



For Sale

Developable Site with Residence

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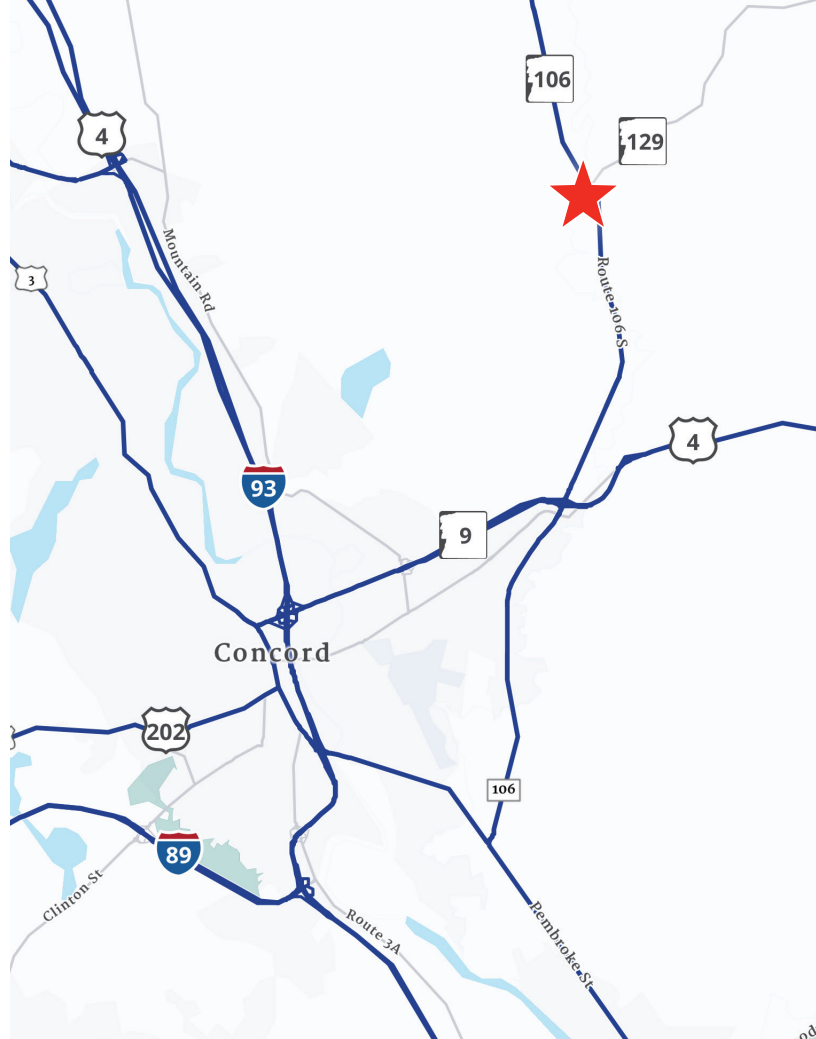
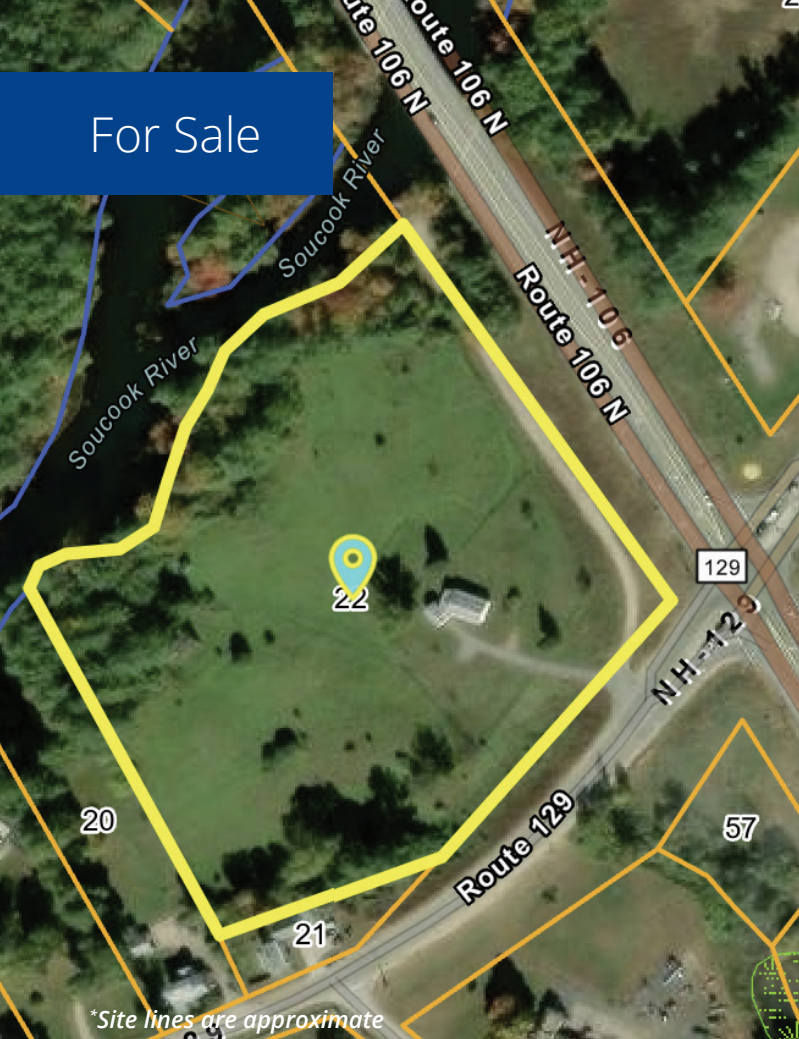
39 Route 129 Loudon, NH

Property Highlights

- Strategically positioned at the signalized intersection of Routes 106 and 129, this 7.9± acre parcel offers unmatched visibility, accessibility, and prominent signage opportunities
- Live-in or rental income potential with an on-site 2-bedroom 2 1/2-bath residence
- With approximately 930' of combined frontage along two state highways, the site benefits from strong traffic counts (12,337± AADT per NHDOT 2024) and sight lines from all approaches
- Flexible C/I zoning accommodates a wide range of commercial, industrial, and retail uses, making it an ideal location for businesses seeking prominence and convenience
- Ample acreage supports subdivision potential for multiple uses or phased development

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Specifications

Address:	39 Route 129
Location:	Loudon, NH 03307
Acreage:	7.9±
Road Frontage:	530' on Route 106 400' on Route 129
Traffic Count:	12,337± AADT per NHDOT 2024
Utilities:	Private water & septic
Zoning:	C/I
2024 Taxes:	\$5,805.53
List Price:	\$800,000 \$725,000



Contact us:

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Concept Plans

