



562 BOSTON RD

BILLERICA, MA

FOR SALE | 10.02 AC LAND SITE

- Tremendous Development Opportunity
- Perfect for builders, investors, and mixed-use developers
- 1.7 Miles to Route 3
- A rare and versatile offering
- Approximately 8.3 acres of dry usable land



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Introducing a premier 10-acre development site located at 562 Boston Rd in Billerica, MA. This high-profile property offers excellent frontage and visibility along Boston Road, one of the area's main commercial corridors.

Positioned at the future signalized intersection of Route 3A, Lexington Road, and Glad Valley Drive, the site will benefit from improved traffic access and flow - ideal for both residential and commercial development.

EXCELLENT DEVELOPMENT OPPORTUNITY WITH TWO ATTRACTIVE SCENARIOS:

- Residential Subdivision: Create a 9-lot single-family home development
- Mixed-Use Development: Capitalize on the commercial frontage by building up to 30,000 SF of retail space along Boston Road, complemented by five single-family homes in the rear - ideal for live-work or family oriented residential options.

PROPERTY SPECIFICATIONS

Lot Size:	10.02 AC
Zoning:	General Business along Boston Rd, Neighborhood residence in the back
Sale Price:	\$2,900,000

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	16,281	44,872	227,837
Total Population	46,030	125,200	614,578
Average HH Income	\$167,518	\$176,403	\$173,739

LOCATED JUST:

- 1.7 Miles to Route 3
- 6 Miles to the Route 128/Route 3 Interchange
- 20 Miles to downtown Boston

VJTechnologies

ESSCO
CALIBRATION
LABORATORY

ThermoFisher
SCIENTIFIC

ANALOG
DEVICES

cab
we identify more

THE HOME DEPOT

WADDINGTON
NORTH AMERICA
A NOVOLEX BRAND

DISTANCE TO

INTERSTATE 495	7 MILES 10 MIN	ROUTE 95	7.5 MILES 17 MIN
INTERSTATE 93	8.2 MILES 22 MIN	ROUTE 2	10.3 MILES 24 MIN
ROUTE 3	1.7 MILES 5 MIN		

CHELMSFORD

MANCINI
SHEET METAL, INC.

General
MANUFACTURING CORP.
A SATVE ELECTRIC COMPANY

THE THRONE DEPOT
Portable Restroom & Trailer Company

TELEDYNE
FLIR

FedEx

UNITED
Construction & Forestry

northAmerican
MOVING SERVICES

MPASS PACKAGING
SOLUTIONS

562 Boston Rd. Billerica, MA

TRANE Supply

PEAK
EVENT SERVICES

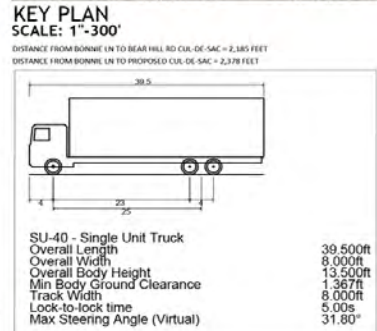
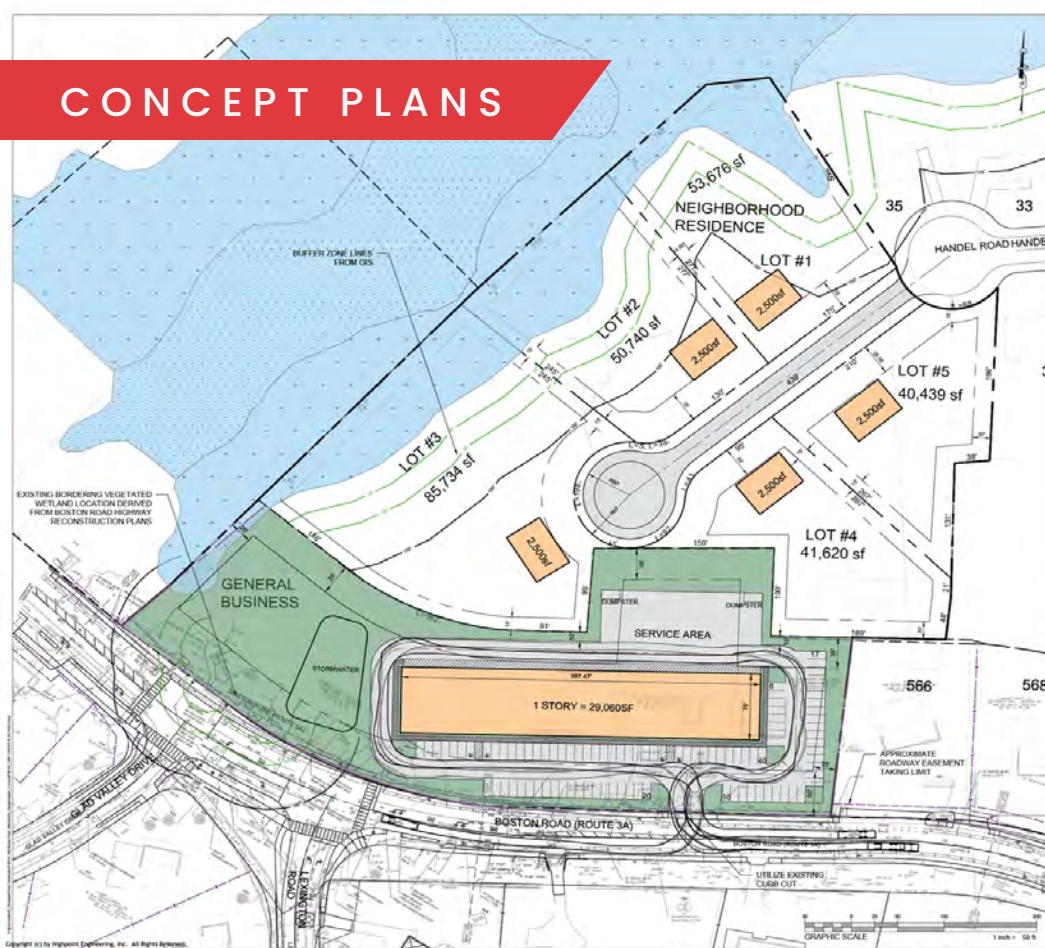
Cytrellis

U-HAUL

WEBB



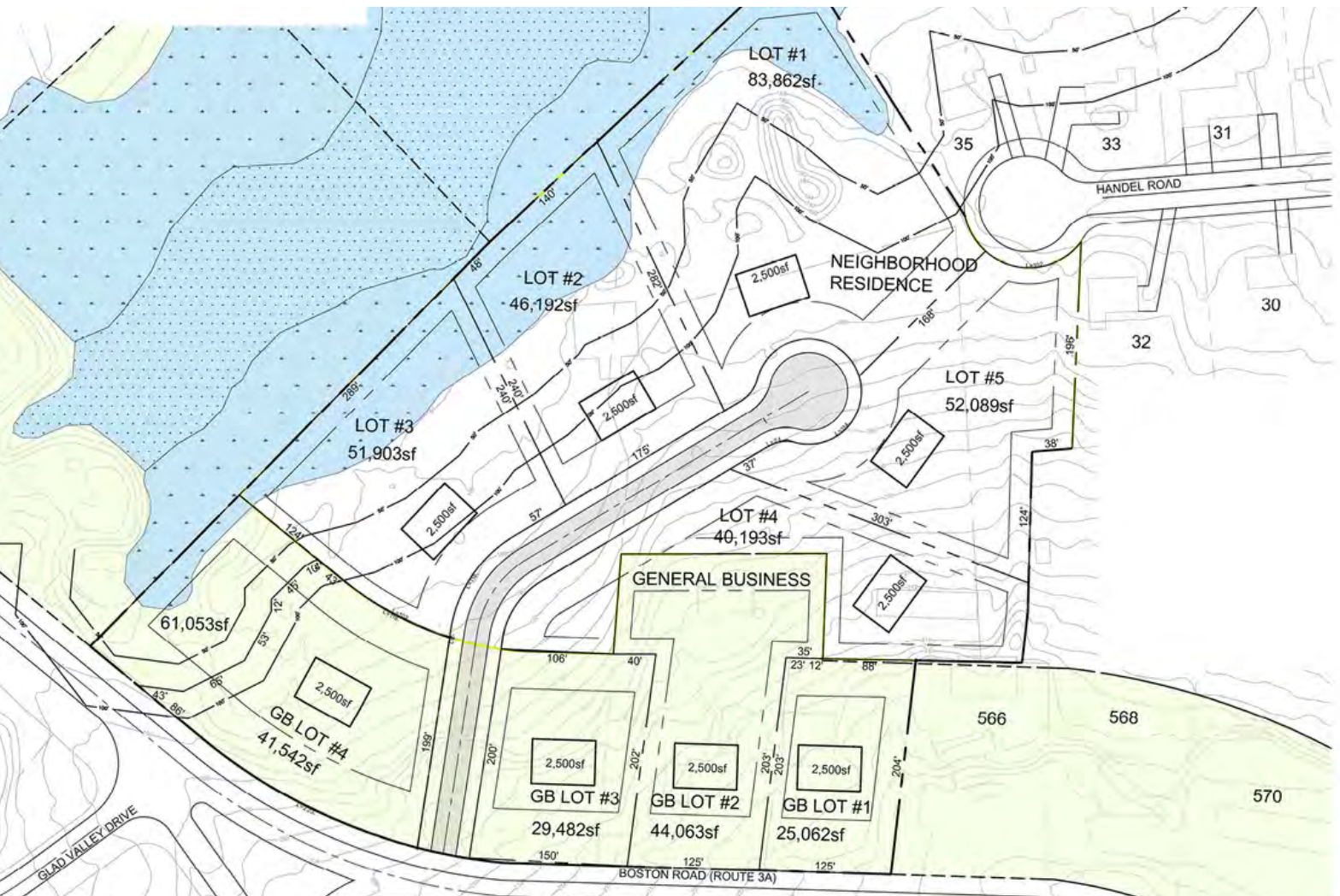
CONCEPT PLANS

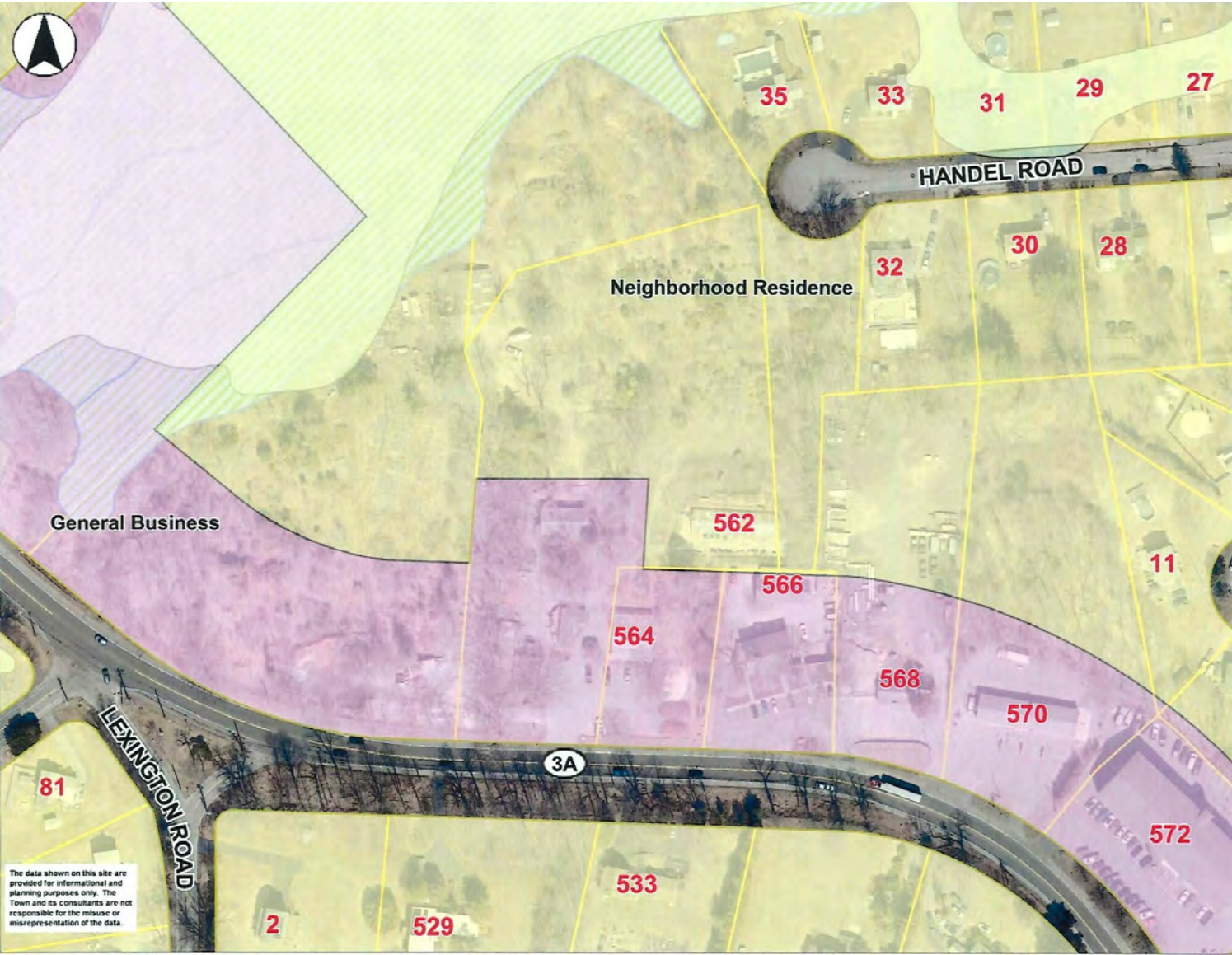


SINGLE UNIT TRUCK
SCALE: NTS



SINGLE UNIT TRUCK
562 BOSTON ROAD, BILLERICA, MA
7-10-2025



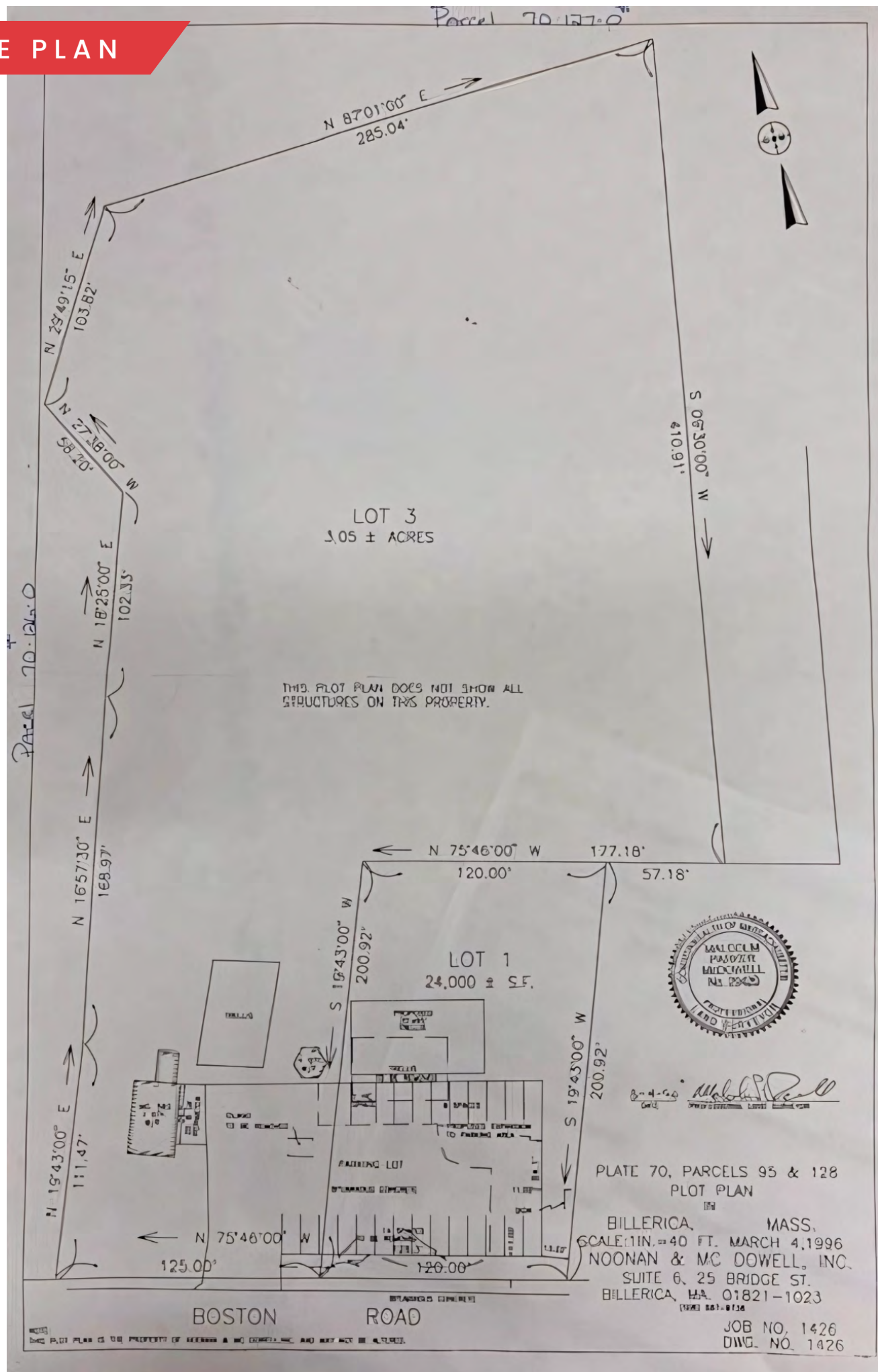


WETLAND SURVEY

Note: Resources areas sketched are approximated and are intended for survey use only



SITE PLAN



562 BOSTON RD

BILLERICA, MA

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