

FOR
SALE

20 1/2 BERRY ROAD DERRY, NH



100+/- ACRE LAND SITE DEVELOPMENT OPPORTUNITY

The Stubblebine Company is pleased to offer for sale
20 1/2 Berry Rd, Derry, NH to the marketplace:



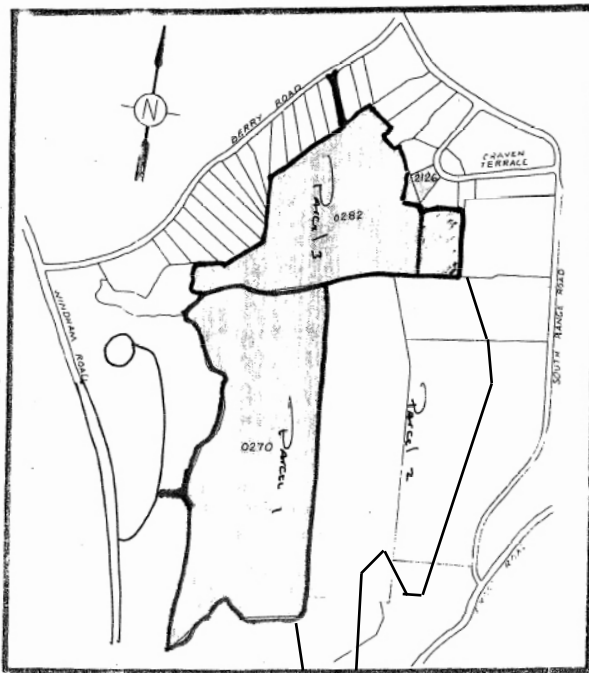
- Two parcels of land comprising 100 acres
- Can Build Approximately 40 Single Family Homes
- Located minutes from I-93 (access from both Exit 3 & Exit 4) and Route 28
- Access from Berry Rd. and Frost Rd.
- Zoning is Low Medium Density Residential; LMDR
- Water and sewer available on Berry Rd.
- Water available on Frost Rd.



EXCLUSIVE LISTING AGENT

THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

SITE AERIAL



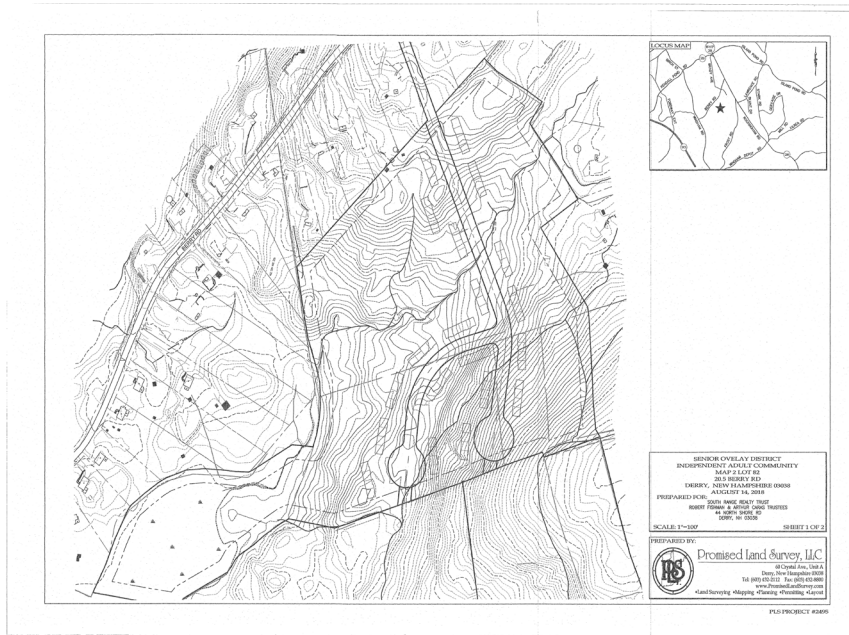
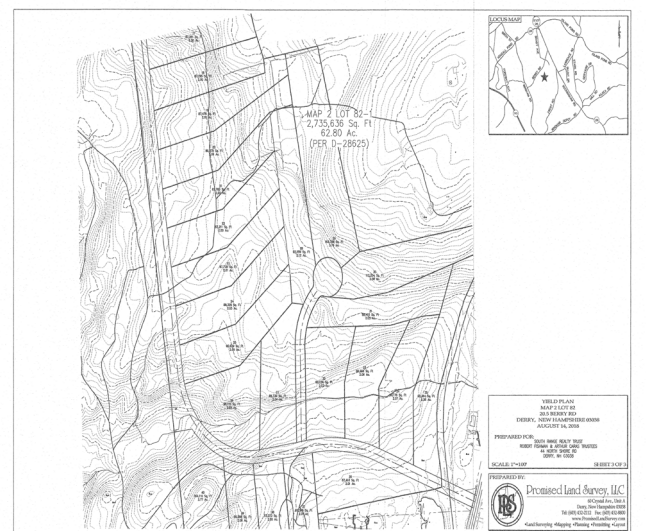
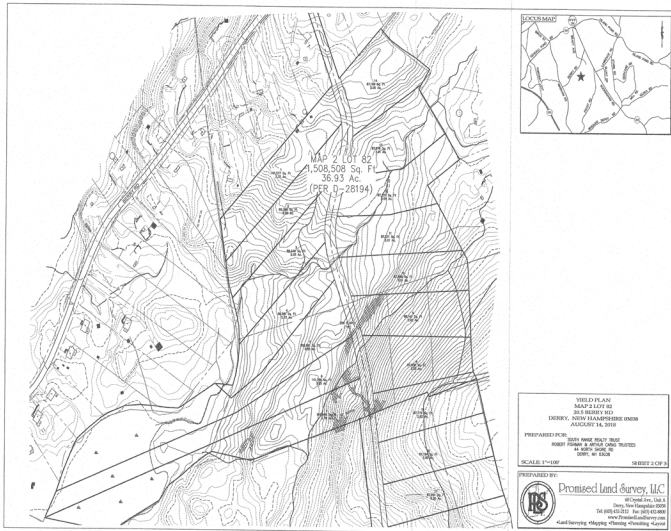
LOCATION PLAN N.T.S

- **Parcel 1 is State Conservation Land**
- **Parcel 2 is 62.80 acres**
- **Parcel 3 is 36.93 acres**
- **Parcel 2 and 3 Sold together or seperately**



PROPOSED YIELD PLANS FOR OVER 55 HOUSING

- Pending Zoning Approval
- Current Zoning is 2 acre lots of 150' road frontage



MARKET OVERVIEW



DERRY OVERVIEW

As one of New Hampshire's leading communities, Derry is nestled in the Southeast corner of the state next to Beaver Lake. Located in Rockingham County, at the crossroads of Route 28 and 102, and with Interstate 93 seconds away, Derry is nearby many of New England's major metros. Travel to Boston, Massachusetts in less than 45 minutes, and New Hampshire's biggest cities: Nashua, Manchester and Concord.

Derry maintains several beautifully manicured parks that provide recreational programs, facilities and open space. With playgrounds, athletic fields, tennis courts, basketball courts, a public gymnasium, two public libraries, beaches with boat launches and concession stands, three challenging and fun golf courses, a dog park and several walking trails, there are many family friendly ways to spend your free time.



DERRY ECONOMY

- Derry has an unemployment rate of 2.9%. The US average is 5.2%.
- Derry has seen the job market increase by 1.9% over the last year. Future job growth over the next ten years is predicted to be 40.9%, which is higher than the US average of 38.0%.



DERRY DEMOGRAPHICS



POPULATION: 33,440



MEDIAN INCOME: \$60,985



MEDIAN AGE: 39.3



MEDIAN HOME VALUE: \$203,200

NEIGHBORS



Pinkerton Academy is distinguished among high schools for its blend of modern and historic facilities. The academy is a coed day school serving grades 9-12 and is located in Derry, New Hampshire. As a unique, independent academy, Pinkerton Academy's mission is to strive to ensure the growth of all students in a challenging, respectful, and collaborative environment. The Academy fosters a student-centered community with purposefully designed, interactive and relevant learning opportunities.

Parkland Medical Center serves Southern New Hampshire with comprehensive, personalized medical care around the clock. Through our partnerships with The Lahey Hospital & Medical Center and the New England Heart & Vascular Institute (NEHVI), we bring specialized medicine by highly skilled physicians, innovative approaches to treatment and advanced technology to our communities. With convenient locations in Derry, Londonderry and Salem, we're proud to provide all the care you need close to home.

CELEBRATING 300 YEARS

The year 2019 marks 300 years since the First Settlers arrived in the Nutfield Grant and established the community that eventually became the towns of Derry, Londonderry, and Windham, and the Derryfield neighborhood of Manchester.

You can follow all the upcoming events at <https://www.nutfieldhistory.org/nutfield300th/>.

Settling Nutfield 1719-1734

1 April 12, 1719 First Sermon / Founders Day
 • Rev. James MacGregor gathers First Settler families under oak tree on Eastern shore of Beaver Lake.
 • Gives inspiring sermon, reads Isaiah 32:2
 • Returns to Dracut that afternoon to settle affairs
 • Called as First Parish Pastor some time in May

2 June 1722 First Meetinghouse
 • Decided at public meetings in June 3, 1720, but no resources to build it
 • Voted again January 11, 1721: "it shall be fifty feet in length, forty-five feet broad, and as high as may be convenient for one set of galleries"
 • Finally built in June 1722, a bit North of current building

3 First Settlers
 Included these men and their families, most are buried in Forest Hill Cemetery
 Rev. James MacGregor
 Randall Alexander
 Samuel Allison
 Allen Anderson
 James Anderson
 John Barnett
 James Clark
 Archibald Clendinning
 James Gregg
 James McKeen
 John Mitchell
 John Morrison
 James Nesmith
 James Sterrett
 Thomas Steele
 John Stewart
 Robert Weir

4 Summer 1719 — Keys to Survival
 • First potatoes cultivated in North America plus barley and beans are planted in the Common Field (near current Fairways Apartments)
 • A Native American points Rev. MacGregor to great fishing at Amoskeag Falls

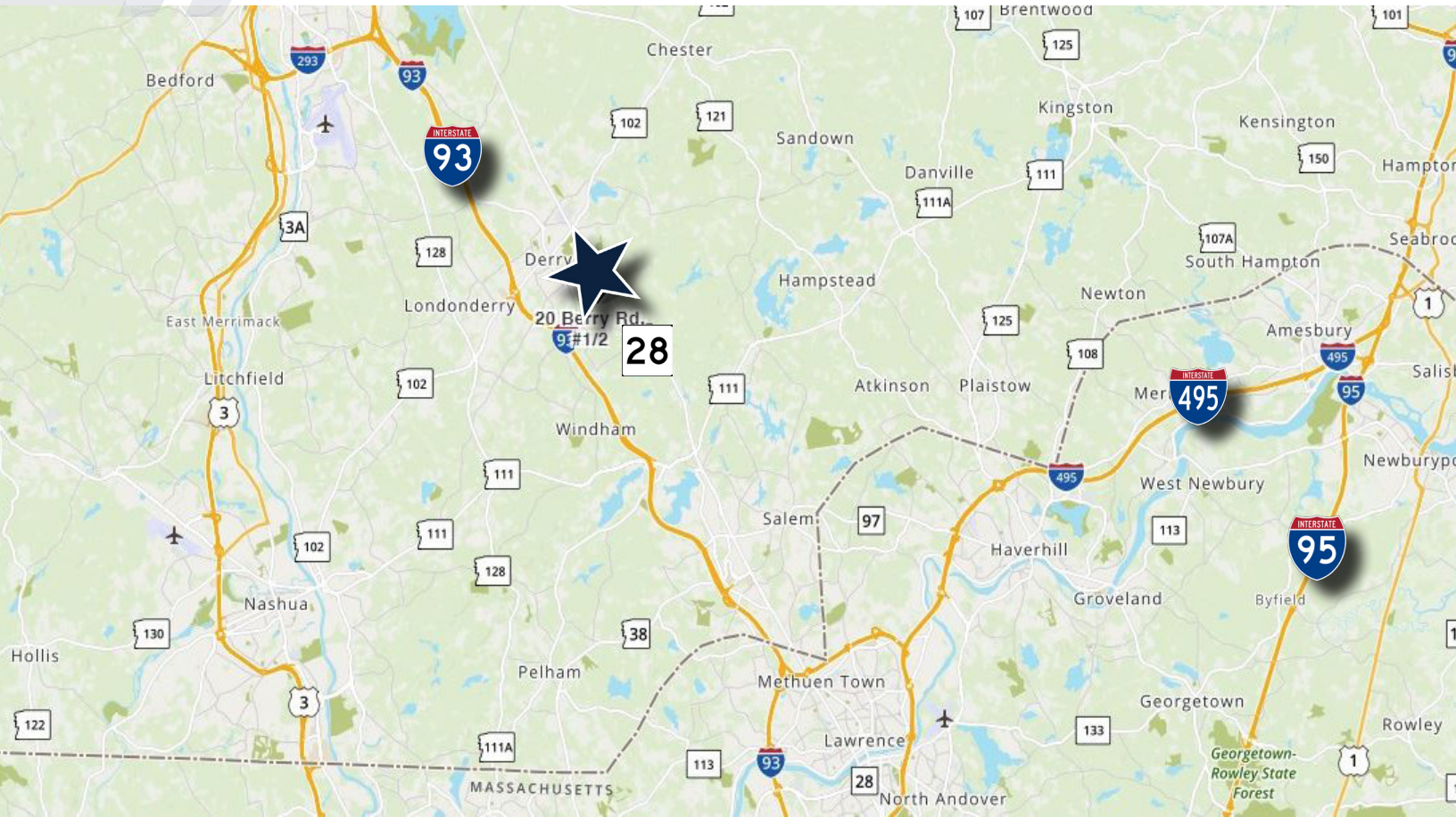
5 December 25, 1719 First Formal Properties
 • Early government committee rewards the 20 "first comers"
 • 60-acre "Double Range" plots ran along West Running Brook

6 Community Prospers
 • 70 families by September 1719
 • Legal rights to land finalized and incorporated as town of Londonderry in June 1722
 • Best linen manufacturing in New England: "Londonderry Linen" officially branded in 1731
 • Grows fast: records show 700 communicants at service in 1734



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LOCATION



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Distance To



3
mile



17
mile

Boston

39
miles