



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

EXCLUSIVE AGENT



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

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

THE HOME
DEPOT

cab
we identify more

WADDINGTON
NORTH AMERICA
A NOVOLUX 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 SATYR 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

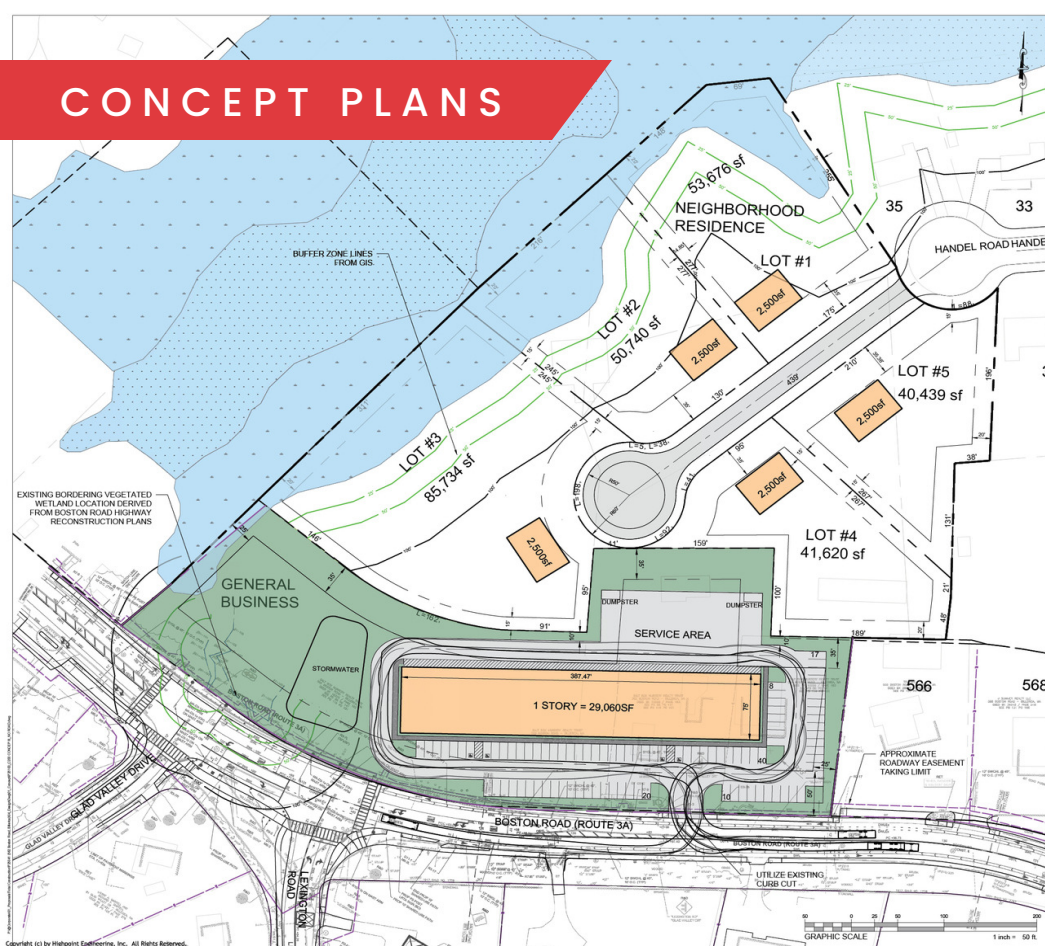
Cytrellis

U-HAUL

WEBB

Map data ©20

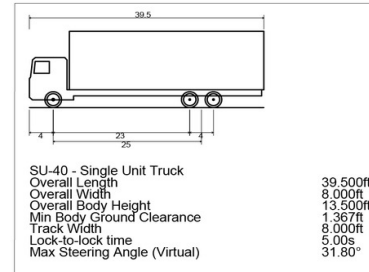
CONCEPT PLANS



KEY PLAN SCALE: 1"=300'

DISTANCE FROM BONNIE LN TO BEAR HILL RD CUL-DE-SAC = 2,185 FEET

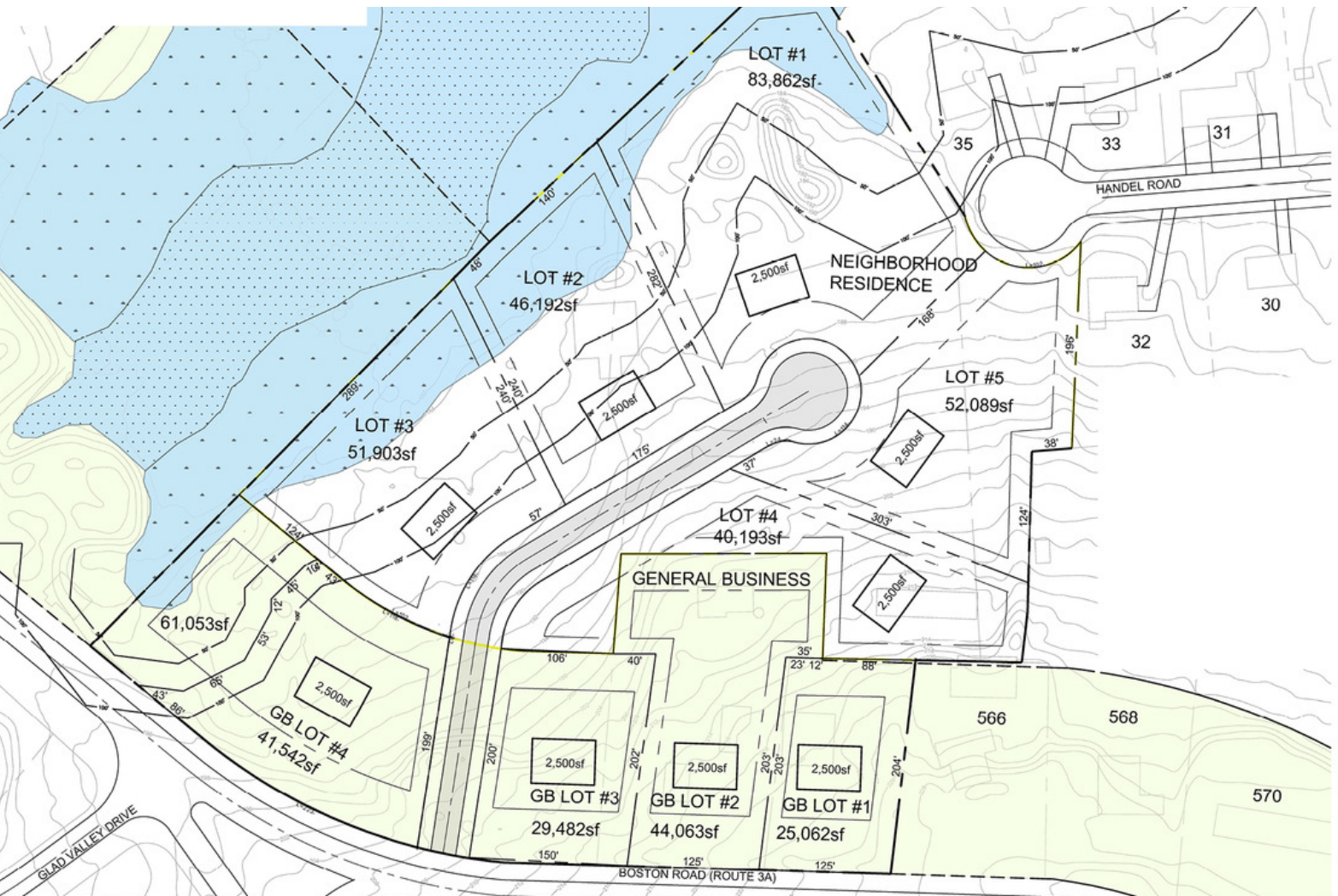
DISTANCE FROM BONNIE LN TO PROPOSED CUL-DE-SAC = 2,378 FEET

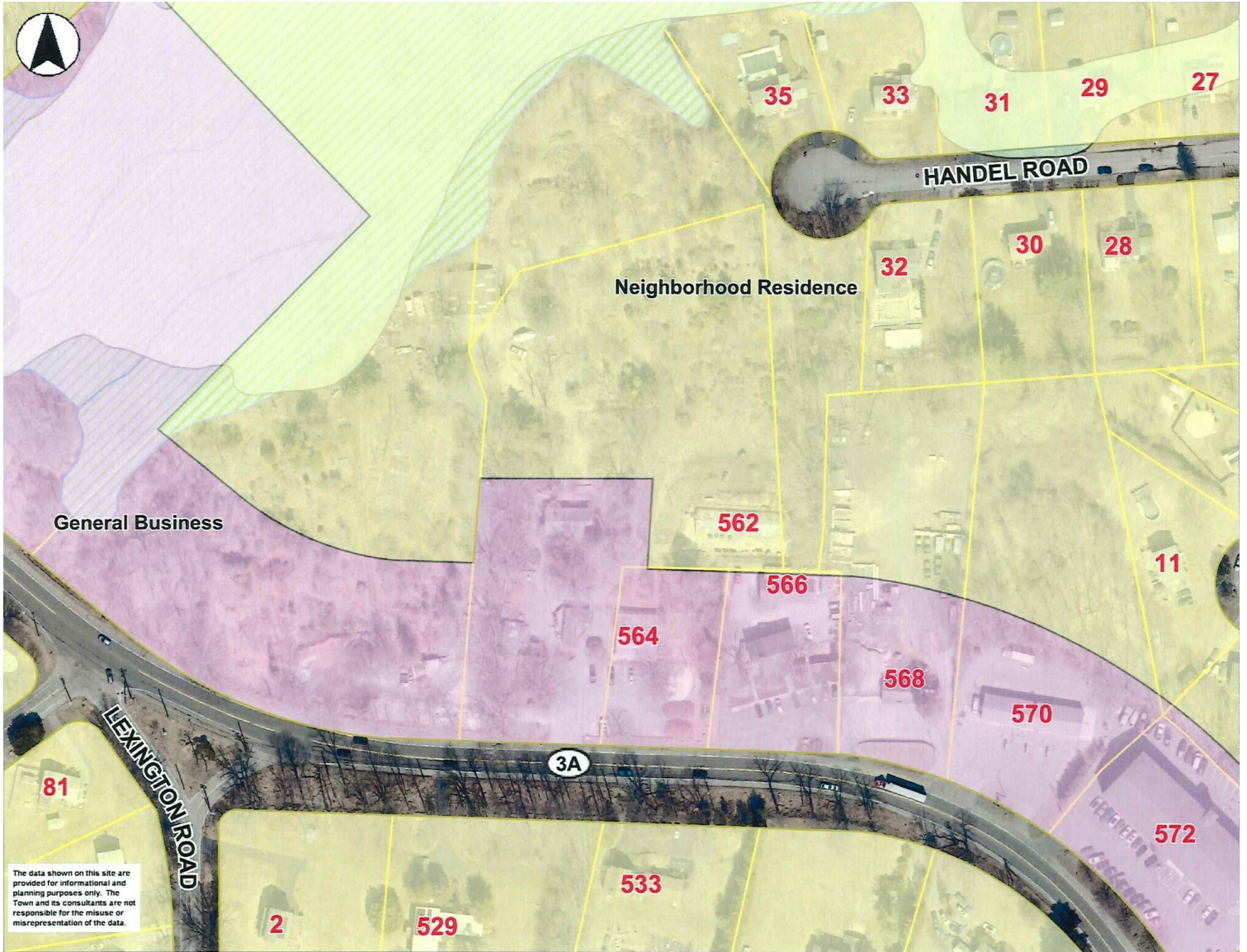


SINGLE UNIT TRUCK SCALE: NTS

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



Approximately 1.7 acres of wetlands

Approximately 8.3 acres of upland

PURCELL DR

BVW

35 HANDEL RD

33 HANDEL RD

GC A1

HANDEL RD

Upland

32 HANDEL RD

Upland

556 BOSTON RD

558 BOSTON RD

BVW

562 BOSTON RD

568 BOSTON RD

BVW

562 BOSTON RD

Upland

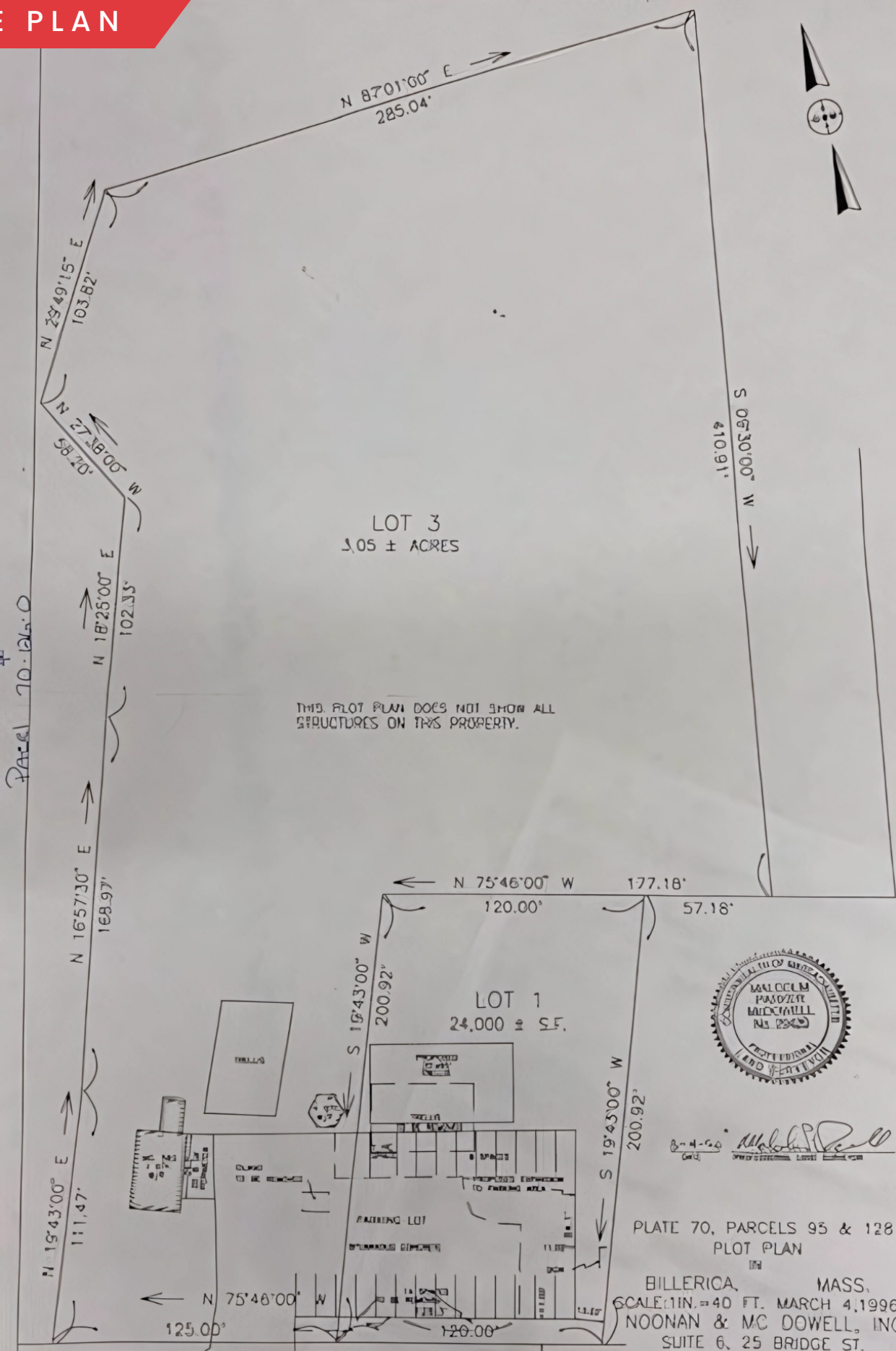
GC A101

564 BOSTON RD

566 BOSTON RD

SITE PLAN

Parcel 70-127-0



THIS PLOT PLAN DOES NOT SHOW ALL STRUCTURES ON THIS PROPERTY.



Malcolm Pasovite
3-4-96
DATE

PLATE 70, PARCELS 95 & 128
PLOT PLAN

BILLERICA, MASS.
SCALE: 1/4" = 40 FT. MARCH 4, 1996
NOONAN & MC DOWELL, INC.
SUITE 6, 25 BRIDGE ST.
BILLERICA, MA. 01821-1023
(508) 861-0136

BOSTON ROAD

JOB NO. 1426
DWG. NO. 1426

THIS PLOT PLAN IS THE PROPERTY OF NOONAN & MC DOWELL, INC. AND MAY NOT BE REPRODUCED.

562 BOSTON RD BILLERICA, MA

FOR SALE | 10.02 AC LAND SITE

CHLOE STUBBLEBINE

781.879.2543

chloe@stubblebinecompany.com

SUMMER STUBBLEBINE

781.783.7903

summer@stubblebinecompany.com

DAVID STUBBLEBINE

617.592.3391

david@stubblebinecompany.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL