

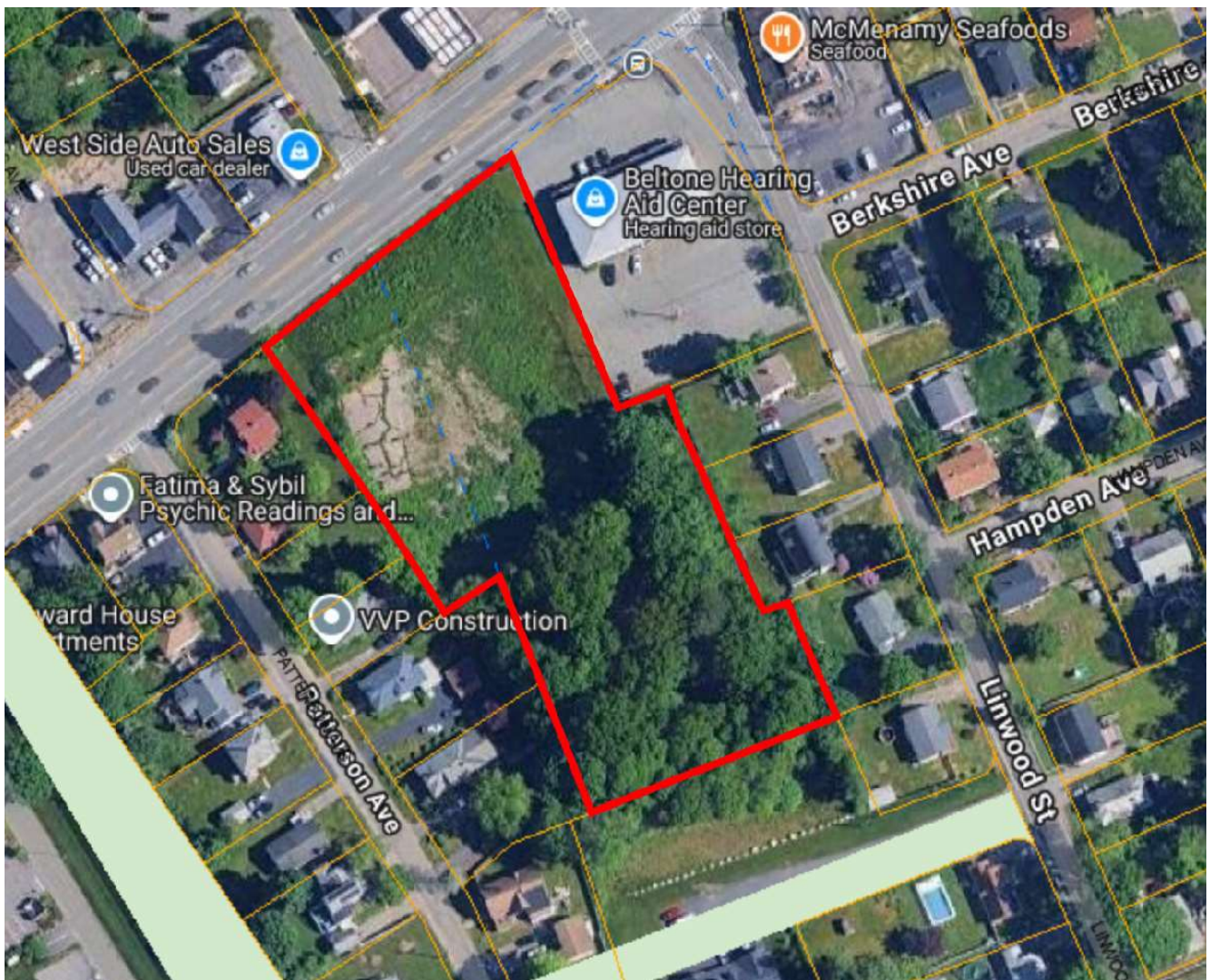
DROUKAS

REAL ESTATE

Offering Memorandum

Professional / Medical Office Development Opportunity

838 Belmont Street, Brockton, MA 02301



Please call to arrange a private viewing Brian Droukas, Broker **508-458-5000**

www.droukasrealestate.com

Executive Summary

This offering presents a premier professional and medical office development opportunity located at 838 Belmont Street (Route 123), Brockton, MA. The property consists of approximately 2.3 acres of commercially zoned land (C-2 General Commercial), ideally positioned less than one mile from Route 24. Complete architectural, structural, MEP, and civil site plans support a proposed two-story medical/professional building featuring a 17,800 SF floor plate per level and parking for 150 vehicles.

Investment Highlights

- 2.3-acre development site on major commercial corridor (Route 123)
- Zoned C-2 General Commercial – supports medical/professional office
- Proposed 35,600 SF (2-story × 17,800 SF) building
- 150 on-site parking spaces
- Full utilities: city water, sewer, natural gas, electric
- Documents available: Site plan, architectural drawings, structural drawings, MEP drawings
- High visibility & traffic counts along Belmont Street
- Route 24 access within 1 mile

Property Overview

Address: 838 Belmont Street, Brockton, MA 02301

Site Size: 2.3 acres

Zoning: C-2 General Commercial

Utilities: City water, sewer, gas, electric

Asking Price: \$1,900,000

Development Summary

The proposed development includes a two-story, steel-frame medical or professional office building with a 17,800 square foot floor plate per level (total 35,600 SF). On-site parking is planned for 150 vehicles, exceeding typical medical office requirements. All major design

documents—including site plans, architectural drawings, MEP drawings, and structural drawings—have been completed and can be provided to interested buyers.

Zoning Summary (C -2 General Commercial)

The property is located in the C-2 General Commercial Zone, which allows a wide range of commercial uses suitable for high-traffic corridors. Key permitted uses include medical and dental offices, professional offices, retail uses, business services, laboratories, and other general commercial establishments. The C-2 district supports development intensity appropriate for professional and medical office construction.

Location & Access

The site is strategically located on Belmont Street (Route 123), a major east-west commercial artery bordering Brockton and Easton. Route 24—the region’s dominant north-south highway—lies less than one mile from the parcel, providing rapid access to Boston, Providence, and regional medical markets.

Traffic Count Summary

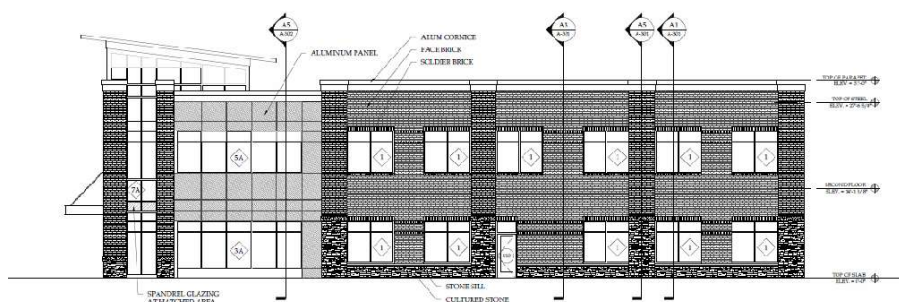
Traffic counts along the Belmont Street (Route 123) corridor demonstrate strong vehicle activity, supporting medical and professional office demand. The following verified counts are sourced from the Old Colony Planning Council’s regional transportation reports:

Location	Average Daily Traffic (ADT)
Belmont St (Route 123) west of Main St, Brockton	10,484 vehicles/day
Route 123 at Brockton city line (OCPC Report)	13,675 vehicles/day

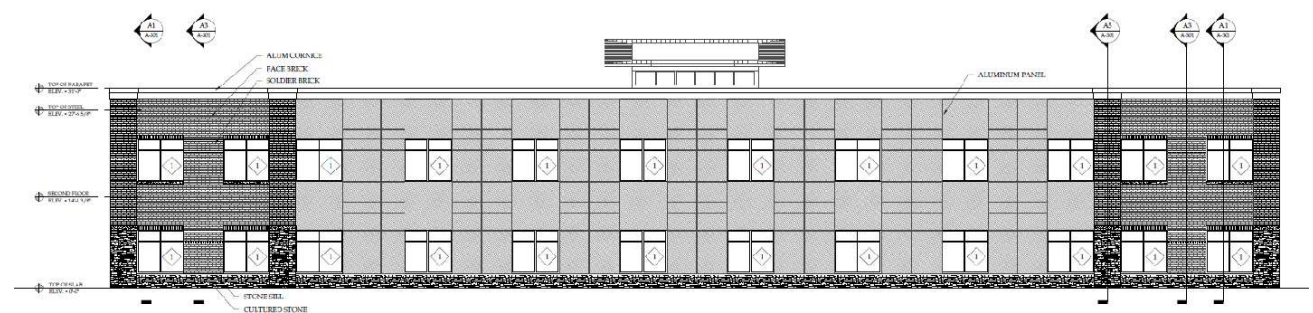
These strong counts reflect the site’s exposure on a heavily traveled regional corridor, making it ideal for medical and office uses requiring visibility and ease of access.



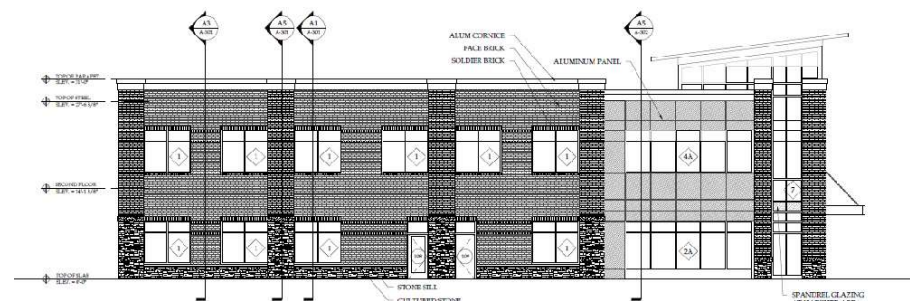
D1 SOUTH WEST ELEVATION
SCALE: 1/8" = 1'-0"



R1 SOUTH EAST ELEVATION
SCALE: 1/8" = 1'-0"



D1 NORTH EAST ELEVATION
SCALE: 1/8" = 1'-0"



R1 NORTH WEST ELEVATION
SCALE: 1/8" = 1'-0"

