BUILD TO SUIT OR GROUND LEASE

WALMART

PRICE CHOPPER



HIGHGATE COMMONS

SITE

US Route 7 - St. Albans, VT

- 11 Acre Development Pad Site next to Price Chopper Supermarket
- Highly desirable, commercially zoned location at intersection of US Route 7 and entrance to 54,000 SF Price Chopper supermarket
- Located at key intersection across from Highgate Commons Shopping Center (a 225,000 SF strip center anchored by TJ Maxx and Hannaford) and Franklin Business Park
- Municipal water and sewer available
- 2006 Average Daily Trips: 16,400 ADT
- Superb retail site
- Build to lease or ground lease development options



white + burke

REAL ESTATE INVESTMENT ADVISORS

www.whiteandburke.com

Exclusively offered by WHITE + BURKE Real Estate Investment Advisors, Inc. For more information call TIM BURKE at (802) 862-1225 x14 40 College Street, Suite 100, PO Box 1007, Burlington, VT 05402 Fax: (802)862-3601

Information contained herein is believed accurate but is not warranted



Vermont Real Estate Commission Mandatory Consumer Disclosure



(This is not a Contract)

This mandatory disclosure shall be given to the consumer at the first reasonable opportunity, and must be given to the consumer <u>before</u> discussion of confidential information; entering into a service agreement; or showing a property.

Right Now You Are A Customer

As a customer, the real estate agent with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

Vermont law requires all agents to perform basic duties when dealing with a buyer or seller. You can expect the agent with whom you deal to provide the following services whether you are a Customer or a Client:

- To disclose all material facts pertaining to the property known to the agent.
- To treat both the buyer and seller honestly and not knowingly give false or misleading information.
- To account for all money and property received from or on behalf of the buyer or seller.
- To comply with all state and federal laws related to the practice of real estate.

I/We Acknowledge Receipt of This Disclosure

Printed Name of Consumer	
Signature of Consumer	Dete
Signature of Consumer	Date
[] Declined to sign	
Printed Name of Consumer	
Signature of Consumer	Date
[] Declined to sign	

You May Become A Client

Whether you are selling or buying, clients receive more services than customers. You become a client by entering into a written contract with a real estate brokerage firm. All agents in the firm work for you.

In addition to the services noted in the left hand column, as a client you can expect the following services:

- Confidentiality, including bargaining information
- Promotion of your best interest within the limits of the law
- Advice and counsel
- Assistance in negotiations

Important Information

- 1. You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.
- 2. Before you hire a brokerage firm, ask for an explanation of the firm's conflict of interest policies.

This form has been presented to you by:

Printed Name of Real Estate Brokerage Firm

Printed Name of Agent Signing Below

Agent of the Firm Signature