



QUALIFIED BID DEADLINE **JANUARY 23** ::::::::::::::

## Waterfront Residential Development Site on Buzzards Bay

Fully Entitled for Seven Luxury Homes

 36-48 Robinwood Rd., Wareham, MA

### HIGHLIGHTS

- Fully approved, shovel-ready seven-lot waterfront site for luxury single-family homes
- Buzzards Bay location with direct boat access to the Cape Cod Canal, Plymouth, Boston, Martha's Vineyard, Yarmouth & Nantucket
- Prime multi-generational housing opportunity with approximately 400 feet of frontage on eight acres & potential for a deep-water dock
- All the appeal of Cape Cod at a lower acquisition cost—without having to cross the Bourne Bridge

### DETAILS

This premium property comes with approved plans for a by-right subdivision, fully entitled for seven luxury home lots in the Robinwood Road section of Wareham, Massachusetts. Featuring 400' of water frontage on Buzzards Bay, the site benefits from convenient boating access to the Cape Cod Canal. The eight-acre subdivision plan includes designs for seven custom homes with water access and three directly on the shore. Approved septic and layout design plans are part of the parcel package as well as dock plans. While the current on-site residence operates as a short-term rental, the best use for the property will be redevelopment.

The development is shovel-ready, allowing a builder to break ground soon after acquiring the site without the usual costs and delays associated with a typical real estate development cycle. This rare offering, given its sizable acreage and premier waterfront, may also appeal to end users seeking a one-of-a-kind compound that simply couldn't be built elsewhere in the Cape Cod region. Whether developed as a subdivision or a single-family estate, the site offers the potential to create generational impact in Wareham.



**Land Size** 8.03± AC



**Tax ID#** 131654



**Zoning** R-43 Residential District

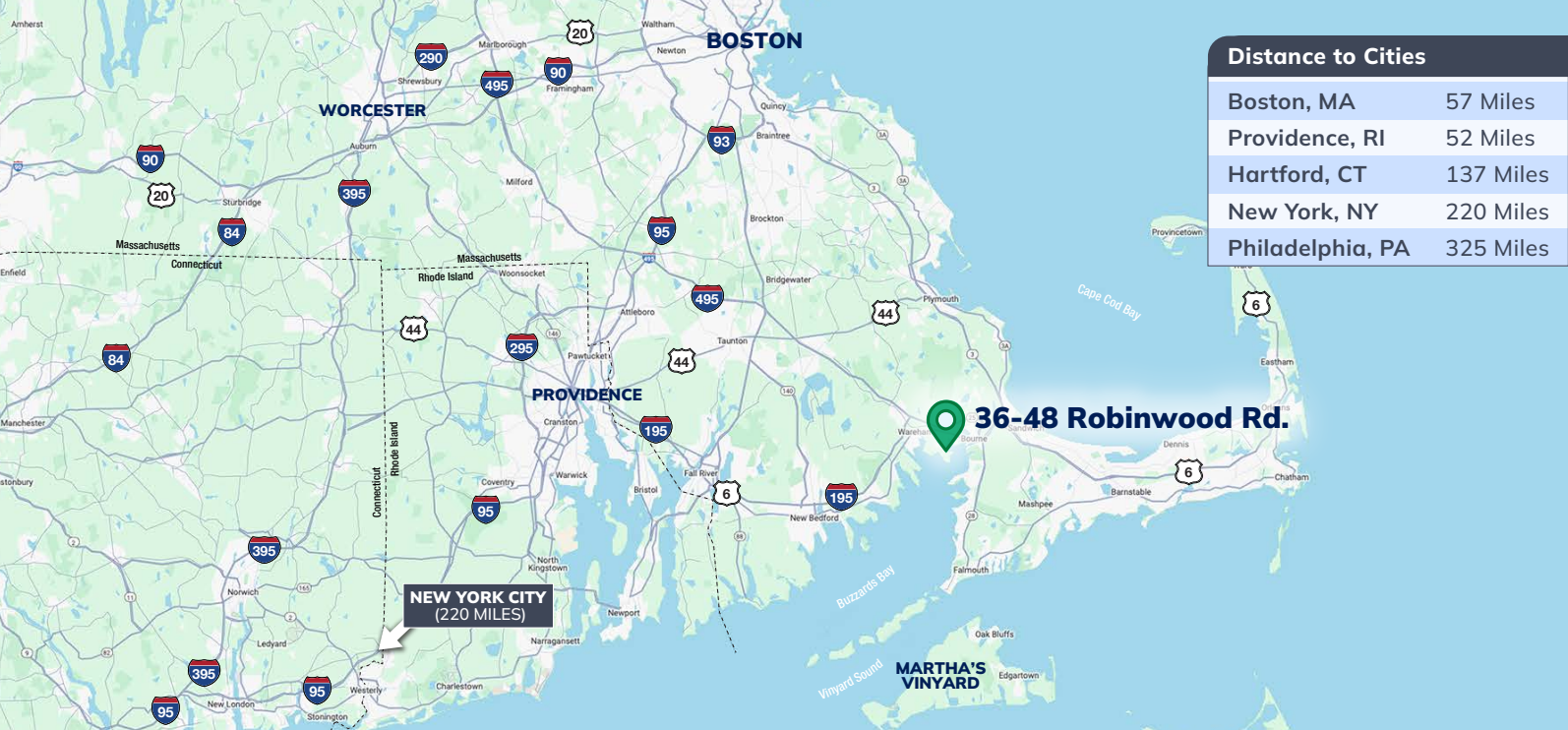
Subject to court approval by the State of Rhode Island. Case No: PC-2024-05846 |  
In re: EDWARD LANNI, LOUIS CALCAGNI V.  
RESI LLC, CLE HOLDINGS LLC, HUS GROUP  
INC., PREMIER PROPERTY MANAGEMENT  
GROUP LLC, & CHRISTOPHER ANDERSON.

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36-48 Robinwood Rd., Wareham, MA

## LOCAL INFORMATION

This unique development site sits on a peninsula overlooking Buzzards Bay in Wareham, Massachusetts—a town known as the “Gateway to Cape Cod.” Just minutes from the Bourne Bridge, Wareham sees a steady flow of tourists, boaters and beach-goers heading to the Cape. With 54 miles of coastline, access to the Cape Cod Canal and multiple green spaces, the town is a strategic location for new residential, hospitality or mixed-use developments.

The site is easily accessible, with direct rail service to downtown Wareham via the CapeFLYER and convenient highway connections via Interstate 495, Interstate 195 and Route 25. It's also less than an hour's drive to both Boston Logan International Airport and T.F. Green Airport in Providence, enhancing appeal for second-home buyers and commuters alike. Residents would also be able to take advantage of all Cape Cod has to offer without needing to cross the Bourne Bridge.

With unobstructed bay views, available acreage and the charm of a historic coastal town, this property represents a rare opportunity to build in one of Massachusetts' most scenic and in-demand waterfront regions.



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## SALE INFORMATION

### BID PROCEDURES

This sale is being conducted subject to the Bid Procedures, available for download from the Hilco Global website at [www.HilcoRealEstateSales.com](http://www.HilcoRealEstateSales.com).

### ON-SITE INSPECTIONS

By Appointment Only

### QUALIFIED BID DEADLINE

January 23 by 4:00 p.m. (ET)

### AUCTION DATE

January 29 at 11 a.m. (ET)

### BID SUBMISSIONS

Bids should be submitted as a Letter of Intent (LOI), outlining the purchase price, earnest money deposit and closing timeline. All offers must be submitted to Christian Koulichkov at [ckoulichkov@hilcoglobal.com](mailto:ckoulichkov@hilcoglobal.com) and Jonathan Cuticelli at [jcuticelli@hilcoglobal.com](mailto:jcuticelli@hilcoglobal.com).

### DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, interested parties will need to register at [www.HilcoRealEstateSales.com](http://www.HilcoRealEstateSales.com).

### Christian Koulichkov

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