

City of Augusta, Maine
DEPARTMENT OF DEVELOPMENT SERVICES

AUGUSTA STATE AIRPORT
CODE ENFORCEMENT
ECONOMIC DEVELOPMENT



ENGINEERING
FACILITIES & SYSTEMS
PLANNING

Memo

To: William Bridgeo, City Manager

From: Matt Nazar, Director of Development Services

Date: January 6, 2016

Re: Commercial land in North Augusta

The following sites are those that are available in the north Augusta area. The site needs to be about 2 acres to adequately meet the need. Each of these sites is likely to present its own unique development challenge, whether it be bad soils, ledge, existing development that would need to be demolished, or difficult access, driving development cost well beyond the acquisition price.

10 Civic Center Drive – 42.8 acres just south of Dunkin Donuts. Lots of steep slopes so much of the land is unusable. - \$395,000

118 Civic Center Drive – 1.03 acres across the street from Denny's. Lot too small. - \$250,000

125 Civic Center Drive – 7.3 acres adjacent to Denny's. Lots of ledge. - \$449,000

315 Civic Center Drive – 0.58 acres. House. Too small. - \$270,455

317 Civic Center Drive – 0.29 acres. House. Too small. - \$149,000

325 Civic Center Drive – 0.29 acres. House. Too small. - \$119,500

333 Civic Center Drive – 0.55 acres. House. Too small. - \$299,000

The four lots above could be purchased together and combined to possibly provide enough space.

397 Civic Center Drive – unclear how much land. Elk's lot, front portion. Very difficult access due to offset from traffic signal. - \$399,455

572 Civic Center Drive – 0.59 acres. Johnathan's. Too small. - \$179,900

575 Civic Center Drive – 37.14 acres. Nearly all steep and ledge. Vacant. - \$899,000

608-612 Civic Center Drive – 2.5 acres. House. May have good access at the CCD/OBR traffic signal with some additional negotiation with the neighbor. - \$499,900

664 Civic Center Drive – 3.69 acres. House across from North Augusta Market. - \$399,000

817 Civic Center Drive – 15.00 acres. House. Nearly in Sidney. - \$265,000

220 Old Belgrade Road – 2.34 acres. House. Quite distant from much of the development in north Augusta. – 199,000

To give an idea of land that has sold recently in this part of the city, please see the following:

35 Henry's Way - 16.63 acres directly across from MGH entrance, and with access directly to a traffic signal. We expect the existing buildings to be demolished - \$900,000

Gabriel Dr. - 6.76 acres - \$200,000 Land Sale to Abutter

85 Civic Center Dr. - 1.86 acres. Connected Credit Union, currently being constructed - \$425,000

Civic Center Dr. - 40.87 acres vacant land purchase prior to Tractor Supply construction - \$450,000

420 Civic Center Dr. - 4.33 acres sold to Tractor Supply - \$375,000

450 Civic Center Dr. - 30.68 acres sold to Skowhegan Savings Bank where their new branch is located - \$450,000

460 Civic Center Dr. - 28.52 acres split off the Skowhegan Savings Bank lot for Maine Veterans Home office - \$325,000

210 Civic Center Dr. - 1.25 acres. Former gas station torn down for Mattress Firm - \$675,000

308 Civic Center Dr. - 0.84 acres. Advance Auto. - \$400,000

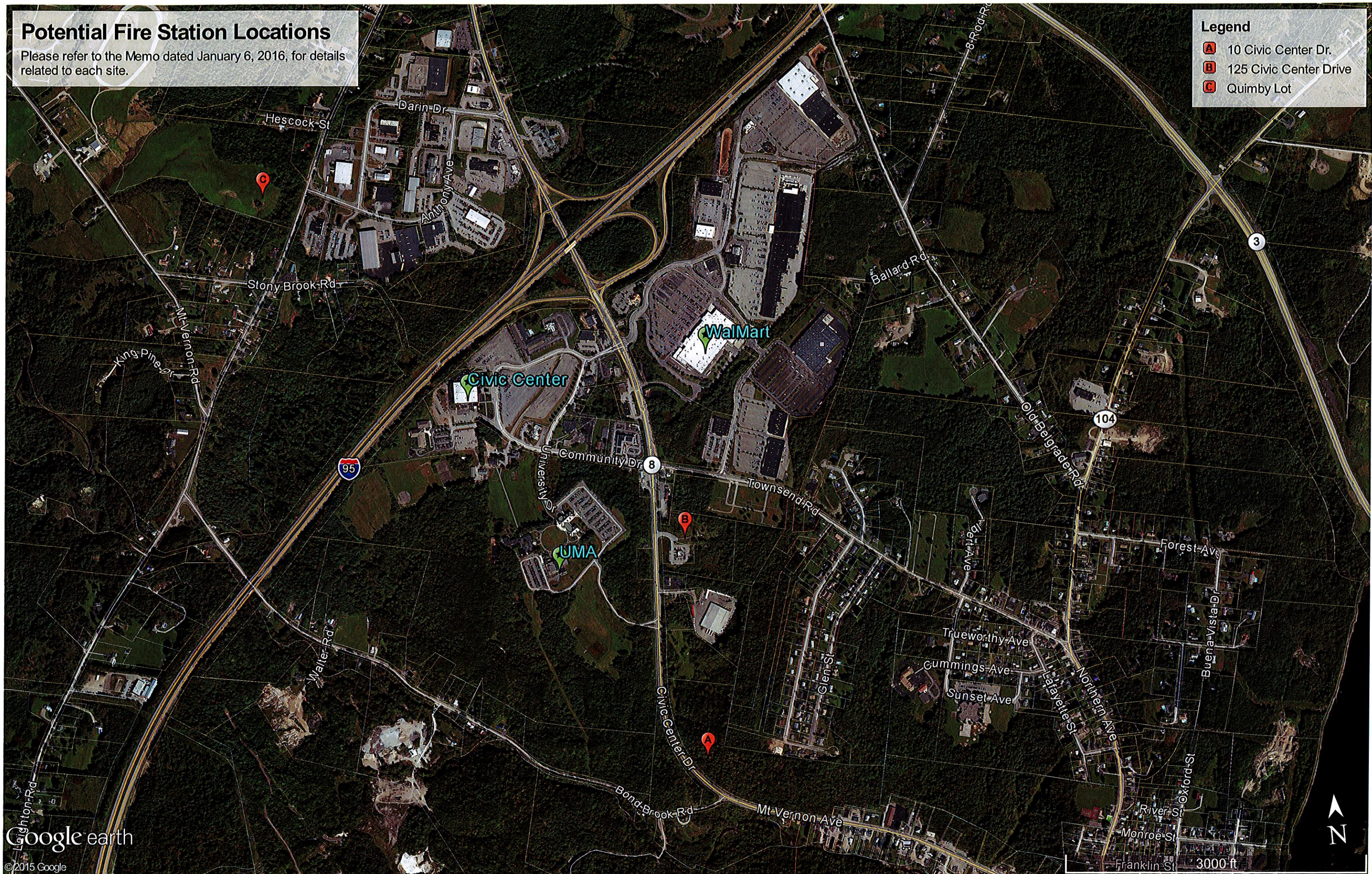
316 Civic Center Dr. - 0.69 acres. Kennebec Savings Bank. - \$350,000

Potential Fire Station Locations

Please refer to the Memo dated January 6, 2016, for details related to each site.

Legend

- A** 10 Civic Center Dr.
- B** 125 Civic Center Drive
- C** Quimby Lot



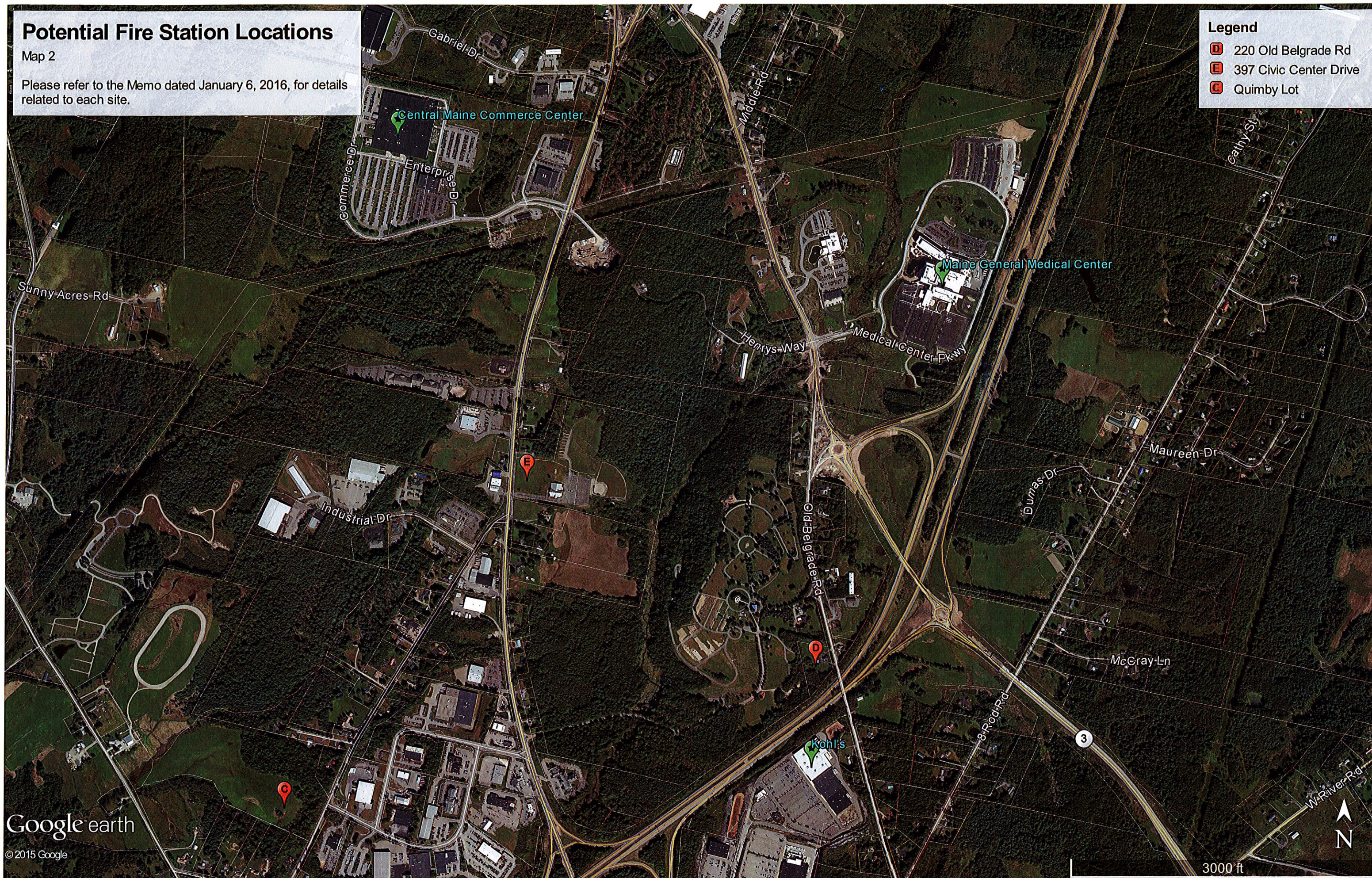
Potential Fire Station Locations

Map 2

Please refer to the Memo dated January 6, 2016, for details related to each site.

Legend

- D** 220 Old Belgrade Rd
- E** 397 Civic Center Drive
- C** Quimby Lot



Google earth

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3000 ft

Potential Fire Station Locations

Map 3

Please refer to the Memo dated January 6, 2016, for details related to each site.

Legend

-  608-612 Civic Center Drive
-  664 Civic Center Drive
-  817 Civic Center Drive

