



**DONAHUE  
ASSOCIATES**  
COMMERCIAL REAL ESTATE ADVISORS

# FOR SALE/LAND LEASE

## Taft Corner Form Based Code District

### 37 Talcott Road Williston, VT

#### SUMMARY

- ◇ PRIME DEVELOPMENT OP
- ◇ Parcel Size—1.05 Acres
- ◇ Frontage Route 2—250'
- ◇ Frontage Talcott Road—300'
- ◇ Zoning District—Taft Corner Form Based Code (TCFBC)

#### OFFERING PRICE

Sale—\$1,375,000  
Land Lease—\$85,000 per year



#### HIGHLIGHTS

- ◇ Opportunity to develop one of Taft Corners last remaining corner lots with traffic light.
- ◇ Flexible form based code for expedited permitting.
- ◇ Develop 3-4 story mixed use commercial and residential project, or
- ◇ Develop a hotel to join other recently developed hotels in area (Home 2 Suites, Homewood Suites and Town Place Suites)
- ◇ Central to an area that has experienced an incredible surge in Williston development including Finney Crossing, Maple Tree Place, and Cottonwood Crossing, and Taft Corner Business Park.
- ◇ One mile to Interstate 89's Exit 12

#### CONTACT US



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# FOR SALE/LAND LEASE

## 37 Talcott Road Williston, Vermont 05495

### ABOUT THE PROPERTY

A rare opportunity to own a highly visible 1.05 acre site for office, retail, hotel or multi story mixed use commercial and residential building in a centrally located, high traffic area, with great exposure, in what is Chittenden County's fastest developing commercial and residential location.

Neighboring developments includes Maple Tree Place (Dick's Sporting Goods, Staple's, Old Navy, Best Buy, Boot Barn, Majestic Movie Theatre, Shaw's Supermarket, Starbuck's, Chili's, Longhorn Steakhouse, and more), Cottonwood Crossing, Finney Crossing (L.L. Bean, Healthy Living, Men's Wearhouse, Jersey Mikes, and more) and Taft Corner Business Park (Home Depot, Walmart, REI, Marshall's, Hannaford's Supermarket).

Taft Corner Form Based Code (TCFBC) provides much flexibility in zoning use, parking ratios, and building heights. Call Town of Williston Zoning office for summary of the zoning uses and design criteria overview.

There are many possibilities to redevelop this site for your business or desired investment!

### 37 TALCOTT ROAD —DETAILS

PARCEL NUMBER	08-104-022-00
TAX ID	759-241-10003
CONDITION	Open Land
SITE IMPROVEMENTS	Driveway to parking area remains.
UTILITIES	Electric—Green Mountain Power Gas—Vermont Gas Remain in place and on site.
WATER/SEWER	Municipal Remain in place and to on site.
EASEMENTS	Utility easements for Vermont Gas, Green Mountain Power, and New England Telephone.







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**37 Talcott Road  
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**SITE MAP**







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**37 Talcott Road  
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**NEIGHBORHOOD AERIAL**





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Williston, Vermont 05495

### DISCLAIMER

DAVID HERSKOWITZ (the "Owner") has retained Donahue & Associates, LLC as real estate advisors ("Broker") in connection with the sale of 37 Talcott Road, Williston, Vermont (the "Property"). The information contained in this Offering Memorandum was compiled from sources deemed to be reliable; however, neither the information nor the reliability of such sources can be guaranteed by the Broker or any of its agents, employees, subsidiaries or affiliates (collectively, for the purposes hereof the "Affiliates") or by the Owner. Many assumptions, projections and estimates contained herein are variable by nature and are subject to changing economic conditions. Neither Owner nor Broker, nor any Affiliates, have made, and by this submission they do not make, any promise, representation, warranty or other assurance of any kind or nature regarding or in any way pertaining to the Property.

Owner and Broker make NO representations or warranties as to the accuracy and completeness of the information provided herein. Each prospective purchaser shall rely solely upon its own investigation and evaluation of the Property as to the advisability of completing the transaction. All Offers to Purchase the Property shall be made on an "as is" basis.

This submission, which is subject to change or withdrawal at any time without notice, does not constitute an offer or an option for the Property. Owner further reserves the right, in its sole discretion, to reject any or all proposals or other expressions of interest regarding the Property, and to terminate discussions and/or negotiations with any party at any time, with or without notice.

**Seller is under no obligation to sell the Property and may remove the Property from the market at any time.**







# FOR SALE

## 206 Avenue C

### Williston, Vermont 05495



#### 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

9/24/2015