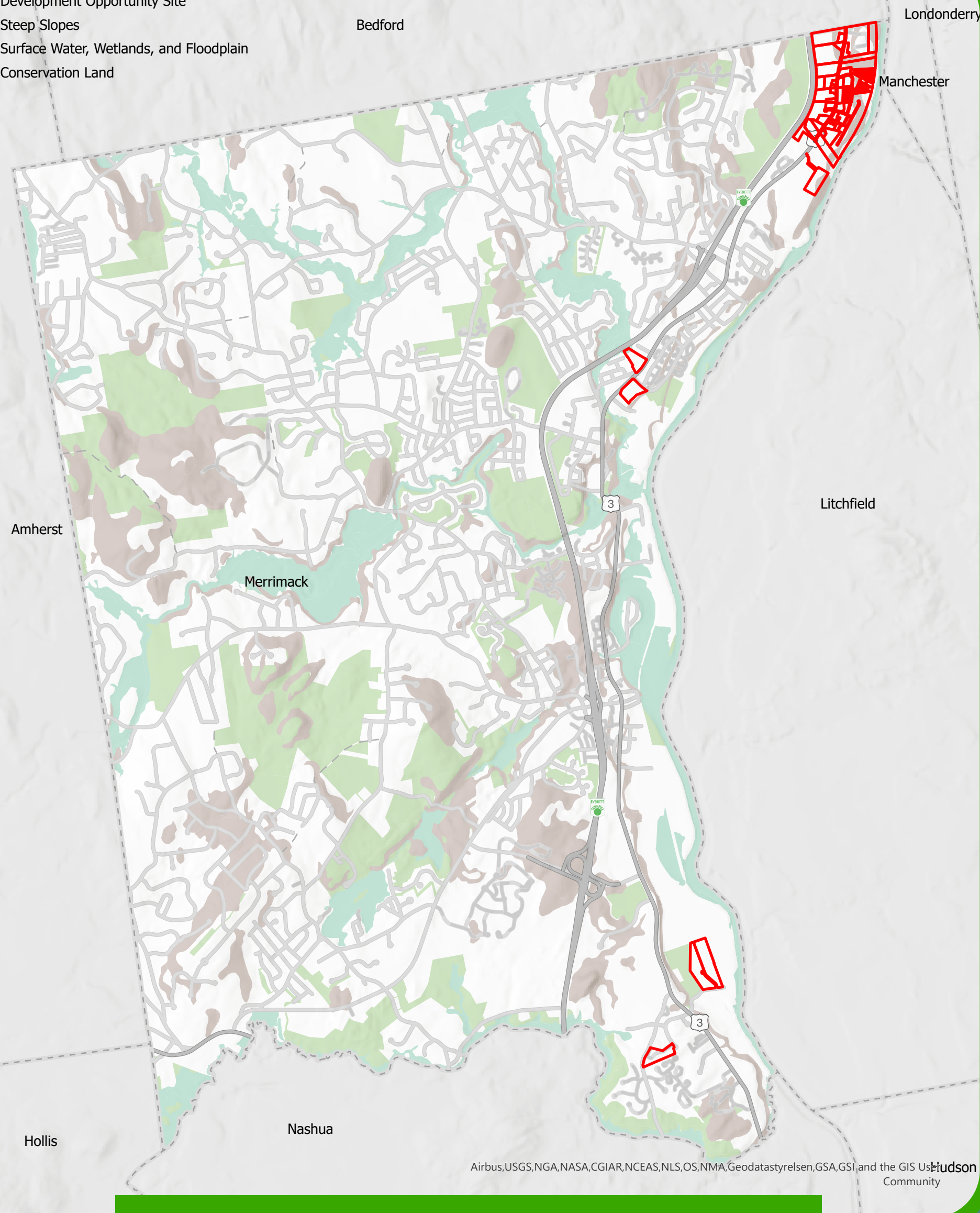


OPPORTUNITY SITES MERRIMACK



These sites were selected by community staff and steering committee members as those with the highest current potential for development, redevelopment, and reinvestment.

- Development Opportunity Site
- Steep Slopes
- Surface Water, Wetlands, and Floodplain
- Conservation Land

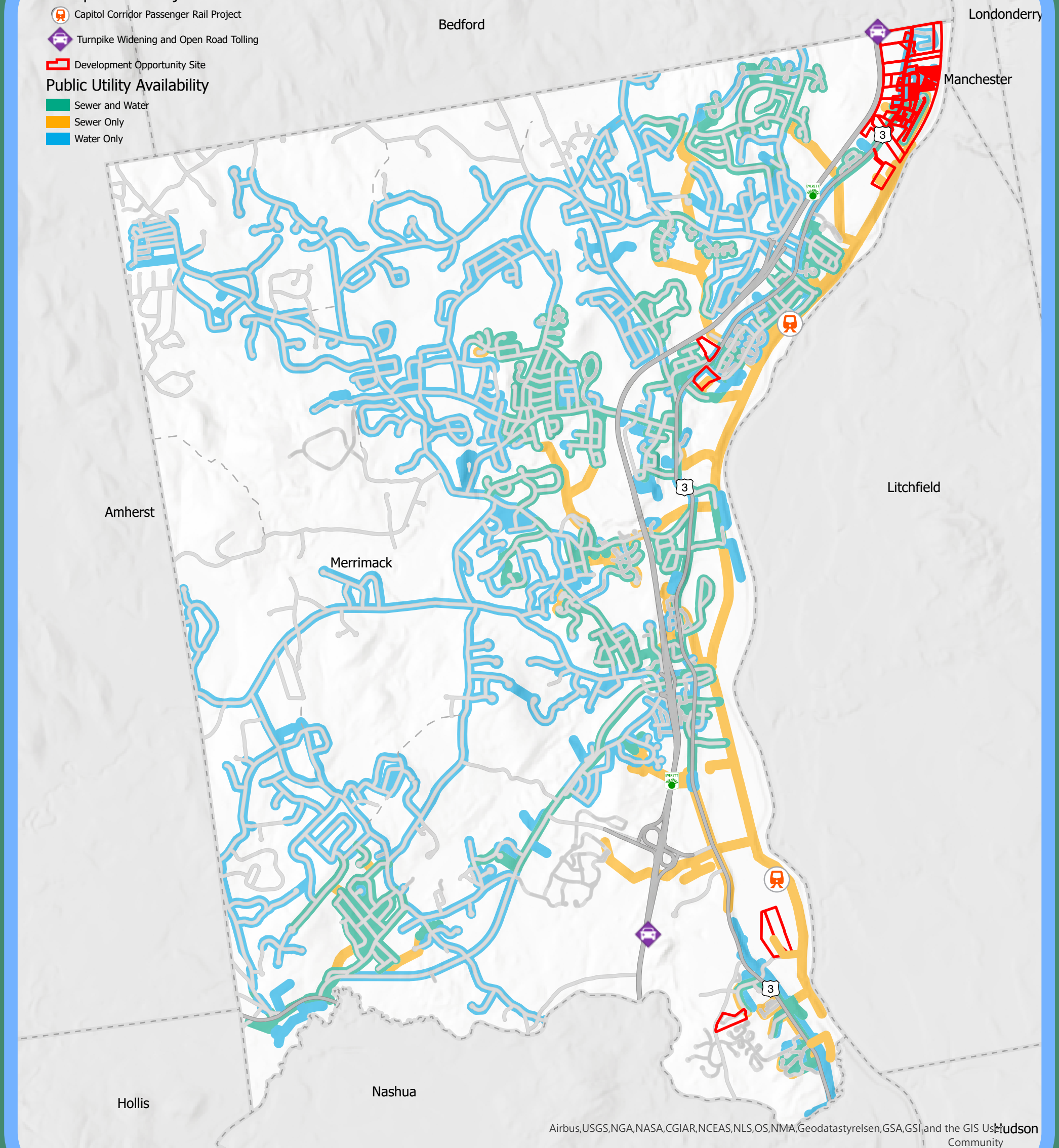


Natural Constraints

Transportation Projects from current 10-year and long-range transportation plans

- Capitol Corridor Passenger Rail Project
- Turnpike Widening and Open Road Tolling

- Development Opportunity Site
- Public Utility Availability
- Sewer and Water
- Sewer Only
- Water Only



Infrastructure

A series of parcels near the Merrimack-Manchester town line known as the Airport Access Road Corridor offer a mix of development opportunities – industrial, commercial, and residential. The interchange of Daniel Webster Highway (Route 3) and Raymond Wiczorek Drive offers easy access to both the Everett Turnpike and the Manchester-Boston Regional Airport. The Everett Turnpike toll booth slightly to the north will be replaced with open-road tolling in the near future to relieve rush-hour traffic congestion. These parcels are serviced by both town water and sewer. Several other parcels along Daniel Webster Highway to the south offer additional development opportunities – two commercial parcels near the intersection at Front Street, a large warehouse, and an office building south of the intersection at Manchester Street.