Cardente Real Estate is pleased to offer for sale the Cigri Drive development site located at the entrance to downtown Freeport, Maine just off US Route One. The land parcel consists of 4.34± acres making it ideal for high density residential development. Amenities include a private setting overlooking a beautiful pond, various land studies updated in 2018, a deeded lot for direct access to the site, and the potential to purchase additional land. The list of neighboring businesses is extensive with both major national retail brands and well-known local restaurants and boutiques. One of Maine's largest outlet centers, Freeport is the home of LL Bean and offers a vibrant Main Street. The property is minutes from I-295 & Freeport's Amtrak train station and is within twenty minutes of the Mid Coast Hospital and Portland International Jetport. This is an exceptional opportunity for developers looking for a signature location that offers all the amenities.

Contact Broker for More Information:
Matt Cardente
207.775.5677
matt@cardente.com
Property Details

Property Address: Cigri Drive, Freeport, Maine & (Off of Independence Drive US Route One)
Location: Just Minutes from Shopping Centers, Retail Outlets, I-295 & Amtrak Station
Property Type: Land for Development
Acreage: 4.34 Acres with potential to purchase additional land (See Broker for Details)
Zoning: VC-III / I-1 (See Broker for Details)
Land Survey: Copy included in package
Uses: Ideal for High Density Residential & other uses subject to Town Zoning & Approvals.
Access: Deeded area for road off of Independence Drive (Cigri Drive)
Wetlands Study: Attached (Updated in 2018)
Topography: Beautiful wooded lot abutting a small pond.
Area Businesses: LL Bean, Shaw’s groceries, Nordica Theater, National & local clothing outlets, boutiques, pharmacies, restaurants, & hotels.

Sale Details

Property Owner: Cigri Properties, LLC
Deed: Book: 22256, Page: 26
Map & Lot: Map 9 / Lot 2-2
Real Estate Taxes (2018): $3,067.74
Sales Price: $675,000

Information furnished is from sources deemed reliable, but no warranty is made as to the accuracy thereof. All information should be independently verified. This Agency/Licensee represents the Seller’s/Landlord’s interest and, as such, has a fiduciary duty to disclose to the Seller/Landlord information which is material to the Sale/Lease, acquired from the Buyer/Tenant or any other source, except in cases of disclosed dual agency.
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