



Offering Memorandum

309 Daniel Webster Highway

OFFERING MEMORANDUM | 309 DANIEL WEBSTER HIGHWAY | MERRIMACK, NH

Exclusively Listed by

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Duncan Chapman - Director | (978) 621-1290 | Duncan@KW.com | 147900,Massachusetts

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Property Summary



Property Highlights

- Built: 1974
- Office Building
- Owner recently replaced air conditioning units.
- Building contains a long-term NNN single tenant.
- Current lease contract is 7/1/2023 to 6/30/2028, with 2 year extension option to 6/30/2030.
- Rent through 6/30/2026 is \$8.90 per sf NNN.
- Rent from 7/1/2026 to 6/30/2027 is \$9.90 per sf NNN.
- Rent from 7/1/2027 to 6/30/2028 is \$10.90 per sf NNN.
- Building tenant is not to be disturbed.
- Tenant is willing to negotiate the termination of their lease contract if a new owner wants to occupy the building. Otherwise, they will honor their existing contract.

Price:	\$1,290,000
Building SF:	7,104
Lot Size:	0.82 Acres

Fidelity Investments
Campus



shaws



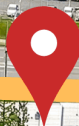
Exit-11

To Manchester

Everett Turnpike



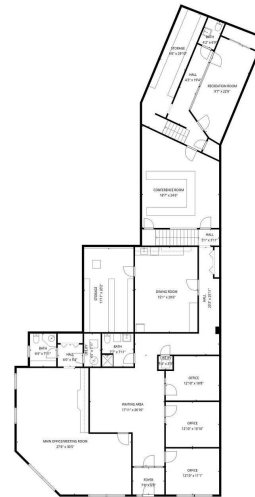
DUNKIN'



Daniel Webster Highway

PROPERTY

Property Photos with Floor Plans

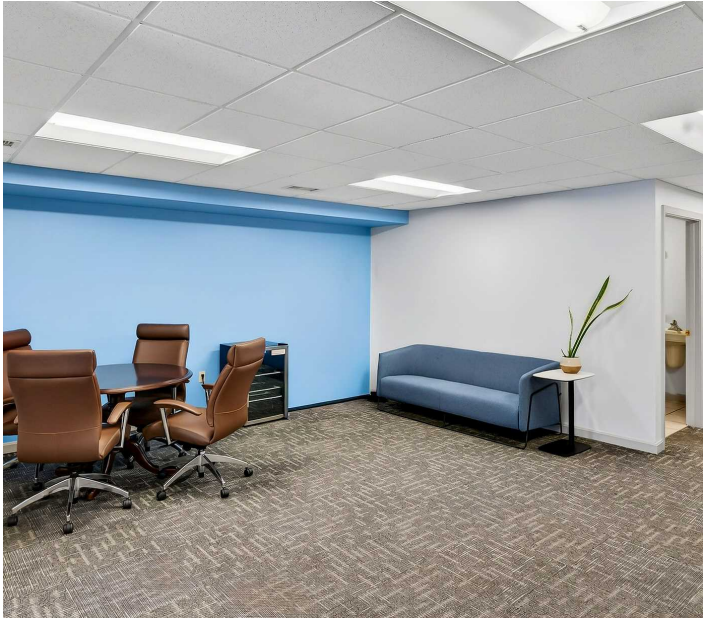


TOTAL: 7442 sq. ft.
 1st floor: 3100 sq. ft, 2nd floor: 4342 sq. ft
 EXCLUDED AREAS: UTILITY: 44 sq. ft, STORAGE: 434 sq. ft, WALLS: 328 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

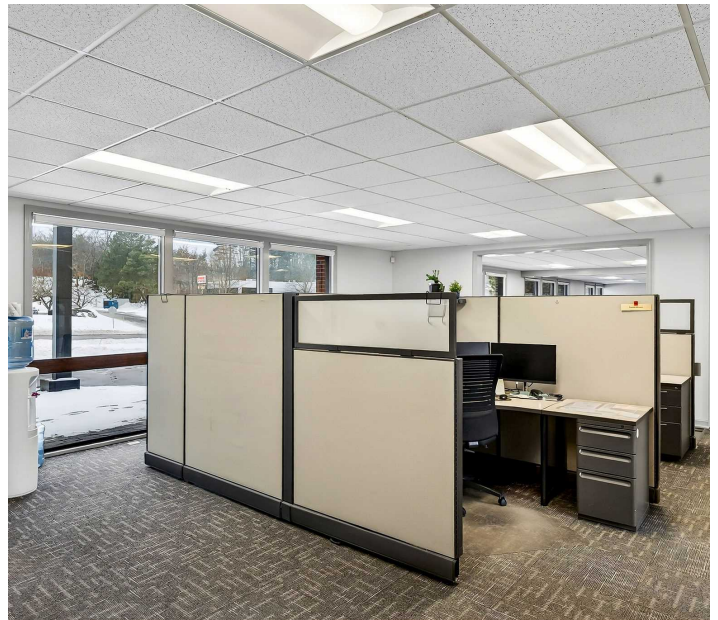
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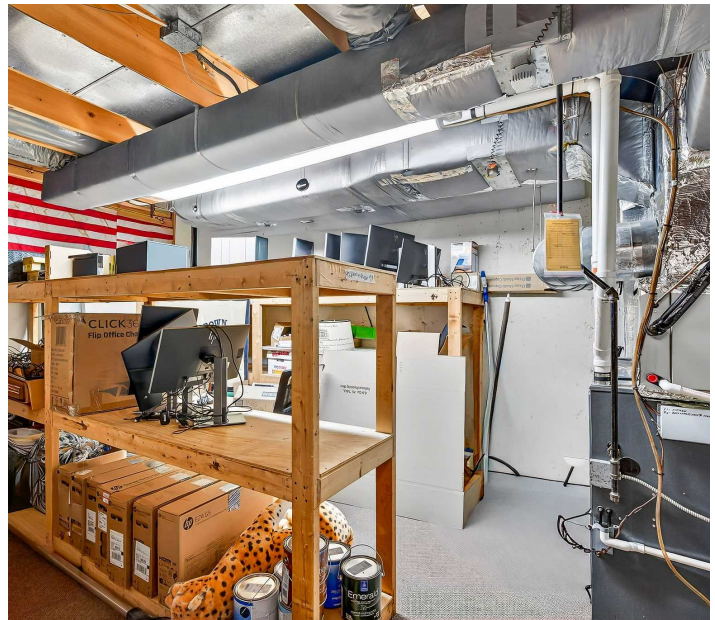
Property Photos



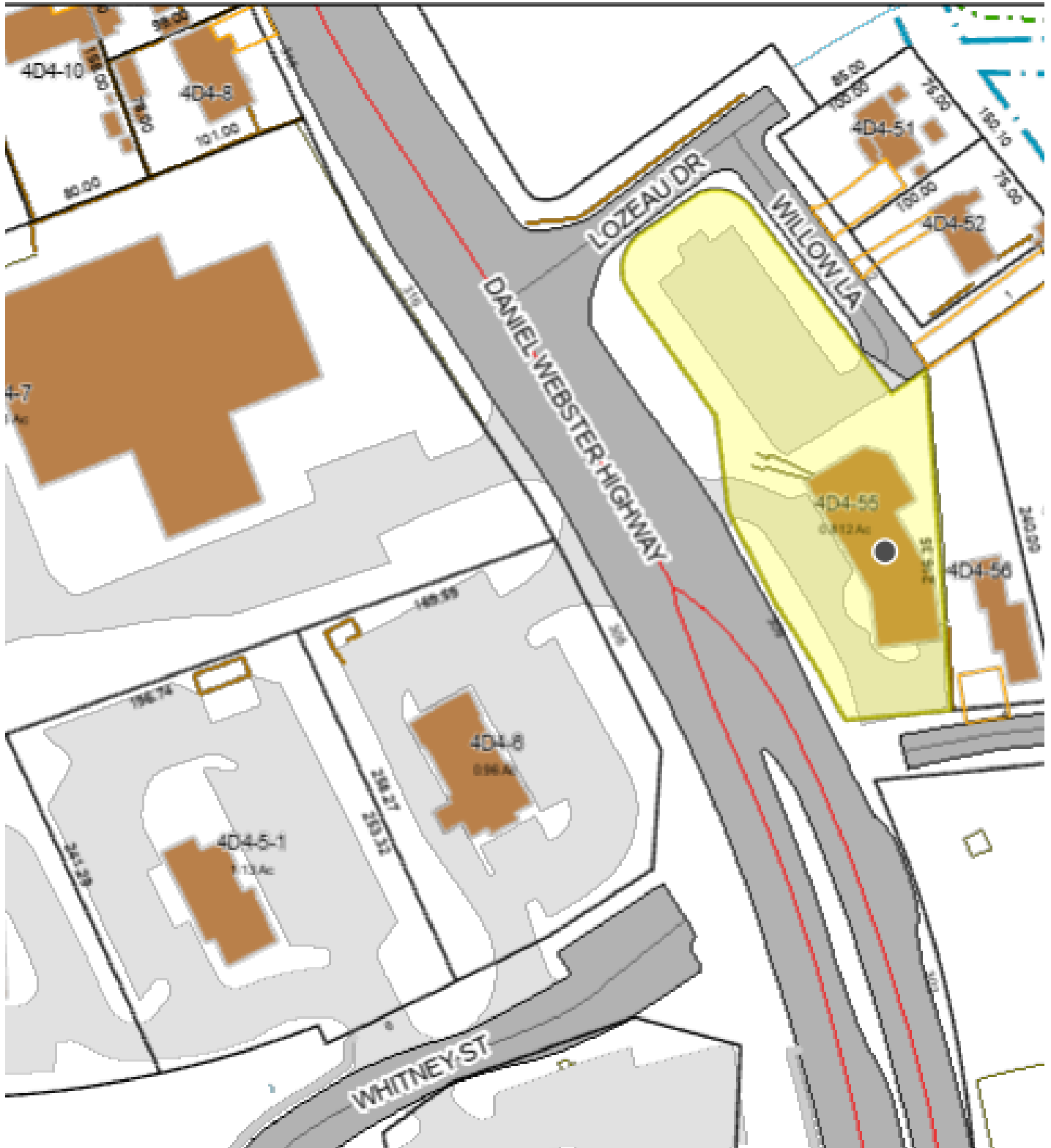
Property Photos



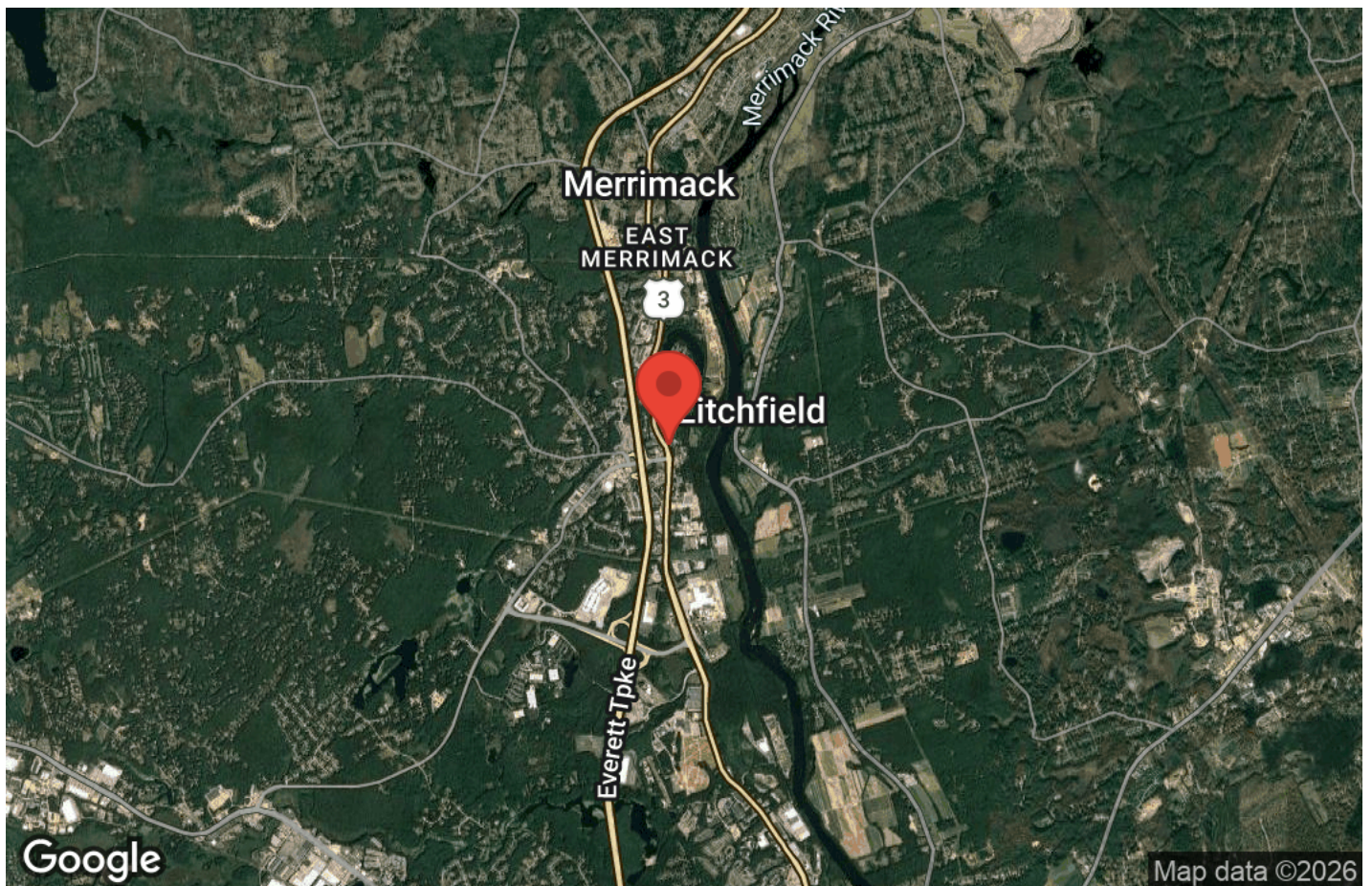
Property Photos



309 Daniel Webster Hwy - Tax Map




Location Maps



Parcel ID: 004D-4 000055 000000 (CARD 1 of 1)
 Owner: 309 DW REALTY LLC
 Location: 309 DW HIGHWAY
 Acres: 0.812

General

Valuation		Listing History		Districts	
Building Value:	\$335,300	<u>List Date</u>	<u>Lister</u>	<u>District</u>	<u>% In Dist.</u>
Features:	\$33,400	05/29/2024	RLVR	Hydrant	000
Taxable Land:	\$435,900	09/05/2017	MRUM	Merrimack Village	100
<hr/>		07/27/2017	INSP		
Card Value:	\$804,600 	07/25/2011	LMHC		
Parcel Value:	\$804,600	08/10/2004	MRUL		
Review and Pay Property Taxes Online					

Notes: BRK; BROWN & BROWN INSURANCE; SITE PL#1136 /1136A LOT LINE/CONSOLIDATION PLAN HCRD #29208 SITE PLAN #1136B; BTHRS AVG FOR USE;SQUARED PATIO, PAVING MEAS FROM IMAGERY AND DID NOT INCLUDE DRIVEWAY AREA, JUST PARKING SPACES; 4/21 I&E RETURNED; 05/24 REVIEWED BMF/RBF, MEAS EXT, CORRECT PATIO=EST SHAPE, PU CANOPY/AWNINGS

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2025	\$335,300	\$33,400	\$435,900	Cost Valuation	\$804,600
2024	\$335,300	\$33,400	\$435,900	Cost Valuation	\$804,600
2023	\$378,300	\$33,400	\$435,900	Cost Valuation	\$847,600
2022	\$551,600	\$33,400	\$435,900	Cost Valuation	\$1,020,900
2021	\$551,600	\$33,400	\$435,900	Cost Valuation	\$1,020,900
2020	\$554,500	\$0	\$253,400	Mass Income	\$807,900
2019	\$554,500	\$0	\$253,400	Mass Income	\$807,900
2018	\$554,500	\$0	\$253,400	Mass Income	\$807,900
2017	\$554,500	\$0	\$253,400	Mass Income	\$807,900
2016	\$554,500	\$0	\$253,400	Mass Income	\$807,900
2015	\$396,300	\$27,800	\$231,700	Cost Valuation	\$655,800
2014	\$396,300	\$27,800	\$231,700	Cost Valuation	\$655,800
2013	\$396,300	\$27,800	\$231,700	Cost Valuation	\$655,800
2012	\$396,300	\$27,800	\$231,700	Cost Valuation	\$655,800
2011	\$396,300	\$27,800	\$231,700	Cost Valuation	\$655,800
2010	\$537,100	\$0	\$297,800	Cost Valuation	\$834,900

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
04/01/2021	IMPROVED	YES	\$1,000,000	309 DW HIGHWAY LLC	9449	1021
09/25/2013	IMPROVED	YES	\$465,000	MCDUFFEE, DAVID H 2004	8607	0811
04/21/2008	IMPROVED	NO - ESTATE SALE/FDCY COV	\$0	MCDUFFEE, DAVID		

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
12/12/1980	IMPROVED	NO - UNCLASSFYD EXCLUSION	\$0	LOZEAU,ROBERT		

Land

Size:	0.812 Ac.	Site:	AVERAGE
Zone:	04 - C2- GEN COMM	Driveway:	PAVED
Neighborhood:	AVERAGE	Road:	PAVED
Land Use:	COM/IND	Taxable Value:	\$435,900

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	0.460 AC	180,000	E	100	100	100	100	95 MILD	250	427,500	0	N	427,500	USE
COM/IND	0.352 AC	10,000	X	100	0	0	0	95 MILD	250	8,400	0	N	8,400	USE
			i				i	i	i					

Building

1 STORY OFFICE Built In 1974

Roof:	FLAT TAR/GRAVEL	Bedrooms:	0	Quality:	AVG-10
Exterior:	BRK VENEER PREFAB WD PNL/T111	Bathrooms:	AVERAGE	Size Adj.	0.8731
Interior:	DRYWALL	Extra Kitchens:	0	Base Rate:	82.00
Flooring:	CARPET	Fireplaces:	0	Building Rate:	0.7779
Heat:	GAS FA DUCTED	Generators:	0	Sq. Foot Cost:	63.79
		AC:	YES 100%	Effective Area:	7,104
		Comm. Wall Factor:	100	Gross Living Area:	4,692
		Comm Wall:	WOOD AND/OR CLASS D	Cost New:	\$453,164

Depreciation

Normal AVERAGE	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
26%	0%	0%	0%	0%	26%	\$335,300

Features

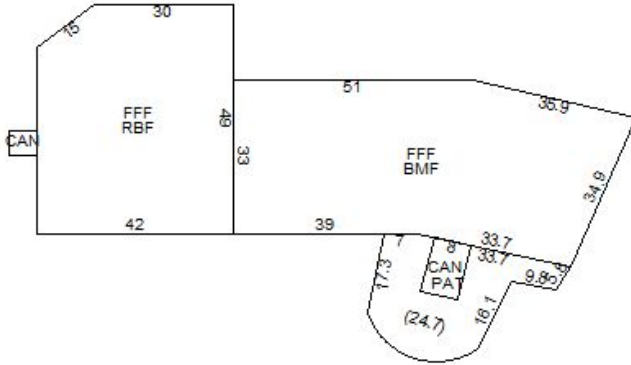
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
PAVING ASPHALT	9100	9100 x 1	62	3.25	80	\$14,669	
LIGHTS, PKG LOT SING	2		100	1700.00	80	\$2,720	SINGLE
SIGN ILLUMINATED	48	8 x 6	393	106.00	80	\$15,997	
Total:						\$33,400	

Photo



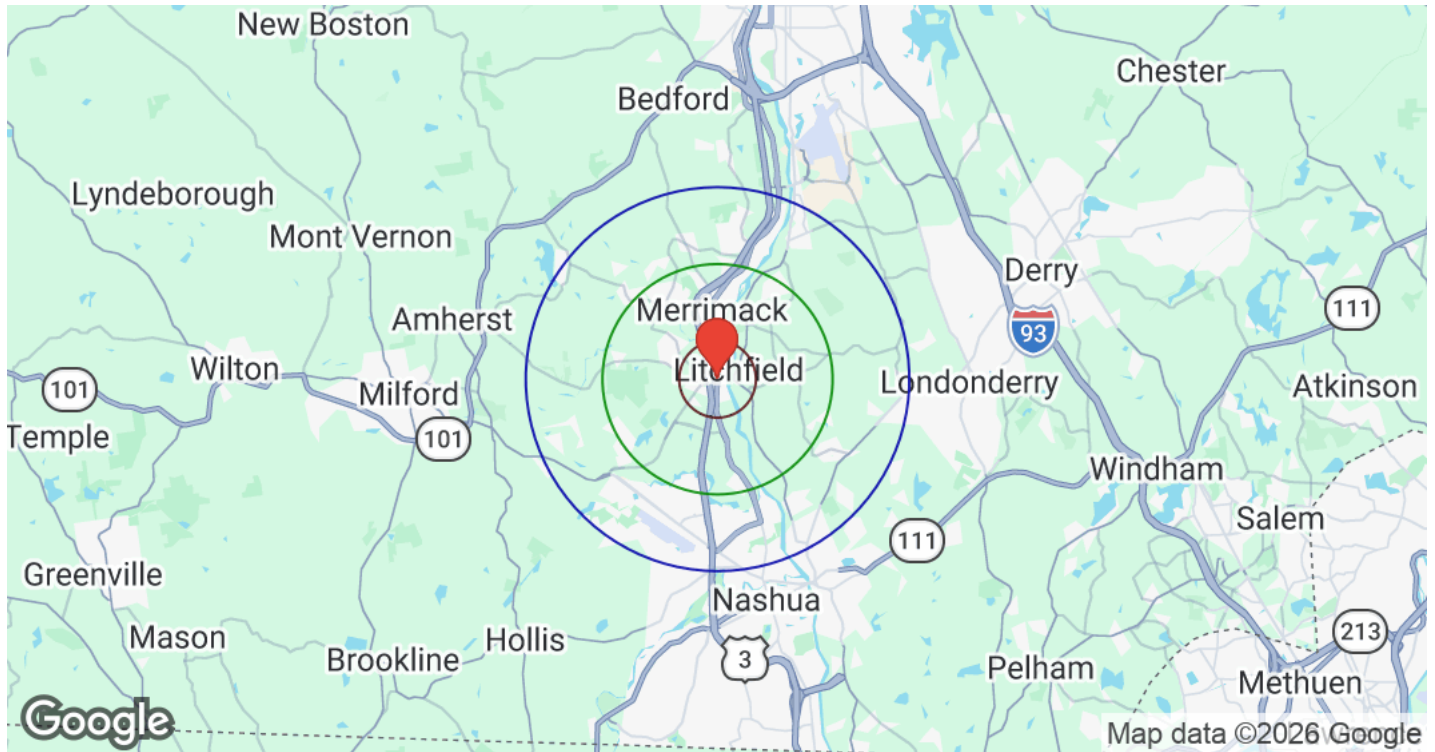


Sketch



Code	Description	Area	Eff Area	GL Area
CAN	CANOPY	126	32	0
FFF	FST FLR FIN	4,692	4,692	4,692
BMF	BSMNT FINISHED	2,688	806	0
RBF	RAISED BSMNT FIN	2,004	1,503	0
PAT	PATIO	708	71	0
Totals			7,104	4,692

Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	1,854	10,783	32,764
	Female	1,791	10,855	32,902
	Total Population	3,645	21,638	65,666
Race / Ethnicity	White	3,061	18,513	54,798
	Black	93	457	1,661
	Am In/AK Nat	3	15	39
	Hawaiian	N/A	4	20
	Hispanic	229	1,352	4,551
	Asian	185	866	3,237
	Multiracial	72	422	1,313
	Other	2	9	46
Housing	Total Units	1,512	8,595	26,640
	Occupied	1,469	8,377	25,941
	Owner Occupied	1,229	6,986	20,754
	Renter Occupied	240	1,391	5,187
	Vacant	43	217	700
Age	Ages 0 - 14	558	3,317	9,930
	Ages 15 - 24	357	2,343	7,337
	Ages 25 - 54	1,473	8,352	25,477
	Ages 55 - 64	570	3,387	10,176
	Ages 65+	686	4,241	12,747
Income	Median	\$137,279	\$138,599	\$129,617
	Under \$15k	15	121	686
	\$15k - \$25k	41	249	670
	\$25k - \$35k	8	105	794
	\$35k - \$50k	55	432	1,329
	\$50k - \$75k	272	957	2,710
	\$75k - \$100k	166	1,067	3,555
	\$100k - \$150k	255	1,640	5,388
	\$150k - \$200k	201	1,576	4,508
Over \$200k	454	2,230	6,299	

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JAMESON PAINE

DIRECTOR | COMMERCIAL REALTOR

PERSONAL PROFILE

Jameson graduated with a Bachelor of Science degree in Community Development and has worked since 1994 on complicated land projects throughout the United States. Jameson's extensive experience of working on major projects, knowledge of land use regulations, and thorough understanding of the real estate market is an exceptional resource for any public or private entity looking to acquire, sell, lease, or develop a property.

WORK EXPERIENCE

Jameson Paine is a Director at Northeast. He is responsible for team coordination, development and expansion; client development and assistance; and standard real estate brokerage and consulting services. Jameson has an extensive history of public service, having served on local, regional, state and federal boards and committees. Several of these groups include as a member of the NH Commercial Investment Board of Realtors® and the NH Planners Association's Legislative Committee, co-chair of the former Pease Air Force Base's Restoration Advisory Board, Stratham (NH) Planning Board Vice-Chair, and Exeter-Squamscott River Local Advisory Committee.

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SKILLS SUMMARY

Real Estate Negotiations

Project Management

Budgeting and Cost Analysis

Short & Long Term Planning

Staff and Client Training

Project Regulatory Permitting

STATES LICENSED

 New Hampshire

EDUCATION

University of New Hampshire
B.S. Community Development

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DUNCAN CHAPMAN

MANAGING BROKER | FOUNDER

PERSONAL PROFILE

A retired Colonel, Duncan has extensive large-scale U.S. and international real estate brokerage experience. He has successfully worked on many private and public real estate transactions at all levels: local, state, federal and quasi-government (e.g., military base redevelopments).

WORK EXPERIENCE

Duncan is the Managing Broker of Northeast Real Estate Solutions, Inc., a New England-based real estate brokerage and consulting firm. He helps clients with all of their real estate needs from development and implementation of complex projects to standard real estate brokerage services. Duncan has over 30 years of commercial and corporate real estate experience. Prior to Northeast, he was a Senior Vice President at The Staubach Company for seven years, based in Boston, MA.

Duncan's diverse experience includes working with large institutional clients such as Texas Instruments, Kaman Aerospace and Cisco Systems. At one point, he was responsible for over 22 million square feet of real estate.

Duncan is a community leader, serves as a Commissioner on the Devens Enterprise Commission. He has succeeded in completing complex projects for a diverse group of public and private clients and organizations.

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