



**DONAHUE
ASSOCIATES**

COMMERCIAL REAL ESTATE ADVISORS

802-862-6880

LAND FOR SALE—4 LOTS AVAILABLE

South Park Drive— Shelburne South

Commercial Park

SHELBURNE , VERMONT

Commercial— Industrial—Office— Land



Be Part Of The Vermont Teddy Bear Complex

Offering Summary —Shelburne South Commercial Park

- 4 lots totaling 22.5 acres
- Town water and sewer.
- Lot sizes ranging from 2.16 acres to 7.67.
- Highly visible location off Route 7.
- Many permitted and conditional uses.
- Preliminary Engineers review for potential building sizes.

CONTACT US



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Be Part Of The Vermont Teddy Bear Complex



Land Overview

- 4 separate lots ranging in size from 2.16 acres to 7.67 acres. Potential to merge some lots together.
- An engineer has been engaged and has done a preliminary review to determine maximum potential for building sizes subject to local and state permit requirements.
- Town road with water, sewer, and electric all close by each lot.
- Lot 1 is on Route 7 with high daily traffic counts. Other lots have great visibility from Route 7.
- Zoning is the Commerce and Industrial South District with a lot of permitted and conditional uses.

Pricing

Shelburne South Commercial Park Lots

- Lot 1—\$750,000. 6 acres. Potential for a 20,000 sf 2 story building.
- Lot 14—\$650,000. 2.16 acres. Potential for a 15,000 sf building.
- Lot 15—\$1,250,000. 6.71 acres. Potential for a 73,000 sf building.
- Lot 16—\$1,100,000. 7.67 acres. Potential for a 28,000 sf building.

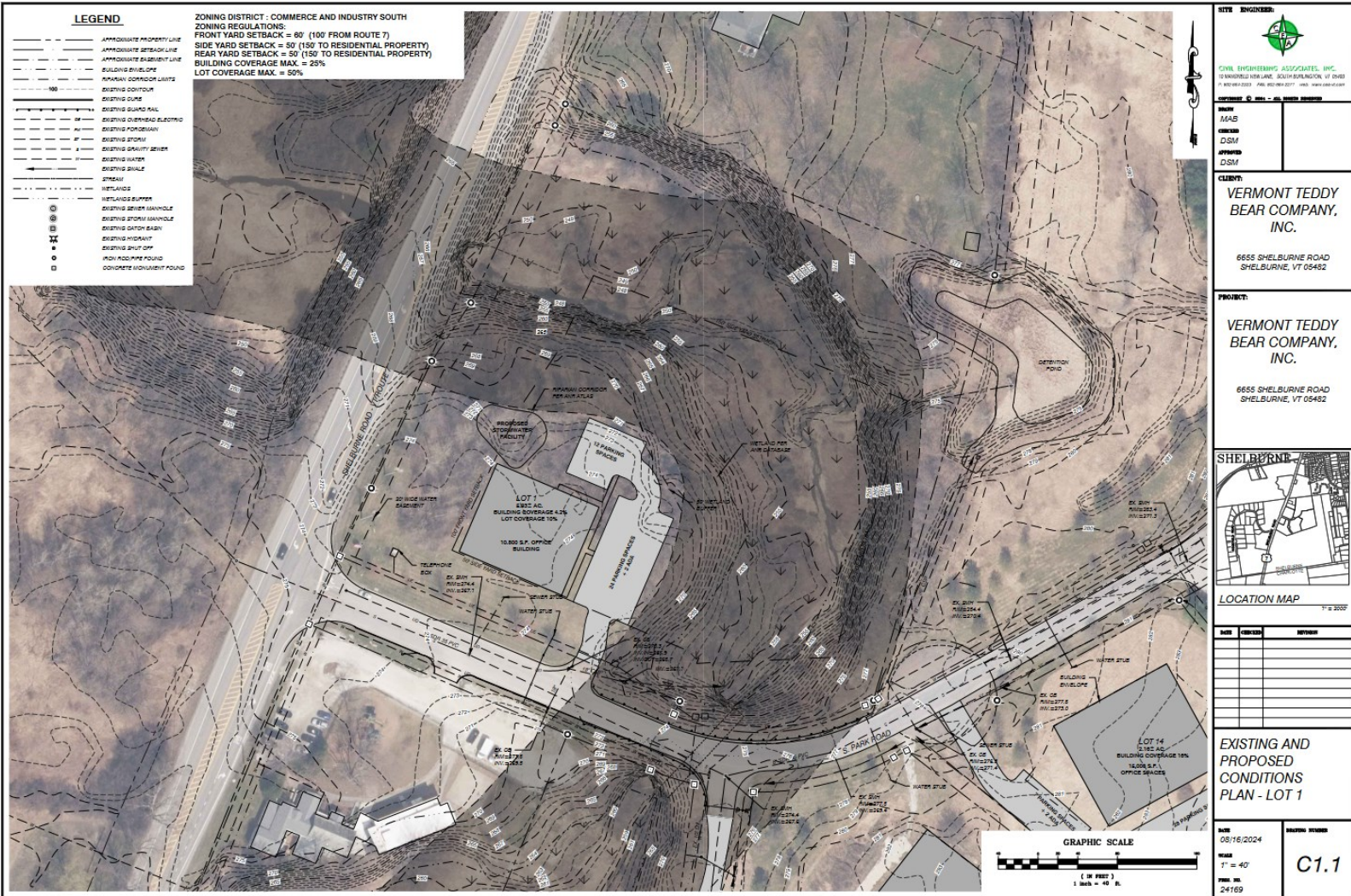
Aerial View and More Photos



More Photos



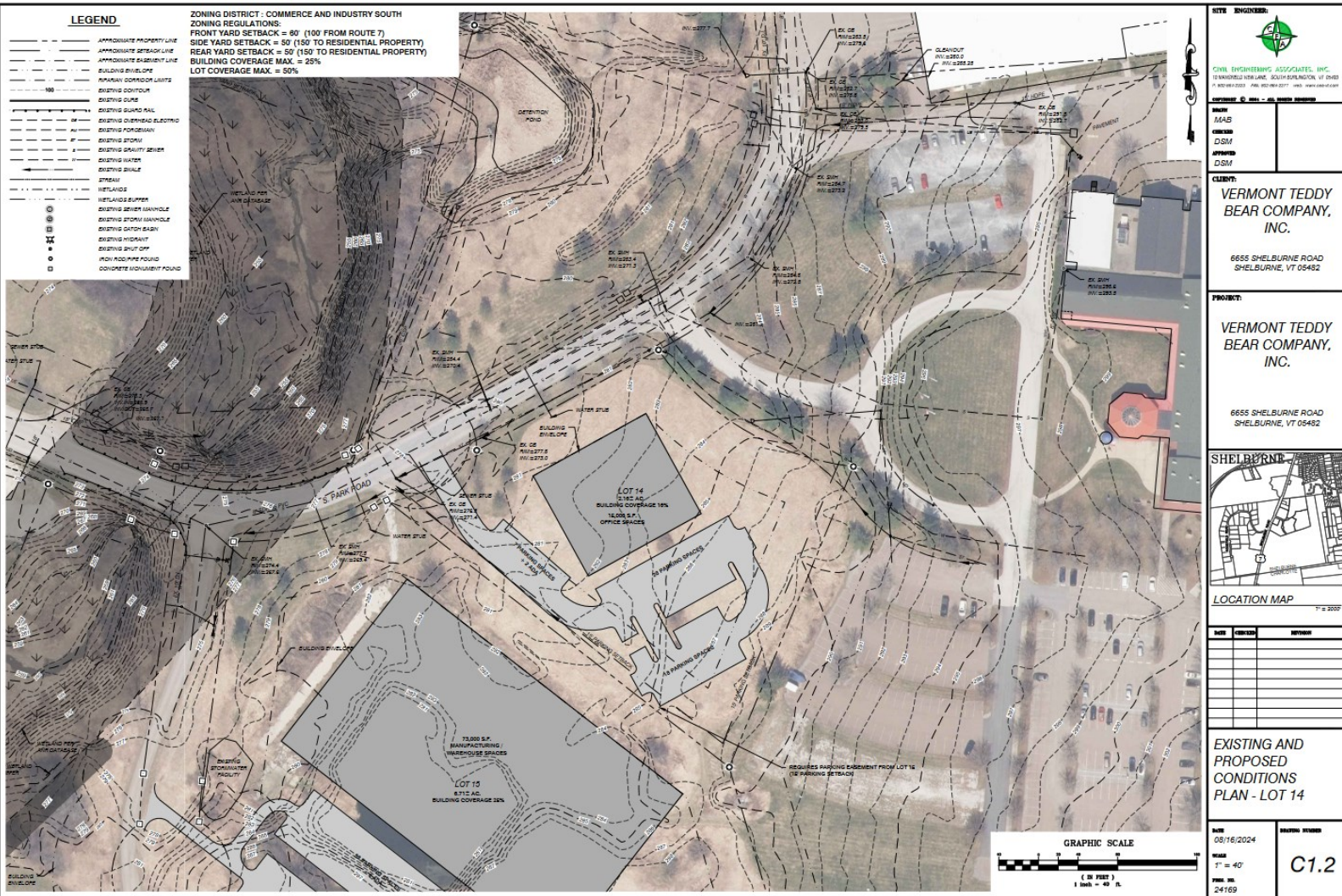
Existing And Proposed Conditions Plan Lot 1



LEGEND

---	APPROXIMATE PROPERTY LINE
---	APPROXIMATE SETBACK LINE
---	APPROXIMATE EASEMENT LINE
---	BUILDING ENVELOPE
---	RIPARIAN CORRIDOR LIMITS
---	EXISTING CONTOUR
---	EXISTING CURB
---	EXISTING GUARD RAIL
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING FORCEMAIN
---	EXISTING STORM
---	EXISTING GRAVITY SEWER
---	EXISTING WATER
---	EXISTING SWALE
---	STREAM
---	WETLANDS
---	WETLANDS BUFFER
⊙	EXISTING SEWER MANHOLE
⊙	EXISTING STORM MANHOLE
⊙	EXISTING CATCH BASIN
⊙	EXISTING HYDRANT
⊙	EXISTING SHUT OFF
⊙	IRON ROD/PIPE FOUND
□	CONCRETE MONUMENT FOUND

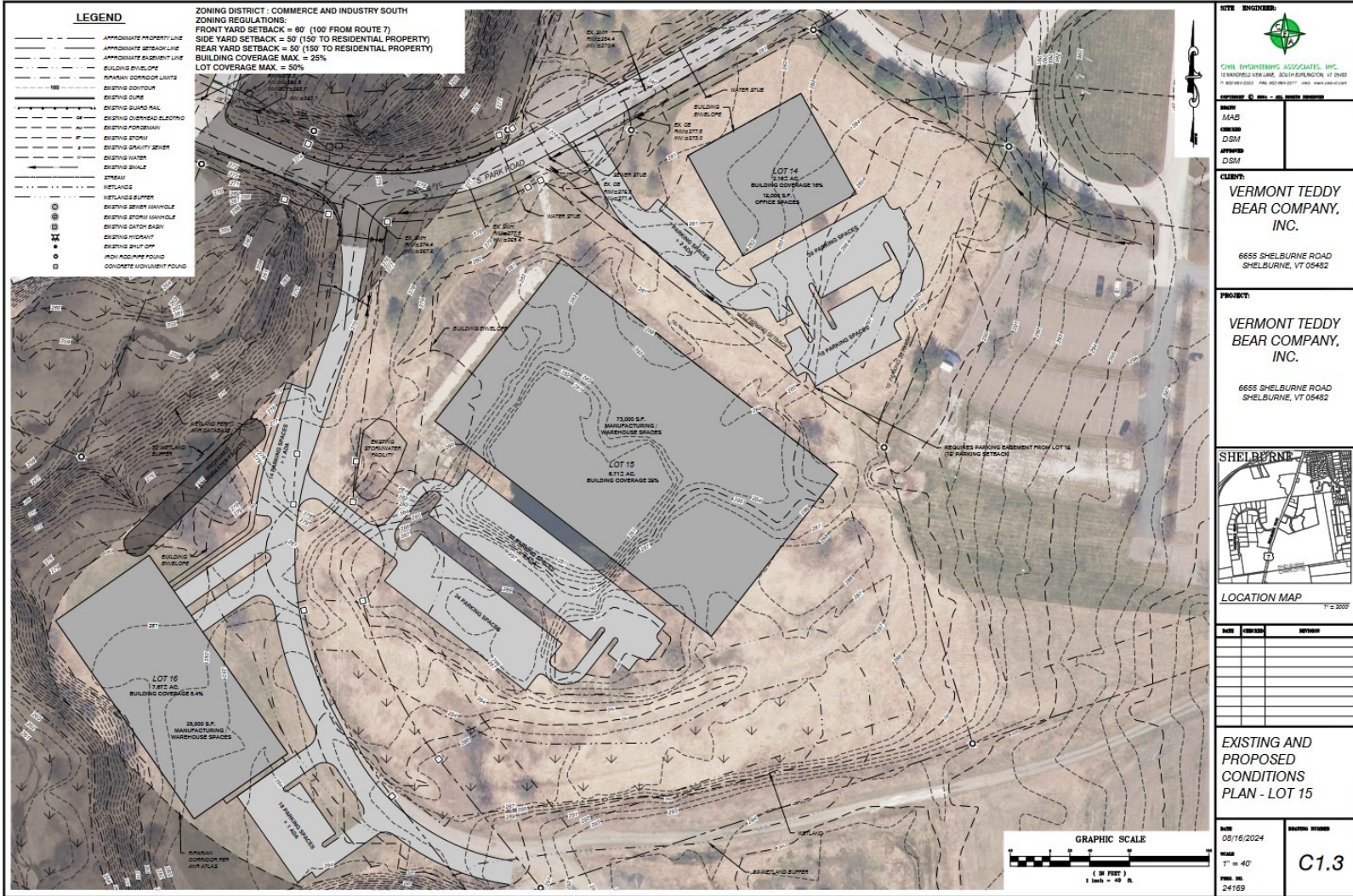
Existing And Proposed Conditions Plan Lot 14



LEGEND

- APPROXIMATE PROPERTY LINE
- APPROXIMATE SETBACK LINE
- APPROXIMATE EASEMENT LINE
- BUILDING ENVELOPE
- RIPARIAN CORRIDOR LIMITS
- EXISTING CONTOUR
- EXISTING CURB
- EXISTING GUARD RAIL
- EXISTING OVERHEAD ELECTRIC
- EXISTING FORCEMAIN
- EXISTING STORM
- EXISTING GRAVITY SEWER
- EXISTING WATER
- EXISTING SWALE
- STREAM
- WETLANDS
- WETLANDS BUFFER
- EXISTING SEWER MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING HYDRANT
- EXISTING SHUT OFF
- IRON ROD/PIPE FOUND
- CONCRETE MONUMENT FOUND

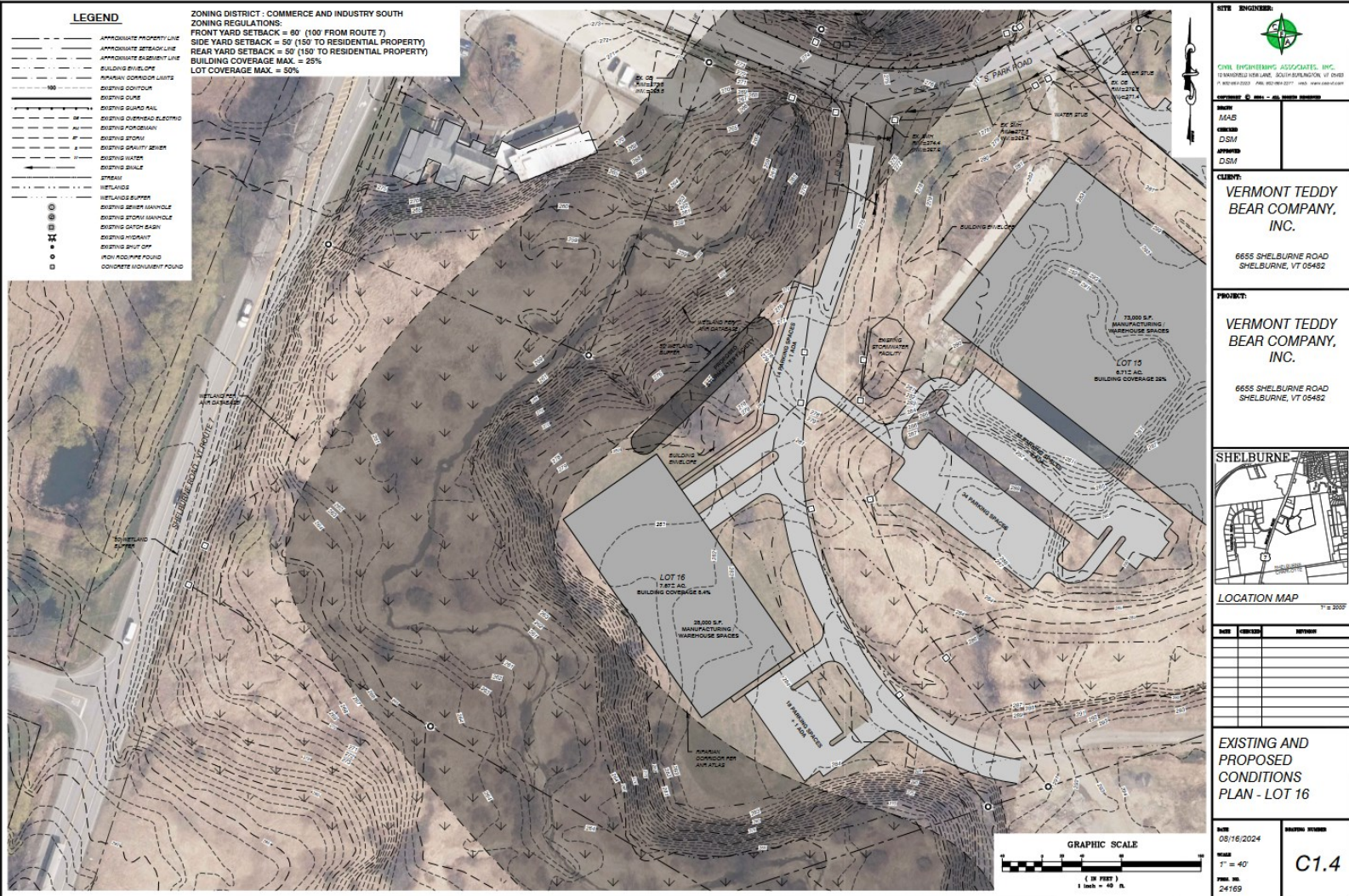
Existing And Proposed Conditions Plan Lot 15



LEGEND

---	APPROXIMATE PROPERTY LINE
- - -	APPROXIMATE SETBACK LINE
- . -	APPROXIMATE EASEMENT LINE
---	BUILDING ENVELOPE
---	RIPIARIAN CORRIDOR LIMITS
- - - 100 - - -	EXISTING CONTOUR
=====	EXISTING CURB
o - o - o - o - o	EXISTING GUARD RAIL
OE	EXISTING OVERHEAD ELECTRIC
FM	EXISTING FORCEMAIN
ST	EXISTING STORM
S	EXISTING GRAVITY SEWER
W	EXISTING WATER
---	EXISTING SWALE
---	STREAM
---	WETLANDS
---	WETLANDS BUFFER
⊙	EXISTING SEWER MANHOLE
⊙	EXISTING STORM MANHOLE
⊙	EXISTING CATCH BASIN
⊙	EXISTING HYDRANT
⊙	EXISTING SHUT OFF
⊙	IRON ROD/PIPE FOUND
□	CONCRETE MONUMENT FOUND

Existing And Proposed Conditions Plan Lot 16



LEGEND

---	APPROXIMATE PROPERTY LINE
---	APPROXIMATE SETBACK LINE
---	APPROXIMATE EASEMENT LINE
---	BUILDING ENVELOPE
---	RIPIARIAN CORRIDOR LIMITS
---	EXISTING CONTOUR
---	EXISTING CURB
---	EXISTING GUARD RAIL
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING FORCEMAIN
---	EXISTING STORM
---	EXISTING GRAVITY SEWER
---	EXISTING WATER
---	EXISTING SWALE
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---	EXISTING STORM MANHOLE
---	EXISTING CATCH BASIN
---	EXISTING HYDRANT
---	EXISTING SHUT OFF
---	IRON ROD/PIPE FOUND
---	CONCRETE MONUMENT FOUND



Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. ***You should not reveal any confidential information that could harm your bargaining position.***

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer

NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES

DESIGNATED AGENCY

I / We Acknowledge Receipt of This Disclosure

This form has been presented to you by:

Printed Name of Consumer

Signature of Consumer

Date

☐ Declined to sign

Printed Name of Consumer

Signature of Consumer

Date

☐ Declined to sign

Printed Name of Real Estate Brokerage Firm

Printed Name of Agent Signing Below

Signature of Agent of the Brokerage Firm

Date