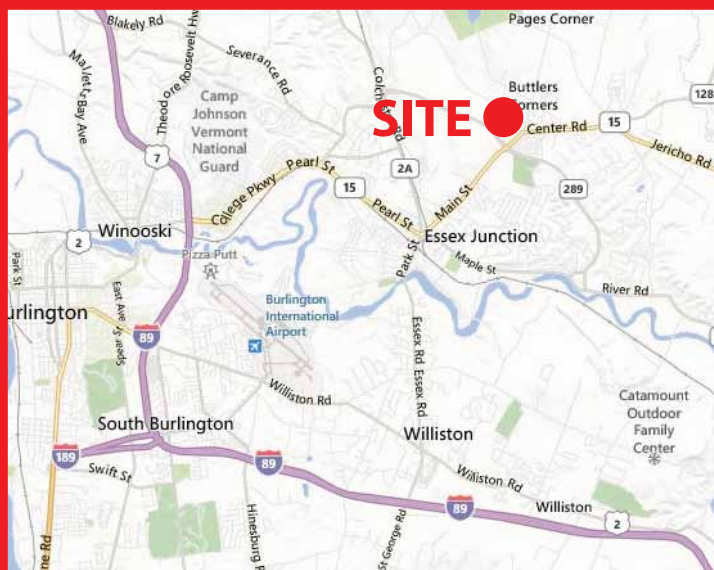


# Developable Acreage on Route 15 For Sale Essex, VT



## AVAILABLE SPACE OVERVIEW

### 2 SEPARATE CONTIGUOUS PARCELS

80 Upper Main St. 20+ AC  
 90 Upper Main St. 12+ AC  
 Can be combined to 33 Acres

ADT Count (Route 15) 17,033

## TRADE AREA DEMOGRAPHICS

Radius	Population	Med. HH Income
3 miles	19,828	\$75,726
5 miles	41,058	\$67,682
10 miles	138,502	\$61,145



Mark Sobel  
[msobel@1stusrealty.com](mailto:msobel@1stusrealty.com)  
 508.280.4563  
 508.591.3000

[www.1stusrealty.com](http://www.1stusrealty.com)



# Developable Acreage on Route 15 For Sale

## Essex, VT



1st U S Realty offers 2 parcels of developable land for sale in Essex VT which can be purchased individually or in combination. This highly visible location on Route 15, close to Route 289, was the former location of the Cedar Springs Horse Farm.

**Lot 1- 80 Upper Main St.** 20.25 Acres 372 linear foot frontage on Route 15.  
Mixed-PUD and AR Zoning

**Lot 2- 90 Upper Main St.** 12.89 Acres - 706 linear foot frontage on Route 15 and Old Stage Rd.  
Mixed -PUD Zoning

Combination of 33 Acres with Average Daily Traffic of 17,033 directly in front of the site.  
Great opportunity for thoughtful mixed use development.



All information furnished is from sources deemed reliable but no warranty of representation is made as to the accuracy thereof and information is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale or lease, or withdrawal without notice. Inquiring parties should make judgements and decisions based solely on their own due diligence.



Mark Sobel  
[msobel@1stusrealty.com](mailto:msobel@1stusrealty.com)  
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[www.1stusrealty.com](http://www.1stusrealty.com)