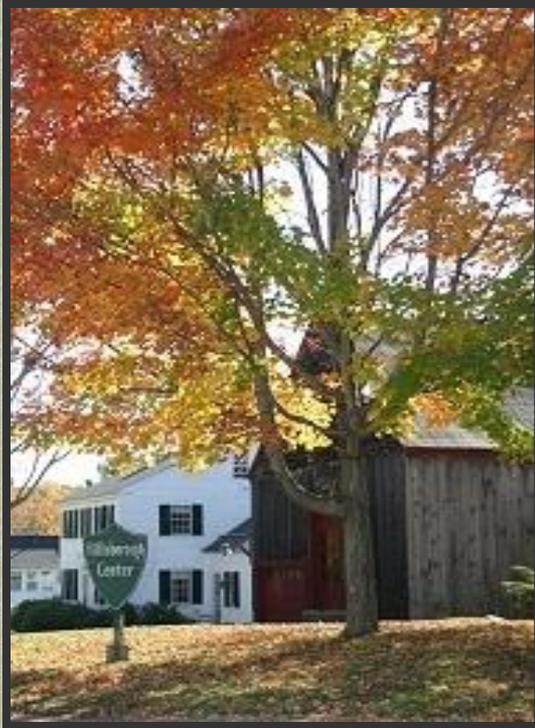




Welcome to Hillsborough, NH



Town Rich in History



Historic Hillsborough
Center, Upper, & Lower
Villages

Franklin Pierce
Homestead

Stone Arch Bridges



Poised For Growth

Economic hub for smaller towns

Targeted by major retailers

Ideally located at intersection of 4 major state routes

Situated between Concord & Keene, close to Manchester & Peterborough

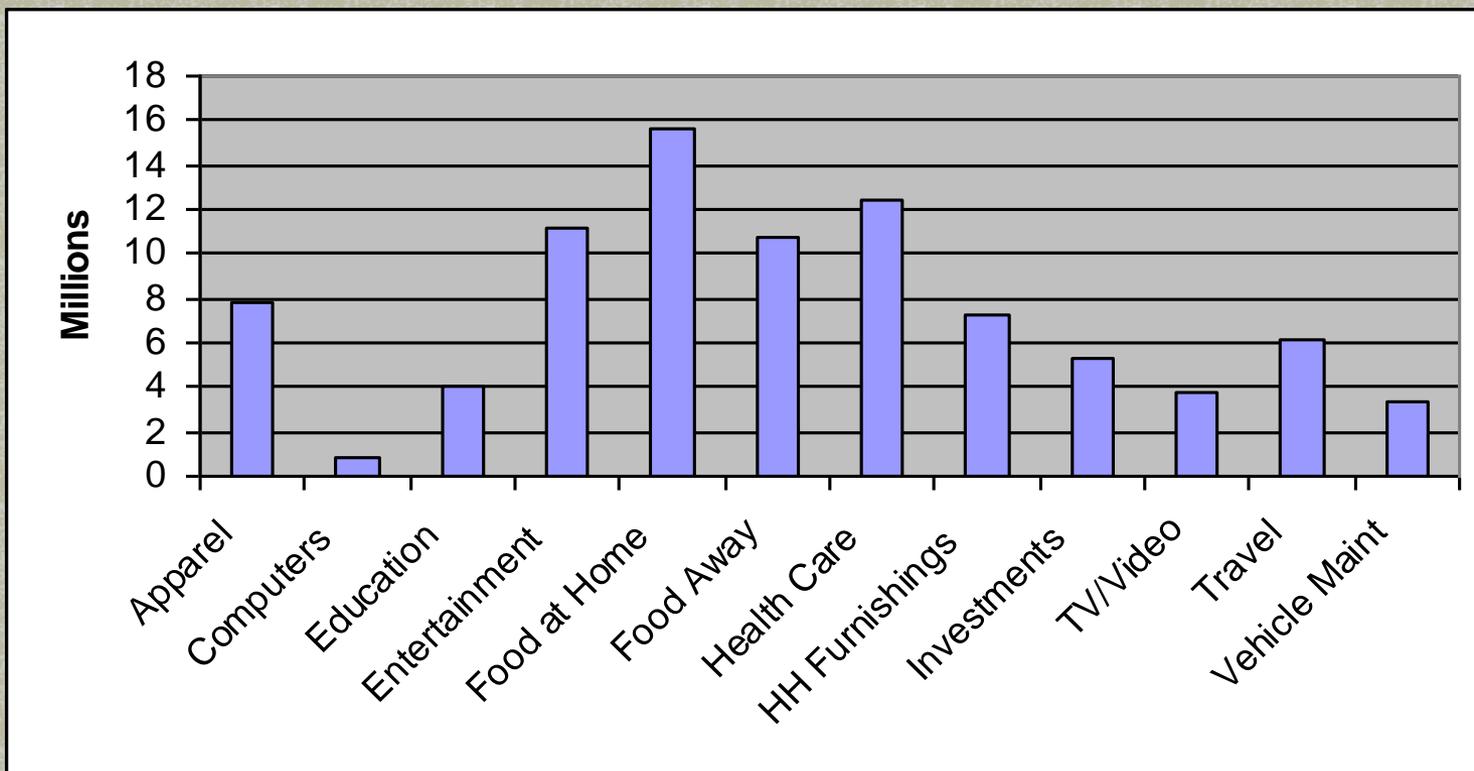
Privately owned 3000 ft paved airstrip within 5 miles of town

Close to Manchester/Boston regional Airport



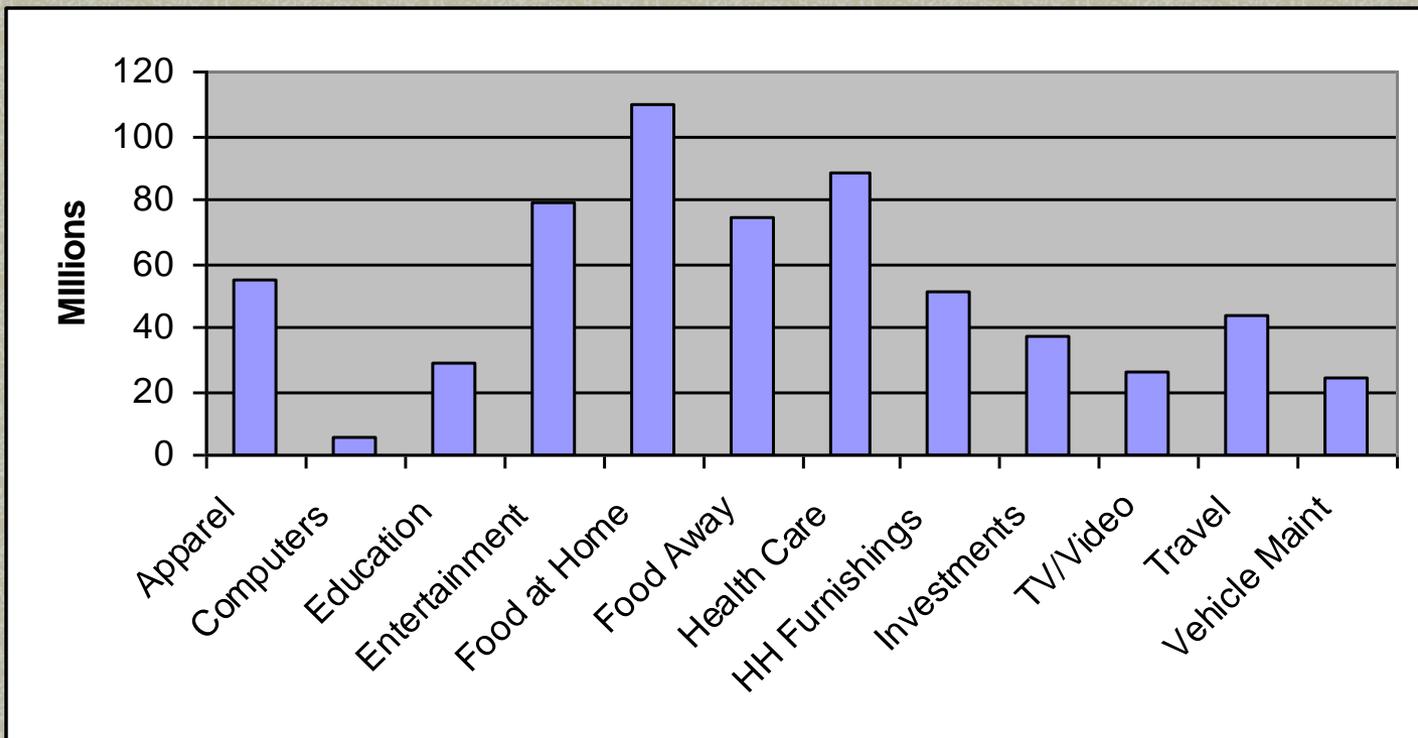


Consumer Spending Primary Market (5 mile radius)





Consumer Spending - Secondary Market (15 mile radius)...





A Fast Growing Area in NH

Population approx. 7,500 (primary market)

Population of 55,000 in a 15 mile radius

Insufficient jobs & shopping for rapidly expanding population

Income rising rapidly providing discretionary dollars

	2000	2007	2012	% growth
Population	48,639	55,193	59,504	22 %
Housing Units	21,926	24,858	26,515	21%
Household Income	\$52,062	\$65,114	\$76,092	46 %



Work Force

Employers

Osram-Sylvania is town's largest employer- approx. 950

Hillsborough- Deering Cooperative School District is second largest- over 300

Shaws Supermarket employs approx. 125

Employees

Only 35% of the current workforce is employed in the community

65% commute to larger cities

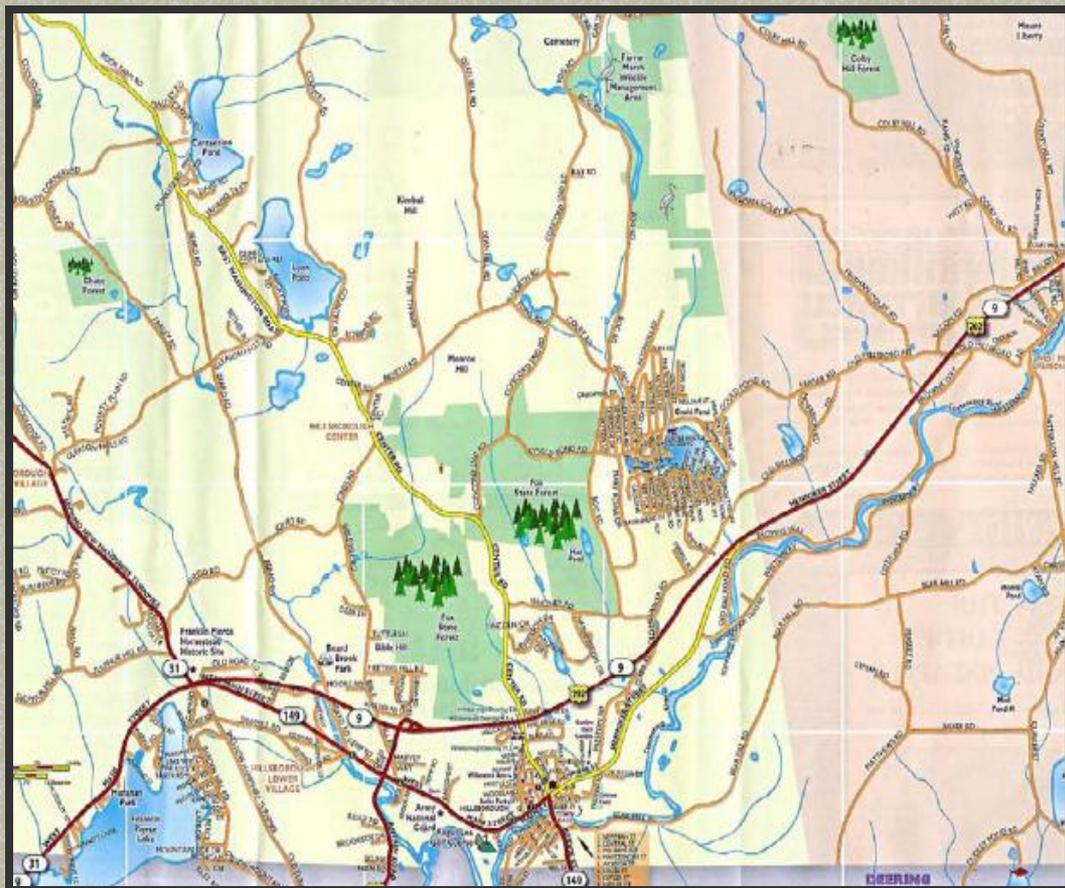
42% travel 25 minutes or more to work

55% travel more than 20 minutes to work



Area Tourism

Tourism &
summer homes
Lodging B&B's
Dining
establishments
Lakes &
streams
Hiking, skiing
Golf & sporting
clubs





A Beautiful Place to Live & Work



Ample developable land
Large building lots
Affordable prices
Natural landscape beauty





Current Retail Facilities

Garden Center

Golf Course

Hardware Stores

Automotive dealerships

Auto Parts- retail & distribution

Electronics

Restaurants- casual & fast food

Pharmacies

Self-storage facilities

Supermarket

Liquor & wine outlet

Gifts, artisan crafts & antiques

Recreational/hobbies

Furniture





Available Professional Services



CPA

Legal

Dental

Medical

Banks



Available Properties

20 commercial properties currently on the market with realtors

Several properties for sale by owner

Land and special purpose commercial properties also available

Prices range from \$110,000 to \$1.3 million





Taxes

Tax rate is currently \$20.74 per thousand
(toward the low end of the state)

Several major retailers are expected to open
in the immediate future, thus expanding the
tax base

Tax incentive House Bill 657-FN-Local
providing property tax relief to owners who
renovate certain structures

www.gencourt.state.nh.us/legislation/2006/HB0657.html



Traffic Counts

Traffic counts on Main Street are approx. 10,000 cars per day.

	2000 Traffic Counts	2010 Traffic Counts
Coming from south- US 202 S, Just south of Main Street	4570	6000
Coming from west- Rt 9 west of Rt 31	5225	5700
Coming from east- Rt 149 from Deering	2800	2600
On Main Street- Main Street west of Dascomb St.		9400



Housing

Currently over 140 homes on the market and 45 building lots

Modestly priced homes available to suit all needs



Schools

Nearby New England College



The town is serviced by Hillsborough-Deering Cooperative with grades K-12

There are 4 licensed child care facilities

Summary



Historical past

Fast growing area

Ideally located

Many unmet retail
needs in our area

Presently targeted by
major retailers

Various commercial
space available

Ample town services