

# 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.



For more information, please contact:

JOHN BEAL

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BURLINGTON, VT 05401

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Hinesburg, VT





P = Permitted   C= Conditional X = Prohibited	VIL	VIL NW	VIL NE	COM	IND 3	IND 4	RES 1	RES 2
Transitional housing	P	P	P	X	X	X	P <sup>1</sup>	P <sup>1</sup>
Emergency shelter (see Section 2.3)	P	P	P	P	X	X	P	P
Bed & breakfast	P	P	P	X	X	X	P	P
Inn	P	P	P	X	X	X	C	C
Family childcare home	P	P	P	X	X	X	P	P
<b>Nonresidential Uses</b>								
Government facility (see Section 2.3)	P	P	P	P	P	X	P	P
Place of worship (see Section 2.3)	P	P	P	P	X	X	P	P
Education facility (see Section 2.3)	P	P	P	P	X	X	P	P
Hospital (see Section 2.3)	P	P	X	P	X	X	X	X
Medical or dental facility	P	P	X	P	X	X	X	X
Daycare facility	P	P	P	P	X	X	C	C
Post office	P	P	X	P	X	X	X	X
Library	P	P	X	P	X	X	X	X
Community center	P	P	X	P	X	X	X	X
Function hall	C	X	C	C	X	X	C	C
Park or public outdoor recreation	P	P	P	P	X	X	P	P
Commercial outdoor recreation	X	X	X	C	X	X	X	X
Indoor recreation or theater	C	C	X	P	C	X	X	C
Art studio or exhibition space	P	P	X	P	X	X	X	C
Retail shop or store	P <sup>2</sup>	P <sup>2</sup>	X	P <sup>2</sup>	X	X	X	X
Nursery or garden supply center	C	C	X	P	X	C	X	X
Lumberyard or building supply center	X	X	X	P	X	C	X	X
Restaurant or tavern	C	C	X	C	C	X	X	X
Office (corporate, business, professional and healthcare)	P	P	P	P	C	X	X	X
Service establishment	P	P	X	P	X	X	X	X
Bank or monetary institution	P <sup>2</sup>	P <sup>2</sup>	X	P <sup>2</sup>	X	X	X	X
Lodging facility (hotel, motel, hostel)	C	C	C	C	X	X	X	X
Veterinary office, clinic or hospital	C	C	X	C	X	X	X	X
Mortuary or funeral parlor	C	C	X	C	X	X	X	X
Cemetery	X	X	X	X	X	X	P	P
Cemetery with on-site crematory	X	X	X	X	X	X	C	C
Lodge or private club	C	C	X	P	X	X	X	X
Fueling station	C	C	X	C	X	X	X	X
Motor vehicle service/repair facility	C	C	X	C	X	P	X	X



P = Permitted   C= Conditional X = Prohibited	VIL	VIL NW	VIL NE	COM	IND 3	IND 4	RES 1	RES 2
Car wash	C	C	X	C	X	X	X	X
Vehicle sales lot	X	X	X	C	X	X	X	X
Heavy vehicle or equipment sales or service	X	X	X	C	X	C	X	X
Parking lot or parking garage	C	C	X	C	X	X	X	X
Dead storage	P	P	X	P	X	P	X	X
Storage facilities	C	C	X	C	X	X	X	X
Contractor’s yard	X	X	X	X	X	C	X	X
Warehousing and distribution	X	X	X	C	C	C	X	X
Light industry or manufacturing	C	C	P	C	P	C	X	X
Non-retail business incubation facilities	P	P	P	X	P	P	X	X
Food or beverage manufacturing	C	C	C	C	P	C	X	X
Agricultural processing	X	X	X	X	P	X	X	X
Printing facility	C	C	X	P	X	X	X	X
Dry-cleaning & pressing establishment	C	C	X	C	X	X	X	X
Metal fabrication shop	X	X	X	X	X	P	X	X
Laboratory or R&D facility	C	C	P	C	P	C	X	X
Commercial agricultural operation	P	P	X	P	C	C	P	P
Agricultural accessory use	P	P	X	P	C	C	P	P
Farm stand	P	P	C	P	X	X	C	C
Farm market	P	P	C	P	X	X	C	C
Community garden	P	P	P	P	X	X	P	P
<b>NOTES</b>								
1. Buildings with more than 4 units require conditional use approval								
2. 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.								
3. 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:
- (1) 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**

#### **I / We Acknowledge Receipt of This Disclosure**

This form has been presented to you by:

\_\_\_\_\_  
Printed Name of Consumer

\_\_\_\_\_  
Printed Name of Real Estate Brokerage Firm

\_\_\_\_\_  
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*

