

LAND FOR SALE

DEVELOPMENT LAND- INDUSTRIAL ZONED

107 Tenney St, Georgetown, MA 01833



OFFERING SUMMARY

SALE PRICE:	Negotiable
LOT SIZE:	10.33 Acres
ZONING:	IB
MARKET:	Boston
SUBMARKET:	Amesbury Ipswich

PROPERTY OVERVIEW

Faulkner Commercial Group is pleased to present for sale approximately 10.33 acres development land in the Light Industrial IB zone. Many uses are allowed by right or exception.

The site is just 1.9 miles to Exit 54 of Interstate 95. Due Diligence should be done by any prospective buyer as to suitability for their intended use. Site Plan Review is required for all uses.

PROPERTY HIGHLIGHTS

- 10.33 Acres Industrial Development Land
- Many Uses Allowed By Right or Exception
- Less Than 2 Miles to Interstate 95

KW COMMERCIAL
138 River Road,
Suite 107
Andover, MA 01810

LAUREN DEFRANCESCO
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O: 800.281.1316
hello@faulknercommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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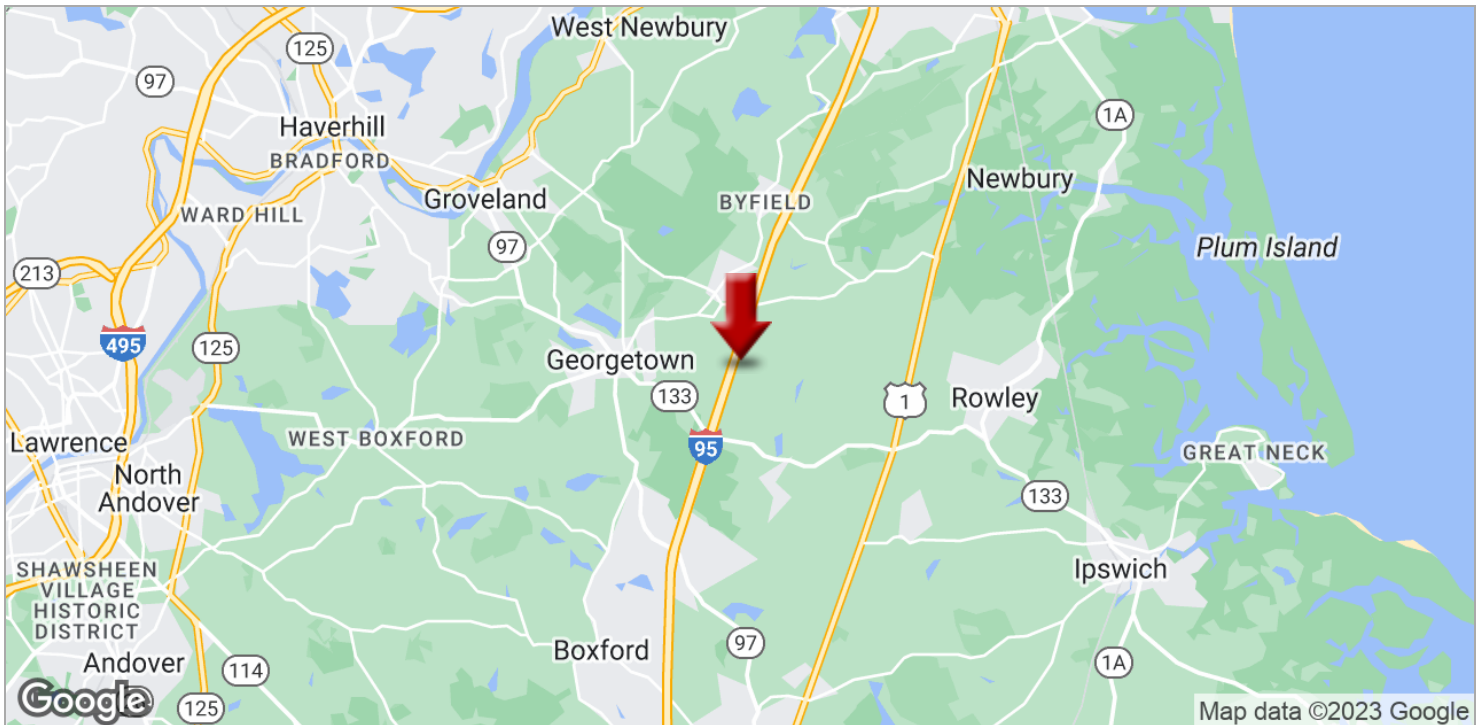
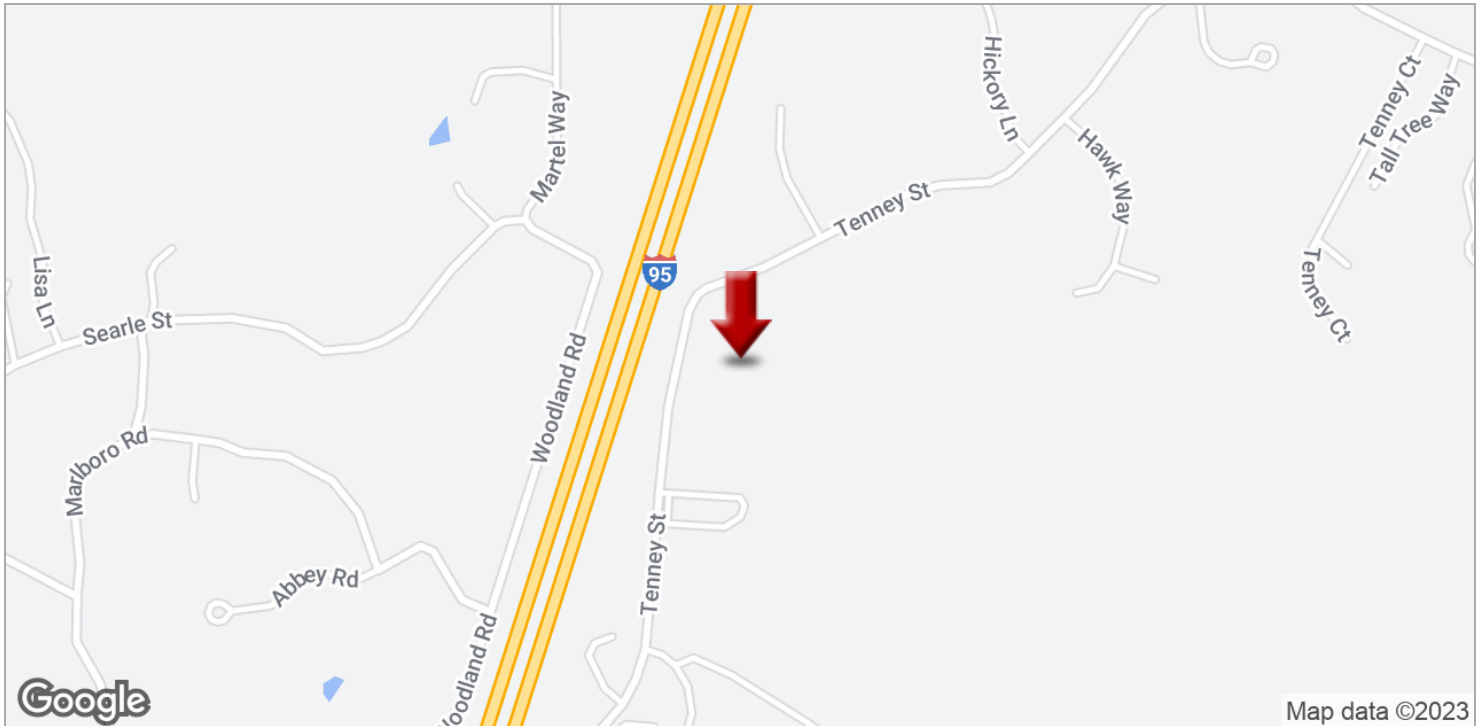
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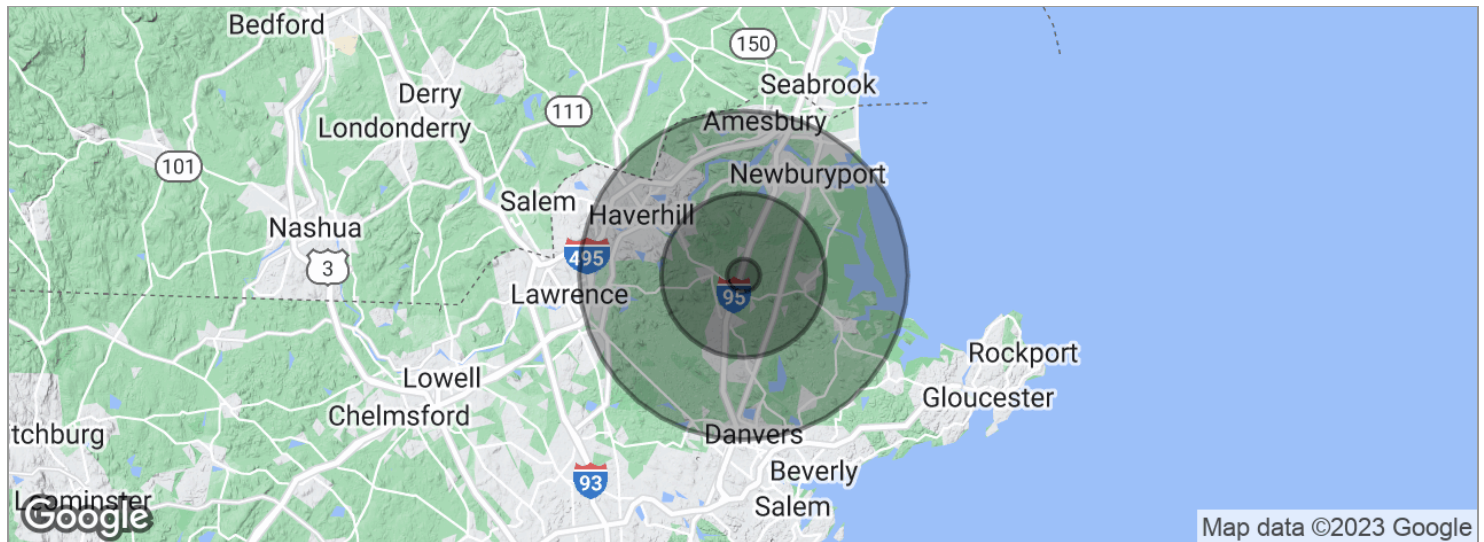
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,925	32,096	196,626
Median age	38.6	42.0	41.5
Median age (male)	37.7	41.1	40.5
Median age (Female)	38.9	42.7	42.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	647	11,263	73,919
# of persons per HH	3.0	2.8	2.7
Average HH income	\$117,719	\$121,098	\$106,517
Average house value	\$500,457	\$477,700	\$442,810

* Demographic data derived from 2020 ACS - US Census

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