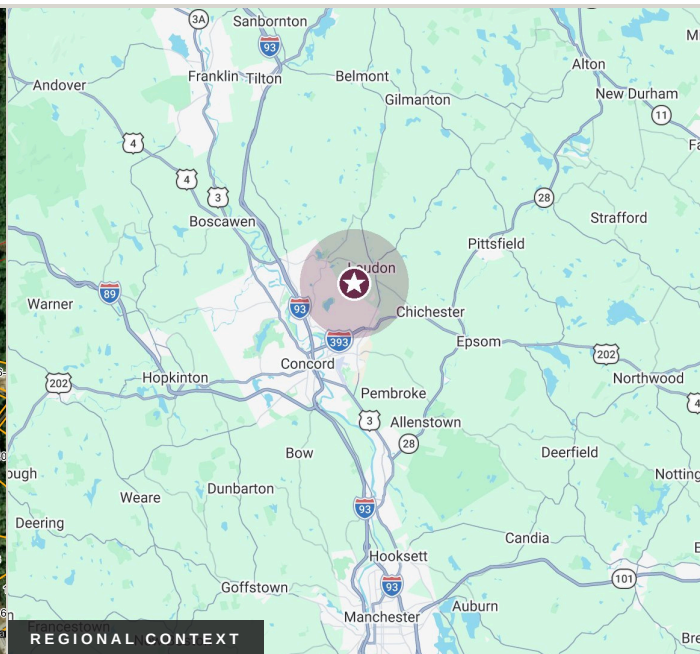
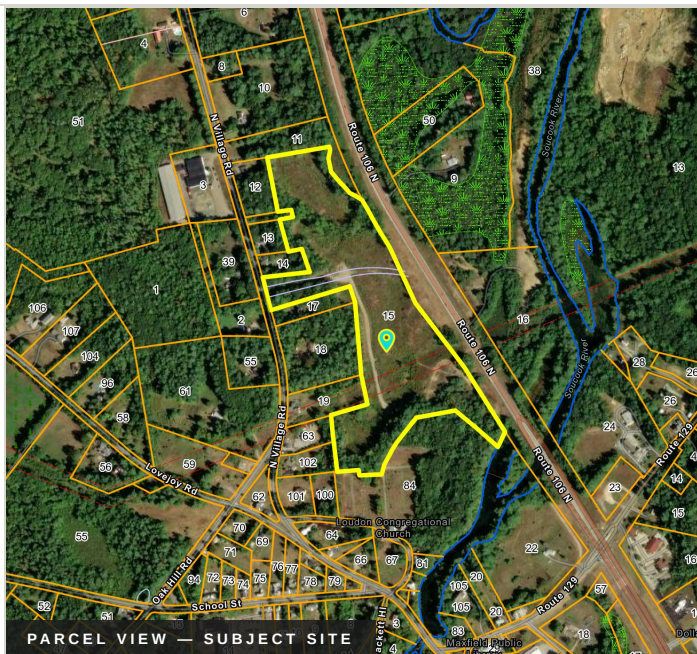


26± ACRE LAND PARCEL

NH Route 106 & N Village Road, Loudon, NH / Map 30 · Lot 15



26±

TOTAL ACRES

C/I

ZONING DISTRICT

Dual

ROAD FRONTAGE

Village

LOUDON CENTER

THE OPPORTUNITY

26 acres± of Commercial / Industrial-zoned land in Loudon village with frontage on **Route 106** and access to **N Village Road** — well-positioned for retail, hospitality, office, or light-industrial development.

- **Broad permitted-use zoning** — Loudon's C/I district accommodates retail, hotel/motel, office, restaurant, showroom, warehouse, distribution, light manufacturing, and outdoor storage uses, subject to Planning Board site plan review.
- **Strategic village position** — at the Routes 106 / 129 commercial node identified in Loudon's Master Plan as one of three priority commercial centers in town.
- **Dual road frontage** — direct exposure on NH Route 106 (state highway) plus secondary access from N Village Rd, supporting subdivision, single-user, or phased development.
- **Speedway-economy adjacency** — ±4 mi south of New Hampshire Motor Speedway, NH's largest sports-and-entertainment venue, drawing 100,000+ attendees on race weekends.

PROPERTY SNAPSHOT

Property Type	Commercial / Industrial Land
Acreage	26± AC
Tax Map / Lot	30 / 15 · Merrimack County
Town	Loudon, NH
Zoning	C/I — Commercial / Industrial
Frontage	Route 106 + N Village Rd
Site Condition	Mostly cleared
Current Ownership	Sand & gravel operator
Utilities	Buyer to verify

REGIONAL ACCESS

106 Route 106
on-site

NHMS Motor Speedway
4 mi± / 8 min

CON Concord
7 mi± / 12 min

I-93 I-93 / I-393
8 mi± / 15 min

BOS Boston, MA
85 mi± / 100 min

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