

OFFERING MEMORANDUM

2.37 +/- Acres Prime Development Land



**PRIME
DEVELOPMENT
OPPORTUNITY
CLOSE TO NH
BORDER**

FOR SALE

**324 MIDDLESEX RD
TYNGSBOROUGH, MA 01879**

**2.37 ± ACRES
\$2,000,000**

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PROPERTY INFORMATION



324 Middlesex Road, Tyngsborough, MA 01879

2.37 ± acres of vacant land

SALE PRICE: \$2,000,000

DESCRIPTION:

Exceptional development opportunity on 2.37± acres of vacant land with town water and sewer available nearby. Located along a well-traveled corridor with easy access to highways, schools, shopping, and dining, this prime parcel offers flexibility for residential or commercial projects, making it a rare chance for builders, investors, or developers to bring their vision to life in a desirable Tyngsborough location.

PROPERTY FEATURES:

- 2.37± acres of vacant land
- Residential or Commercial
- Proximity to Pheasant Lane Mall

DEMOGRAPHICS



2024 SUMMARY

| 2024 SUMMARY | 2 MILE | 5 MILE | 10 MILE |
|------------------|----------|-----------|-----------|
| Population | 9,467 | 97,935 | 409,248 |
| Households | 4,001 | 37,883 | 154,981 |
| Avg HH Size | 2.4 | 2.5 | 2.6 |
| Median Age | 38.4 | 42 | 40.5 |
| Median HH Income | \$94,578 | \$110,110 | \$104,041 |

BUSINESSES (10 MILE)



15,252
TOTAL BUSINESSES



181,410
TOTAL EMPLOYEES

INCOME (10 MILE)



\$104,041
MEDIAN HH
INCOME

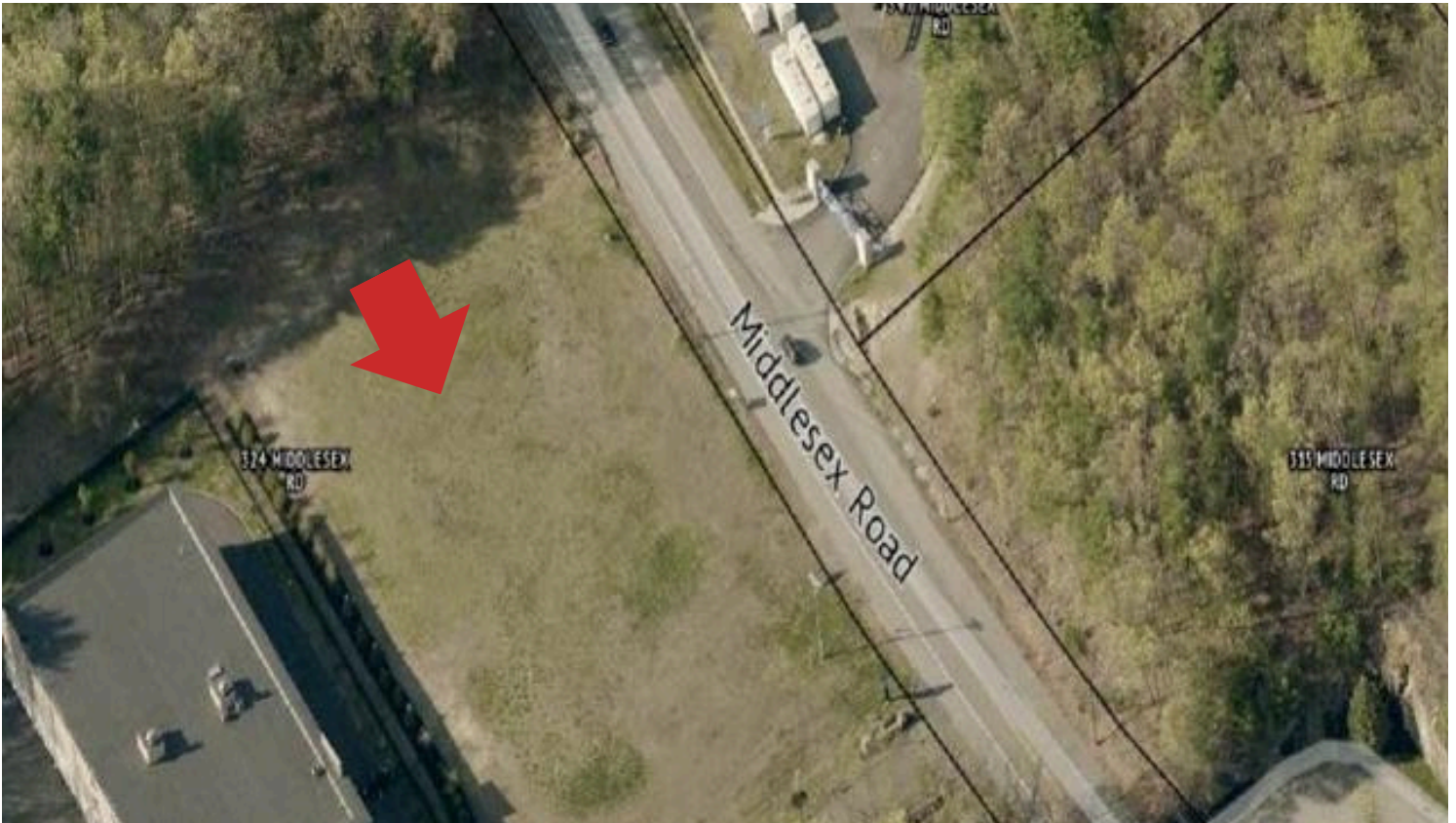
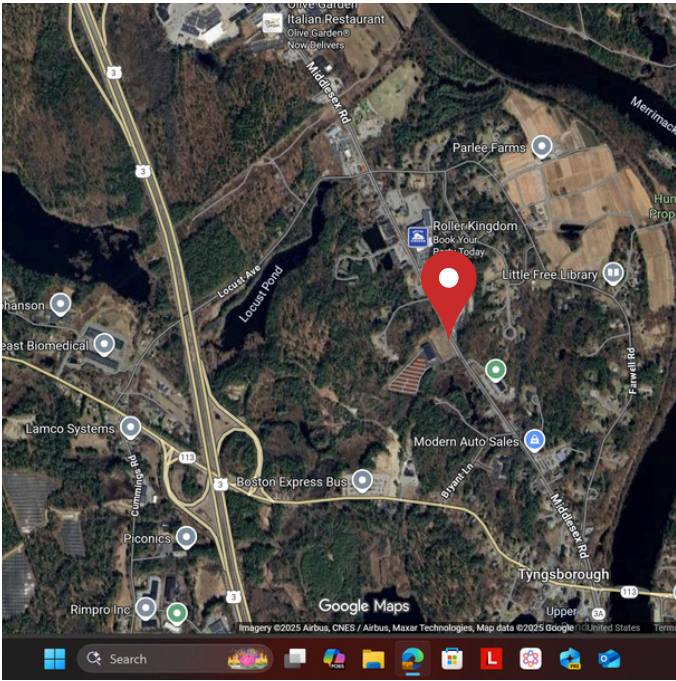


\$54,971
PER CAPITA
INCOME



\$361,491
MEDIAN NET
WORTH

PHOTOS



TAX CARD

Unofficial Property Record Card - Tyngsborough, MA

General Property Data

| | | | |
|-----------------|--|-----------------------|-----------------------|
| Parcel ID | 19 5 0 | Account Number | |
| Prior Parcel ID | 5 -- | Property Location | 324 MIDDLESEX RD |
| Property Owner | TYNGSBORO DJD LLC C/O DAVID R JOHNSON | Property Use | COM WHS |
| Mailing Address | 26 AUTUMN STREET | Most Recent Sale Date | 12/29/2015 |
| City | TYNGSBOROUGH | Legal Reference | 29698-069 |
| Mailing State | MA | Zip | 01879 |
| Parcel Zoning | B3 | Grantor | LAMBROS MICHELLE ENO, |
| | | Sale Price | 900,000 |
| | | Land Area | 15.860 acres |

Current Property Assessment

| | | | | | | | | |
|--------------------|----------------|-----------|---------------------|--------|------------|-----------|-------------|------------|
| Card 1 Value | Building Value | 193,900 | Xtra Features Value | 3,300 | Land Value | 1,453,000 | Total Value | 1,650,200 |
| Total Parcel Value | Building Value | 8,976,000 | Xtra Features Value | 29,500 | Land Value | 1,453,000 | Total Value | 10,458,500 |

Building Description

| | | | | | |
|--------------------|-----------|-----------------|------------|---------------------|----------|
| Building Style | WHSE-MINI | Foundation Type | SLAB | Flooring Type | CONCRETE |
| # of Living Units | 1 | Frame Type | WOOD | Basement Floor | N/A |
| Year Built | 2018 | Roof Structure | GABLE | Heating Type | NONE |
| Building Grade | AVERAGE | Roof Cover | METAL | Heating Fuel | NONE |
| Building Condition | Average | Siding | CORREG STL | Air Conditioning | 0% |
| Finished Area (SF) | 2700 | Interior Walls | MINIMUM | # of Bsmt Garages | 0 |
| Number Rooms | 0 | # of Bedrooms | 0 | # of Full Baths | 0 |
| # of 3/4 Baths | 0 | # of 1/2 Baths | 0 | # of Other Fixtures | 0 |

Legal Description

ZONING CHANGED FROM B3 TO I1 ATM 5/17/2016

Narrative Description of Property

This property contains 15.860 acres of land mainly classified as COM WHS with a(n) WHSE-MINI style building, built about 2018, having CORREG STL exterior and METAL roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images

MASSACHUSETTS QUITCLAIM DEED

I, **Michelle Eno Lambros**, an unmarried woman, of 865 Hildreth Street, Dracut, Middlesex County, Massachusetts 01826,

for consideration paid, and in full consideration of NINE HUNDRED THOUSAND AND 00/100 Dollars (U.S. \$900,000.00)

grants to **Tyngsboro D.J.D., LLC**, a Massachusetts limited liability Company, with a mailing address of 324 Middlesex Road, Tyngsboro, Middlesex County, Massachusetts 01879

with *quitclaim covenants*

The land in Tyngsborough, Middlesex County, Massachusetts, with the buildings thereon, situated on Middlesex Road (Route 3) as shown on a plan entitled, "Plan of Land in Tyngsboro, Mass.", dated April 23, 1965 recorded with Middlesex North District Deeds, Plan Book 103, Plan 56, and bounded and described as follows:

NORTHEASTERLY by Middlesex Road by 5 lines, 215.71 feet, 479.81 feet, 80.71 feet, 194.86 feet and 92.92 feet;

SOUTHERLY by land now or formerly of John Keyes, 308.13 feet;

WESTERLY by land now or formerly of Achille Pelletier, as shown on said plan 66 feet;

SOUTHERLY by land now or formerly of Achille Pelletier, 66 feet;

EASTERLY by land now or formerly of Achille Pelletier, 66 feet;

SOUTHERLY by land of owners unknown, 82.50 feet;

NORTHEASTERLY by land of owners unknown, 270 feet;

SOUTHERLY by a stone wall and land now or formerly of Aaron Bryant, as shown on said plan, by 4 lines, 38.84 feet, 78.92 feet, 109.43 feet and 93.16 feet;

SOUTHWESTERLY by lands now or formerly of F.J. McCordick and James Danforth by 2 lines, as shown on said plan, 296.73 feet and 243.82 feet;

NORTHWESTERLY by land now or formerly of Chester J. Allgrove, 662 feet;

SOUTHWESTERLY by land now or formerly of said Chester J. Allgrove, 639.76 feet;

NORTHERLY by land now or formerly of Howard J. & Eleanor Britt, 393.61 feet;

PROPERTY ADDRESS: 324 Middlesex Road, Tyngsboro, MA 01879

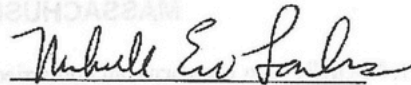
DEED, Cont.

Containing 15.86 acres, more or less.

Being the same premises conveyed to the grantor by Deed of Nicholas Lambros dated December 27, 1993 and recorded with the Middlesex North District Registry of Deeds in Book 6881, Page 166.

This is not homestead property of the Grantor. However, the Grantor hereby waives any and all homestead rights in this property that may exist.

Witness my hand and seal this 24 day of December, 2015.

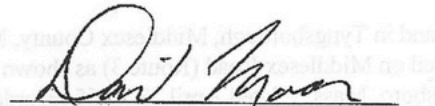

Michelle Eno Lambros

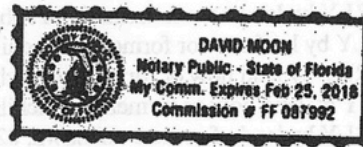
State of Florida

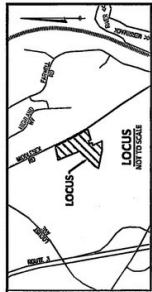
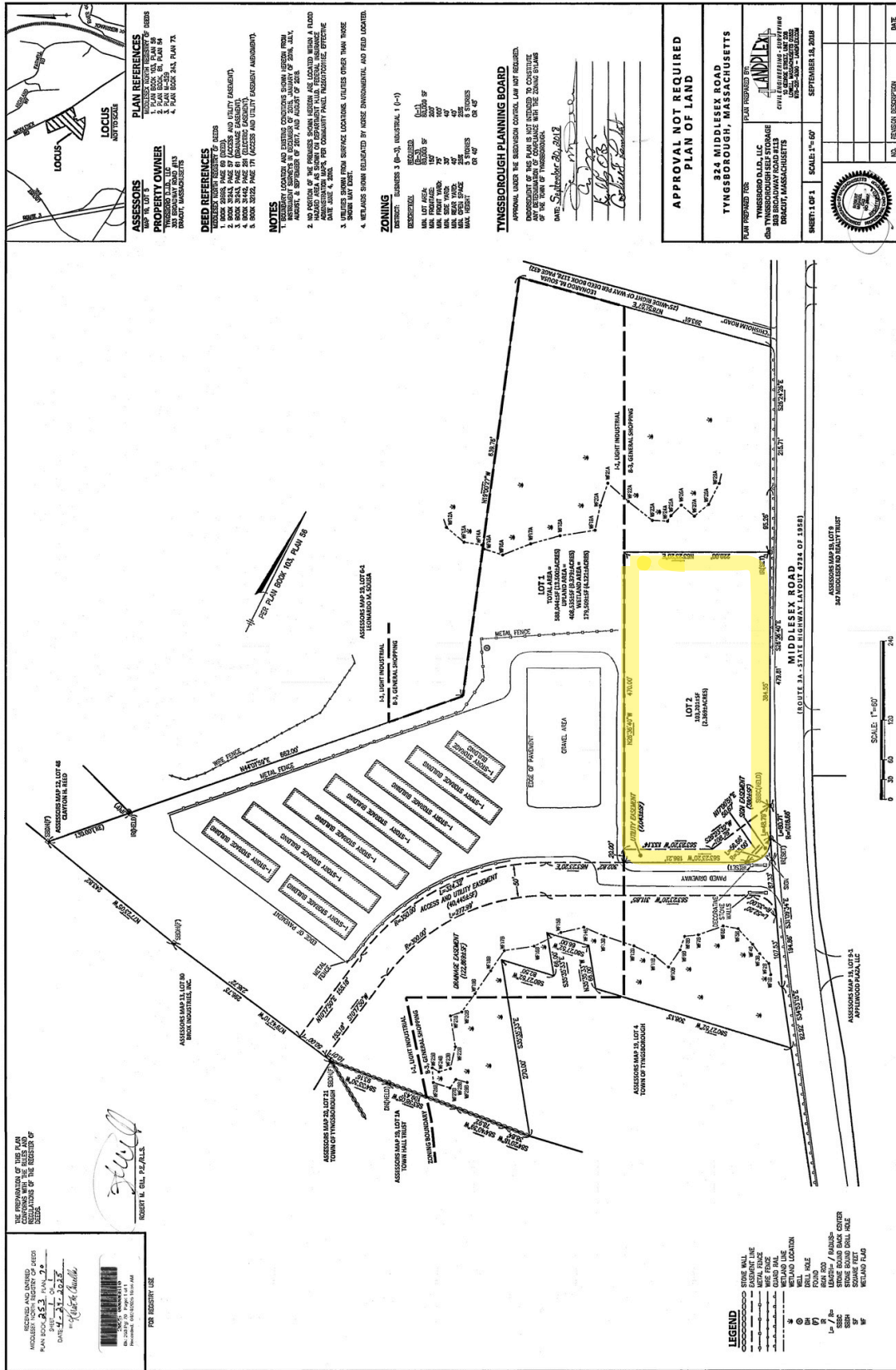
County of ~~Middlesex, SS~~
Manatee

~~COMMONWEALTH OF MASSACHUSETTS~~

On this 24th day of December, 2015, before me, the undersigned notary public, personally appeared Michelle Eno Lambros, proved to me through satisfactory evidence of identification, which was a driver's license, to be the persons whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.


Notary Public
My Commission Expires: 2-25-18





LOCUS NOTIFICATION

PLAN REFERENCES
 1. MIDDLESEX ROAD, TOWN OF TYNGSBOROUGH, MASSACHUSETTS
 2. PLAN BOOK, 10, PLAN 84
 3. PLAN BOOK, 10, PLAN 84
 4. PLAN BOOK 10, PLAN 73

PROPERTY OWNER
 TYNGSBOROUGH SELF STORAGE
 324 MIDDLESEX ROAD
 TYNGSBOROUGH, MASSACHUSETTS

DEED REFERENCES
 1. DEED TO THE PROPERTY OF TYNGSBOROUGH SELF STORAGE, INC., DATED 08/14/2012
 2. DEED TO THE PROPERTY OF TYNGSBOROUGH SELF STORAGE, INC., DATED 08/14/2012
 3. DEED TO THE PROPERTY OF TYNGSBOROUGH SELF STORAGE, INC., DATED 08/14/2012
 4. DEED TO THE PROPERTY OF TYNGSBOROUGH SELF STORAGE, INC., DATED 08/14/2012

NOTES
 1. THE PROPERTY LOCATED AND EXISTING CONDITIONS SHOWN HEREON FROM THE ASSASSORS MAP 12, LOT 48, AND ASSASSORS MAP 13, LOT 4, ARE AS SHOWN ON SAID MAPS AND THE PROPERTY OWNER'S RECORDS.
 2. NO PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD HAZARD AREA AS SHOWN ON DEPARTMENTAL PLAN, FEDERAL FLOOD INSURANCE RATE MAP, NO. 19040C0100, TOWN OF TYNGSBOROUGH, MASSACHUSETTS, DATED JULY 4, 2004.
 3. UNLESS SHOWN FROM SURFACE LOCATIONS, UTILITIES OTHER THAN THOSE SHOWN ON SAID MAPS ARE NOT SHOWN.
 4. WETLANDS SHOWN INDICATED BY WETLAND DIMENSIONAL AND FIELD LOCATIONS.

ZONING
 DISTRICT: SUBURBAN 3 (S-3), INDUSTRIAL 1 (I-1)
 REGULATIONS: 1. LOT AREA: 20,000 SQ FT
 2. MAXIMUM BUILDING HEIGHT: 35 FT
 3. MAXIMUM BUILDING FOOTPRINT: 10,000 SQ FT
 4. MAXIMUM BUILDING SETBACK: 5 FT
 5. MAXIMUM BUILDING SETBACK: 5 FT
 6. MAXIMUM BUILDING SETBACK: 5 FT
 7. MAXIMUM BUILDING SETBACK: 5 FT
 8. MAXIMUM BUILDING SETBACK: 5 FT
 9. MAXIMUM BUILDING SETBACK: 5 FT
 10. MAXIMUM BUILDING SETBACK: 5 FT

TYNGSBOROUGH PLANNING BOARD
 APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.
 ANY PORTION OF THIS PLAN IS NOT INTENDED TO ACQUIRE OR CONVEY ANY INTEREST IN THE LAND SHOWN THEREON.
 DATE: September 20, 2012
 BY: [Signatures]

APPROVAL NOT REQUIRED PLAN OF LAND

324 MIDDLESEX ROAD
 TYNGSBOROUGH, MASSACHUSETTS

PLAN PREPARED FOR:
 TYNGSBOROUGH SELF STORAGE
 324 MIDDLESEX ROAD
 TYNGSBOROUGH, MASSACHUSETTS

PLAN PREPARED BY:
 [Signature]

SHEET 1 OF 1 SCALE: 1"=40' SEPTEMBER 18, 2012

REPRODUCED AND UNLIMITED RIGHTS IN THIS PLAN ARE RESERVED BY THE REGISTER OF DEEDS.

ROBERT M. GILL, REGISTER

FOR PROPERTY USE

LEGEND

- STONE WALL
- WOOD FENCE
- METAL FENCE
- WIRE FENCE
- WELAND LINE
- WELAND LOCATION
- WELL
- WELL LOCATION
- DRILL HOLE
- ROCK RED
- ROCK
- STONE FOUND
- STONE FOUND BACK CENTER
- STONE FOUND DRILL HOLE
- WELAND FLAG

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.

This sale is subject to NH RSA 205 -A relative to the resale of manufactured housing parks.

PRESENTED BY:

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