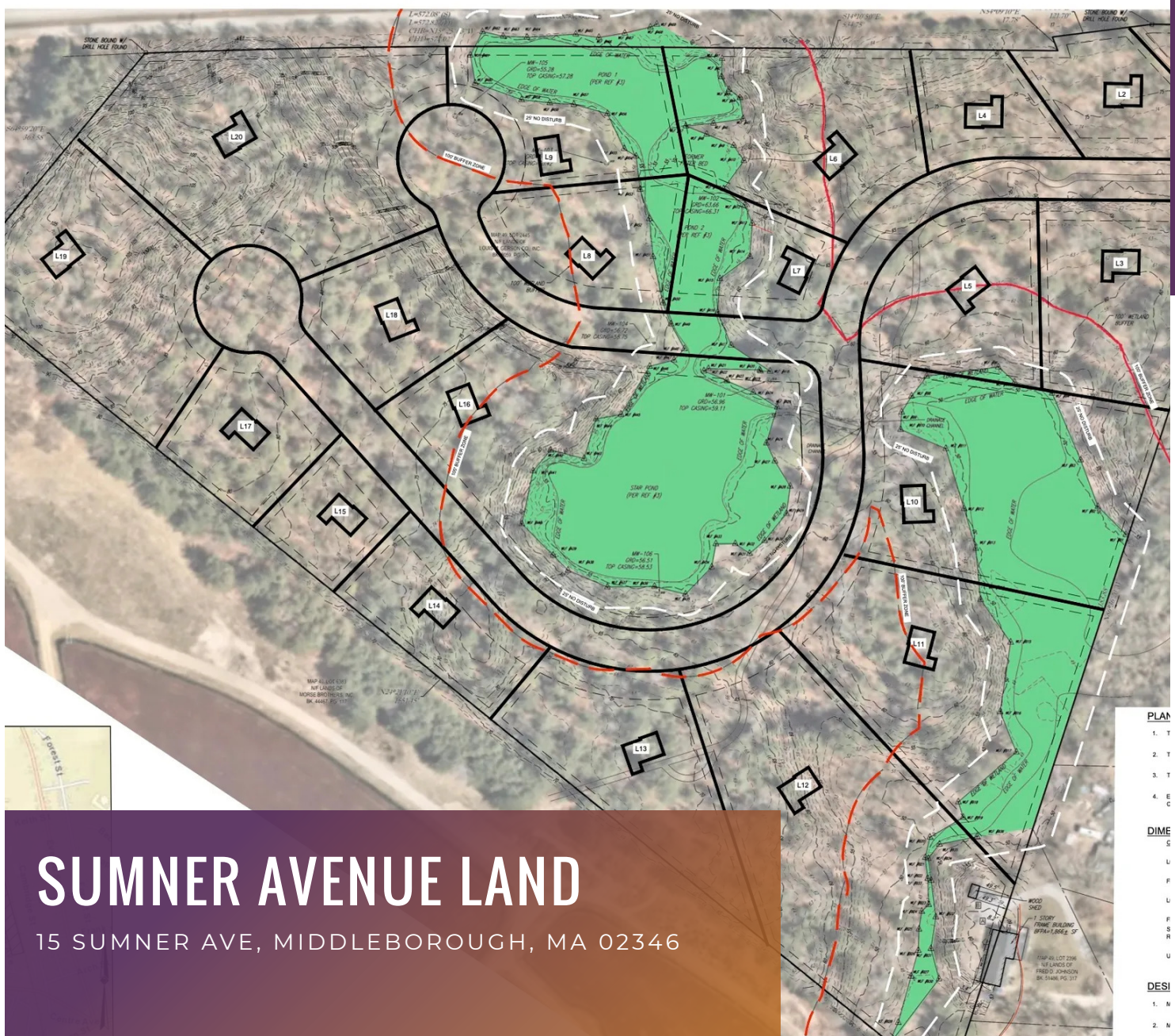


FOR SALE
LAND



SUMNER AVENUE LAND

15 SUMNER AVE, MIDDLEBOROUGH, MA 02346

DAVE ELLIS, SIOR

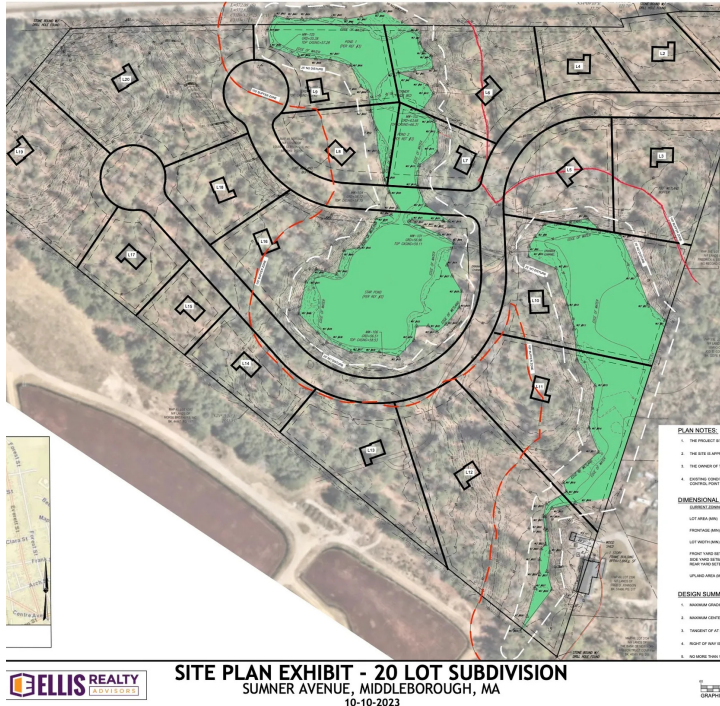
781.919.0800 X701

dave@ellisrealtyadvisors.com

For More Information



SUMNER AVENUE LAND



OFFERING SUMMARY

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

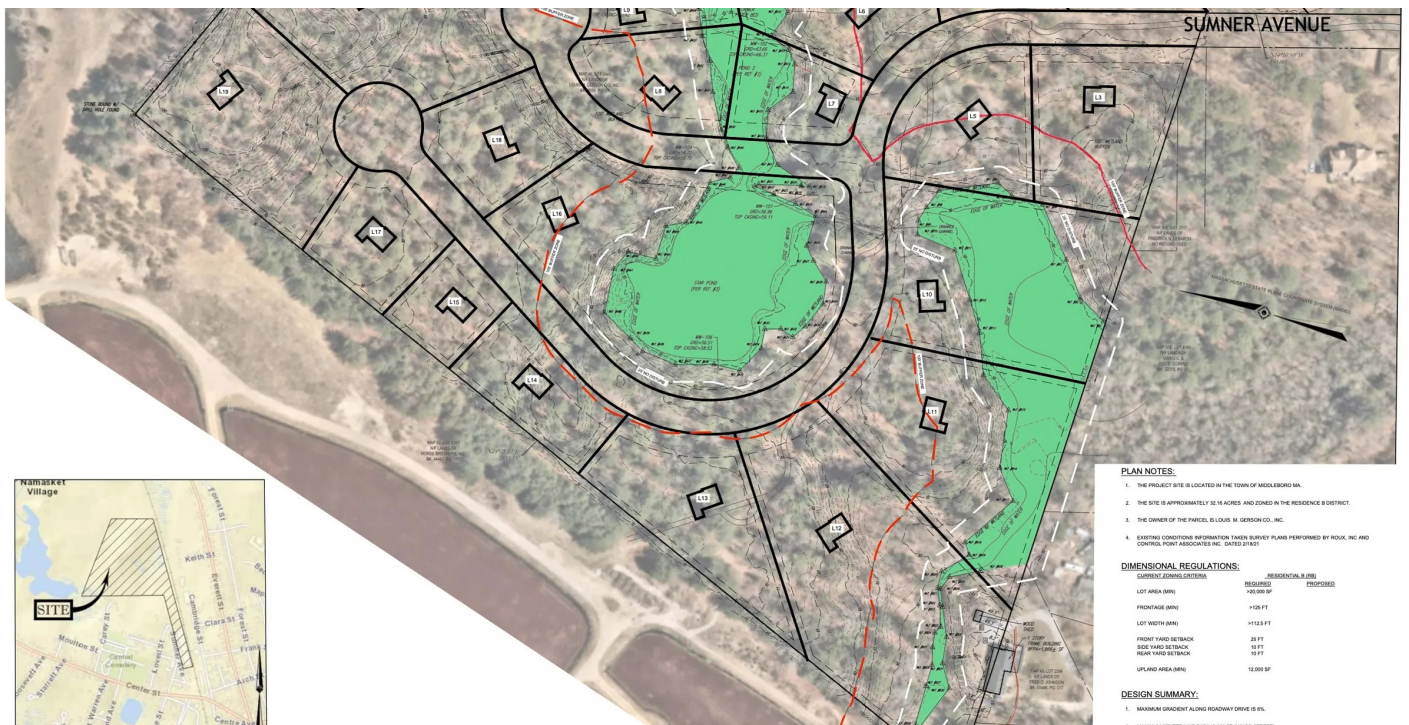
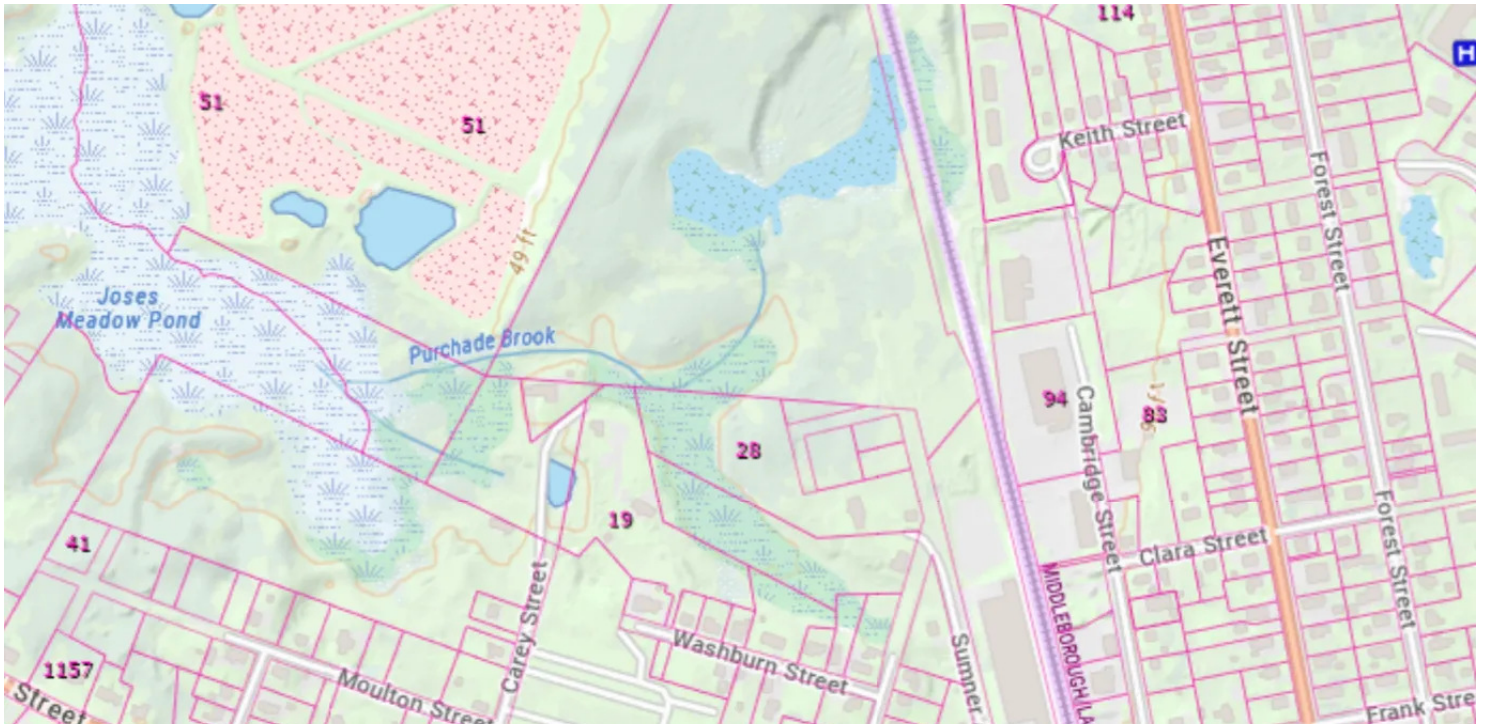
PROPERTY OVERVIEW

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

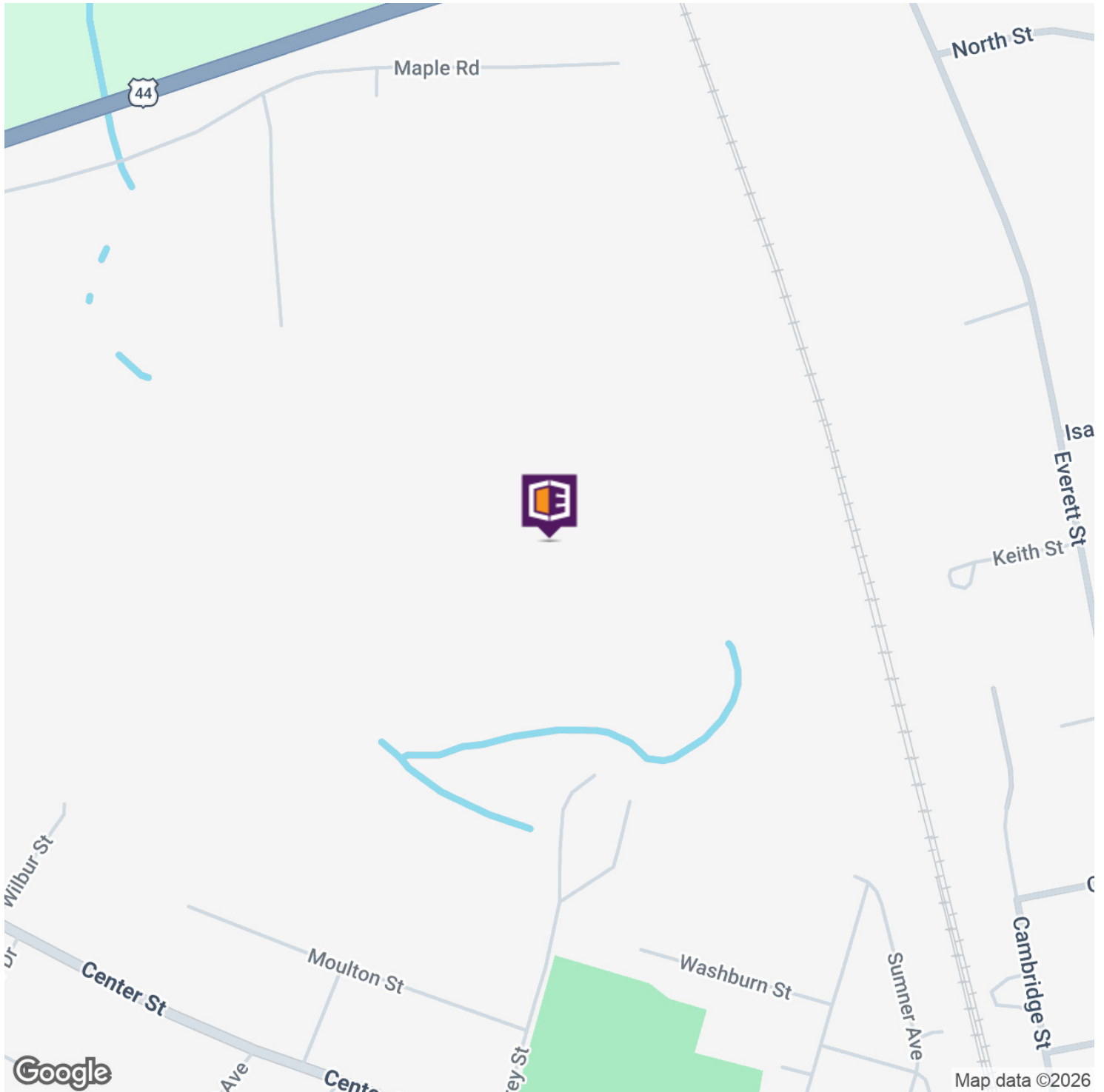
PROPERTY HIGHLIGHTS

- 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

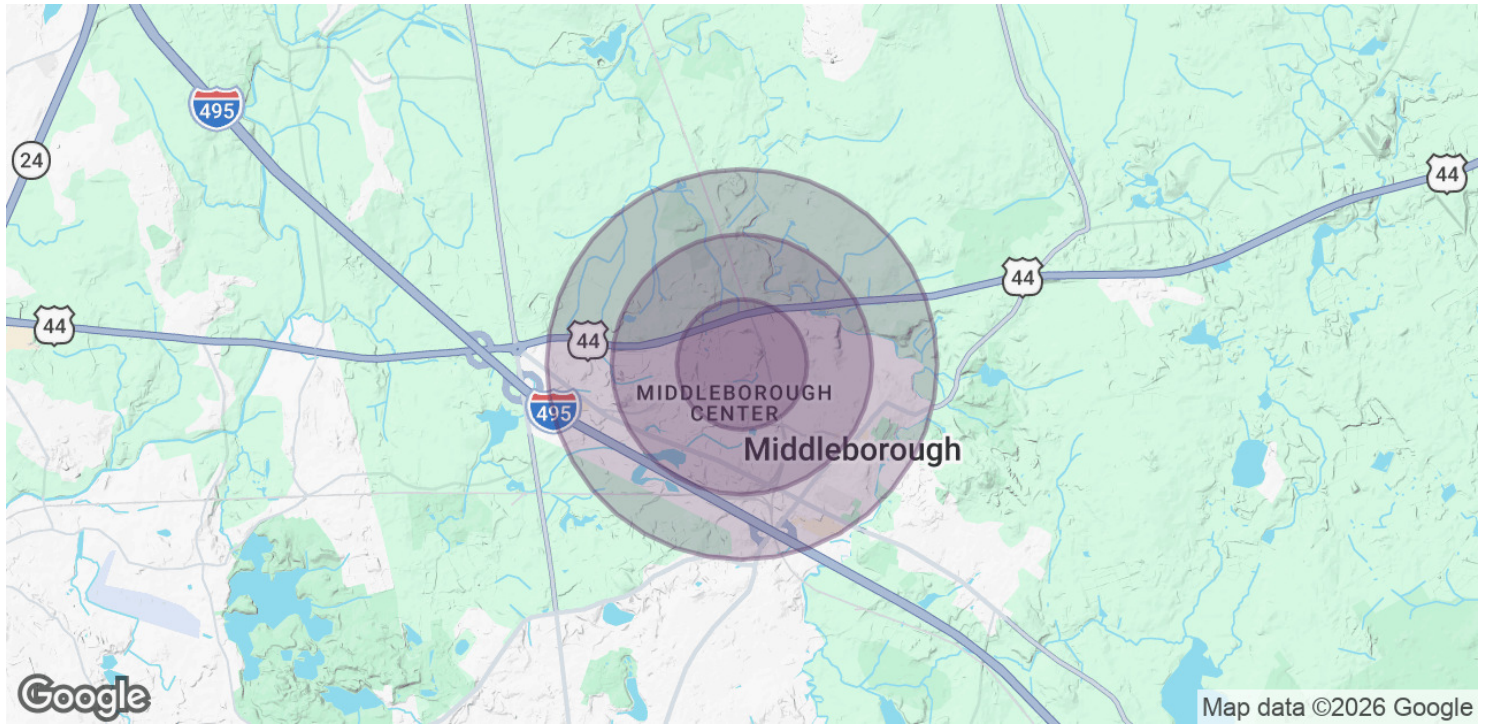
SUMNER AVENUE LAND



SUMNER AVENUE LAND



SUMNER AVENUE LAND



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

2020 American Community Survey (ACS)