



For Sale

Approved 37-Unit 55+ Townhouse Site

Proposed Concept Plan

Dan Scanlon, JD, CCIM

Senior Associate
+1 603 860 1806
dan.scanlon@colliers.com

Cassandra Farley

Senior Associate
+1 603 703 5617
cassandra.farley@colliers.com



175 Canal Street, Suite 401
Manchester, NH 03101
+1 603 623 0100
colliersnh.com

65 Farmer Road Hooksett, NH

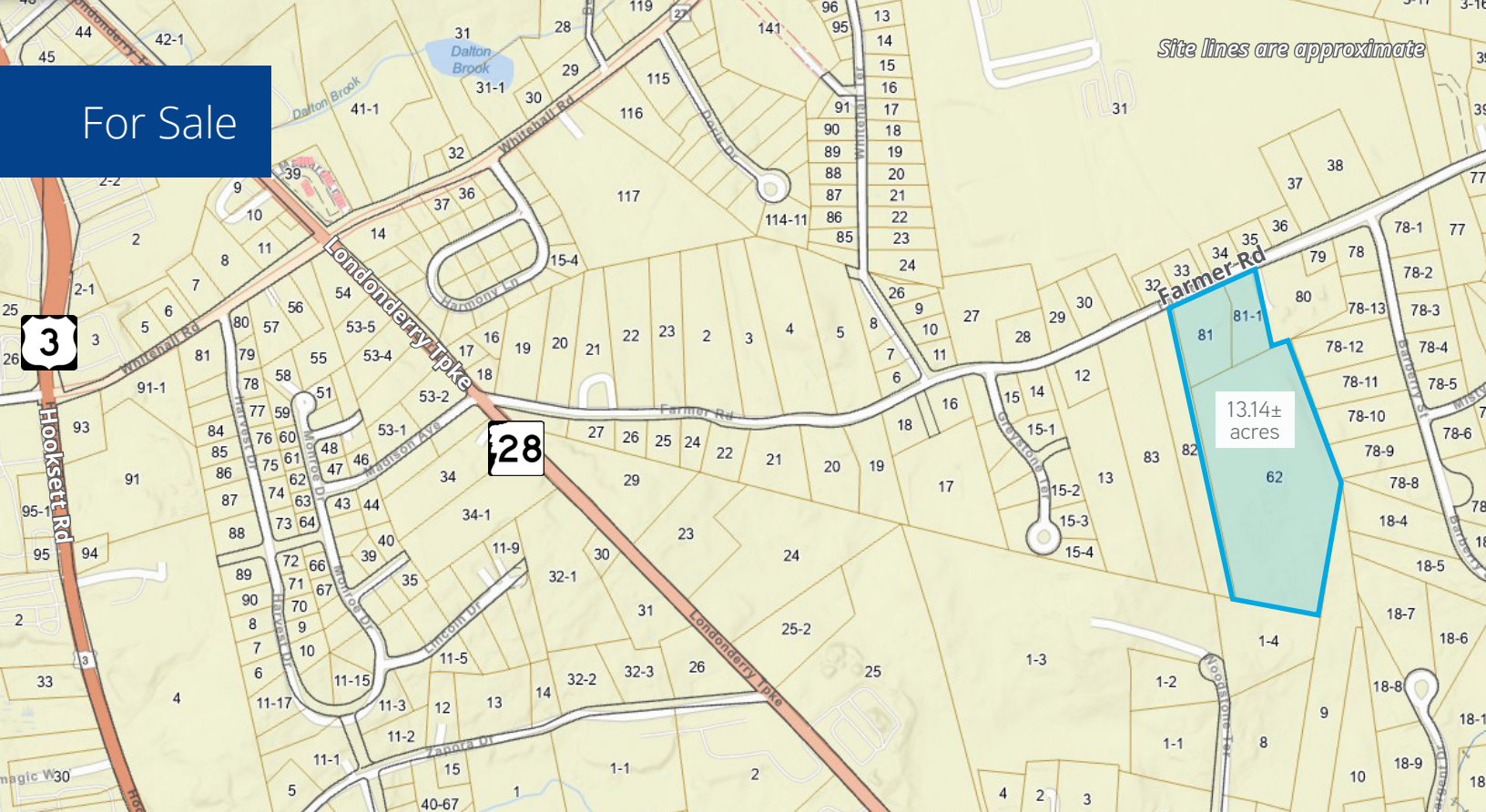
Property Highlights

- 13.14± acre site approved for (37) 55+ two-story townhouse condominium units with access via a private road
- Bring your own floor plans and exterior designs; 2-bedroom units of various sizes with garages
- Community well service contract has been approved by both the state and the Town of Hooksett
- Site includes a neighborhood garden
- Situated in a desirable area with an excellent school system
- Convenient location close to Route 3/Hooksett Road retail corridor and just 4± miles from Route 101, Exit 1

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Specifications

Address:	65 Farmer Road
Location:	Hooksett, NH 03106
Acreage:	13.14±
Road Frontage:	430'± on Farmer Road
Utilities:	Community well & public sewer
Zoning:	Medium Density Residential (MDR)
2025 Taxes:	\$8,511
List Price:	\$2,500,000

Contact us:

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Town of Hooksett Demographics



Avg HH Income
\$153,109

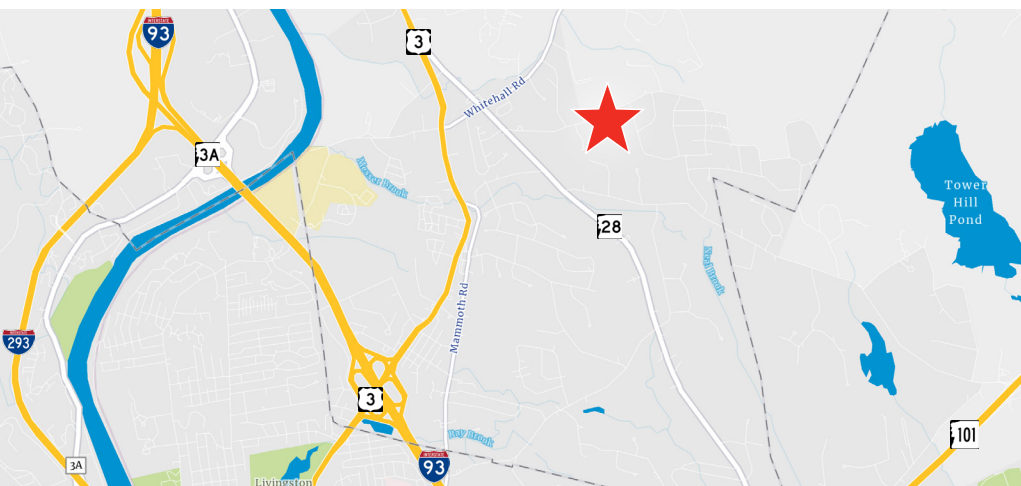


of Households
6,144



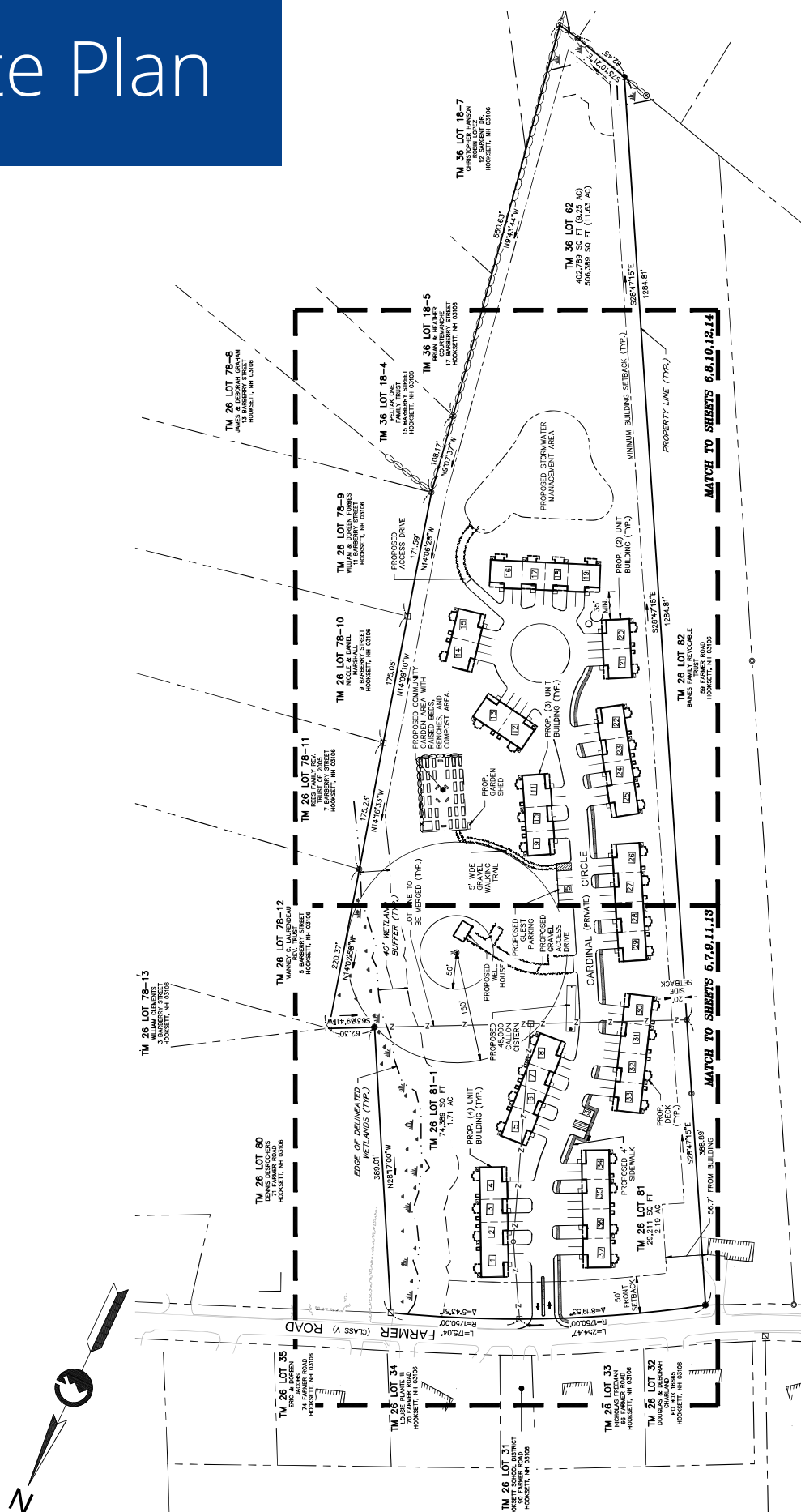
Avg Population
15,567

Source: U.S. Census Bureau, Census 2020. Esri forecasts for 2026.



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Town of Hooksett Profile

Hooksett, New Hampshire, is a well-connected community offering an appealing mix of small-town character, everyday convenience, and easy regional access. These are qualities that matter to today's active adult and retiree home buyers. Hooksett sits directly along I-93 between Manchester and Concord, giving residents quick access to regional hubs: Manchester, the state's largest city, is 9 miles south, Concord, the state capital, is 9 miles north, and Boston is roughly 59 miles south. Manchester-Boston Regional Airport is just minutes away, offering residents easy air travel without the congestion of larger metro airports. This central location makes Hooksett an attractive choice for retirees and downsizing homeowners who want to stay close to family, healthcare, and daily conveniences while enjoying a quieter, more affordable setting than nearby metro areas.

Housing Market Trends

Hooksett's housing market has benefited from steady population growth and strong regional demand, yet the town currently has no dedicated 55+ or active adult community. This is a notable gap, given the growing number of empty nesters and retirees who want to stay in the area near family, healthcare, and established community ties.

As home values across Merrimack County continue to climb, many long-time residents are motivated to sell larger single-family homes and move into lower-maintenance living, but they have limited local options and often look toward neighboring Massachusetts or other southern New Hampshire towns instead. A well-located 55+ community in Hooksett would fill this gap, offering residents a way to downsize without leaving the region they call home.

Paired with the town's established neighborhoods

and continued residential growth, a 55+ community would meet a clear, currently underserved segment of local housing demand.

Community & Lifestyle

Hooksett offers residents a strong sense of community along with abundant outdoor recreation. The Head's Pond Conservation Area and its trail network, along with the Hooksett and Allenstown Rail Trails, provide scenic opportunities for walking, biking, and birdwatching. The Merrimack River runs through town, and the town's parks and conservation land preserve open space even as the community continues to grow.

The Hooksett Public Library and Hooksett Community Center serve as active gathering places for residents of all ages, and the annual Hooksett Old Home Day brings the community together for a full day of family-friendly events. Robie's Country Store, a National Historic Landmark and a longtime stop for presidential candidates during the New Hampshire primary, adds to the town's small-town charm and identity.

For everyday needs, residents have easy access to shopping and dining along the Route 3 and Route 28 corridors, anchored by destinations such as Bass Pro Shops Outdoor World, along with additional retail, dining, and entertainment options a short drive away in Manchester and Concord.

Healthcare access is a particular strength for Hooksett. Elliot Health System operates a location directly in town, and Elliot Hospital and Catholic Medical Center in Manchester, along with Concord Hospital in Concord, are each about 9 miles away. This gives residents a choice of major hospital systems within a short drive, an important consideration for active adult and retirement-focused buyers.

Commercial Growth & Amenities

Hooksett has a diverse and growing commercial base that supports both residents and the broader region. Southern New Hampshire University, one of the largest universities in the country by enrollment, operates facilities in Hooksett and neighboring Manchester, contributing to the area’s economic activity and workforce. The town’s commercial corridor along Route 3 and I-93 continues to attract regional and national businesses, including Bass Pro Shops, along with a mix of service-based businesses and light industrial and distribution uses that take advantage of Hooksett’s highway access.

Ongoing infrastructure investment along the I-93/ Everett Turnpike and I-293 corridors supports easy commuting and regional connectivity. Hooksett’s position between Manchester and Concord allows the town to benefit from continued economic growth in both employment centers. Combined with its small-town amenities and highway access, Hooksett offers a strong balance of convenience and community, an increasingly attractive combination for residents seeking to right-size their lifestyle while staying close to the services, healthcare, and connections that matter most.

Demographics Snapshot

	Population	Town of Hooksett	Merrimack County
	2026 Estimate	15,469	157,125
	2031 Projection	15,789	158,848
	Total Households		
	2026 Estimate	6,108	64,650
	2031 Projection	6,367	66,818
	Median Home Value		
	2026 Estimate	\$513,365	\$481,453
	2031 Projection	\$535,996	\$502,858
	2026 Income		
	Average Household Income	\$153,309	\$102,631
	Median Household Income	\$115,478	\$114,923
	Median Age		
	2026 Estimate	42.6	44.0
	2031 Projection	43.8	45.1
	2026 Est. Business Stats		
	Total Businesses	859	8,094
	Total Employees	8,608	94,278

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