

Corridor Size and Value information

- Total size of corridor – 587 acres
- Total current assessed value of corridor - \$78,344,982
- Current assessed value per acre (entire corridor) - \$133,466/acre
- Current developed parcels – 54 (238 acres)
- Current assessed value of developed parcels per acre - \$227,277/acre

Traffic Information

- 12,000 Average Vehicles per Day (ADT) on Epping Road south of Route 101 (2015)
- 10,000 ADT on Epping Road north of Route 111A (2013)
- 43,000 – 46,000 ADT on Route 101 before and after Exit 9

Epping Road Characteristics

- Two lane undivided highway with an average pavement width of approximately 30 feet and varying widths of paved shoulders on both sides
- South of Route 101 is maintained by the Town. North of Route 101 maintained by NHDOT
- No traffic lights or crosswalks along the corridor
- Sidewalk along eastern side of roadway from Route 111A to entrance of new multifamily residential complex at 75 Epping Road. No sidewalk on east side north of 75 Epping Road or on entire west side
- 44 curb cuts with many expansive ones approaching 300 feet or more (9 of these are roadway curb cuts that access multiple properties i.e. Industrial Drive)
- Little streetscape landscaping along the corridor
- Primary commercial strip development with a few residential properties
- Water and sewer is available on and to the south of Continental Drive
- TIF proposes to extend water and sewer from Continental Drive to just north of Route 101 and new roadway off east side of Epping Road to access Map 47 Lot 8 and adjacent parcels
- 3 phase power available
- Area located in Economic Revitalization Zone (ERZ)

Greenfield Development Potential/Constraints

- 27 undeveloped parcels consisting of approximately 284 acres
- Considering other land on existing parcels with development potential and removing development constraints from undeveloped parcels (wetlands, conservation land and setbacks) there is a total of roughly 127 acres of land available for Greenfield development
- Assessed value potential of all undeveloped land - \$64,546,756 (Assuming an assessed value of \$227K/acre which is the current actual assessed value per acre of the developed parcels)

*Data source – Town of Exeter GIS database and CAMA database. These figures are for general planning purposes based on general assumptions of land development and actual build out conditions could vary significantly.