

**Shovel Ready 32 acres**  
**Commercial Development Site**  
I-95 (Maine Turnpike) Exit 42 & Haigis Parkway  
**FOR SALE \$3,999,999**

*Scarborough, Maine*



**(Concept Plan)**

**THE EXIT 42 SQUARE OVERVIEW**

Located in Scarborough just south of Portland, Maine, The Exit 42 Square is a pre-planned 32-acre campus ready for Corporate Offices, Medical, Retail, Hospitality, Day Care, Res Multi-Unit or light industrial development of up to 300,000sf of buildings. Prominently situated across from The Gateway Shoppes (a 200,000+ SF regional retail complex anchored by Cabela's) the Exit 42 Square site is located at Exit 42 of Interstate 95 and Payne Road in Scarborough at the western terminus of the Haigis Parkway, an office, service, retail corridor running from I-95 Exit 42 to US Route One.

**APPLEBEE COMMERCIAL**

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**SHOVEL READY**  
32 Acre Commercial Development Site  
Exit 42 - Interstate 95 - Scarborough, Maine 04074

**THE EXIT 42 AREA**

Home to Maine's one and only Cabela's superstore, the world leader in hunting, fishing and outdoor apparel, The Gateway Shoppes offer visitors a unique and unparalleled shopping experience, plus three very busy Restaurants and several shops. With nearly 4 million customers per year, Cabela's is also one of Maine's premier tourist attractions. See ( [www.gatewayshoppes.com](http://www.gatewayshoppes.com) ) Other development includes Retail, C-Store, Gas

There are two points of access via Gateway Boulevard into the 32 acre property: One directly off Payne Road and the other off Haigis Parkway.



<b>Address:</b>	<b>275 Payne Road &amp; Haigis Parkway</b>
<b>Owner:</b>	<b>Exit 42 Haigis Parkway LLC</b>
<b>Zone:</b>	<b>HPZ - see attached</b>
<b>Site Size:</b>	<b>32 Acres</b>
<b>Frontage:</b>	<b>1,004' Haigis Parkway; 460' Payne Road</b>
<b>Assessed Value:</b>	<b>\$4,897,500</b>
<b>Real Estate Taxes:</b>	<b>\$72,336 2014</b>
<b>Sales Price:</b>	<b>\$3,999,999</b>

**Broker:** ***Jerry Applebee 207-883-3333 / 207-776-2233 cell***  
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### THE EXIT 42 SQUARE AMENITIES

- **Building Sq Ft Totals: Up to 300,000 SF / Parking to 1,000 vehicles**
- **Across from The Gateway Shoppes and Cabela's at Maine Turnpike Exit 42**
- **Shovel-ready condition with extensive on and off site improvements in place**
- **Office, Medical, Retail, Hotel, Residential Multi-Unit or light industrial uses**
- **Entrance 600' from Exit 42 / Ave Daily Traffic Maine Turnpike 82,700 (2011)**
- **Campus-like setting complete with pond, Stonewall entrances, decorative lighting fixtures and quality landscaping.**
- **Quick easy access to the shops and restaurants of The Gateway Shoppes (Cabela's, Portland Pie, Famous Dave's BBQ, Thai 9, Kitchen & Cork, Pet Life and more). Newly completed Irving C Store, Gas, Wash, Golf & Ski Shops**
- **Less than a 10 minute drive to the Portland International Jetport, The Maine Mall, Major Shopping centers, downtown Portland and waterfront.**

### STATUS OF ON-SITE & OFF-SITE INFRASTRUCTURE

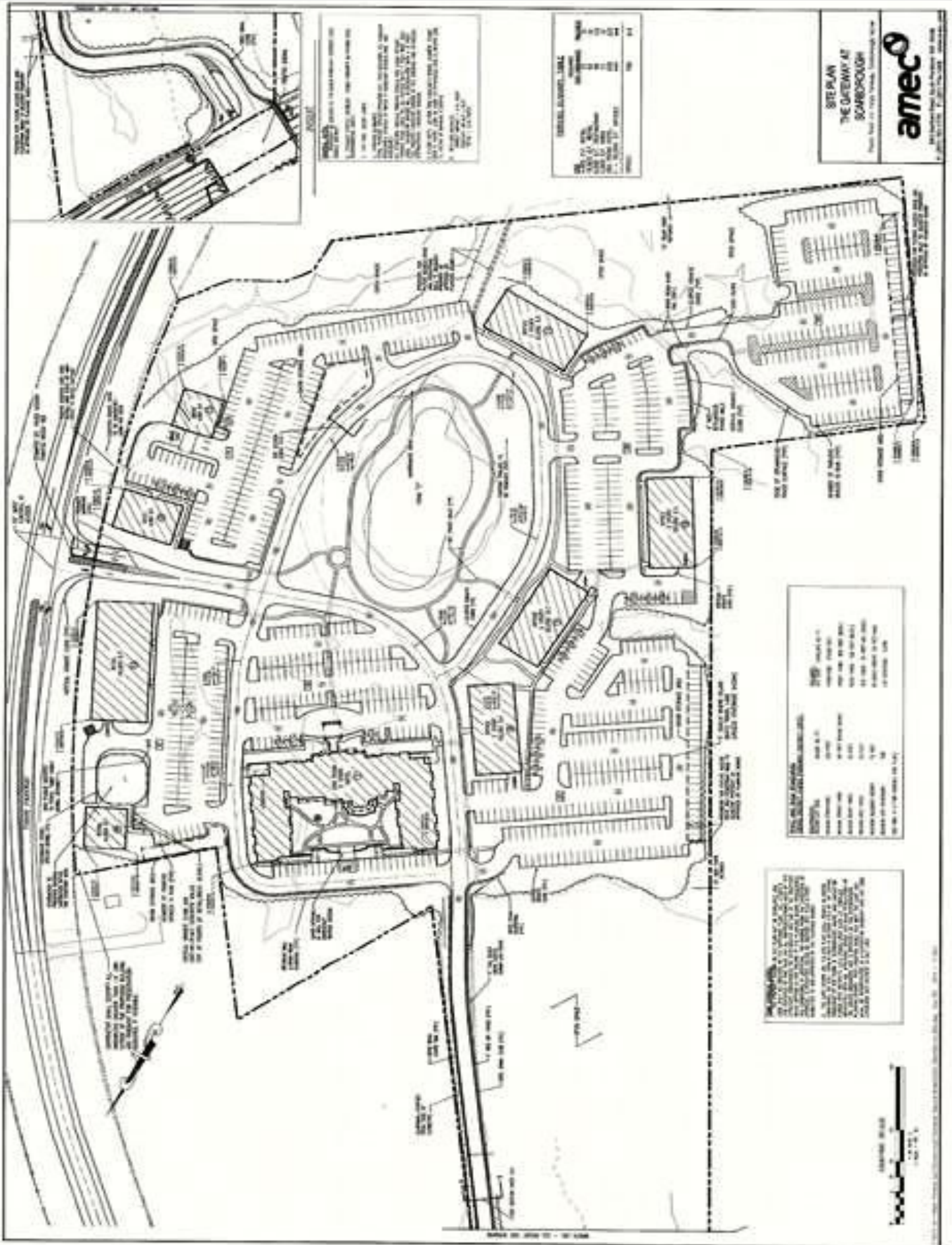
- **32 acres (26 buildable) shovel ready**
- **Off-site traffic mitigation completed:**
  - Road widening
  - Turning and deceleration lanes
  - Traffic signals
  - Drainage
  - Striping
  - Signage
- **On-site Improvements**
  - Gas, electric and water mains installed
  - Storm water and sanitary sewer underground facilities built and ready for connection
  - 95% of the site cleared and rough graded with erosion control in place
  - Main entrance drive (1,800' in length) between Haigis Parkway and Payne Road completed with wetlands bridge, granite curbs, site lighting, fire hydrants, storm draining, sidewalks and a base course of blacktop
  - Stone walls at Haigis Parkway and Payne Road entrances
  - Pond in center of property mucked out and properly drained with storm system
  - "As Built" and Site lay-outs available on request





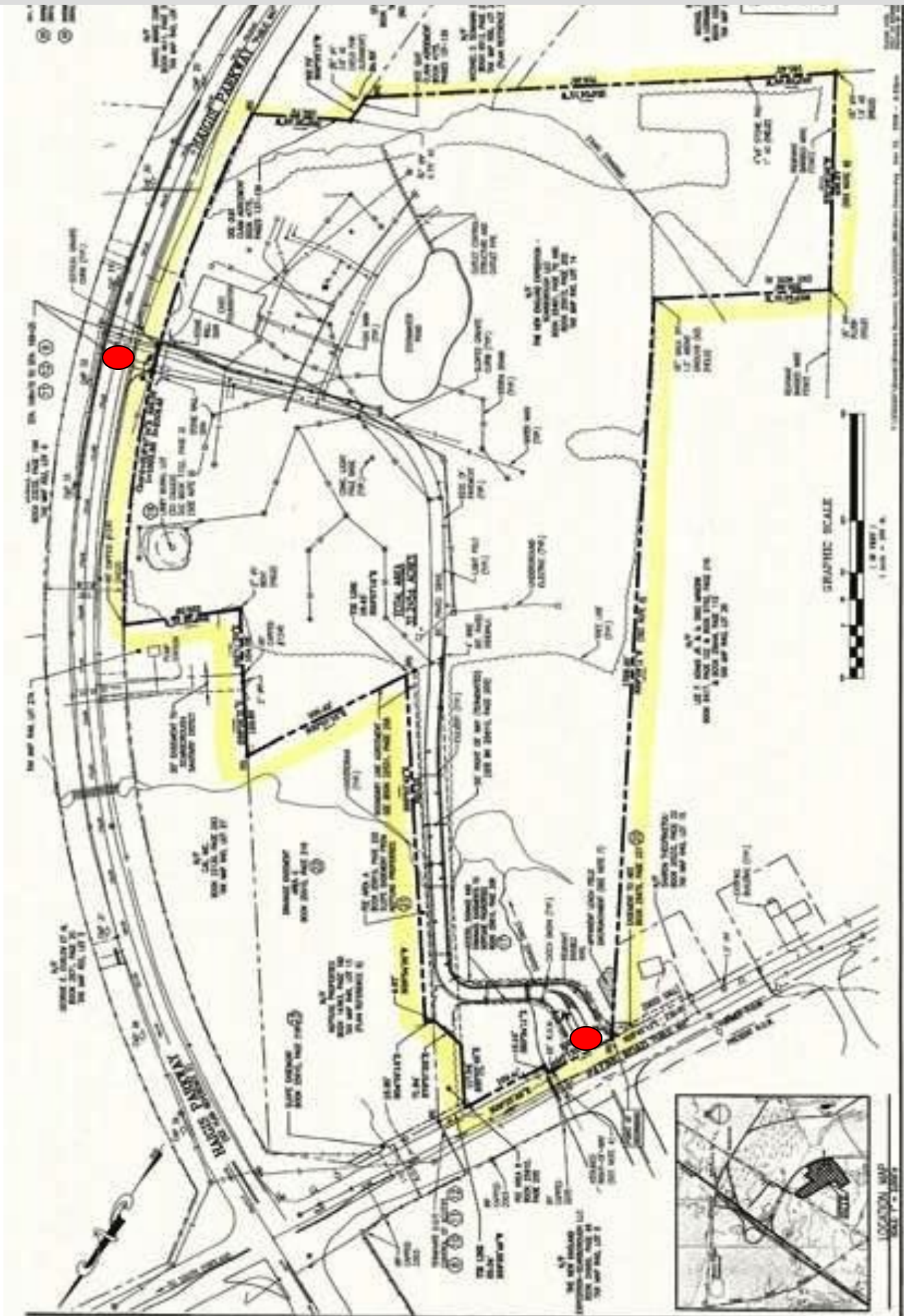


# Alternative lay out





# AS BUILT PLAN



## **SECTION XVIII.B. HAIGIS PARKWAY DISTRICT, HP [8/21/96][Amended 06/20/12]**

### **I. BASIC STANDARDS**

#### **A. PURPOSE**

The land immediately surrounding the Haigis Parkway between Payne Road and Route One is unique in its topography, water features, visibility, accessibility and road frontage. Its proximity to Exit 42 makes it highly desirable as a regional center for employment, entertainment, and cultural activities. The Haigis Parkway District is intended to be one of the gateways into Scarborough, and anticipates high quality uses such as office parks, hotels, small scaled retail, convention centers, places of cultural and civic assembly, high technology and research, and multi-family housing as part of mixed-use development. The standards listed below are intended to encourage a high quality of campus-style landscape and architectural design, preservation of natural features, integration of pedestrian circulation, and interconnection of open spaces and resource protection areas. The Haigis Parkway District is a significant commercial and mixed-use growth area off of Exit 42 of the Maine Turnpike and a vital complement to the Oak Hill town center.

#### **B. PERMITTED USES, CONVENTIONAL AND PLANNED DEVELOPMENTS NON-RESIDENTIAL USES**

**The following non-residential uses are permitted in both conventional and planned developments:**

1. Professional offices
2. Financial, insurance, and real estate offices
3. Business services and business offices
4. High technology facilities, subject to the performance standards of Section IX(M) of this ordinance
5. Research, development and light industrial with no outdoor storage, subject to the performance standards of Section IX(M.1) of this ordinance
6. Hotels and motels, provided all guest rooms are accessed by interior corridors
7. Restaurants, with no drive-up, drive-through or drive-in service
8. Group day care homes, nursery schools and day care centers
9. Retail sales and services with less than 20,000 square feet of retail floor area per unit of occupancy, excluding car washes, automobile repair and service facilities, and outdoor sales and services
10. Warehousing or wholesale distribution accessory to and located in the same building with a permitted principal use, provided that the floor area of the warehousing and/or wholesale distribution does not exceed 50% of the floor area of the principal use
11. Municipal buildings and uses
12. Public utility facilities
13. Accessory uses (excluding outdoor storage) including accessory agricultural activities subject to the performance standards of Section IX.P.
14. Health clubs
15. Personal services
16. Non-municipal government offices
17. Medical/diagnostic facilities

18. Places of assembly, amusement, recreation, culture or government, exclusive of arcades, video arcades, amusement parlors, video gambling, casino gambling and off-track betting, fully enclosed within a building or buildings
19. Golf courses and campgrounds
20. Educational institutions
21. Places of worship and adjunct uses, places of worship
22. Small-scale energy facilities, subject to the performance standards of Section IX(W)
23. Commercial outdoor recreation, subject to the performance standards of Section IX(U)

## RESIDENTIAL USES

The following residential uses are permitted only in planned developments:

24. Boarding care facilities for the elderly, subject to the performance standards of Section IX(C)
25. Nursing homes
26. Dwelling units in a mixed-use building, limited to no more than twelve (12) dwelling units per building and only as part of a mixed-use planned development as specified under subsection II.C.5.
27. Multi-family dwellings, limited to no more than twelve (12) dwelling units per building and only as part of a mixed-use planned development as specified under subsection II.C.5.
28. Live / work units and only as part of a mixed-use planned development as specified under subsection II.C.5.

## C. SPACE AND BULK STANDARDS

The following space and bulk regulations are applicable to CONVENTIONAL DEVELOPMENTS:

### 1. Minimum Lot Area and Dimensions

Use Type	Lot Area (square ft.)	Lot Frontage (ft.)	Lot Width (ft.)
Non-Residential and Mixed-Uses	40,000	200 for lots abutting Haigis Parkway and Payne Rd; 50 for lots not abutting Haigis Parkway and Payne Rd	50

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