

Tilton Ridge Living

246 Laconia Road, Tilton, NH 03276

OFFERING
MEMORANDUM



DOWNTOWN
REALTY

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT DOWNTOWN REALTY FOR MORE DETAILS OR TO ARRANGE AN APPOINTMENT.

DOWNTOWN REALTY NH, LLC
10 COMMERCE PARK NORTH
SUITE 13A-3
BEDFORD, NH 03110



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PROPERTY OVERVIEW

Tilton Ridge Living

FOR SALE: \$3,000,000

A rare, nearly shovel-ready development opportunity in the heart of New Hampshire's Lakes Region. This approximately 15-acre residential parcel is part of a larger mixed-use development known as Tilton Ridge on Route 3, just one mile from I-93 via Exit 20, offering exceptional visibility and accessibility in one of the region's most active growth corridors.

The site carries an accepted variance for 120 residential units, currently proposed as 60 duplexes, with access to Route 3 via a deeded right-of-way through the adjacent mixed-use development — a thoughtfully assembled project that also includes self-storage and retail components under common ownership. The current owner, a 30-year Lakes Region developer, has completed the most time-consuming and costly entitlement work, handing a future buyer a well-advanced project without locking them into a rigid plan. Completed work includes an existing conditions survey, wetlands delineation (none on the residential site), a conceptual site plan accepted by zoning, an approved subdivision plan, NHDES-approved sewer hookup design and permits, a DOT traffic study and accepted driveway permit, and paved Route 3 aprons. Prior to closing, the seller will deliver recorded subdivision documents, all applicable easements, a roughed-in access road to the edge of the site, and both municipal water and sewer permitted and available to the residential parcel; significantly reducing day-one infrastructure burden for the incoming buyer. The seller is willing to negotiate participation in remaining buyer responsibilities, including the engineered driveway permit, and is open to an ongoing paid consulting role to assist with final Planning Board approvals, site design, and construction management. Potential exists for package sale of all components of the development to qualified buyers. This is an outstanding opportunity for a developer to capitalize on strong housing demand in the Lakes Region with the heavy lifting done.

PROPERTY BREAKDOWN

- **Accepted Variance for 120 Residential Units (Currently Proposed as 60 Duplexes)**
- **Total Lot Size: ±14.26 Acres**
- **1 Mile From Exit 20 off I-93**
- **Municipal Water/Sewer Permitted and Available**
- **Access to Manville / Laconia Road Intersection (potential traffic light)**
- **Access to Route 3 via ROW through Retail/Self-Storage Development**

Development Summary

Completed Engineering

- Existing conditions property survey
- Delineation of wetlands (none on residential site)
- NHDES wetlands crossing permit (none on residential site – this was completed with a crossing on self-storage site)
- Conceptual site plan for 60 duplexes accepted by zoning
- Final approved subdivision plan with all applicable easements shown completed & recorded

Completed Infrastructure

- Municipal Water/Sewer permitted, designed, and available near site
- Required utility easement/ROW across neighboring properties
- DOT driveway permit submitted - traffic study completed; DOT accepted study; initial design completed with feedback from DOT
- Paved aprons completed for access to Route 3
- Access Road roughed in to edge of site

Tilton Ridge Living

FOR SALE: \$3,000,000



Tilton Ridge Living

Proposed Retail Sites



Laconia Road (Route 3) | 27,600 VPD



Tilton Ridge Living

FOR SALE: \$3,000,000



Tilton Ridge Living

FOR SALE: \$3,000,000

Tanger Outlets



Future ±125,000 SF Manufacturing Site



Tilton Ridge Living

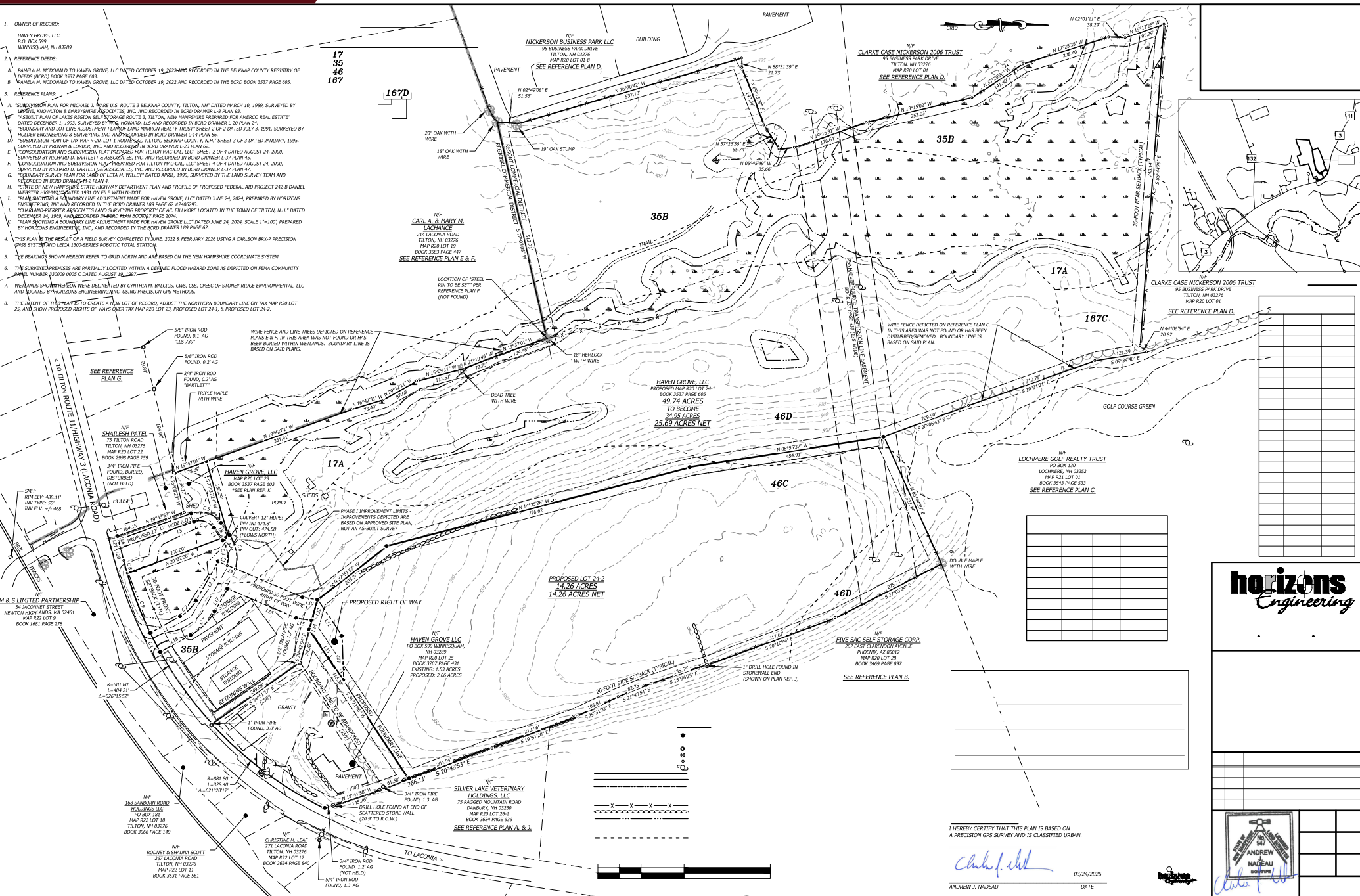
Proposed Retail Sites

(Route 3) *1 - 27,600 VPD



Site Plan

- OWNER OF RECORD:
HAVEN GROVE, LLC
P.O. BOX 599
WINNSQUAM, NH 03289
- REFERENCE DEEDS:
A. PAMELA M. McDONALD TO HAVEN GROVE, LLC DATED OCTOBER 15, 2022 AND RECORDED IN THE BELMONT COUNTY REGISTRY OF DEEDS (BCRD) BOOK 3537 PAGE 603.
B. PAMELA M. McDONALD TO HAVEN GROVE, LLC DATED OCTOBER 15, 2022 AND RECORDED IN THE BCRD BOOK 3537 PAGE 605.
- REFERENCE PLANS:
A. SUBDIVISION PLAN FOR MICHAEL J. WARE U.S. ROUTE 3 BELMONT COUNTY, TILTON, NH DATED MARCH 10, 1989, SURVEYED BY LAYTON, KNOWLTON & DREYSHIRE ASSOCIATES, INC. AND RECORDED IN BCRD DRAWER L-30 PLAN 83.
B. "SUBJECT PLAN OF LAKES REGION SELF STORAGE ROUTE 3, TILTON, NEW HAMPSHIRE PREPARED FOR AMERCO REAL ESTATE" DATED DECEMBER 1, 1993, SURVEYED BY TON, TOWNSEND, LLC AND RECORDED IN BCRD DRAWER L-30 PLAN 24.
C. BOUNDARY AND LOT LINE ADJUSTMENT PLAN FOR LAND MARROW REALTY TRUST SHEET 3 OF 2 DATED JULY 3, 1991, SURVEYED BY HAZEN ENGINEERING & SURVEYING, INC. AND RECORDED IN BCRD DRAWER L-14 PLAN 56.
D. "SUBDIVISION PLAN OF TAX MAP R-20, LOT 1 ROUTE 32, TILTON, BELMONT COUNTY, N.H." SHEET 3 OF 3 DATED JANUARY, 1995, SURVEYED BY IRONMAN & LORBER, INC. AND RECORDED IN BCRD DRAWER L-30 PLAN 82.
E. "CONSOLIDATION AND SUBDIVISION PLAN PREPARED FOR TILTON MAC-CAL, LLC" SHEET 2 OF 4 DATED AUGUST 24, 2000, SURVEYED BY RICHARD D. BARTLEY & ASSOCIATES, INC. AND RECORDED IN BCRD DRAWER L-37 PLAN 47.
F. "CONSOLIDATION AND SUBDIVISION PLAN PREPARED FOR TILTON MAC-CAL, LLC" SHEET 4 OF 4 DATED AUGUST 24, 2000, SURVEYED BY RICHARD D. BARTLEY & ASSOCIATES, INC. AND RECORDED IN BCRD DRAWER L-37 PLAN 47.
G. "BOUNDARY SURVEY PLAN FOR LAND OF LETIA M. WILEY DATED APRIL, 1996, SURVEYED BY THE LAND SURVEY TEAM AND RECORDED IN BCRD DRAWER R-2 PLAN 4.
H. "STATE OF NEW HAMPSHIRE STATE HIGHWAY DEPARTMENT PLAN AND PROFILE OF PROPOSED FEDERAL AID PROJECT 242-B DANIEL WEBSTER HIGHWAY DATED 1991 ON FILE WITH INDOT."
I. "PLAN SHOWING A BOUNDARY LINE ADJUSTMENT MADE FOR HAVEN GROVE, LLC" DATED JUNE 24, 2024, PREPARED BY HORIZONS ENGINEERING, INC. AND RECORDED IN THE BCRD DRAWER L-89 PAGE 62 #2406293.
J. "CHINA AND PERRIER ASSOCIATES LAND SURVEYING PROPERTY OF AC, TILMORE LOCATED IN THE TOWN OF TILTON, N.H." DATED DECEMBER 14, 1965, AS RECORDED IN BCRD PLAN 800077 PAGE 2074.
K. "PLAN SHOWING A BOUNDARY LINE ADJUSTMENT MADE FOR HAVEN GROVE, LLC" DATED JUNE 24, 2024, SCALE 1"=100', PREPARED BY HORIZONS ENGINEERING, INC. AND RECORDED IN THE BCRD DRAWER L-89 PAGE 62.
4. THIS PLAN IS THE RESULT OF A FIELD SURVEY COMPLETED IN JUNE, 2022 & FEBRUARY 2023 USING A CARLSON BRX-7 PRECISION CLASS SYSTEM AND LEICA 1300-SERIES ROBOTIC TOTAL STATION.
5. THE BEARINGS SHOWN HEREIN REFER TO GRID NORTH AND ARE BASED ON THE NEW HAMPSHIRE COORDINATE SYSTEM.
6. THE SURVEYED PREMISES ARE PARTIALLY LOCATED WITHIN A FLOOD HAZARD ZONE AS DEPICTED ON FEMA COMMUNITY MAP NUMBER 10009 0005 C DATED AUGUST 14, 1997.
7. WETLANDS SHOWING HEREIN WERE DELINEATED BY CYNTHIA M. BALCIUS, CWS, CSES, CHESC OF STONEY RIDGE ENVIRONMENTAL, LLC AND LOCATED BY HORIZONS ENGINEERING, INC. USING PRECISION GPS METHODS.
8. THE INTENT OF THIS PLAN IS TO CREATE A NEW LOT OF RECORD, ADJUST THE NORTHERN BOUNDARY LINE ON TAX MAP R-20 LOT 25, AND SHOW PROPOSED RIGHTS OF WAYS OVER TAX MAP R-20 LOT 23, PROPOSED LOT 24-1, & PROPOSED LOT 24-2.



horizons Engineering

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON A PRECISION GPS SURVEY AND IS CLASSIFIED URBAN.

Andrew J. Nadeau

ANDREW J. NADEAU
DATE: 03/24/2026

Demographic Breakdown

Population

	3 Mile	5 Miles	10 Miles
Total population	7,592	19,282	57,211
Projection	7,752	19,852	58,660
Number of HH	3,148	8,050	24,273
Avg HH income	\$97,238	\$102,481	\$108,894

Local Attractions

- Tanger Outlets
- Gunstock Mountain Resort
- Lake Winnisquam & Lake Winnepesaukee
- Lochmere Country Club

*Based on 2025 statistics

Contact Us



Matthew Lefebvre

Principal Broker
mlefebvre@dtrnh.com
603-932-3011
NH Lic. #070207



Sarah Stone

Associate/Listing Manager
sstone@dtrnh.com
603-833-3723
NH Lic. #080744



Violetta Botnick

Associate/Transaction Manager
vbotnick@dtrnh.com
603-289-8952
NH Lic. #081147



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