

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

VERANI  
REALTY



# High-Traffic 129.6 Acre Development Site

612-644 Pembroke St, Pembroke, NH 03275

Exclusively Represented By:

**Kimberly Reagan**

Director Commercial Division  
O: 603 845 2286 // C: 603 418 5503  
kim.reagan@verani.com

**Benjamin Mello**

Real Estate Advisor  
O: 603 845 2500 // C: 603 557 8012  
ben.mello@verani.com

**Giovanni Verani**

President  
O: 603 434 2376 // C: 603 490 7017  
giovanni.verani@verani.com

OFFERING MEMORANDUM

# Table Of Contents

FOR SALE

## Confidentiality & Disclaimer

All materials and information received or derived from Verani Realty its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Verani Realty its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Verani Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Verani Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Verani Realty does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Verani Realty in compliance with all applicable fair housing and equal opportunity laws.

## Table Of Contents

PROPERTY INFORMATION	4
LOCATION INFORMATION	9
DEMOGRAPHICS	13
MEET THE TEAM	15

### Kimberly Reagan

Director Commercial Division  
O: 603 845 2286 // C: 603 418 5503  
kim.reagan@verani.com

### Benjamin Mello

Real Estate Advisor  
O: 603 845 2500 // C: 603 557 8012  
ben.mello@verani.com

### Giovanni Verani

President  
O: 603 434 2376 // C: 603 490 7017  
giovanni.verani@verani.com

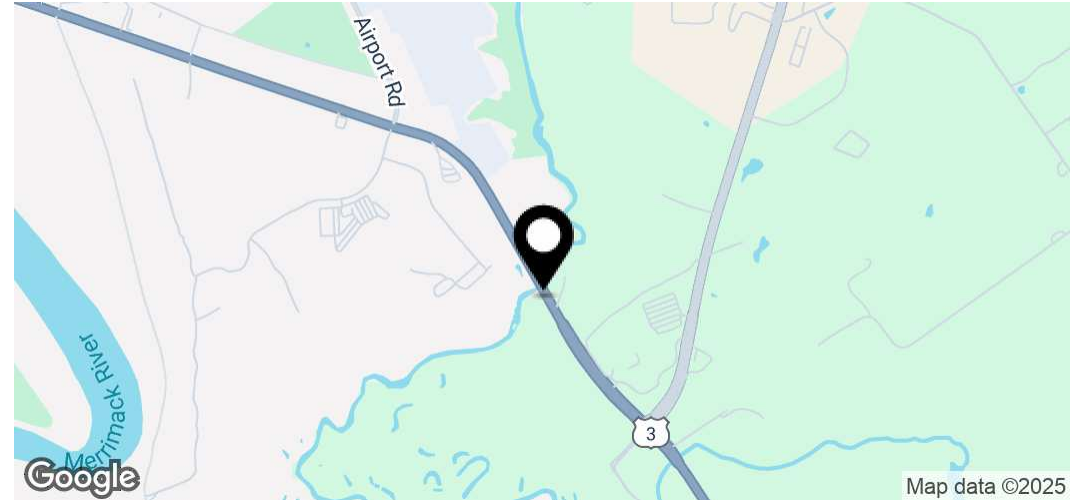
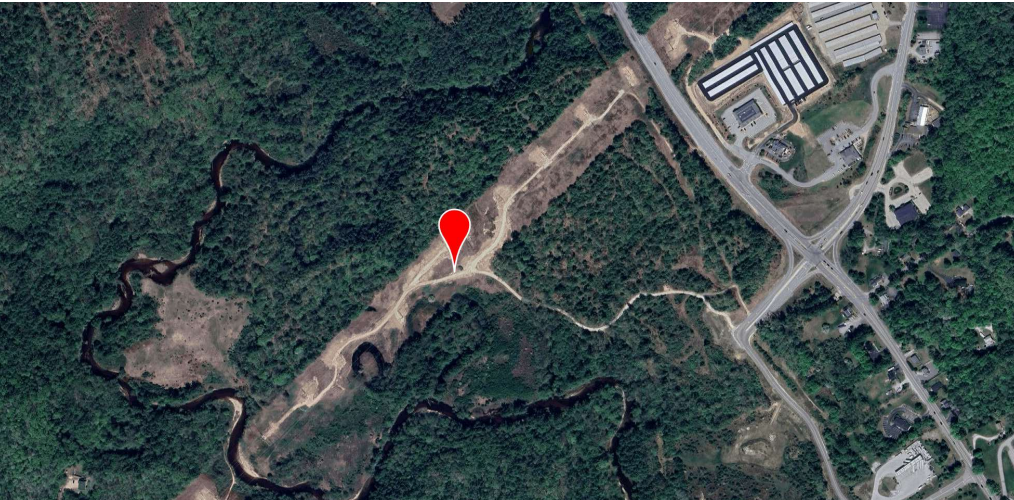
**BERKSHIRE  
HATHAWAY** | VERANI  
HOMESERVICES REALTY

 COMMERCIAL DIVISION™

Verani Realty • 1 Verani Way, Londonderry, NH 03053 • 603.434.2377 • <https://www.bhhs.com/verani-realty-nh301>

# Initial Offering Summary

FOR SALE



Initial Offering Price

\$9,720,000

## Property Overview

### Offering Summary

Site Condition	Vacant Development Land
Price / Acre	\$75,000
Lot Size	129.6 Acres
Zoning	Soucook River Development (SR)
Utilities	Municipal Water, Sewer, Electric & Natural Gas Available

Situated in Pembroke's Soucook River Development District, this sizeable parcel presents a prime investment opportunity for developers and businesses seeking a foothold in a strategic commercial and industrial hub. With flexible zoning, development incentives, and direct access to essential public infrastructure, this site is perfectly positioned for high-value development that complements the town's natural beauty.

Suited for multifamily, industrial, R&D, or Planned Unit Development, this land offers significant potential for long-term growth while bolstering Pembroke's economic development.

#### Kimberly Reagan

Director Commercial Division  
O: 603 845 2286 // C: 603 418 5503  
kim.reagan@verani.com

#### Benjamin Mello

Real Estate Advisor  
O: 603 845 2500 // C: 603 557 8012  
ben.mello@verani.com

#### Giovanni Verani

President  
O: 603 434 2376 // C: 603 490 7017  
giovanni.verani@verani.com

**BERKSHIRE  
HATHAWAY** | VERANI  
HOMESERVICES REALTY



Verani Realty • 1 Verani Way, Londonderry, NH 03053 • 603.434.2377 • <https://www.bhhs.com/verani-realty-nh301>

# Property Considerations

## Section 1

# Key Highlights & Location Information

FOR SALE

## Site Highlights

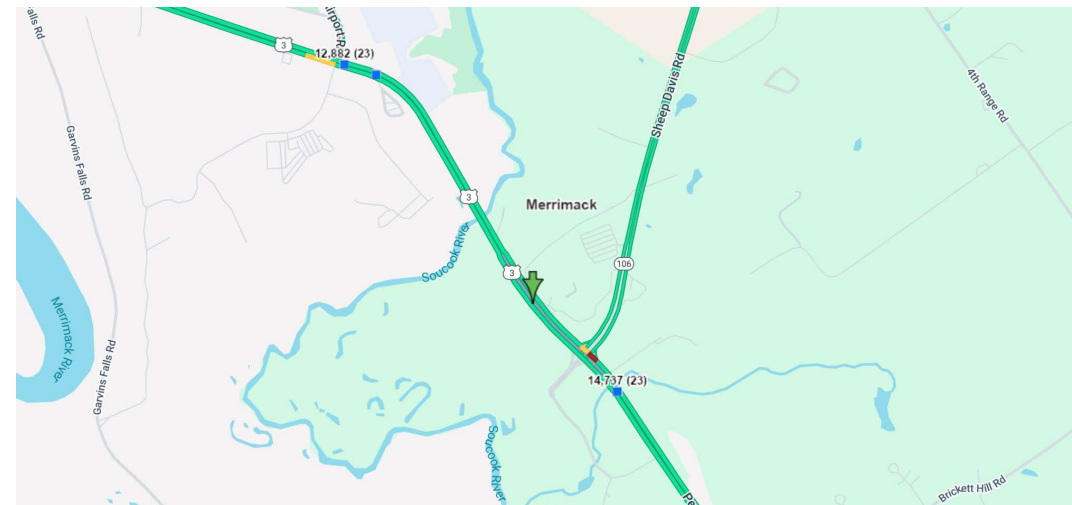
- **Prime Access:** Direct connectivity to I-93, I-89, Route 3, and Route 106.
- **Versatile Zoning:** SR District permits retail, industrial, research, office, and mixed-use development.
- **On-Site Resources:** Significant sand, gravel, and aggregate deposits can offset site prep costs or generate revenue.
- **Cost-Efficient Construction:** On-site materials reduce import and transportation costs for infrastructure.
- **Rising Market Demand:** Southern NH's industrial, commercial, and residential growth increases development potential.
- **Business-Friendly:** No state income or sales tax, making NH a top choice for businesses and investors.

## Key Commercial And Industrial Corridors:

- **Pembroke Street (US 3) and Sheep Davis Road (NH 106)** serve as the town's primary commercial hubs, forming a major corridor for retail, industrial, and mixed-use development.
- The 2023 NH DOT Traffic Counts report shows an Annual Average Daily Traffic (AADT) of 14,737 on Pembroke Street (US 3), highlighting strong regional traffic movement.
- **Strong Logistics Network:** Proximity to highways, rail access, and established transportation routes supports distribution and industrial use.

## Future Development & Infrastructure Upgrades:

- **Utility-Ready:** Public water, sewer, and natural gas nearby.
- **Scalable Development:** Large acreage allows phased projects, subdivisions, or a master-planned commercial/industrial park.
- **Ongoing land-use planning** supports continued commercial investment in these corridors. NH DOT's proposed expansion of I-93 and I-89 in Concord will include added lanes, rehabilitation of 33 bridges, and improved connectivity. This project is expected to alleviate congestion and enhance transportation into the capital region, directly benefiting this site.



### Kimberly Reagan

Director Commercial Division  
O: 603 845 2286 // C: 603 418 5503  
kim.reagan@verani.com

### Benjamin Mello

Real Estate Advisor  
O: 603 845 2500 // C: 603 557 8012  
ben.mello@verani.com

### Giovanni Verani

President  
O: 603 434 2376 // C: 603 490 7017  
giovanni.verani@verani.com

**BERKSHIRE  
HATHAWAY** | VERANI  
HOMESERVICES | REALTY



Verani Realty • 1 Verani Way, Londonderry, NH 03053 • 603.434.2377 • <https://www.bhhs.com/verani-realty-nh301>

# Soucook River Development District Permitted Uses

FOR SALE

<b>Community Facilities</b>
Public park, conservation area and preserved open spaces, including areas of passive recreation
Town building, fire stations, police stations, public libraries and town equipment garages
Public utilities such as power or gas plants, water filter plant, sewage plant and refuse facility
Private utilities such as power or gas plants, water filter plant, sewage plant and refuse facility
<b>Agricultural</b>
Agricultural retail outlets
Veterinary hospital
<b>Retail and Service</b>
Retail establishment selling principally convenience goods including, but not limited to food, pharmaceutical, and proprietary goods
Retail establishment selling general merchandise, including but not limited to dry goods, apparel and accessories, furniture and home furnishings, home equipment, small wares, and hardware and including discount and limited price variety stores.
Eating and drinking places not including drive-in establishments.
Membership club
Professional and business offices
Miscellaneous business repair service excluding automobile service station or small engine repair shop
Motion picture establishment, indoor
Other amusement and recreation service, indoor
Commercial parking lot or commercial parking structure
Planned Commercial Development
Temporary office or storage trailer
Private day care or kindergarten
Hotels and motels
Construction industry including suppliers

## Kimberly Reagan

Director Commercial Division  
 O: 603 845 2286 // C: 603 418 5503  
 kim.reagan@verani.com

## Benjamin Mello

Real Estate Advisor  
 O: 603 845 2500 // C: 603 557 8012  
 ben.mello@verani.com

## Giovanni Verani

President  
 O: 603 434 2376 // C: 603 490 7017  
 giovanni.verani@verani.com

**BERKSHIRE  
 HATHAWAY** | VERANI  
 HOMESERVICES REALTY



Verani Realty • 1 Verani Way, Londonderry, NH 03053 • 603.434.2377 • <https://www.bhhs.com/verani-realty-nh301>

# Soucook River Development District Permitted Uses

FOR SALE

<b>Retail and Service Cont.</b>
Wholesale, Transportation and Industrial
Construction industry including suppliers
Research offices or establishments devoted to research and development activities
Planned Industrial Development
Planned Unit Development

## Kimberly Reagan

Director Commercial Division  
O: 603 845 2286 // C: 603 418 5503  
kim.reagan@verani.com

## Benjamin Mello

Real Estate Advisor  
O: 603 845 2500 // C: 603 557 8012  
ben.mello@verani.com

## Giovanni Verani

President  
O: 603 434 2376 // C: 603 490 7017  
giovanni.verani@verani.com

**BERKSHIRE  
HATHAWAY** | VERANI  
HOMESERVICES REALTY

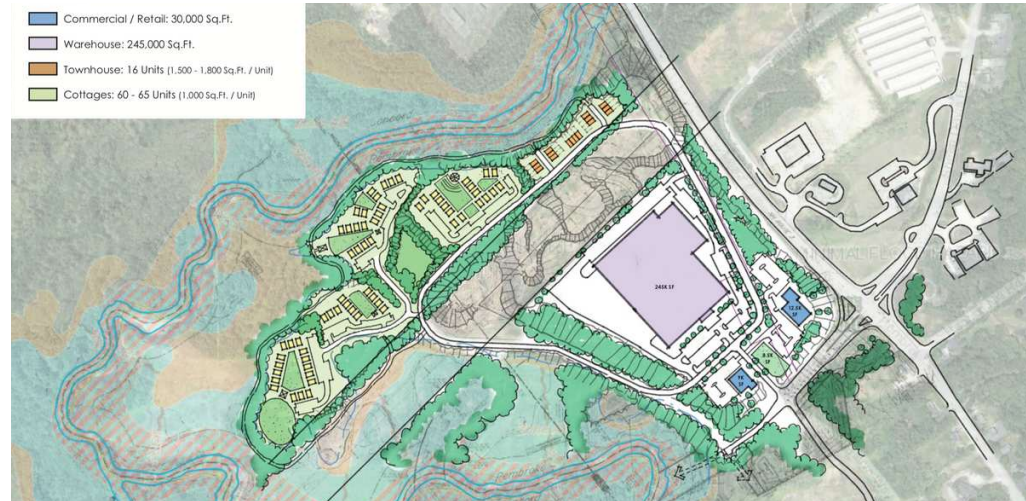
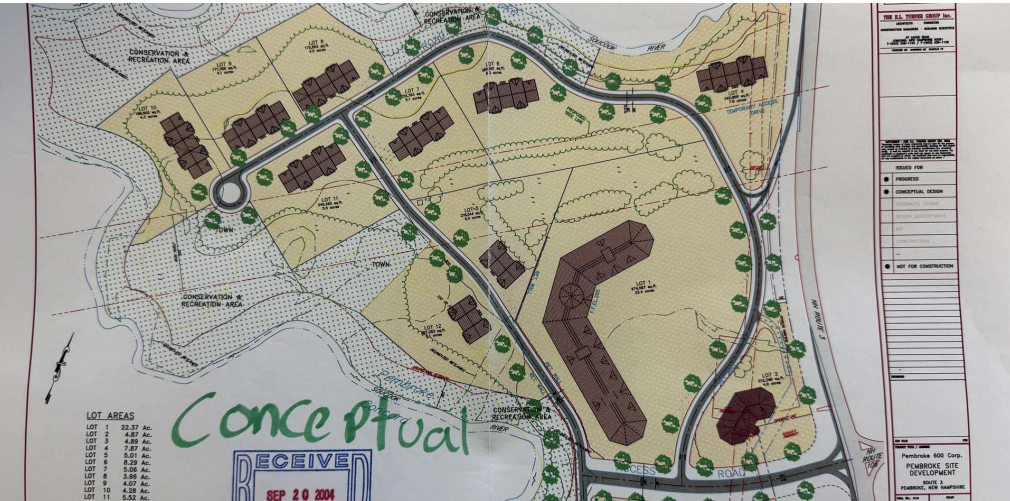
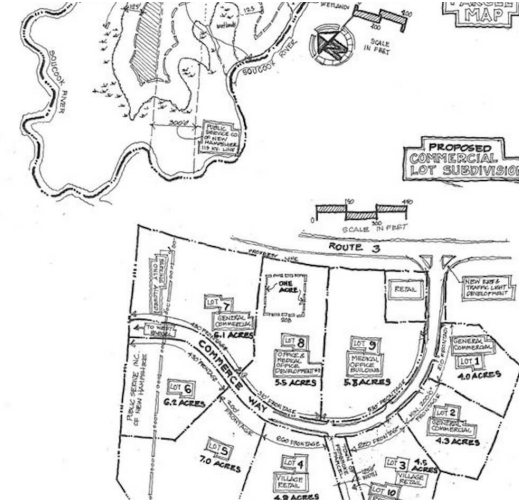
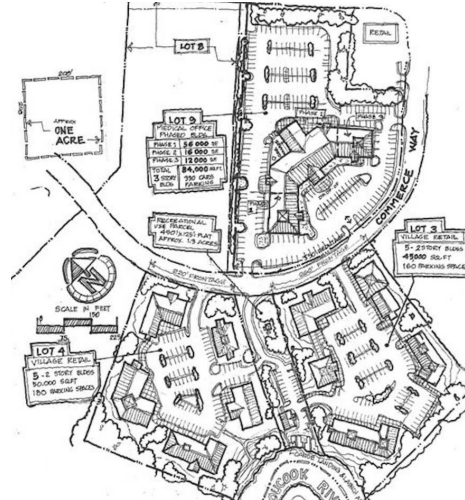


Verani Realty • 1 Verani Way, Londonderry, NH 03053 • 603.434.2377 • <https://www.bhhs.com/verani-realty-nh301>

# Potential Development Opportunities - Past Concepts

FOR SALE

- Commercial / Retail: 30,000 Sq.Ft.
- Warehouse / Light Industrial: 150,000 Sq.Ft.
- Townhouse: 16 Units (1,500 - 1,800 Sq.Ft. / Unit)
- Single Family: 21 Lots (average lot size: 1/2 acres)



- Commercial / Retail: 30,000 Sq.Ft.
- Warehouse: 245,000 Sq.Ft.
- Townhouse: 16 Units (1,500 - 1,800 Sq.Ft. / Unit)
- Cottages: 60 - 65 Units (1,000 Sq.Ft. / Unit)

**Kimberly Reagan**  
 Director Commercial Division  
 O: 603 845 2286 // C: 603 418 5503  
 kim.reagan@verani.com

**Benjamin Mello**  
 Real Estate Advisor  
 O: 603 845 2500 // C: 603 557 8012  
 ben.mello@verani.com

**Giovanni Verani**  
 President  
 O: 603 434 2376 // C: 603 490 7017  
 giovanni.verani@verani.com



Verani Realty • 1 Verani Way, Londonderry, NH 03053 • 603.434.2377 • <https://www.bhhs.com/verani-realty-nh301>

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

VERANI  
REALTY



# Location Information

## Section 2

# Regional Map

FOR SALE



**Kimberly Reagan**  
Director Commercial Division  
O: 603 845 2286 // C: 603 418 5503  
kim.reagan@verani.com

**Benjamin Mello**  
Real Estate Advisor  
O: 603 845 2500 // C: 603 557 8012  
ben.mello@verani.com

**Giovanni Verani**  
President  
O: 603 434 2376 // C: 603 490 7017  
giovanni.verani@verani.com

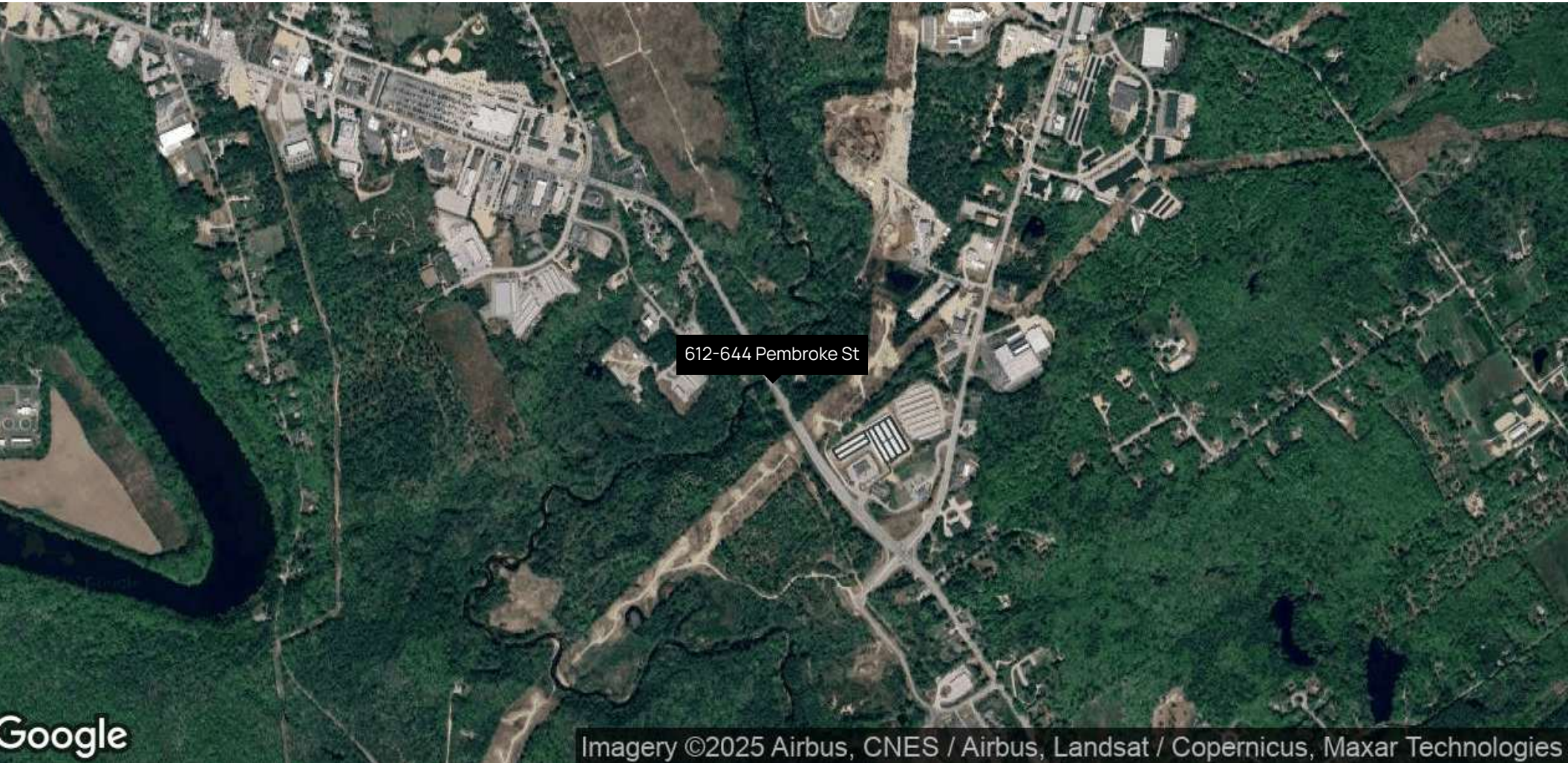


Verani Realty • 1 Verani Way, Londonderry, NH 03053 • 603.434.2377 • <https://www.bhhs.com/verani-realty-nh301>

© 2025 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity. Information not verified or guaranteed. If your property is currently listed with a Broker, this is not intended as a solicitation.

# Aerial Map

FOR SALE



**Kimberly Reagan**

Director Commercial Division  
O: 603 845 2286 // C: 603 418 5503  
kim.reagan@verani.com

**Benjamin Mello**

Real Estate Advisor  
O: 603 845 2500 // C: 603 557 8012  
ben.mello@verani.com

**Giovanni Verani**

President  
O: 603 434 2376 // C: 603 490 7017  
giovanni.verani@verani.com

**BERKSHIRE  
HATHAWAY** | VERANI  
HOMESERVICES REALTY

 **COMMERCIAL DIVISION™**

Verani Realty • 1 Verani Way, Londonderry, NH 03053 • 603.434.2377 • <https://www.bhhs.com/verani-realty-nh301>

© 2025 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity. Information not verified or guaranteed. If your property is currently listed with a Broker, this is not intended as a solicitation.



**Kimberly Reagan**

Director Commercial Division  
O: 603 845 2286 // C: 603 418 5503  
kim.reagan@verani.com

**Benjamin Mello**

Real Estate Advisor  
O: 603 845 2500 // C: 603 557 8012  
ben.mello@verani.com

**Giovanni Verani**

President  
O: 603 434 2376 // C: 603 490 7017  
giovanni.verani@verani.com

**BERKSHIRE  
HATHAWAY** | VERANI  
HOMESERVICES | REALTY



Verani Realty • 1 Verani Way, Londonderry, NH 03053 • 603.434.2377 • <https://www.bhhs.com/verani-realty-nh301>

# Demographics

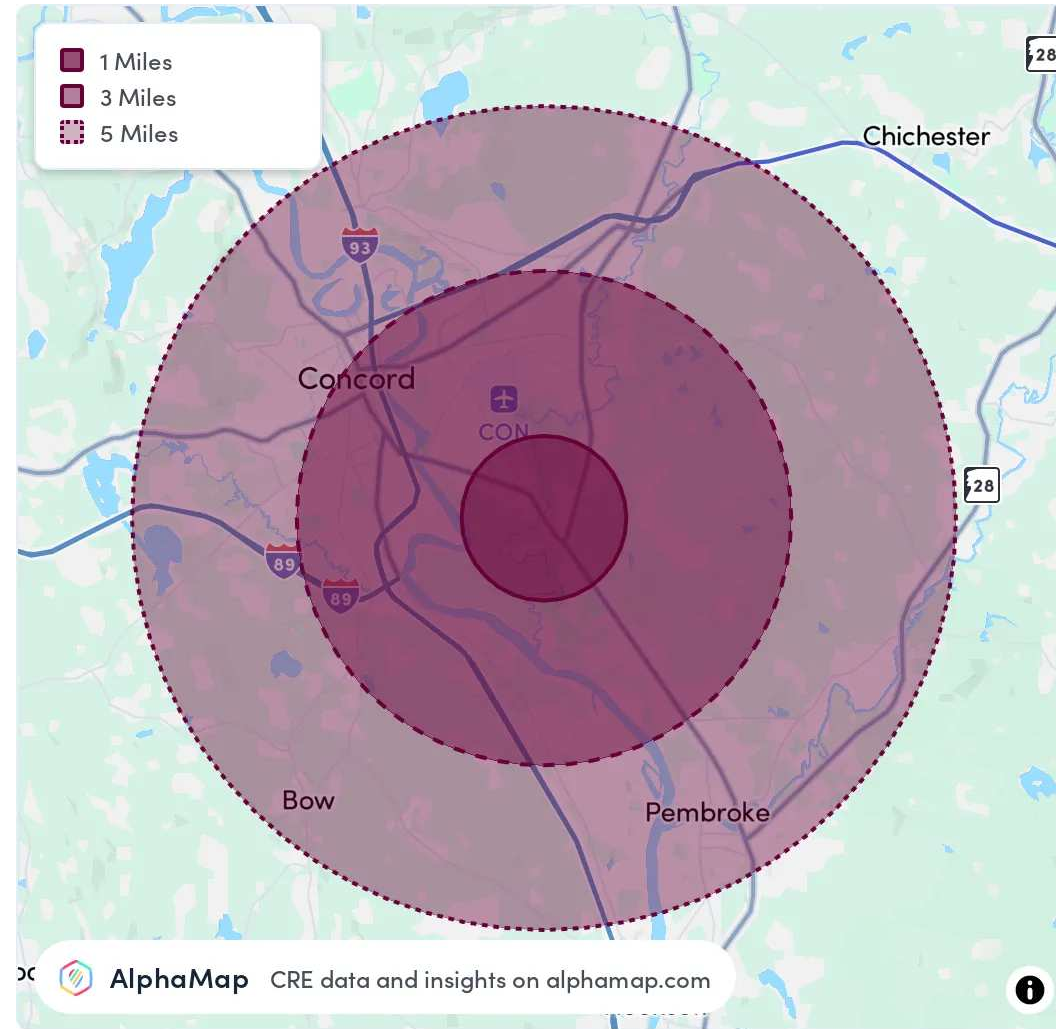
## Section 3

# Area Analytics

FOR SALE

Population	1 Mile	3 Miles	5 Miles
Total Population	756	21,508	45,023
Average Age	47	44	44
Average Age (Male)	45	42	42
Average Age (Female)	48	45	45

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	364	9,773	18,961
Persons per HH	2.1	2.2	2.4
Average HH Income	\$87,728	\$96,397	\$107,519
Average House Value	\$256,385	\$344,790	\$376,160
Per Capita Income	\$41,775	\$43,816	\$44,799



**Kimberly Reagan**  
 Director Commercial Division  
 O: 603 845 2286 // C: 603 418 5503  
 kim.reagan@verani.com

**Benjamin Mello**  
 Real Estate Advisor  
 O: 603 845 2500 // C: 603 557 8012  
 ben.mello@verani.com

**Giovanni Verani**  
 President  
 O: 603 434 2376 // C: 603 490 7017  
 giovanni.verani@verani.com



Verani Realty • 1 Verani Way, Londonderry, NH 03053 • 603.434.2377 • <https://www.bhhs.com/verani-realty-nh301>

# MEET THE TEAM

Section 4

# Meet The Team

FOR SALE



Kimberly Reagan

Director Commercial Division

**Direct:** 603.845.2286 **Cell:** 603.418.5503  
kim.reagan@verani.com

NH #067557 // MA #9574862 VT #081.0134322 ME #BR928874



Benjamin Mello

Real Estate Advisor

**Direct:** 603.845.2500 **Cell:** 603.557.8012  
ben.mello@verani.com

NH #076158 // MA #9568573



Giovanni Verani

President

**Direct:** 603.434.2376 **Cell:** 603.490.7017  
giovanni.verani@verani.com

Kimberly Reagan

Director Commercial Division  
O: 603 845 2286 // C: 603 418 5503  
kim.reagan@verani.com

Benjamin Mello

Real Estate Advisor  
O: 603 845 2500 // C: 603 557 8012  
ben.mello@verani.com

Giovanni Verani

President  
O: 603 434 2376 // C: 603 490 7017  
giovanni.verani@verani.com

**BERKSHIRE  
HATHAWAY** | VERANI  
HOMESERVICES | REALTY

 **COMMERCIAL DIVISION™**

Verani Realty • 1 Verani Way, Londonderry, NH 03053 • 603.434.2377 • <https://www.bhhs.com/verani-realty-nh301>

© 2025 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity. Information not verified or guaranteed. If your property is currently listed with a Broker, this is not intended as a solicitation.