

FOR SALE

Developable Land

14.14 ± Acres | \$850,000

PRICE REDUCED



Route 2 & 4, Wilton

Property Description

We are pleased this commercial development land available in Wilton, featuring 14.14 acres with exceptional visibility and access. The site offers over 1,500 feet of frontage along high-traffic Route 4 and US Highway 2, along with two DOT-approved curb cuts that support smooth ingress and egress for a wide range of commercial uses. The land has already been cleared for development, providing a streamlined path for new construction. An additional 37.9 acres is available for buyers seeking expanded opportunity, including the 4,800 SF Merrill's Garage, which adds further utility and potential. With Commercial zoning, this property is ideally suited for retail, service, hospitality, automotive, or mixed commercial projects. A rare chance to secure a highly accessible, development-ready site in a strategic regional corridor.

BROKER CONTACT

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Property Details

Owner	Merrill Properties, LLC
Assessor's Reference	Map 16, Lots 13 & 14
Lot Size	14.14± acres (additional 37.9± acres available which includes the 4,800 SF Merrill's Garage)
Description	Cleared for development, two DOT approved curb cuts
Zoning	Commerical
Entrance	DOT-approved entrance permit in place

FOR SALE : \$850,000



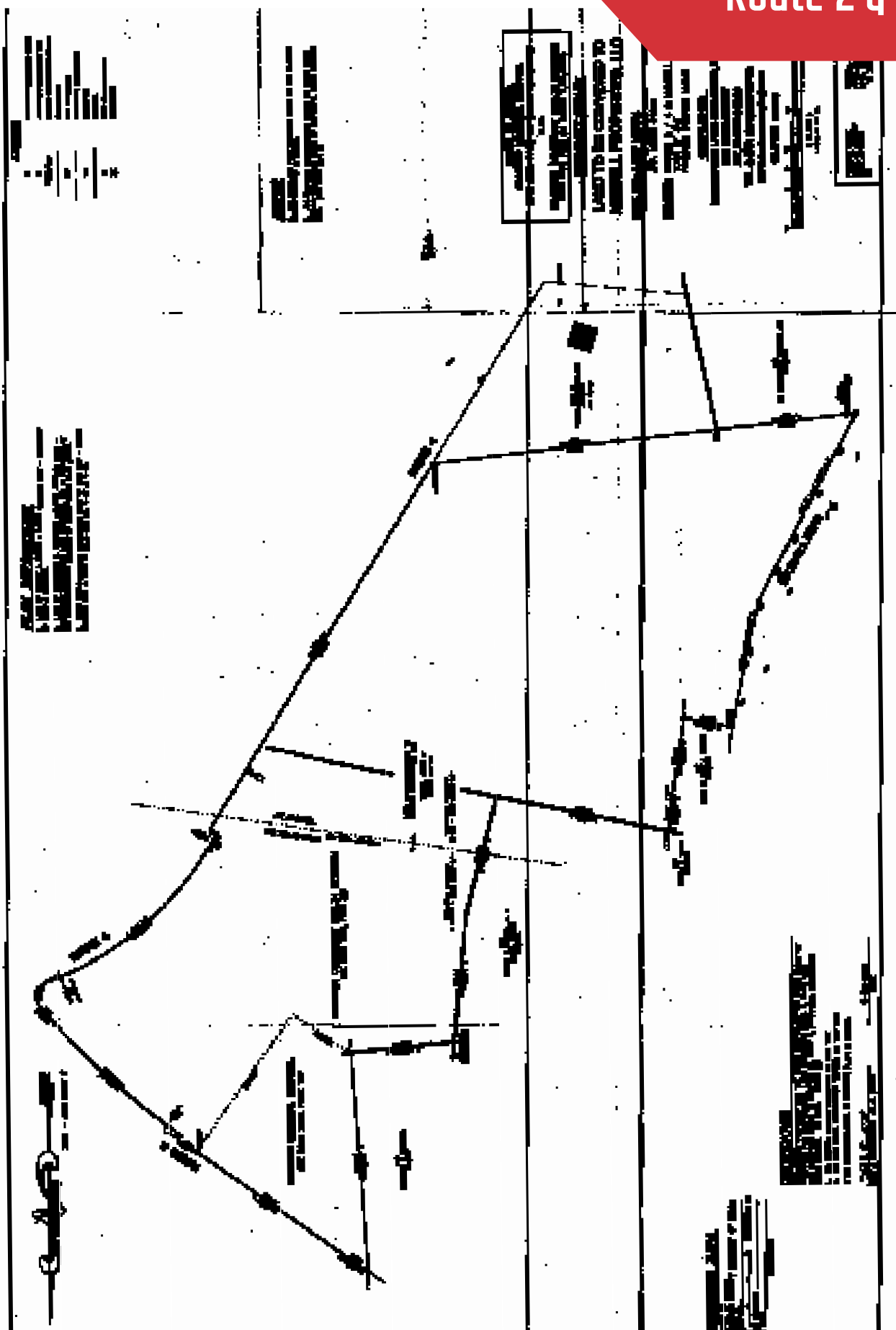


TABLE A2. COMMERCIAL USES

NO – PROHIBITED CEO – PERMIT FROM CEO REQUIRED PE – PLANNING BOARD PERMIT REQUIRED LP – PERMIT FROM LOCAL PLUMBING INSPECTOR REQUIRED

USE	RESIDENTIAL I	RESIDENTIAL II	FARM & FOREST	LIMITED RESIDENTIAL	COMMERCIAL	DOWNTOWN VILLAGE	INDUSTRIAL	STREAM PROTECTION	RESOURCE PROTECTION/WATERSHED OVERLAY
ACCESSORY STRUCTURES ≤50 SF	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO ⁴	CEO
ACCESSORY STRUCTURES >50 SF	PE	PE	PE	PE	PE	PE	PE	PE	PE
AMUSEMENT FACILITY (Indoor)	NO	NO	NO	NO	PE	PE	PE	NO	NO
INDOOR COMMERCIAL RECREATION	NO	NO	NO	NO	PE	PE	PE	NO	NO ⁵
AUTOMOBILE GRAVEYARD	NO	NO	NO	NO	NO	PE	PE	NO	NO
JUNKYARD	NO	NO	NO	NO	NO	PE	PE	NO	NO
AUTO BODY SHOP	NO	PE ¹	PE ¹	NO	PE ¹	PE	PE	NO	NO
AUTO REPAIR / SALES	NO	PE ¹	PE ¹	NO	PE ¹	PE	PE	NO	NO
AUTO CAR WASH	NO	NO	NO	NO	PE	PE	PE	NO	NO
AUTOMOBILE HOBBYIST	PE	PE	PE	PE	PE	PE	PE	PE	PE
DEE & BREAKFAST	PE	PE	PE	PE	PE	PE	NO	NO	NO
BUILDING MATERIALS – RETAIL SALES	NO	NO	PE	NO	PE	PE	PE	NO	NO
COMMERCIAL SCHOOL	NO	PE ²	PE	NO	PE	PE	PE	NO	NO
FIREWOOD PROCESSING	NO	PE	PE	NO	NO	PE	PE	NO	NO
GASOLINE SERVICE STATION	NO	NO	NO	NO	PE	PE	NO	NO	NO
HOTEL / MOTEL	NO	PE	PE	NO	PE	PE	NO	NO	NO
INDOOR THEATER	NO	NO	NO	NO	PE	PE	NO	NO	NO
KENNEL	NO	PE ¹	PE	NO	PE	PE	NO	NO	NO
NEIGHBORHOOD CONVENIENCE STORE	PE ¹	PE ¹	PE	NO	PE	PE	NO	NO	NO
OFFICES: BUSINESS, PROF. MEDICAL	NO	PE ¹	PE	NO	PE	PE	PE	NO	NO
PUBLISHING, PRINTING	NO	PE ¹	PE	NO	PE	PE	PE	NO	NO
COMMERCIAL COMMUNICATION TOWER	NO	PE	PE	NO	NO	PE	PE	NO	NO
RESTAURANT	NO	PE ²	PE	NO	PE	PE	PE	NO	NO
TAVERN	NO	NO	PE	NO	PE	PE	PE	PE	PE
RETAIL BUSINESS	NO	PE ¹	PE	NO	PE	PE	PE	NO	NO
SERVICE BUSINESS	NO	PE ¹	PE	NO	PE	PE	PE	NO	NO
SHOPPING CENTER	NO	NO	NO	NO	PE	PE	PE	NO	NO
WHOLESALE BUSINESS	NO	NO	PE	NO	PE	PE	PE	NO	NO
CAMPGROUND	NO	NO	PE	PE	NO	PE	NO	NO	NO ⁵
FUNERAL HOME	NO	PE ¹	PE	NO	PE	PE	NO	NO	NO
AGRICULTURAL RELATED SERVICES-SALES	NO	NO	PE	NO	PE	PE	PE	NO	NO
AUCTION BARN	NO	NO	PE	NO	PE ⁴	PE	PE ⁴	NO	NO
ADULT BUSINESS ESTABLISHMENT ⁶	NO	NO	NO	NO	PE ⁶	NO	NO	NO	NO
MARIJUANA RETAIL SALES ^{7,8}	NO	NO	PE ^{7,8}	NO	PE ^{7,8}	NO	PE ^{7,8}	NO	NO
MARIJUANA CULTIVATION-INDOOR ^{7,8}	NO	NO	PE ^{7,8}	NO	PE ^{7,8}	NO	PE ^{7,8}	NO	NO
MARIJUANA CULTIVATION-OUTDOOR ^{7,8}	NO	NO	PE ^{7,8}	NO	PE ^{7,8}	NO	PE ^{7,8}	NO	PE ^{7,8}
MARIJUANA DISPENSARY	NO	NO	PE ^{7,8}	NO	PE ^{7,8}	NO	PE ^{7,8}	NO	PE ^{7,8}
MARIJUANA PRODUCTS MANUFACTURING AND/OR TESTING ^{7,8}	NO	NO	PE ^{7,8}	NO	PE ^{7,8}	NO	PE ^{7,8}	NO	NO
MARIJUANA SOCIAL CLUB	NO	NO	NO	NO	NO	NO	NO	NO	NO
ANTIQUE SALES	NO	PE ¹	PE	NO	PE	PE	PE	NO	NO
AUTO RECYCLING	NO	NO	PE	NO	NO	PE	PE	NO	NO
CONVENIENCE STORE	NO	NO	NO	NO	PE	PE	PE	NO	NO
DAY-CARE CENTER FACILITIES	PE	PE	PE	PE	PE	PE	NO	NO	NO
OUTDOOR COMMERCIAL RECREATION	NO	PE ¹	PE	PE ⁶	NO	PE	PE	PE ⁶	PE ⁵
USES SIMILAR TO USER REQUIRING PLANNING BOARD PERMIT	PE	PE	PE	PE	PE	PE	PE	PE	PE
USES SIMILAR TO NOT PERMITTED	NO	NO	NO	NO	NO	NO	NO	NO	NO
SIGNS	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO
STABLE	NO	PE ¹	PE	NO	PE	PE	NO	NO	NO
VETERINARY HOSPITAL	NO	PE ¹	PE	NO	PE	PE	NO	NO	NO
RESIDENTIAL RENTAL UNITS	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



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.