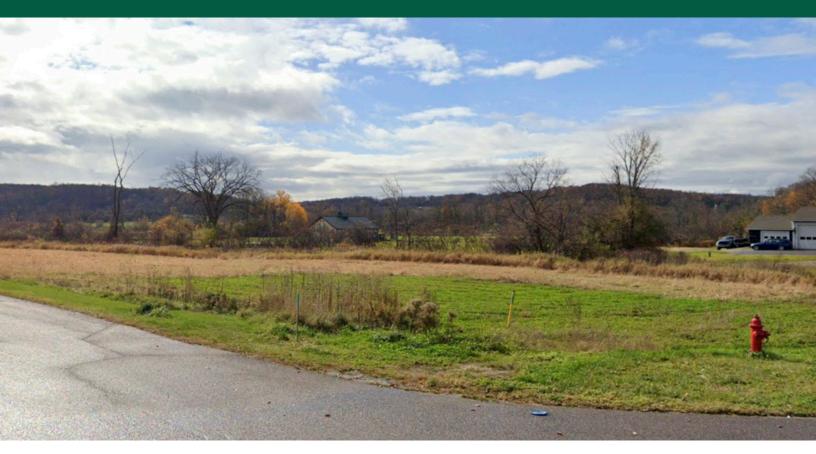
FOR SALE

HINESBURG LAND AT BUSY INTERSECTION

Haystack Crossing, Hinesburg, VT



VT Commercial is pleased to offer for sale this plot of commercial land with a number of different permitted and conditional uses at the busy corner of Shelburne/Hinesburg Road and Route 116. The lot is directly across from a Subway/Jiffy Mart and next door to a family medical office. Please contact us today for more information.

SIZE:

2.04 +/- Acres

PERMITTED USE:

Commercial

PRICE:

\$499,000

AVAILABLE:

Immediately

PARKING:

N/A

LOCATION:

Haystack Crossing, Hinesburg

Information contained herein is believed to be accurate, but is not warranted. This is not a legally binding offer to sell or lease.



or more information, please contact:

JOHN BEAL

802-598-1168

john.beal@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com



- advantage of passive and/or active solar energy resources (e.g., south facing buildings & windows, photo voltaics).
- (c) North/south connectivity between the CVU Road and Riggs Road shall be planned for (at minimum via a right of way connection), although the type of connection (street, path, etc.) will depend on development proposals for the area, permitting issues, and the overall public interest.

(3) Residential 1 & Residential 2 Districts.

- (a) Development in this district shall be connected and integrated with Village district, so as to complement and enhance the compact, pedestrian-oriented village environment.
- (b) Development in this district shall preserve connections between the village and the surrounding rural landscape via trails, open space, riparian areas, etc.

(4) Industrial 3 District.

- (a) Development plans shall be integrated with adjacent portions of the Village district to ensure proper access is retained. See the Town's Official Map for future community facilities – e.g., road and pedestrian connections.
- (b) Lot coverage shall not exceed 80% unless waived by the DRB as part of a PUD review. With the exception of lot coverage, dimensional standards (e.g., minimum lot size, minimum frontage, minimum setbacks, lot depth, etc.) shall be determined by the DRB during the development review process in order to provide more flexibility for redevelopment within the district.
- (c) Development shall retain the existing building setback from the northern property line to allow for potential trail use along the Canal, and to retain the existing buffer between this district and the residential neighborhood to the north.
- 3.1.5 Use Standards. Principal uses allowed in the village growth area are listed by district in Figure 3-02. See section 5.8 for accessory uses. Additionally:
 - Historic Buildings. Conditional use approval is required before the demolition or removal of any principal building or barn built before 1940, unless the Zoning Administrator determines that the structure poses an imminent threat to public health or safety

Figure 3-02. Village Growth Area Principal Use Table

P = Permitted C= Conditional ³ X = Prohibited	VIL	VIL NW	VIL NE	СОМ	IND 3	IND 4	RES 1	RES 2
Residential Uses								
One-unit or two-unit dwelling	P	Р	Р	X	Χ	Х	P	P
Multi-unit dwelling	P	Р	Р	Х	Х	Х	Р	Р
Upper floor dwelling	P	Р	Р	Р	Х	Х	Р	Р
Rooming House	С	С	С	Х	Х	Х	С	С
Residential care home	P	Р	Р	Х	Х	Х	Р	Р
Residential care facility	С	С	С	Х	Х	Х	С	С
Group home	P	Р	Р	X	Х	Х	Р	Р
Recovery residence	P	Р	Р	Х	Х	Х	Р	Р



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P = Permitted C= Conditional ³ X = Prohibited	VIL	VIL NW	VIL NE	сом	IND 3	IND 4	RES 1	RES
Transitional housing	Р	P	Р	X	Х	X	P1	P1
Emergency shelter (see Section 2.3)	Р	Р	Р	P	Х	Х	Р	P
Bed & breakfast	Р	Р	Р	Х	Х	Х	Р	P
Inn	Р	Р	Р	X	Х	Х	С	С
Family childcare home	Р	Р	Р	Х	Х	Х	Р	Р
Nonresidential Uses								
Government facility (see Section 2.3)	Р	Р	Р	P	Р	Х	P	P
Place of worship (see Section 2.3)	Р	Р	Р	Р	Х	Х	Р	P
Education facility (see Section 2.3)	Р	Р	Р	Р	Х	Х	Р	P
Hospital (see Section 2.3)	Р	Р	Х	P	Х	Х	Х	Х
Medical or dental facility	Р	Р	Х	P	Х	Х	Х	Х
Daycare facility	Р	Р	Р	Р	Х	Х	С	С
Post office	Р	Р	Х	Р	Х	Х	Х	Х
Library	Р	Р	Х	P	Х	Х	Х	Х
Community center	Р	Р	Х	Р	Х	Х	Х	Х
Function hall	С	Х	С	С	Х	Х	С	С
Park or public outdoor recreation	Р	Р	Р	Р	Х	Х	Р	Р
Commercial outdoor recreation	Х	Х	Х	С	Х	Х	Х	Х
Indoor recreation or theater	С	С	Х	P	С	Х	Х	С
Art studio or exhibition space	Р	Р	Х	Р	Х	Х	Х	С
Retail shop or store	Pz	P2	Х	Pz	Х	Х	Х	Х
Nursery or garden supply center	С	С	Х	Р	Х	С	Х	Х
Lumberyard or building supply center	Х	Х	Х	Р	Х	С	Х	Х
Restaurant or tavern	С	С	Х	С	С	Х	Х	Х
Office (corporate, business, professional and healthcare)	Р	Р	Р	Р	С	Х	Х	Х
Service establishment	Р	Р	Х	Р	Х	Х	Х	Х
Bank or monetary institution	P2	P2	Х	P2	Х	Х	Х	Х
Lodging facility (hotel, motel, hostel)	С	С	С	С	Х	Х	Х	Х
Veterinary office, clinic or hospital	С	С	Х	С	Х	Х	Х	Х
Mortuary or funeral parlor	С	С	Х	С	Х	Х	Х	Х
Cemetery	Х	Х	Х	Х	Х	Х	Р	Р
Cemetery with on-site crematory	Х	Х	Х	х	Х	Х	С	С
Lodge or private club	С	С	Х	Р	Х	Х	Х	Х
Fueling station	С	С	Х	С	Х	Х	Х	X
Motor vehicle service/repair facility	С	С	Х	С	Х	Р	Х	Х





P = Permitted C= Conditional ³ X = Prohibited	VIL	VIL NW	VIL	сом	IND 3	IND 4	RES 1	RES
Car wash	C	C	X	C	Х	Х	X	X
Vehicle sales lot	Х	Х	Х	С	Х	Х	Х	Х
Heavy vehicle or equipment sales or service	Х	Х	Х	С	Х	С	Х	Х
Parking lot or parking garage	С	С	Х	С	Х	Х	Х	Х
Dead storage	Р	Р	Х	Р	Х	Р	Х	Х
Storage facilities	С	С	Х	С	Х	Х	Х	Х
Contractor's yard	Х	Х	Х	Х	Х	С	Х	Х
Warehousing and distribution	Х	Х	Х	С	С	С	Х	Х
Light industry or manufacturing	С	С	Р	С	Р	С	Х	Х
Non-retail business incubation facilities	Р	Р	Р	Х	Р	Р	Х	х
Food or beverage manufacturing	С	С	С	С	Р	С	Х	Х
Agricultural processing	Х	Х	Х	X	Р	Х	Х	Х
Printing facility	С	С	Х	P	Х	Х	Х	Х
Dry-cleaning & pressing establishment	С	С	Х	С	Х	Х	Х	Х
Metal fabrication shop	Х	Х	Х	Х	Х	Р	Х	Х
Laboratory or R&D facility	С	С	Р	С	Р	С	Х	Х
Commercial agricultural operation	Р	Р	Х	Р	С	С	Р	P
Agricultural accessory use	Р	Р	Х	Р	С	С	Р	Р
Farm stand	Р	Р	С	P	Х	Х	С	С
Farm market	Р	Р	С	Р	Х	Х	С	С
Community garden	Р	Р	Р	Р	Х	Х	Р	Р

NOTES

1. Buildings with more than 4 units require conditional use approval

Retail shops/store, banks and monetary institutions with drive-through service require conditional use approval.
 Drive-through restaurants are prohibited – see definition of restaurant in Section 10.1.

Conditional use review required for most buildings over 40,000 square feet. See Section 3.1.3(1)(c)

- 3.1.6 Master Plan Required. An applicant for subdivision, site plan, conditional use or PUD approval on a parcel of more than one acre must submit a conceptual-level master plan for the remaining portion of the site as follows:
 - The master plan shall be consistent with the purpose and goals of the village growth area as outline in Section 3.1.2.
 - (2) The master plan will include all contiguous parcels under common ownership within the village growth area.
 - (3) The master plan requirement will not apply to applicants seeking a minor amendment of a previously approved plan.
 - (4) The master plan shall be reviewed and be part of the approval. Any future applications for further development on the site must be consistent with the master plan unless the plan is amended and re-approved.
 - (5) The master plan must delineate and address the following:





Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. **You should not reveal any confidential information that could harm your bargaining position.**

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- · Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- Designated agency brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated
 agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other
 agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES DESIGNATED AGENCY

Receipt of This Disc		This form has been presented to you by:					
Printed Name of Consumer		Printed Name of Real Estate Brokerage Firm	<u> </u>				
Signature of Consumer	Date	Printed Name of Agent Signing Below					
	[] Declined to sign						
Printed Name of Consumer		Signature of Agent of the Brokerage Firm	Date				
Signature of Consumer	 Date						
	Declined to sign						

