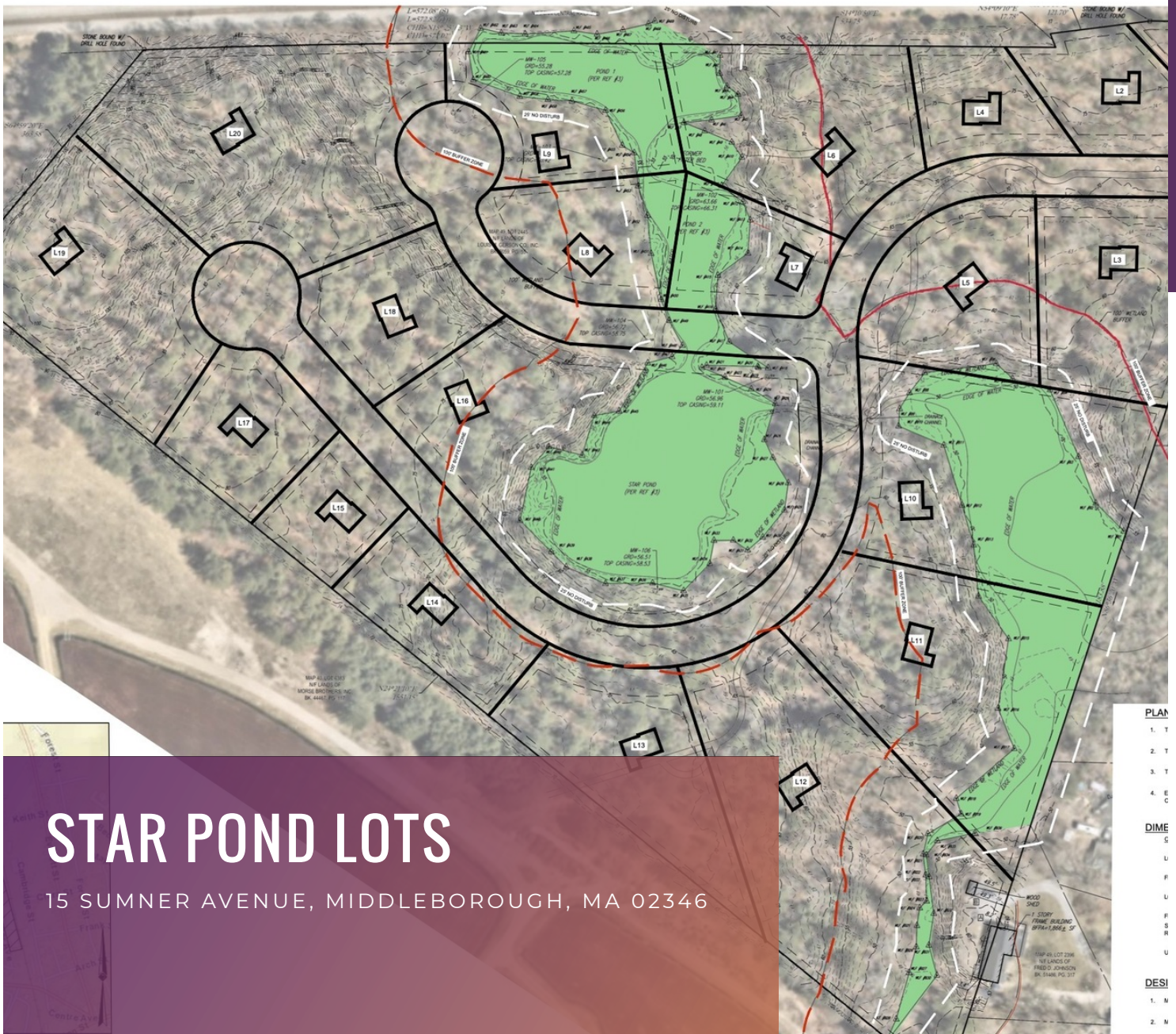


FOR SALE

LAND



For More Information

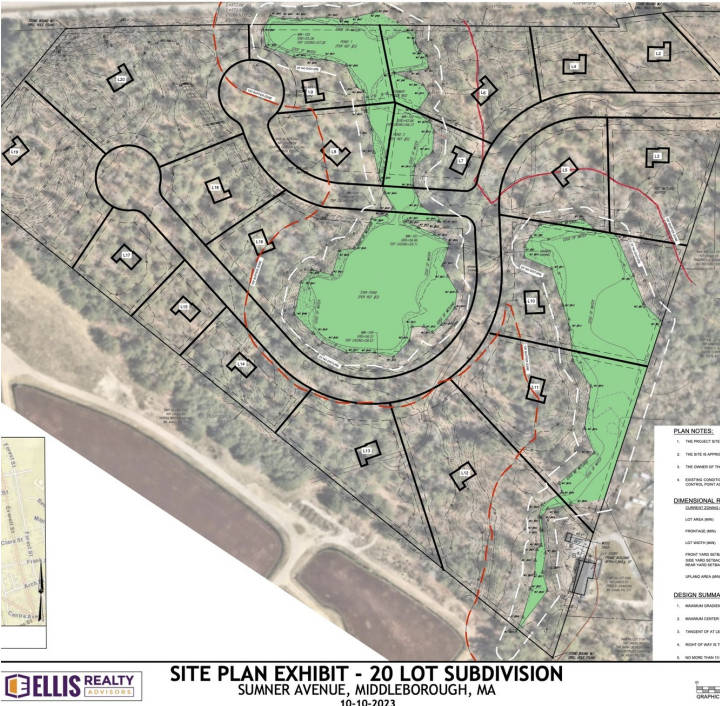
DAVE ELLIS

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80 WASHINGTON STREET | NORWELL, MA 02061 | 781.919.0800 | ELLISREALTYADVISORS.COM

STAR POND LOTS



OFFERING SUMMARY

Sale Price:	\$1,600,000
Zoning:	GU/RB
Lot Size:	31.31 Acres
Price / Acre:	\$51,102

PROPERTY OVERVIEW

31+ Acres of land zoned Residential B. All due diligence to be completed by interested parties.

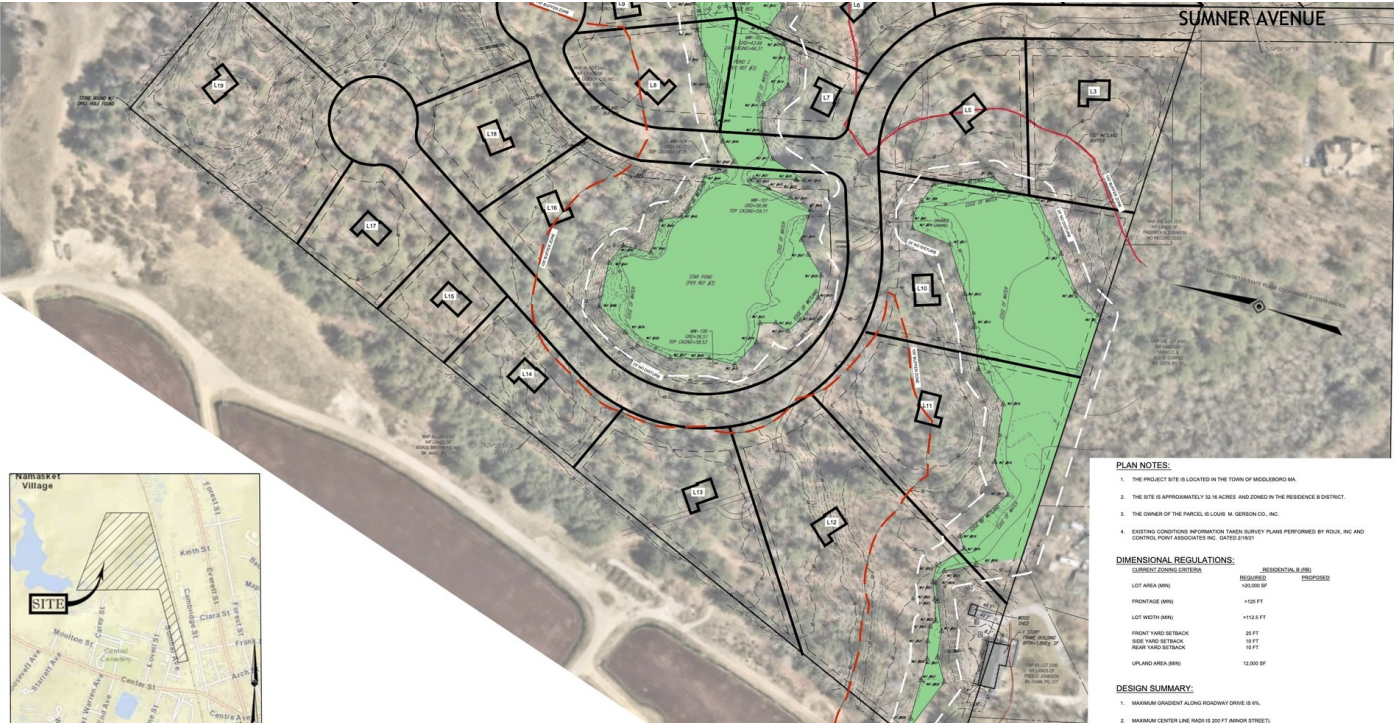
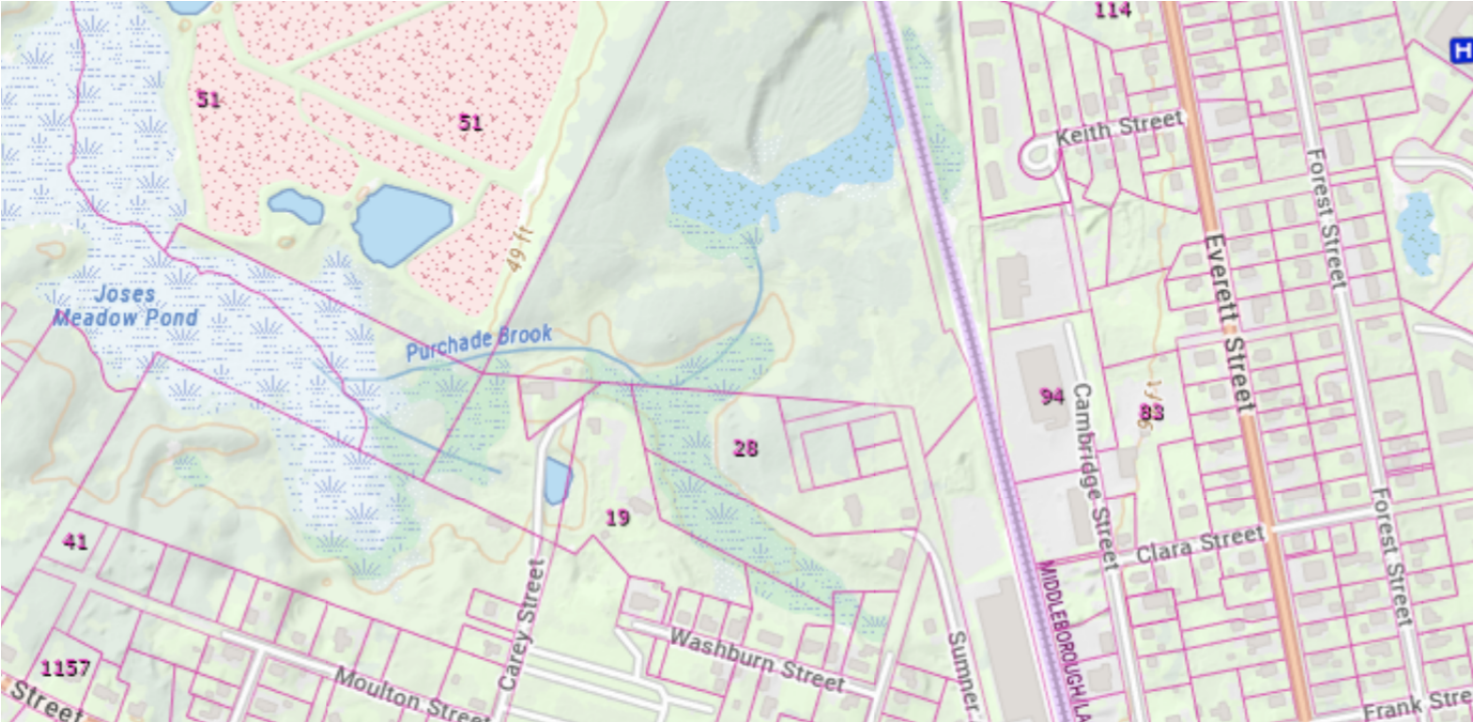
PROPERTY HIGHLIGHTS

- Feasibility Analysis Completed for 20 Lot Subdivision
- Views of Cranberry Bogs
- Potential for Sunset Views
- Close Proximity to Route 44, 28 and 495
- Walking Distance to Downtown Middleborough



STAR POND LOTS

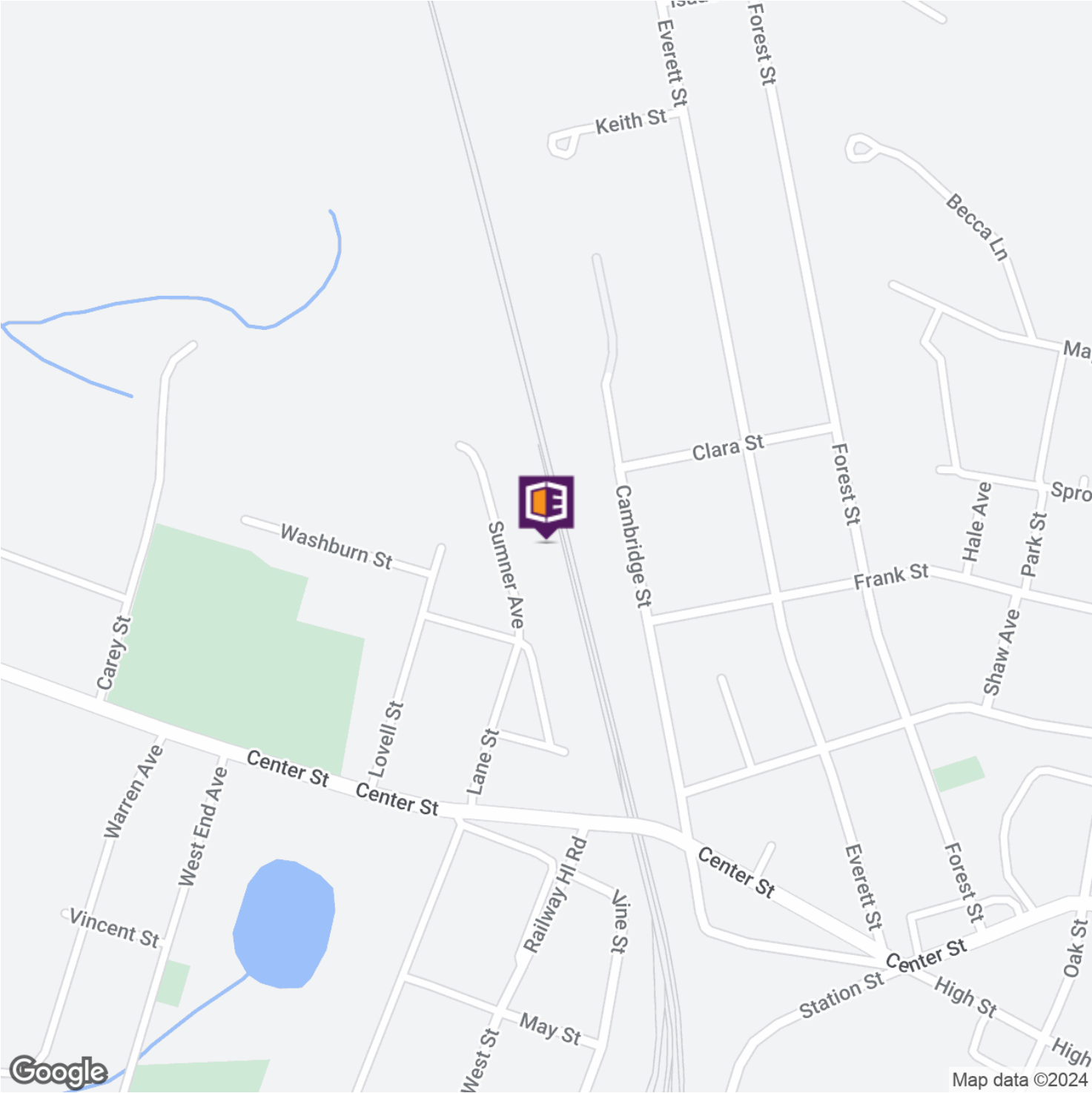
PLAN NOTES:
1. THE PROJECT SITE IS LOCATED IN THE TOWN OF MIDDLEBORO, MA.
2. THE SITE IS APPROXIMATELY 32.14 ACRES AND ZONED IN THE RESIDENCE B DISTRICT.





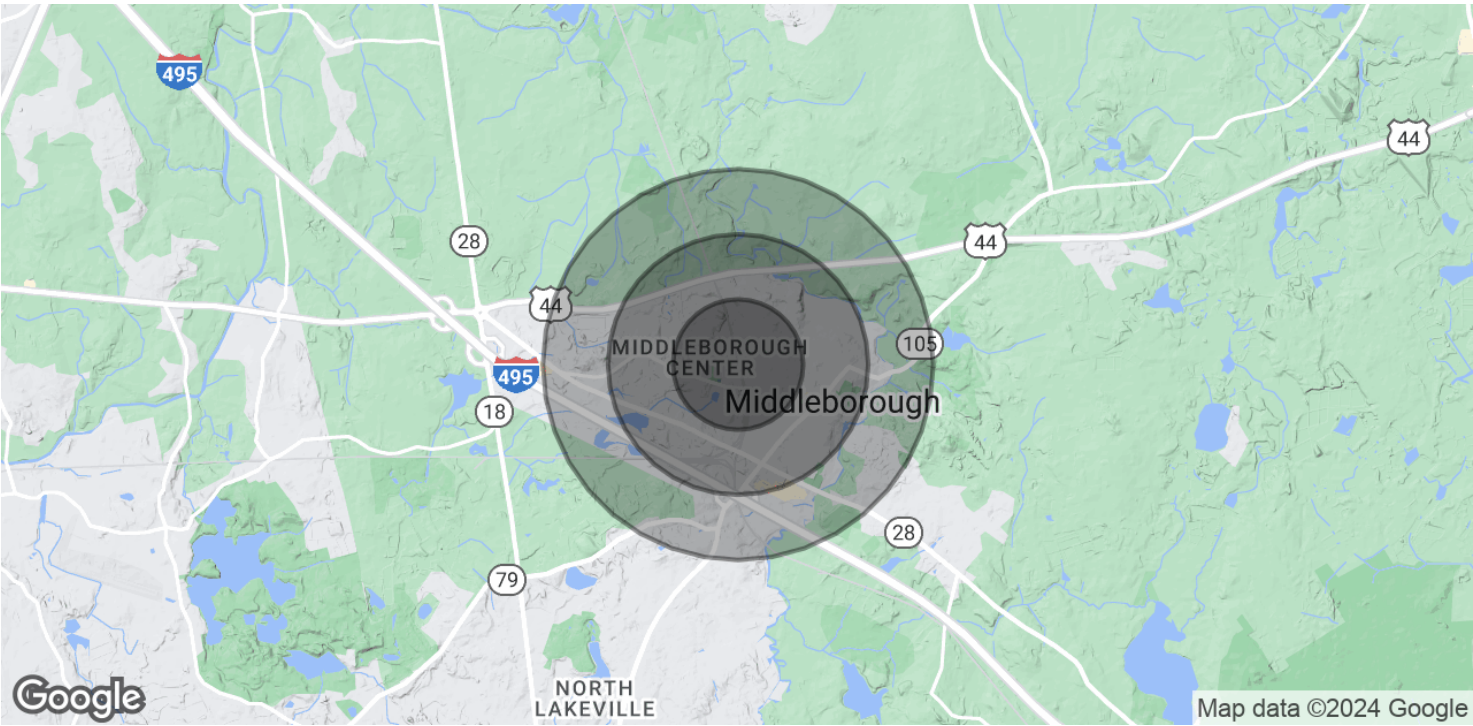
STAR POND LOTS

PLAN NOTES:
1. THE PROPOSED SITE IS LOCATED IN THE TOWN OF NORWELL, MA.
2. THE SITE IS APPROXIMATELY 20.18 ACRES AND ZONED IN THE RESIDENCE B DISTRICT.



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STAR POND LOTS



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,096	5,854	8,420
Average Age	37.3	37.3	38.5
Average Age (Male)	36.0	35.5	36.2
Average Age (Female)	38.8	39.6	41.3
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	916	2,729	3,859
# of Persons per HH	2.3	2.1	2.2
Average HH Income	\$79,993	\$73,161	\$78,200
Average House Value	\$316,695	\$313,267	\$314,641

* Demographic data derived from 2020 ACS - US Census