

125 CIVIC CENTER DRIVE - AUGUSTA

7.3 ACRE DEVELOPMENT SITE FOR SALE



PROPERTY TYPE: DEVELOPABLE LAND

HIGH VISIBILITY LOCATION

ACREAGE: 7.3 +/- ACRES

HALF MILE TO INTERSTATE 95

ZONING: CD - COMMERCIAL

LOCATED IN NEW GROWTH AREA

TRAFFIC COUNT: 13,600

IDEAL FOR HOTEL, RESTAURANT,
RETAIL OR OFFICE

WATER/SEWER: PUBLIC - AVAILABLE

SALE PRICE: ~~\$399,900~~ \$349,000



For more information contact:
DENNIS WHELOCK
207-242-5588
dwheelock@balfourcommercial.com
www.balfourcommercial.com





125 CIVIC CENTER DR - AUGUSTA

PROPERTY DETAILS

LOCATION	125 Civic Center Drive - Augusta, ME 04330
BOOK/PAGE	5493/42
MAP/BLOCK/LOT	5/50
ZONING	Commercial-CD
ACREAGE	7.3 Acres
TAXES/YEAR	\$8,336/14-15
PARKING	Parking lot to be constructed
TRAFFIC COUNT	13,600
ASSESSED VALUE:	\$446,500
UTILITIES: ELECTRIC	Available
SEWER	Public; Available
WATER	Public; Available

OVERVIEW

Great development site with 7.30 acres available for sale. Located on Augusta's busy Civic Center Drive (Route 27) corridor, this site is ideal for hotel, retail, restaurant or office use. The site is less than a half mile to Interstate 95 and sewer, water, and electric are available to the site. Area businesses include The Augusta Civic Center, The University of Maine Augusta, Dairy Queen, Sam's Italian Sandwich Shop, and Denny's. The Marketplace at Augusta Shopping Center is also nearby, which includes the Olive Garden, Walmart, Home Depot, Dick's Sporting Goods, Kohl's, Ruby Tuesday, Longhorn Steak House, Red Robin, Barnes & Noble, Regal Cinema, Kaplan University, and many other businesses. This property is priced to sell, so come join the other successful businesses!

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Augusta is located in the heart of Central Maine. Just 3.5 hours north of Boston, Augusta is also ideally positioned between Maine's two largest cities, Portland (one hour to the south) and Bangor (one hour to the north). The fact that 70% of Maine's population (900,000 people) can reach the city in less than two hour's drive attests to Augusta's convenient and central location.

Most major state roads and highways converge in Augusta. Direct access to the Maine Turnpike and Interstate 95 is ideal for north-south travel, and major state roads make Augusta a gateway to eastern and western Maine.

Augusta, Maine... the city with the small town feel

Affordable housing to suit every taste. Safe, progressive neighborhood schools. Excellent health care services. The best in recreation, heritage, and cultural offerings. Strong municipal services. All the elements of 'The Good Life' are here and waiting for you and your family.

Augusta is comprised of five distinct residential areas that cross all boundaries – traditional in-town neighborhoods, modern housing developments, rural living, lakeside homes, first-class retirement opportunities...they're all available in Augusta. Here's a summary of the residential options awaiting you.

Northeastern Augusta – rolling farmlands dotted with several tree-lined ponds. Ideal for the rural, single family home. Extends to reach the northern end of the downtown core, providing convenient in-town options.

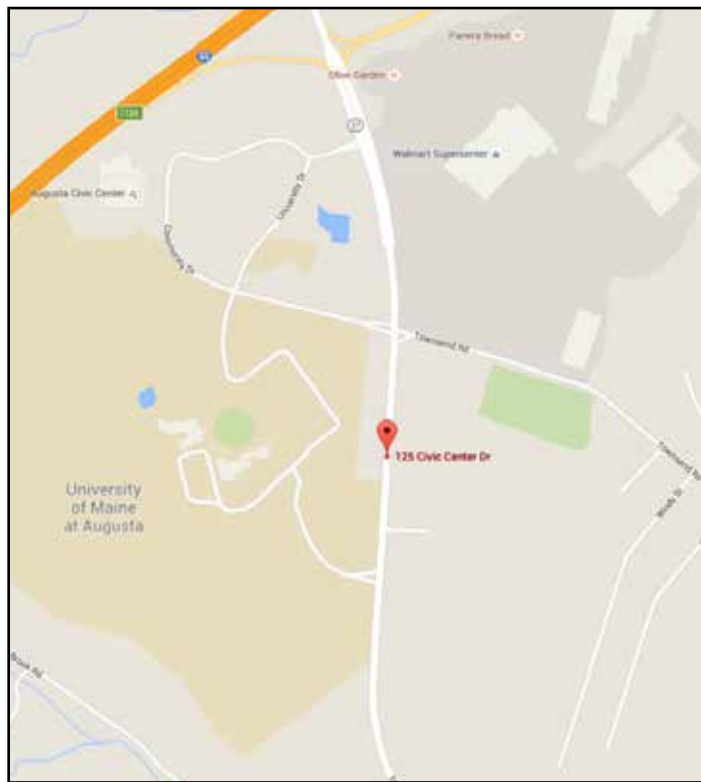
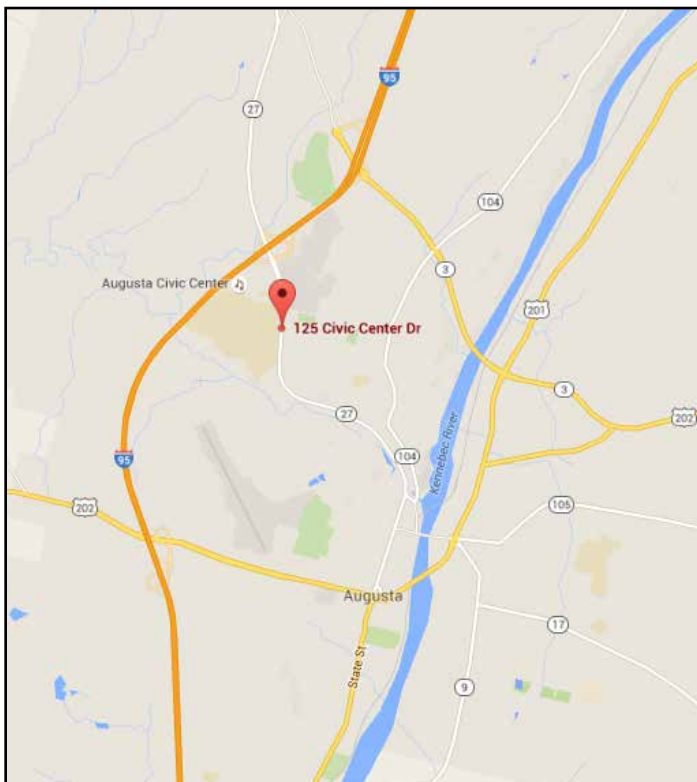
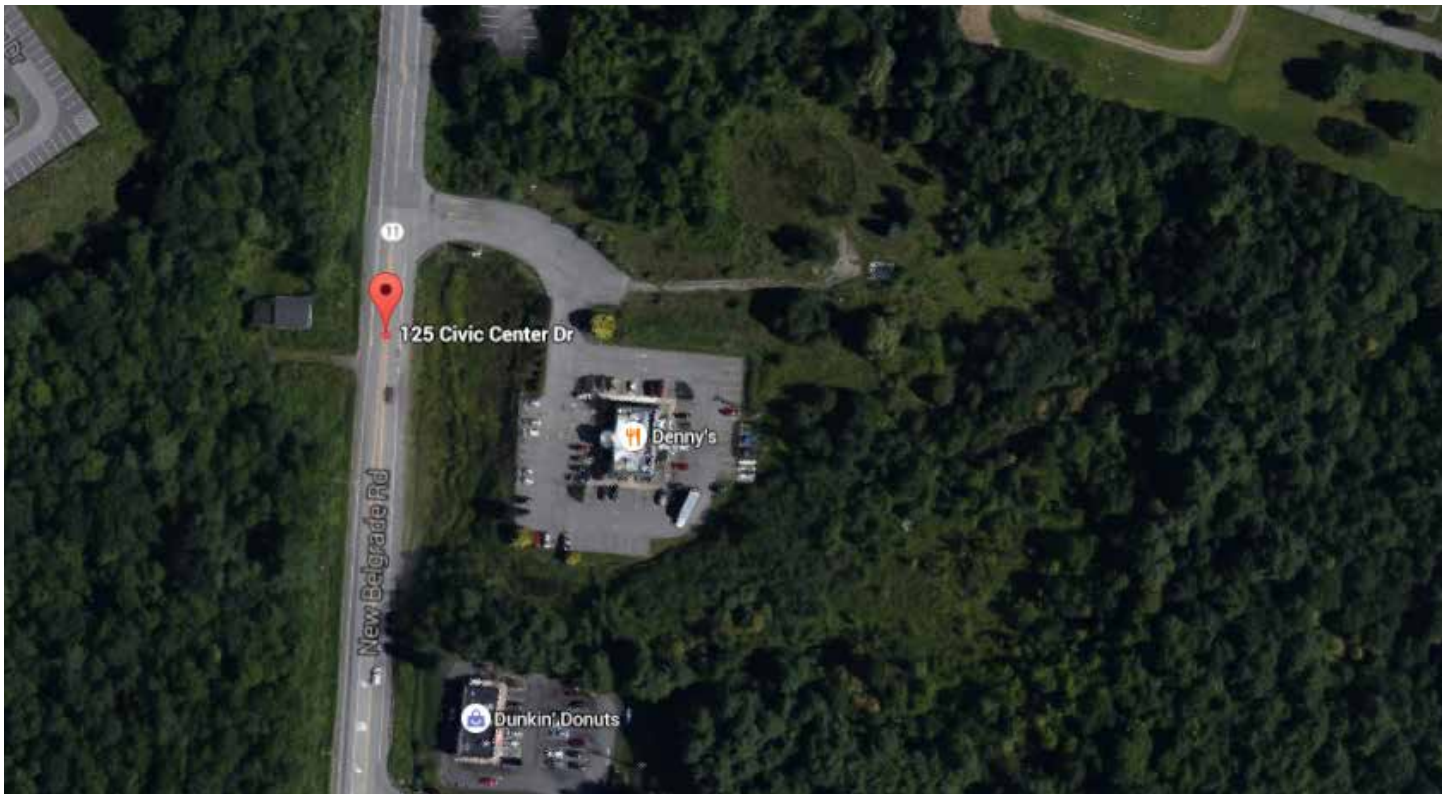
Southeastern Augusta – Established in-town neighborhoods, convenient to a major regional medical center and its associated functions. Extends to include more of the pristine rural landscape that dominates the eastern side of the city.

The Capitol Area – Excellent in-town neighborhoods and a variety of multi-family units surrounding the scenic, historic center of Maine's state government. Easy access to many consumer services.

The West Side – Augusta's most historic and beautiful in-town neighborhood. Elegant single family homes and multi-family options with easy access to Augusta's downtown and major transportation corridors.

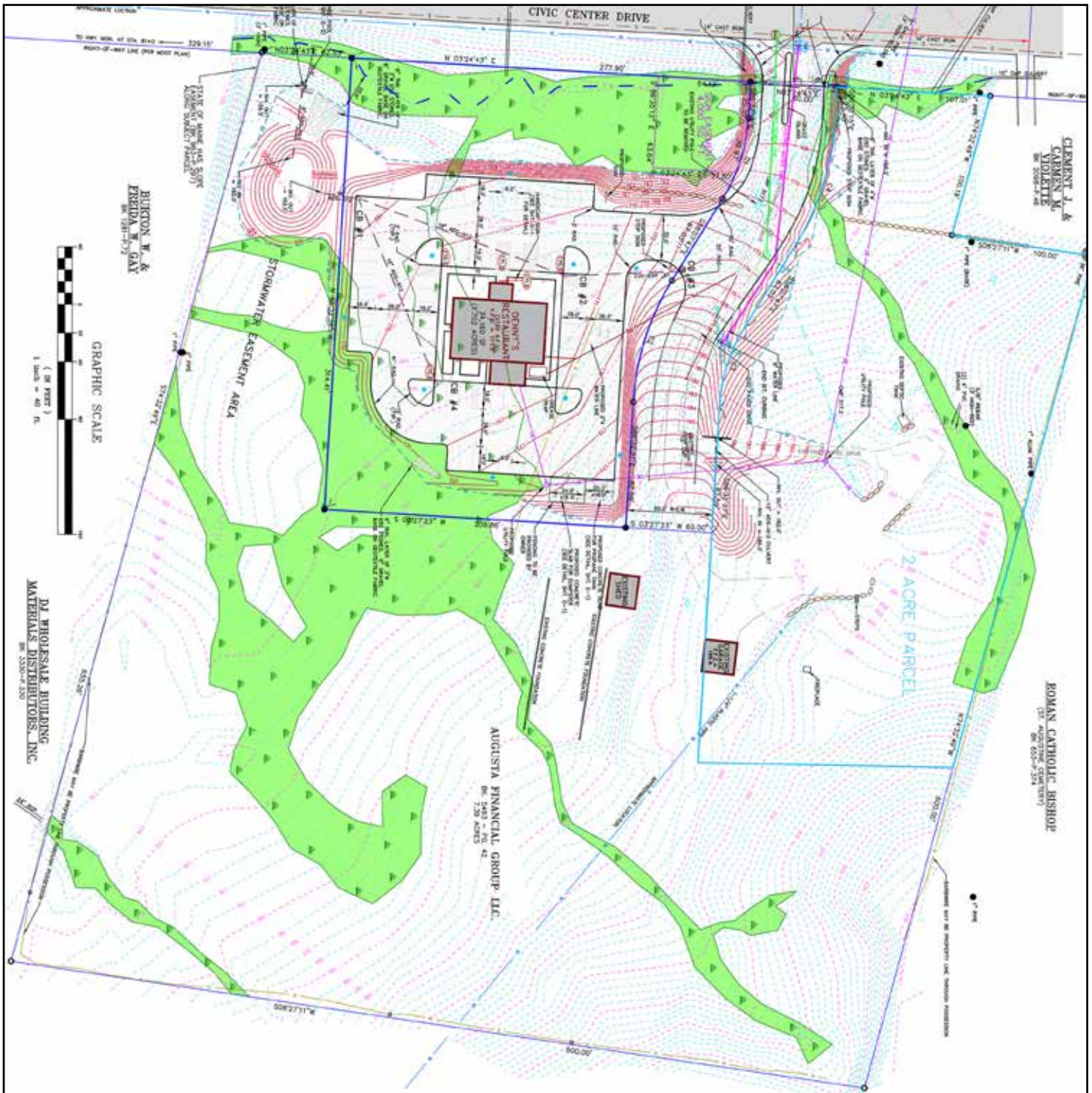
Northwestern Augusta – Beginning with the vast in-town "Sand Hill" neighborhood, with its single and multi-family options, and extending westward towards Augusta's fastest growing commercial district bordered by pristine rural farmlands.

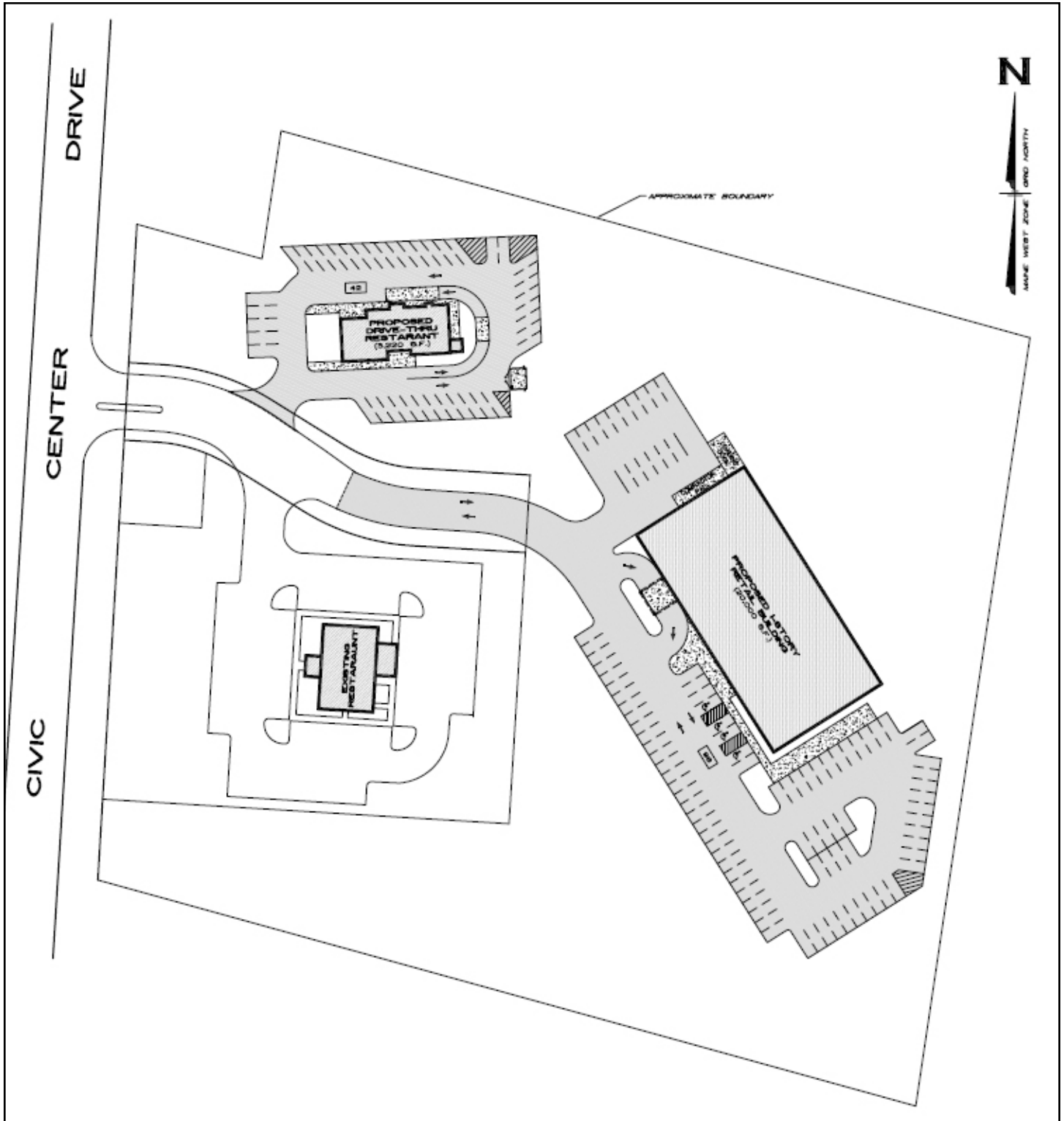
125 CIVIC CENTER DR - AUGUSTA LOCATION INFORMATION



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125 CIVIC CENTER DR - AUGUSTA

ZONING

TABLE 3.6.A.1 LAND USES IN THE BASE ZONING DISTRICTS

X=Permitted Use (requires a permit from the Code Enforcement Officer)
CU=Conditional Use (requires Planning Board review and a public hearing)
CS=City Staff

PB=Planning Board (a public hearing is not mandatory)
SE=Special Exception Use (requires Planning Board review and Public Hearing)
(pz)=performance zoning

LAND USES

DISTRICT

		RA	RB1	RB2	RC	RD	BP	KBD1	KBD2	CB	CC	CD
ASSEMBLIES												
1	Civic, Social, and Fraternal Associations						CU					
2	Funeral Homes	CU	CU		CU	CU	CU					
3	Religious Activities and Associated Uses	X	X	X	CU	X	CU					
BUSINESS												
4	Agriculture											
5	Business/Professional Associations						X					
6	Business and Professional Offices and Services				X ⁵	CU ¹⁵	X	X	X	X	X	X
7	Veterinary					CU	X	X	X	X	X	X
8	Temporary, Habitable Trailers built on a permanent chassis to be used as portable classrooms and/or offices and/or medical diagnostic units for a specified (limited) time and as a public facility only	CU ¹⁴	CU ¹⁴	CU ¹⁴	CU ¹⁴	CU ¹⁴	CU ¹⁴	CU ¹⁴	CU ¹⁴	CU ¹⁴	CU ¹⁴	CU ¹⁴
9	Research, Experimental, and Testing Laboratories											
10	Services (All establishments primarily providing assistance rather than merchandise, except as otherwise listed below.)							X	X	X	X	X
11	Auto Repair/Service (no auto sales)									CU	X	
12	Bed and Breakfast/Tourist Home		CU	CU ⁸	CU	X		X	X	X	X	X
13	Cemeteries	CU	CU	CU	CU	CU	X	X	X	X	X	X
14	Construction Services							X	X	X	X	X
15	Finance, Insurance, and Real Estate Services						X	X	X	X	X	X
16	Hotels							X	X	X	X	X
17	Restaurants							X	X	X	X	X
18	Specialty Print Shop					CU		X	X	X	X	X
19	Personal Services (All establishments providing individual services related to personal goods or needs, except as otherwise listed below.)						X	X	X	X	X	X
20	Barber/Beauty Shops				X	X	X	X	X	X	X	X
21	Laundry Services						X	X	X	X	X	X
22	Self-Service Laundromats				CU	CU	X	X	X	X	X	X
23	Shoe Repair Shops				CU	CU	X	X	X	X	X	X
24	Social Services (excluding offender rehabilitation and offender self-help agencies and parole and probation offices)						CU	X	X	X	X	X
25	Taxi and Local/Commuter bus line service					CU		X	X	X	X	X
EDUCATIONAL												
26	Educational Services	X	X	X ⁹	X	X	X					X
FACTORY/INDUSTRIAL												
27	Heavy Equipment Repair											
28	Manufacturing, Heavy (including possessing, packaging, storage, and distribution of goods)											
29	Manufacturing, Light							CU			CU	
30	Mineral Extraction Activities											
31	Truck Terminals											

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		RA	RB1	RB2	RC	RD	BP	KBD1	KBD2	CB	CC	CD
32	Recycling Centers				CU	CU						
33	Waste Facilities, Class 1										CU	
34	Waste Facilities, Class 2											
GOVERNMENT/MUNICIPAL												
35	Correctional Institutions						CU					
36	Courts						CU					
37	Government Offices				X ⁵	CU ¹⁵		X	X	X	X	X
38	Government Services						X ¹⁰					
39	Municipal or Public Utilities and Communication Facilities	CU	CU		CU	CU						
40	Major Municipal or Public Utilities and Communication Facilities	CU	CU		CU	CU	CU	CU	CU	CU	CU	CU
41	Minor Municipal or Public Utilities and Communication Facilities	CU	CU	CU	CU	CU	X	X	X	X	X	X
42	Wireless Municipal or Public Utilities and Communication Facilities	X	X		X	X	X	X	X	X	X	X
43	Parks, Public	CU	CU	CU	CU	CU						
44	Public Safety Services						CU		CU			
45	Recreational Areas and Facilities, Public					CU						
INSTITUTIONAL												
46	Daycare Centers	X	X		X	X	CU	CU		X	X	X
47	Group and Boarding Home	X	X	X	X	X	X	X		X	X	X
48	Hospitals						X					
49	Medical Clinics						CU					
50	Specialized Medical Clinic											
51	Medical Marijuana Grow-only Facility											
52	Nursing Homes	X	X		X	X	X					
MERCANTILE/RETAIL												
53	Retail (All establishments primarily selling or renting products, except as otherwise listed below.)							X	X	X	X	X
54	Retail, Convenience					X		X	X	X	X	X
55	Neighborhood Groceries/Variety Stores				X	X		X	X	X	X	X
56	Retail, Medical Sales						CU	X	X	X	X	X
57	Retail, Specialty				X ¹³			X	X	X	X	X
58	Farm Stands							X	X	X	X	X
59	Flooring Showroom					X		X	X	X	X	X
60	Garden Center							X	X	X	X	X
61	Pharmacies				X	X	CU ¹¹	X	X	X	X	X
62	Specialty Food Markets				X	X		X	X	X	X	X
63	Automobile Business, as defined										X	
64	Filling Stations									CU		CU
RESIDENTIAL												
65	Manufactured Housing, Type 1	X ¹⁶	X ¹⁶	X ¹⁶	X ¹⁶	X ¹⁶	X ¹⁶	X ¹⁶	X ¹⁶	X ¹⁶	X ¹⁶	X ¹⁶
66	Manufactured Housing, Type 2	X	X	X	X	X	X	X	X	X	X	X
67	Manufactured Housing Park/Land Lease Community		CU									
68	Multiple Family Dwellings	X	X	X	X	X	X	X	X	X	X	X
69	One and Two Family Dwellings	X	X	X	X	X	X	X	X	X	X	X
70	Rooming Houses	X	X		X	X	X					
STORAGE/WAREHOUSING												
71	Self-Service Storage Units											
72	Warehousing							CU			CU	

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ZONING

73	Wholesaling								CU			CU	
			RA	RB1	RB2	RC	RD	BP	KBD1	KBD2	CB	CC	CD
OTHER													
74	Recreational Areas and Facilities, Private												
75	Sexually Oriented Businesses												

- 1) Up to 5,000 sq. ft. total floor area on Route 27/Civic Center Drive Only
- 2) On Route 27/Civic Center Drive Only
- 3) Uses limited to maximum gross building size of 5,000 sq. ft.
- 4) Four lots or less
- 5) Map 30, Lot 1, Unit 1 only, business/professional/government offices only
- 6) Excepting Conventional Residential Subdivisions
- 7) Limited to no more than 75 units or 10,000 sq.ft. of building area
- 8) Limited to maximum of eight rooms
- 9) Limited to elementary and middle schools
- 10) Excluding protective functions/correctional institutions
- 11) Excluding convenience retail
- 12) Limited to florists, art gallery, pottery/craft/gift shops
- 13) Limited to small specialized stores that are located within buildings having existing storefronts built prior to April 1, 2001 and that predominantly serve the needs of a walking clientele.
- 14) This restriction is not intended to restrict the temporary placement of construction related trailers on project sites provided that such trailers are removed immediately upon the completion of project work at that site. Planning Board approval is not required prior to the placement of such trailers.
- 15) Excluding Financial Institutions
- 16) See Section 5.2.10.2 for additional regulations
- 17) See Section 5.2.10.3 for additional regulations

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SELLER'S PROPERTY DISCLOSURE - LAND ONLY

125 Civic Center Drive

PROPERTY LOCATED AT: Augusta, ME 04330

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between the Seller and any buyer. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

NOTE: DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.

SECTION I. HAZARDOUS MATERIAL

The Seller makes the following representations regarding known hazardous materials that are currently or previously existing in or on the real estate:

- A. **UNDERGROUND STORAGE TANKS** - Current or previously existing:
Are there now, or have there ever been, any underground storage tanks on your property? ☐ Yes ☐ No ☒ Unknown
IF YES: Are tanks in current use? ☐ Yes ☐ No ☐ Unknown
IF NO above: How long have tank(s) been out of service? _____
What materials are, or were, stored in the tank(s)? _____
Age of tank(s): _____ Size of tank(s): _____
Location: _____
Have you experienced any problems such as leakage? _____
Are tanks registered with the Dept. of Environmental Protection? ☐ Yes ☐ No ☐ Unknown
If tanks are no longer in use, have tanks been abandoned according to D.E.P.? ☐ Yes ☐ No ☐ Unknown
Comments: _____
- B. **OTHER HAZARDOUS MATERIALS** - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.):
☐ Yes ☐ No ☒ Unknown
Attachment explaining current problems, past repairs or additional information to any of the above hazardous materials? ☐ Yes ☐ No

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION II. GENERAL INFORMATION

- Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private way, private road/homeowner associations or restrictive covenants? ☒ Yes ☐ No ☐ Unknown
IF YES: Explain: Severed on Record
What is your source of information: _____
- Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? ☐ Yes ☐ No ☒ Unknown
IF YES: Explain: _____
What is your source of information: _____
- Is the subject property the result of a division of property within the last five years (for example, subdivision)? ☐ Yes ☒ No ☐ Unknown
IF YES: Explain: _____
What is your source of information: _____
- Are you receiving a tax exemption or reduction for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Blind, Working Waterfront? ☐ Yes ☒ No ☐ Unknown
IF YES: Explain: _____
- Has property ever been soil tested? ☒ Yes ☐ No ☐ Unknown If YES, are the results available? ☐ Yes ☐ No
Are mobile/manufactured homes allowed? ☐ Yes ☐ No ☒ Unknown Are modular homes allowed? ☐ Yes ☐ No ☒ Unknown
Has all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ Unknown If YES, is the survey available? ☐ Yes ☒ No
ATTACHMENTS: ☐ Yes ☐ No
Additional Information: _____

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer.

[Signature] 4/3/15
SELLER DATE SELLER DATE

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE BUYER DATE

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Magnusson Balfour Commercial &, 95 India Street Portland, ME 04101

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Fax:

Dennis Wheelock

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com



Richard Lannan



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:

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.



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION
35 State House Station Augusta ME 04333-0035



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To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

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