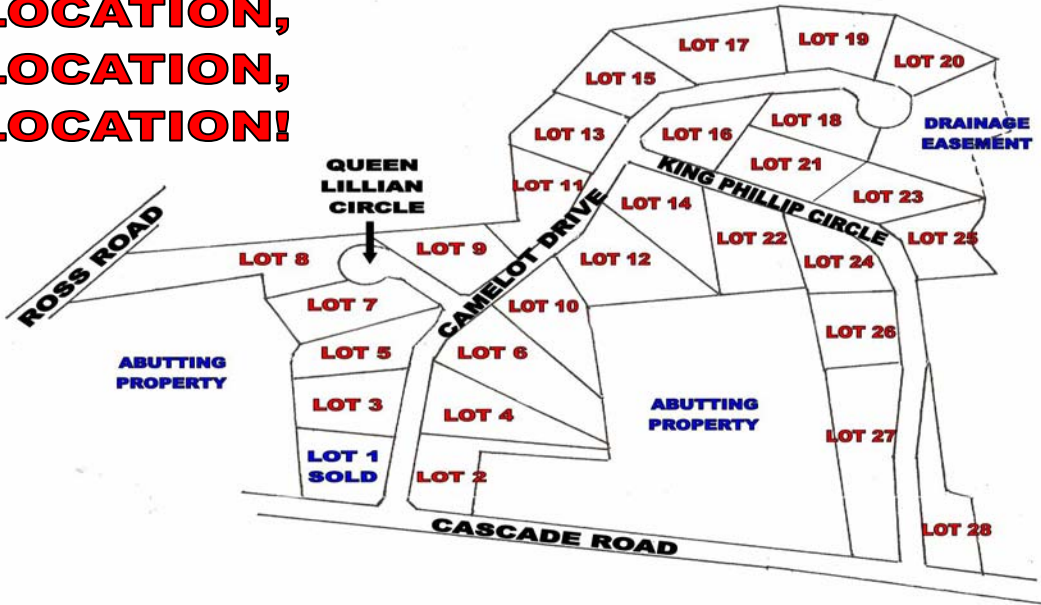


**Castle Estates —Offering Fully Approved & Permitted 27 Lot Subdivision in Highly Desirable Location Near Beach & Golf Cart Path to Adjacent Dunegrass Golf Course**

**LOCATION,  
LOCATION,  
LOCATION!**



**THE AREA'S LAST REMAINING LARGE PARCEL!**



**EXISTING HOUSE  
AT 2 CAMELOT  
EXCLUDED FROM SALE**



**COMMERCIAL  
BUILDING**



**SINGLE FAMILY  
RESIDENCE**

**Castle Estates—Old Orchard Beach, Maine**

**Property Highlights**

- Less than 1 Mile to Beach & Pier
- Golf Cart Path to Adjacent Dunegrass Country Club and Golf Course
- Underground Utilities
- 5 Lots Ready for Immediate Construction with All Infrastructure in Place
- Close to Beach, Golf & All Area Amenities
- Natural Gas Available at Street
- Fully Permitted & Approved
- ENTIRE 27 LOT SUBDIVISION AVAILABLE
- Location, Location, Location! - The Only Large Parcel Remaining in Area of High Demand!

For more information, please contact:



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Associate Broker  
Cell: 207.730.2476

Email:  
danelle@kingrealestate.com

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Commercial & Residential Real Estate Sales— Leasing—Development—Investment—Acquisition

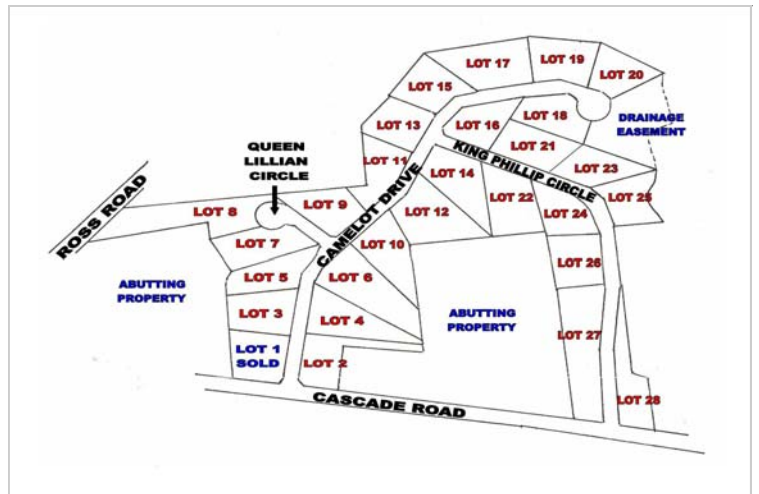
The information contained herein has been obtained from third parties and as such has not been verified. As such, King Real Estate makes no guarantee, warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

**C**astle Estates is Old Orchard Beach's newest subdivision offering 27 total developable lots for sale. Available immediately are Lots 2-6 on Camelot Circle. This subdivision is fully permitted and approved and offers the area's last large parcel. Underground utilities are in place and septic tests available. Public water services the site. The lots are located within 1 mile of the Old Orchard Beach and Pier and offer golf cart path access to Dunegrass Country Club and Golf Course which is adjacent to this property. Castle Estates is less than 5 minutes from downtown Saco and all area amenities including Cinemagic IMAX theater, Aquaboggan, Palace Playland, Fun Town/Splash Town and more. This area is in high demand and boasts favorable demographics for continued population growth and subsequent immediate need for top quality

**Property Details**

<b>Property Address:</b>	2-6 Camelot Circle—Old Orchard Beach, ME
<b>Owner:</b>	Estate of Robert LoPresti
<b>Lots Available:</b>	27 lots total. See below for description. Phase I includes Lots 2-6 which are ready for immediate construction. Lots 7-9 are Phase II requiring minimal work for permitting. Three other phases with Phase V joining back up to Cascade Road.
<b>Book/Page:</b>	Book 9105, Page 311
<b>Map/Block/Lot &amp; Acreage of All Lots in Entire Subdivision:</b>	<p>Lot 1: 2 Camelot—EXCLUDED (private sale)</p> <p>Lot 2: 1 Camelot: M/B/L 105-4-7-2—.96</p> <p>Lot 3: 4 Camelot: M/B/L 105-4-7-3—.96</p> <p>Lot 4: 3 Camelot: M/B/L 105-4-7-4—1.27</p> <p>Lot 5: 6 Camelot: M/B/L 105-4-7-5—.96</p> <p>Lot 6: 5 Camelot: M/B/L 105-4-7-6—1.46</p> <p>Lot 7: 2 Queen Lillian M/B/L 105-4-7-7—1.0</p> <p>Lot 8: 4 Queen Lillian M/B/L 105-4-7-8—1.67</p> <p>Lot 9: 1 Queen Lillian M/B/L 105-4-7-9—.92</p> <p>Lot 10: 7 Camelot M/B/L 105-4-7-10—1.3</p> <p>Lot 11: 8 Camelot: M/B/L 105-4-7-11—.92</p> <p>Lot 12: 9 Camelot: M/B/L 105-4-7-12—1.36</p> <p>Lot 13: 10 Camelot: M/B/L 105-4-7-10—.93</p> <p>Lot 14: 11 Camelot: M/B/L 105-4-7-11—1.21</p> <p>Lot 15: 12 Camelot: M/B/L 105-4-7-15—1.16</p> <p>Lot 16: 13 Camelot: M/B/L 105-4-7-16—.92</p> <p>Lot 17: 14 Camelot: M/B/L 105-4-7-17—1.11</p> <p>Lot 18: 15 Camelot: M/B/L 105-4-7-18—.93</p> <p>Lot 19: 16 Camelot: M/B/L 105-4-7-19—1.2</p> <p>Lot 20: 18 Camelot: M/B/L 105-4-7-20—3.07</p> <p>Lot 21: 7 King Phillip M/B/L 105-4-7-21—.93</p> <p>Lot 22: 8 King Phillip M/B/L 105-4-7-22—1.25</p> <p>Lot 23: 5 King Phillip M/B/L 105-4-7-23—1.0</p> <p>Lot 24: 6 King Phillip M/B/L 105-4-7-24—.92</p> <p>Lot 25: 3 King Phillip M/B/L 105-4-7-25—.94</p> <p>Lot 26: 4 King Phillip M/B/L 105-4-7-26—.95</p> <p>Lot 27: 87 Cascade M/B/L 105-4-7-27—1.96</p> <p>Lot 28: 89 Cascade M/B/L 105-4-7-28—.98</p> <p><b>ENTIRE ACREAGE: 32.24 acres</b></p>
<b>Lots 27 &amp; 28 are existing single family house at 87 Cascade &amp; commercial business at 89 Cascade both zoned RD and NC -4—zoned for commercial use</b>	
<b>Utilities:</b>	Public Water & Private Septic
<b>Sale Price of Entire Castle Estates Subdivision:</b>	\$ 1,500,000—32.24 Acre 27 Lot Package Lot 1—2 Camelot Circle—is excluded and is currently under contract for sale. Fully permitted & approved including DEP approvals.

**Property Photographs & Entire Site Plan**



**Aerial Photograph**

