

FOR SALE

TAFT CORNERS 59 UNIT DEVELOPMENT OPPORTUNITY

2300 St George Rd, Williston, VT



Permitted development project for a six story mixed-use building at Tafts Corners in Williston, VT. The project includes 11,000 +/- SF of Commercial Space on the first floor spread over 4 suites with 59 Apartments on the floors above. The land is located in the Taft Corners Form Based-Code Overlay District and Taft Corners Zoning District. This property sits approximately 300 ft from one of the busiest intersections in all of Vermont, Tafts Corners. Tenants will find some of the best shopping and restaurants in Chittenden County easily within walking distance. Approximately 16,850 (2023) cars per day pass by this property. The current owners have an initial commitment from a keystone commercial tenant, a well known national Bank, for one of the four available retail suites on the first floor. Please contact us today for a full plan set and permitting folder. We look forward to discussing this opportunity.

SIZE:

Six Story, First Floor Retail, 59 Units Residential Above

USE:

Mixed Use

PRICE:

\$1,950,000

AVAILABLE:

Immediately

PARKING:

Garage Under Building

LOCATION:

2300 St George Rd, Williston

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

802-598-1168

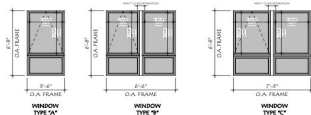
jb@vtcommercial.com

208 FLYNN AVENUE, SUITE 2i

BURLINGTON, VT 05401

www.vtcommercial.com

MARK	DESCRIPTION	MANUFACTURER	MODEL	COLOR
MATERIAL 1	FULL RED STONE 8" x 24" ROUGH FINISH	ARRISCAFT	RENAISSANCE-CAMBRIDGE	CARRON
MATERIAL 2	FULL RED STONE 8" x 24" SMOOTH FINISH	ARRISCAFT	RENAISSANCE-CAMBRIDGE	CARRON
MATERIAL 3	BRICK VENEER 5-1/2" x 5-5/8" x 11-5/8" (UTILITY)	BELDEN BRICK	SIM BELCREST 760	
MATERIAL 4	VERTICAL WOOD-LOOK STEEL SIDING	VICWEST	BELLARA PLANK 155	MOUNTAIN CEDAR
MATERIAL 5	8" HORIZONTAL METAL PANEL SIDING	PAC-CLAD	FLUSH WALL PANEL 6"	MUSKET GREY
MATERIAL 6	12" VERTICAL METAL PANEL SIDING	PAC-CLAD	FLUSH WALL PANEL 12"	GRAPHITE
MATERIAL 7	ACM PANEL (TD GREEN)			



WINDOW TYPES

EAST ELEVATION FENESTRATION MINIMUM CALCULATIONS		DOOR FENESTRATION CALCULATIONS - EAST		FENESTRATION CALCULATIONS - EAST			
FACADE AREA	FENESTRATION MIN. AREA	FENESTRATION TYPE	AREA	FENESTRATION TYPE	AREA	PERCENTAGE	TOTAL
EAST - LEVEL 2	505 FENESTRATION MIN	FIXED WINDOW	75	EAST - LEVEL 2	FIXED WINDOW	1,469 SF	94%
5,035 SQ. FT.	1,551 SQ. FT.			FIXED WINDOW WITH GREEN FILM	40 SF	3%	TOTAL
EAST - LEVEL 3	205 FENESTRATION MIN			SPANDREL	88 SF	2%	1,551 SF
1,892 SQ. FT.	579 SQ. FT.			EAST - LEVEL 3			
EAST - LEVEL 4	205 FENESTRATION MIN			FIXED WINDOW	179 SF	45%	TOTAL
1,892 SQ. FT.	579 SQ. FT.			OPERABLE WINDOW	288 SF	57%	415 SF
EAST - LEVEL 5	205 FENESTRATION MIN			EAST - LEVEL 4			
1,892 SQ. FT.	579 SQ. FT.			FIXED WINDOW	179 SF	45%	TOTAL
EAST - LEVEL 6	205 FENESTRATION MIN			OPERABLE WINDOW	288 SF	57%	415 SF
1,892 SQ. FT.	579 SQ. FT.			EAST - LEVEL 5			
EAST - LEVEL 7	205 FENESTRATION MIN			FIXED WINDOW	179 SF	45%	TOTAL
1,892 SQ. FT.	579 SQ. FT.			OPERABLE WINDOW	288 SF	57%	415 SF
				EAST - LEVEL 6			
				FIXED WINDOW	179 SF	45%	TOTAL
				OPERABLE WINDOW	288 SF	57%	415 SF
				EAST - LEVEL 7			
				FIXED WINDOW	179 SF	45%	TOTAL
				OPERABLE WINDOW	288 SF	57%	415 SF



3JT DEVELOPMENT

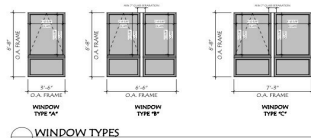
2300 ST. GEORGE ROAD

EAST BUILDING ELEVATION

A2.01

NORTH ELEVATION FENESTRATION MINIMUM CALCULATIONS		DOOR FENESTRATION CALCULATIONS - NORTH		FENESTRATION CALCULATIONS - NORTH			
FACADE AREA	FENESTRATION MIN. AREA	FENESTRATION TYPE	AREA	FENESTRATION TYPE	AREA	PERCENTAGE	TOTAL
NORTH - LEVEL 2	505 FENESTRATION MIN	FIXED WINDOW	15	NORTH - LEVEL 2	FIXED WINDOW	479 SF	86%
1,870 SQ. FT.	553 SQ. FT.			FIXED WINDOW WITH GREEN FILM	78 SF	14%	TOTAL
NORTH - LEVEL 3	205 FENESTRATION MIN						557 SF
1,892 SQ. FT.	199 SQ. FT.			NORTH - LEVEL 3			
NORTH - LEVEL 4	205 FENESTRATION MIN			FIXED WINDOW	90 SF	62%	TOTAL
1,892 SQ. FT.	199 SQ. FT.			OPERABLE WINDOW	54 SF	38%	144 SF
NORTH - LEVEL 5	205 FENESTRATION MIN			NORTH - LEVEL 4			
1,892 SQ. FT.	199 SQ. FT.			FIXED WINDOW	90 SF	62%	TOTAL
NORTH - LEVEL 6	205 FENESTRATION MIN			OPERABLE WINDOW	54 SF	38%	144 SF
1,892 SQ. FT.	199 SQ. FT.			NORTH - LEVEL 5			
NORTH - LEVEL 7	205 FENESTRATION MIN			FIXED WINDOW	90 SF	62%	TOTAL
1,892 SQ. FT.	199 SQ. FT.			OPERABLE WINDOW	54 SF	38%	144 SF
				NORTH - LEVEL 6			
				FIXED WINDOW	90 SF	62%	TOTAL
				OPERABLE WINDOW	54 SF	38%	144 SF

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MATERIAL 1	FULL RED STONE 8" x 24" ROUGH FINISH	ARRISCAFT	RENAISSANCE-CAMBRIDGE	CARRON
MATERIAL 2	FULL RED STONE 8" x 24" SMOOTH FINISH	ARRISCAFT	RENAISSANCE-CAMBRIDGE	CARRON
MATERIAL 3	BRICK VENEER 5-1/2" x 5-5/8" x 11-5/8" (UTILITY)	BELDEN BRICK	SIM BELCREST 760	
MATERIAL 4	VERTICAL WOOD-LOOK STEEL SIDING	VICWEST	BELLARA PLANK 155	MOUNTAIN CEDAR
MATERIAL 5	8" HORIZONTAL METAL PANEL SIDING	PAC-CLAD	FLUSH WALL PANEL 6"	MUSKET GREY
MATERIAL 6	12" VERTICAL METAL PANEL SIDING	PAC-CLAD	FLUSH WALL PANEL 12"	GRAPHITE
MATERIAL 7	ACM PANEL (TD GREEN)			



WINDOW TYPES



3JT DEVELOPMENT

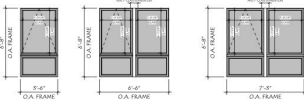
2300 ST. GEORGE ROAD

NORTH AND SOUTH BUILDING ELEVATIONS

A2.02



MARK	DESCRIPTION	MANUFACTURER	MODEL	COLOR
MATERIAL 1	FULL RED STONE 8" X 24" ROUGH FINISH	ARRISKRAFT	RENAISSANCE-CAMBRIDGE	CARBON
MATERIAL 2	FULL RED STONE 8" X 24" SMOOTH FINISH	ARRISKRAFT	RENAISSANCE-CAMBRIDGE	CARBON
MATERIAL 3	BRICK VENEER 3-1/2" X 5-5/8" X 11-5/8" (UTILITY)	BELDEN BRICK	BELCREST	SIM BELCREST 760
MATERIAL 4	VERTICAL WOOD-LOOK STEEL SIDING	VICWEST	BELLARA PLANK 155	MOUNTAIN CEDAR
MATERIAL 5	6" HORIZONTAL METAL PANEL SIDING	PAC-CLAD	FLUSH WALL PANEL 6"	MUSKET GREY
MATERIAL 6	12" VERTICAL METAL PANEL SIDING	PAC-CLAD	FLUSH WALL PANEL 12"	GRAPHITE
MATERIAL 7	1 ACM PANEL (TD GREEN)			



WINDOW TYPES
10'-0" x 10'-0"



DEVELOPER: BARRINGTON
NOT FOR CONSTRUCTION

Wiemann Lamphere
ARCHITECTS

38 Eastwood Drive
Suite 301
South Burlington, VT 05403
802.655.5020
802.657.6567
wiemannlamphere.com

3JT DEVELOPMENT

2300 ST. GEORGE ROAD
WILKESVILLE, VT

WEST BUILDING ELEVATION

A2.03



DEVELOPER: BARRINGTON
NOT FOR CONSTRUCTION

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3JT DEVELOPMENT

2300 ST. GEORGE ROAD
WILKESVILLE, VT

3D VIEWS

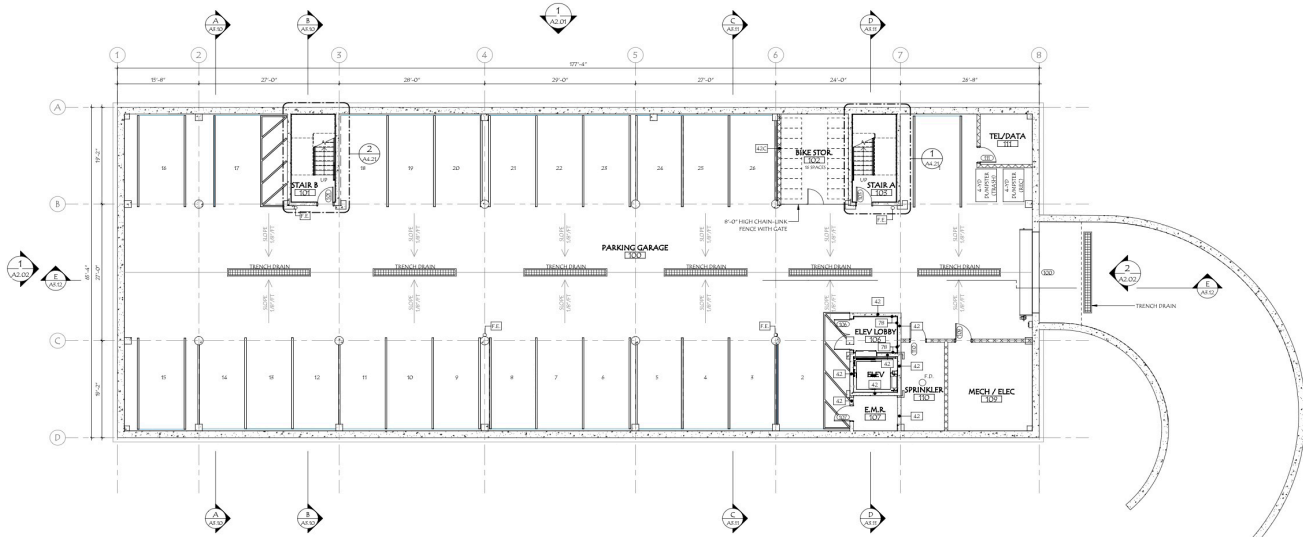
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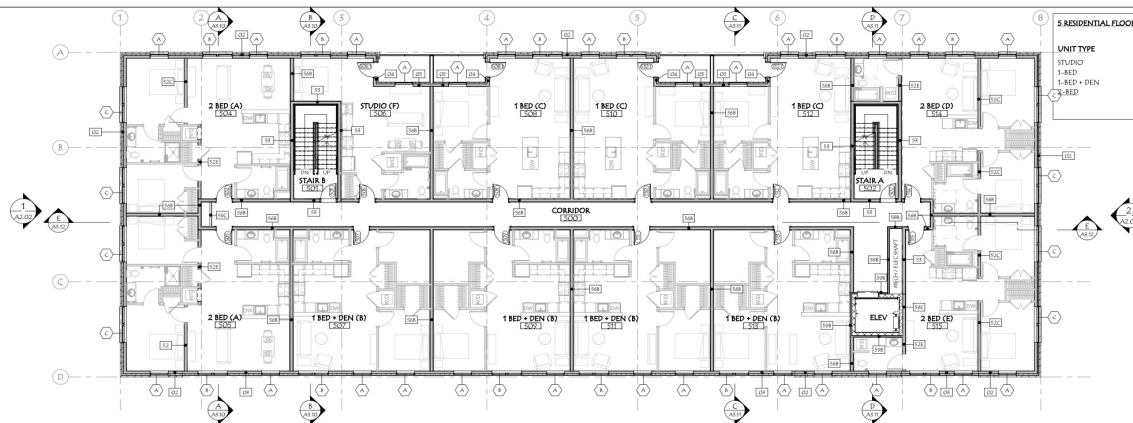
#	DATE	REVISION	DESCRIPTION
1	10/1/2018		ISSUED FOR PERMIT

LEVEL 1
GARAGE
FLOOR PLAN

A1.01

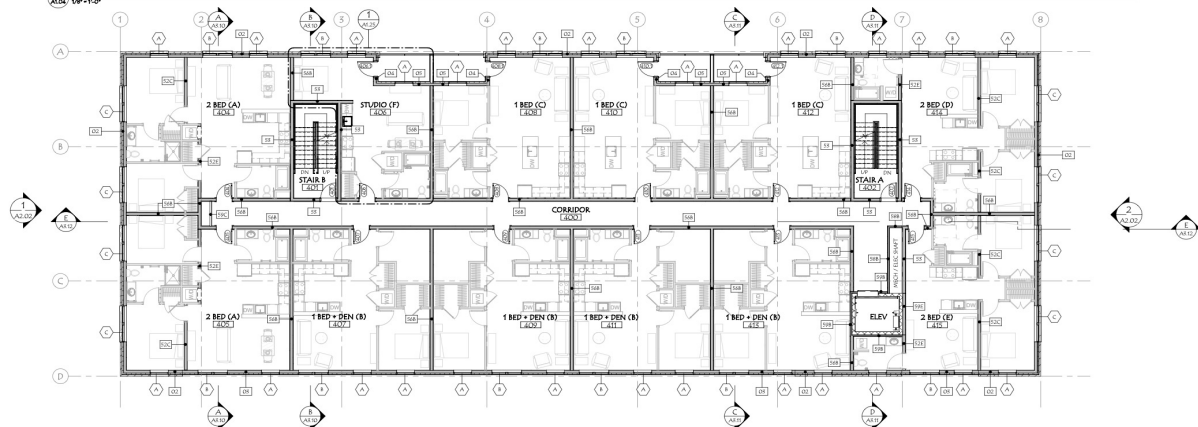


LEVEL 1 GARAGE FLOOR PLAN



UNIT TYPE	QUANTITY/FLOOR	TOTALS
STUDIO	(1) LEVELS 4-7	(4) TOTAL
1-BED	(8) PER FLOOR	(15) TOTAL
1-BED + DEN	(4) PER FLOOR	(20) TOTAL
2-BED	(4) PER FLOOR	(20) TOTAL
2-BED + DEN	(1) LEVEL 5	(1) TOTAL
3-BED	(2) LEVELS 4-7	(2) TOTAL
		(69) TOTAL

LEVEL 5 FLOOR PLAN



LEVEL 4 FLOOR PLAN

#	DATE	REVISION	DESCRIPTION
1	10/1/2018		ISSUED FOR PERMIT

LEVEL 4 AND 5
FLOOR PLANS

A1.04

3 RESIDENTIAL FLOORS		
UNIT TYPE	QUANTITY/FLOOR	TOTALS
STUDIO	(11) LEVELS 4-7	(41) TOTAL
1-BED	(35) PER FLOOR	(15) TOTAL
1-BED + DEN	(41) PER FLOOR	(120) TOTAL
2-BED	(43) PER FLOOR	(203) TOTAL
	(11) LEVEL 5	
	(12) LEVELS 4-7	(39) TOTAL

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lamphere**
ARCHITECTS

3JT DEVELOPMENT

2300 ST. GEORGE ROAD
WALLINGTON, VERMONT

DATE: 5/19/2024 4:05:03 AM

USER: JAM

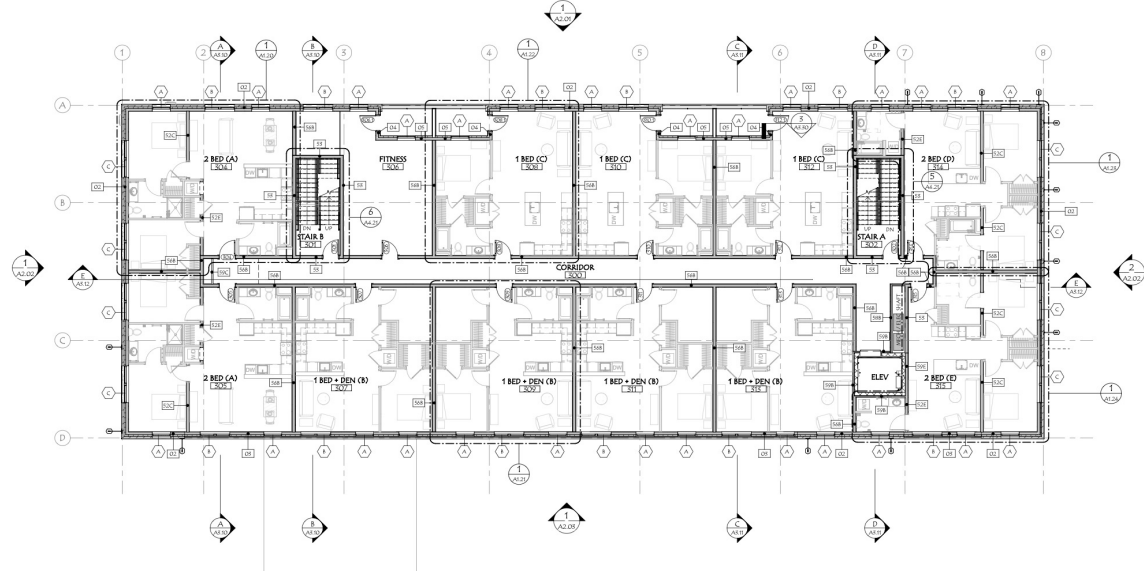
PROJECT: 3JT DEVELOPMENT

DESIGNER: JAM

CHECKER: JAM

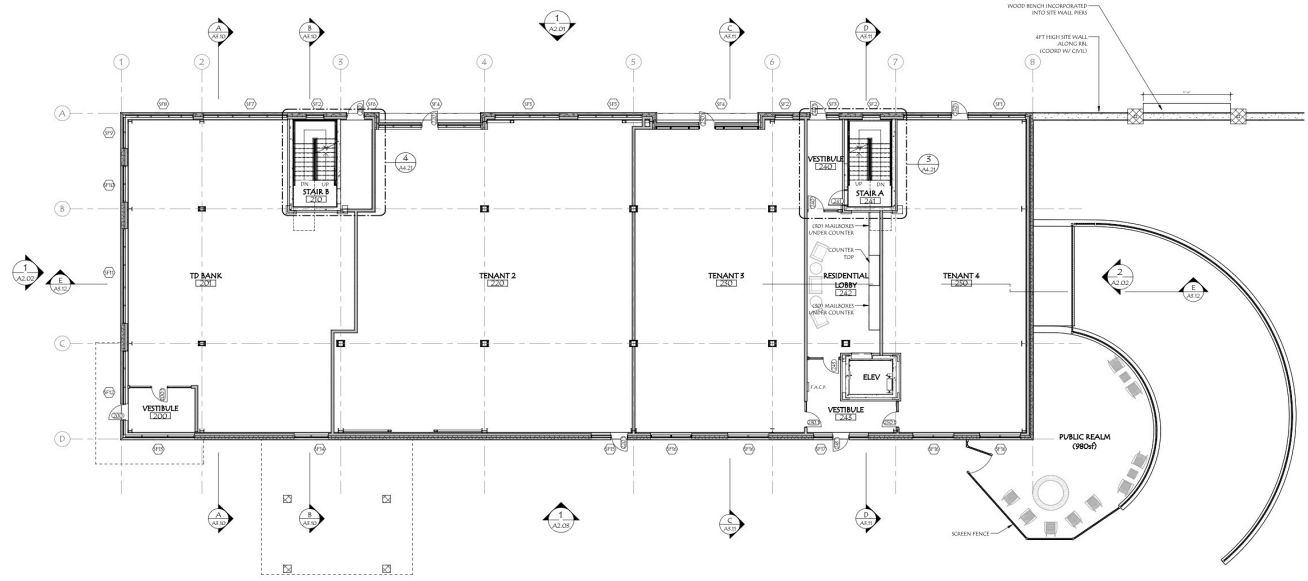
LEVEL 3 FLOOR PLAN

A1.03



1 LEVEL 3 FLOOR PLAN
VP-100

PRIVATE OPEN AREA CALCULATIONS	
BUILDABLE AREA SQ. FOOTAGE: 28,999 SQ. FT.	15% OF BA = 4,349 SQ. FT. MINIMUM
35% MAX. OF POA SATISFIED BY BALCONIES + LOTS SQ. FT.	452 SQ. FT. PROVIDED
LEVELS 4-7: 156 SQ. FT. PROVIDED PER FLOOR	
LEVEL 6-7: 424 SQ. FT. PROVIDED PER FLOOR	848 SQ. FT. PROVIDED
TOTAL BALCONY SQ. FT. PROVIDED	1,280 SQ. FT. PROVIDED
48% OF POA SATISFIED BY ROOFTOP SPACE	2,096 SQ. FT. PROVIDED
28% OF POA SATISFIED BY GROUND LEVEL RATIO	960 SQ. FT. PROVIDED
TOTAL PRIVATE OPEN AREA PROVIDED	4,348 SQ. FT. PROVIDED



1 LEVEL 2 GROUND FLOOR PLAN
VP-100

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ARCHITECTS

3JT DEVELOPMENT

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WALLINGTON, VERMONT

DATE: 5/19/2024 4:05:03 AM

USER: JAM

PROJECT: 3JT DEVELOPMENT

DESIGNER: JAM

CHECKER: JAM

LEVEL 2 GROUND FLOOR PLAN

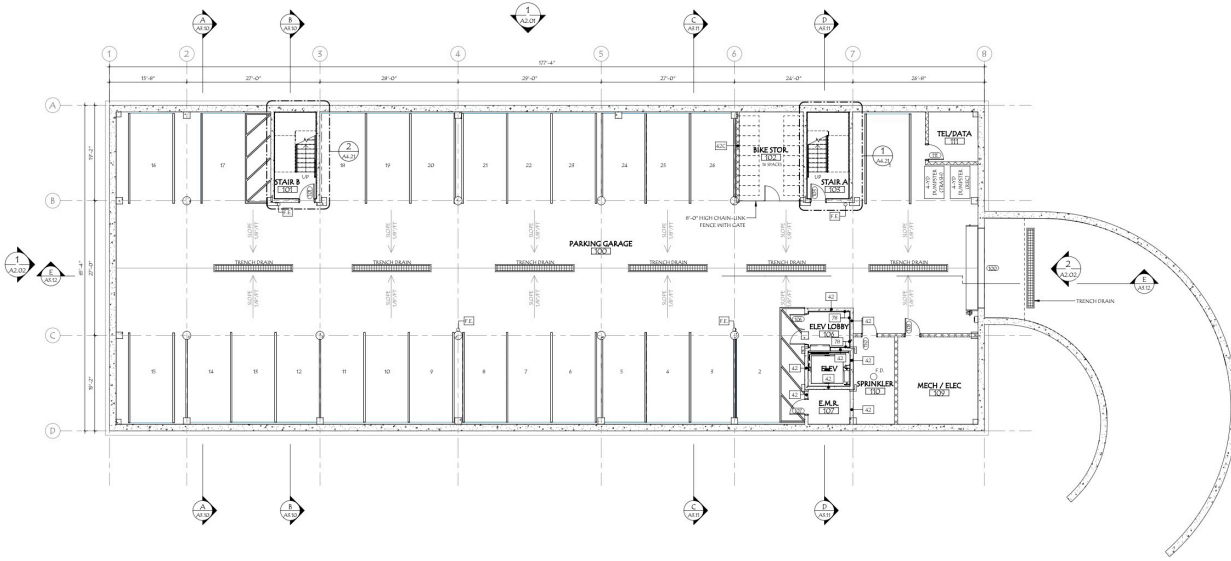
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#	DATE	REVISION DESCRIPTION
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4	08/10/2024	ISSUED FOR PERMIT
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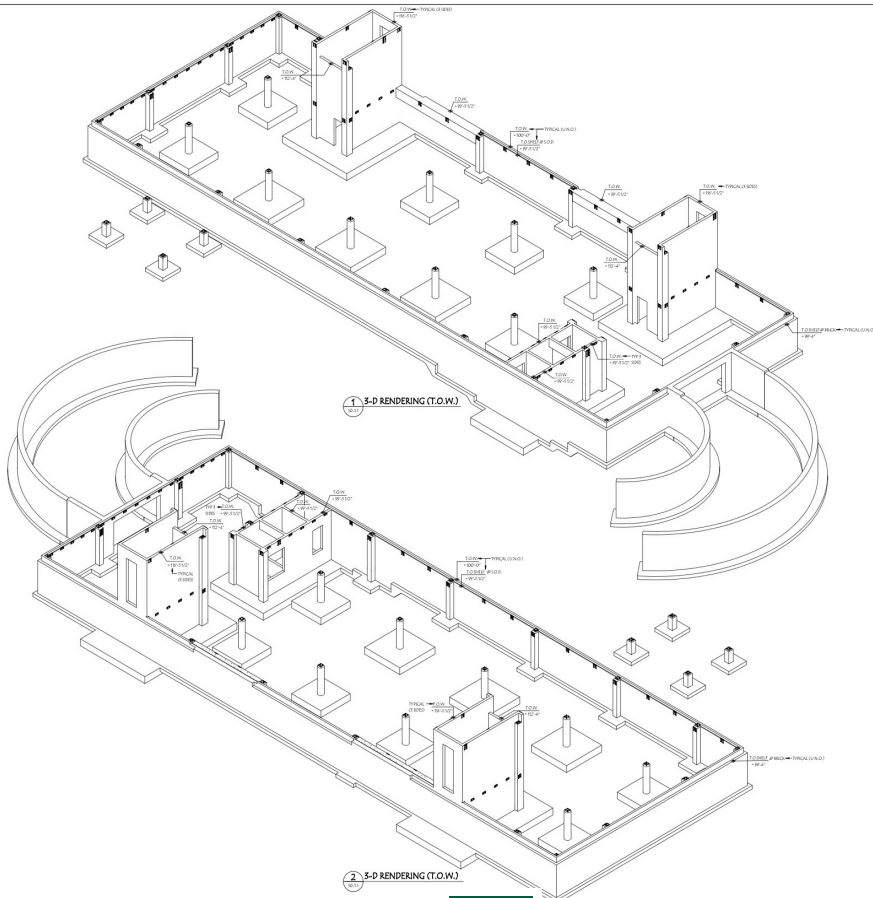
LEVEL 1
GARAGE
FLOOR PLAN

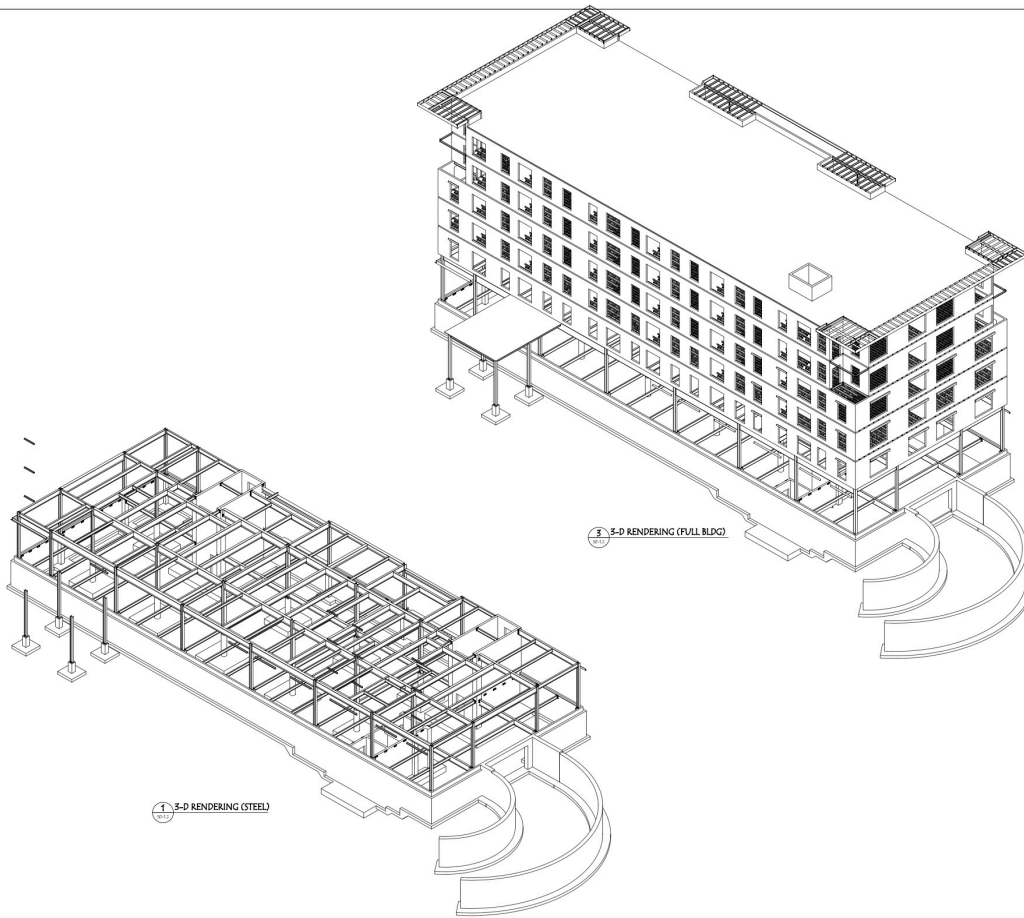
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30	08/10/2024	ISSUED FOR PERMIT

S0-1.1





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Lamphere
ARCHITECTS

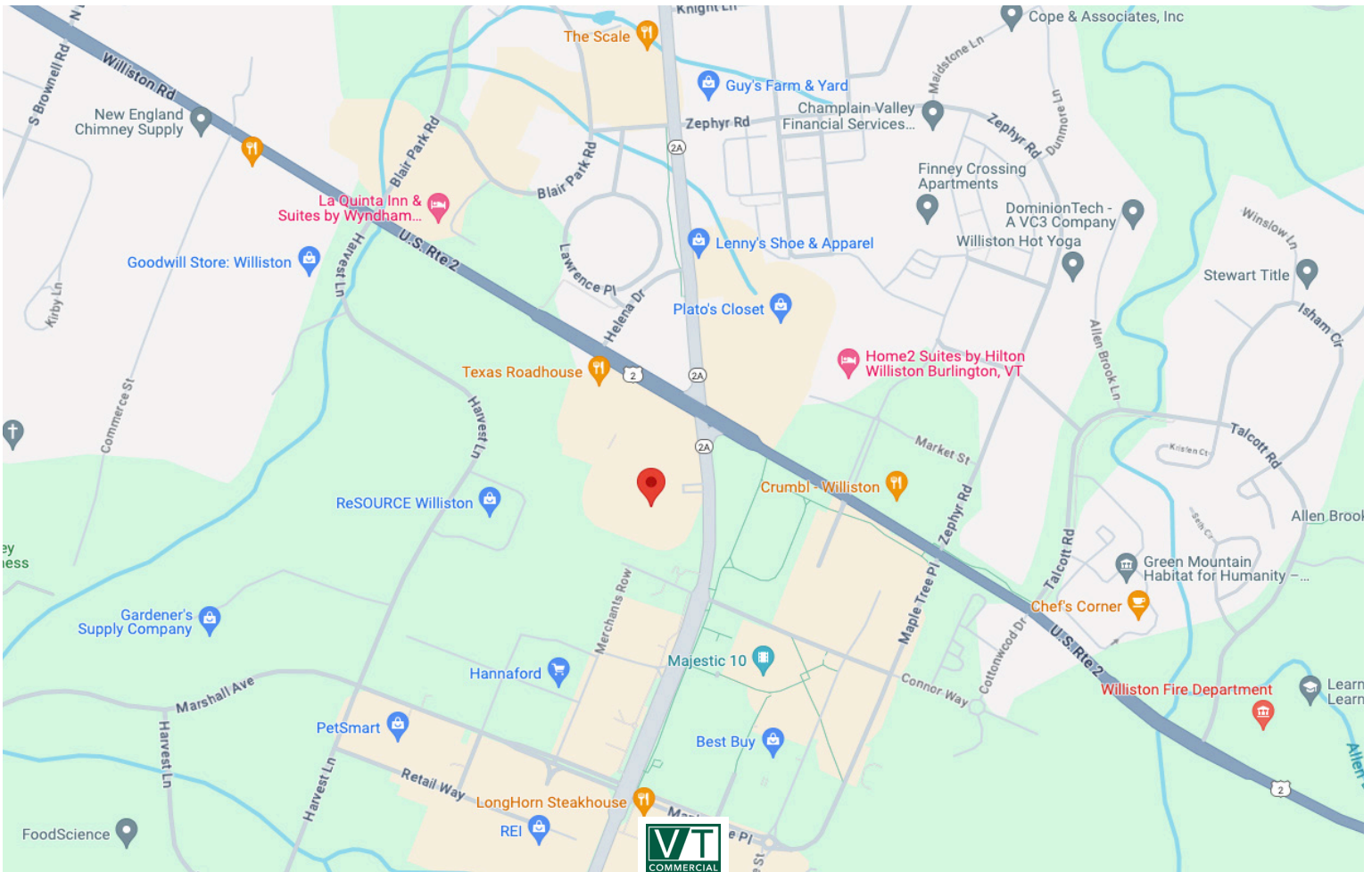
525 Hercules Drive
Suite Two
Colchester, VT 05446
802.655.5200
802.622.8567
wiemannlamphere.com

HARDY
ARCHITECTS

3JT
2300 ST. GEORGE ROAD
WILLISTON

#	DATE	REVISION	DESCRIPTION
1	05/10/2024		
2	05/10/2024		
3	05/10/2024		
4	05/10/2024		
5	05/10/2024		
6	05/10/2024		
7	05/10/2024		
8	05/10/2024		
9	05/10/2024		
10	05/10/2024		

S0-1.2





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

9/24/2015

