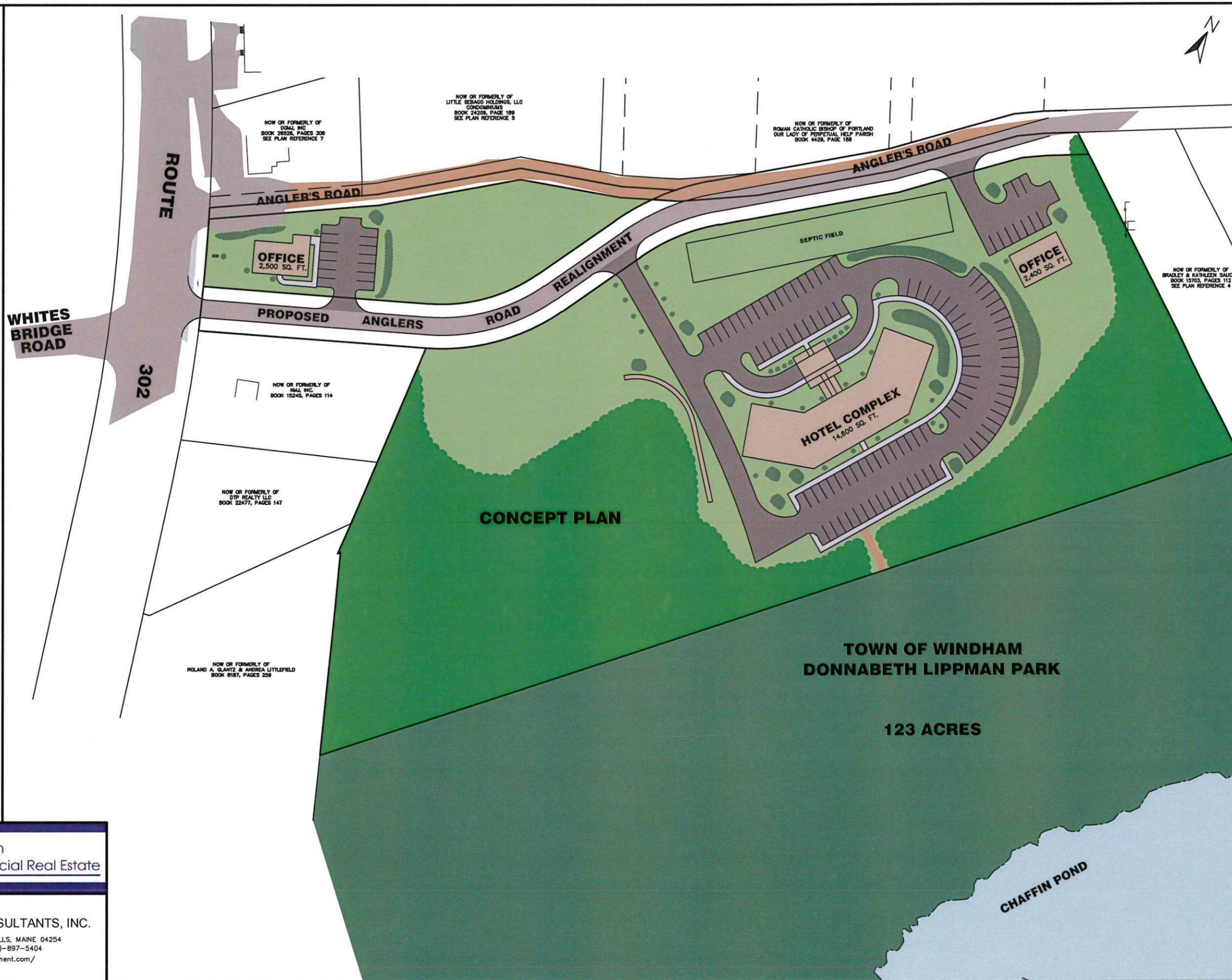
FEATURES:
DEVELOPMENT PARCEL OFF ROUTE 302, WINDHAM, MAINE
SITE SUITABLE FOR HOTEL, OFFICE, RETAIL, MEDICAL
ARTS, AND MORE.
ACCESS TO DONNABETH LIPPMAN COMMUNITY PARK
MINUTES TO NORTH WINDHAM RETAIL BUSINESSES
30 MINUTES TO DOWNTOWN PORTLAND
LESS THAN 15 MINUTES TO THE MAINE TURNPIKE

MISCELLANEOUS:
THE TOWN OF WINDHAM AND MAINE DEPARTMENT OF
TRANSPORTATION HAVE MADE PRELIMINARY PLANS TO
REALIGN ANGLERS ROAD WITH WHITES BRIDGE ROAD TO
IMPROVE TRAFFIC SAFETY AND FLOW ALONG US ROUTE
302. THE NEW ANGLERS ROAD INTERSECTION WILL ALSO
PROVIDE BETTER ACCESS TO THE PARCEL FOR FUTURE
DEVELOPMENT.

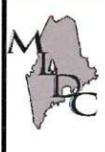
SALE PRICE: \$650,000

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 Windham
Commercial Real Estate

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