

# OFFERING MEMORANDUM



**Cape Cod Land  
Development & Self  
Storage Opportunity**  
A Generational Offering

**Land Parcels & Self Storage: 4730  
State Highway, Eastham, MA**

Located within the Eastham Corridor Special  
District (ECSD) | Zoned Transition Commercial  
(TC)

# PROPERTY INFORMATION (AVAILABLE PARCELS)



## Prime Land Development Opportunity in the Eastham Corridor Special District (ECSD).

Outstanding opportunity to acquire parcels zoned Transition Commercial (TC) under the Town of Eastham's adopted May 2025 Zoning Revision. These updates open the door to a wide range of commercial, multifamily, and mixed-use development, unlocking meaningful long-term potential.

**Development Flexibility:** Parcels available individually or as an assemblage (subject to negotiation)

**Zoned TC** – Transition Commercial: Enables a wide range of uses, including commercial, multifamily housing, and mixed-use development, with flexibility in site design

**Note:** Land acquisition excludes the existing building currently occupied by Willy's Gym.

## Land Parcels: 4730 State Highway, Eastham, MA 02642

Land Parcel		Size (Acres)	Size (SF)	\$/Parcel
Number 1	Approx.	0.41	18,000	\$ 2,880,000.00
Number 2	Approx.	0.90	39,204	\$ 1,575,000.00
Number 3	Approx.	0.90	39,204	\$ 1,575,000.00
Number 4	Approx.	0.90	39,204	\$ 1,575,000.00
Number 5	Approx.	0.33	14,379	\$ 600,000.00
Number 6	Approx.	0.44	19,166	\$ 795,000.00
Number 7	Approx	0.83	36,084	\$ 1,445,000.00
	<b>TOTAL</b>	<b>4.71</b>	<b>187,241</b>	<b>\$ 10,445,000.00</b>

\*Note: Land Parcels 1 & 7 are not currently legal parcels and will be legally subdivided during the sale process. Final configuration to be negotiated between Purchaser and Seller and confirmed during due diligence.

# DEMOGRAPHICS



## 2025 SUMMARY

2025 SUMMARY	1 MILE	5 MILE	10 MILE
Population	2,677	11,275	27,730
Households	1,279	5,525	13,395
Families	578	2,702	7,196
Avg HH Size	2.05	2.02	2.06
Median Age	59.3	61.4	60.6
Median HH Income	\$141,264	\$159,628	\$172,903
Avg HH Income	\$171,831	\$197,207	\$224,475

### BUSINESSES (10 MILE)



**1,633**

TOTAL BUSINESSES



**13,866**

TOTAL EMPLOYEES

### INCOME (10 MILE)



**\$172,903**

MEDIAN HH INCOME



**\$73,034**

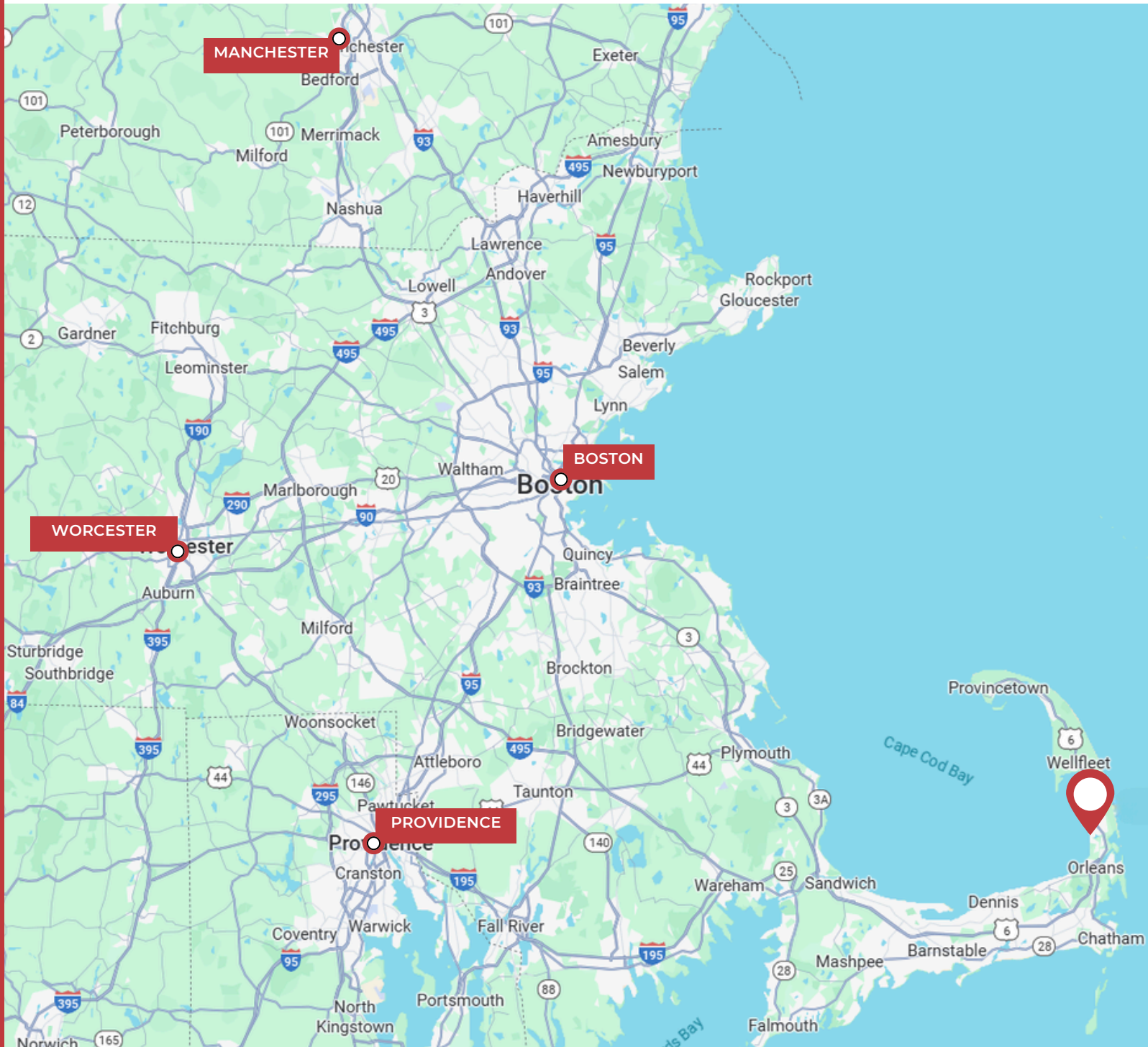
PER CAPITA INCOME



**\$0**

MEDIAN NET WORTH

# MAP LOCATOR



## DRIVE TIMES TO:

**Manchester, NH** 2 hrs 49 mins

**Boston, MA** 1 hr 51 mins

**Worcester, MA** 2 hrs 17 mins

**Providence, Rhode Island** 1 hr 49 mins

# CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

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PRESENTED BY:

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