

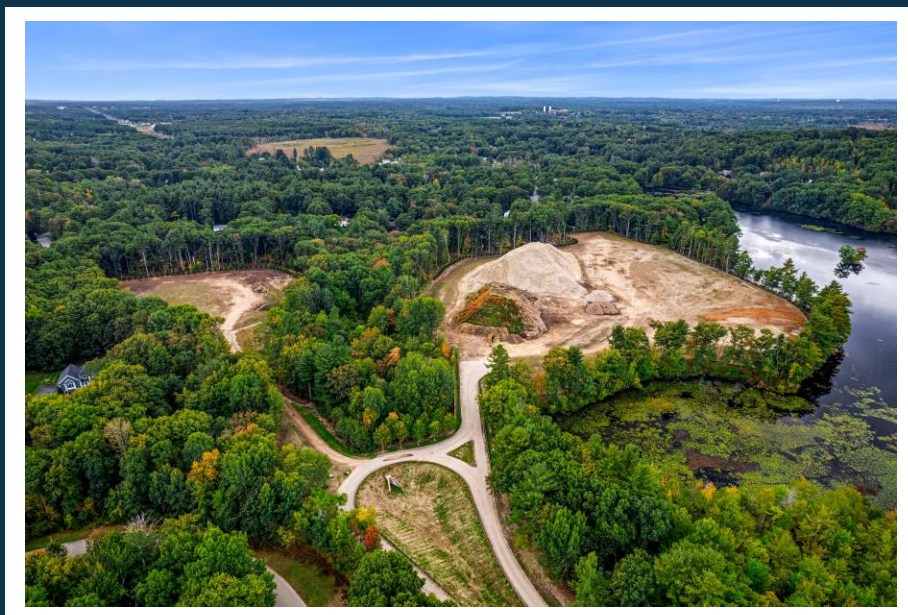


300 Ames Pond Dr, Tewksbury, MA 01876

30.8 Acres of Buildable Land

Includes 77 Acre Pond

Site is pad ready



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One of the final prime development opportunities in the Merrimack Valley, located just 25 minutes north of Boston. It boasts an incredibly convenient location, directly off Route 495 on the busy Rt 133 at the Andover/Tewksbury line. Spanning 30.8 acres of buildable land, the site features a long private entrance and is pad ready, with existing sewer, water, and electric infrastructure, along with stormwater management for the access road and a detention pond for future parking. Additionally, the property includes a spectacular 77.2-acre pond known as Ames Pond, offering stunning views that enhance its appeal. Two bonus parcels are also included—one measuring 6.5 acres and the other 3.1 acres—providing further development potential. Don't miss this rare opportunity! Any interested parties can buy the property outright or do a ground lease.



Location



Located just off the 495 exit and one exit down from 93, this is an ideal location. The site also comes with a long private entrance, existing sewer, water and electric infrastructure already in place.



Site Plan



Use Chart

OFFICE RESEARCH ZONING USE CHART

<u>Use</u>	<u>ALLOWED</u>
COMMERCIAL AGRICULTURE, INCLUDING FARM STAND	Yes
COMMERCIAL AGRICULTURE, NON-EXEMPT, INCLUDING FARM STAND	PB
MUNICIPAL USE	Yes
CONGREGATE RESIDENCE	PB
ASSISTED LIVING RESIDENCE	PB
CONTINUING CARE RETIREMENT COMMUNITY	PB
PRIVATE GAME COURT	Yes
RELIGIOUS OR EXEMPT EDUCATIONAL USE	Yes
NURSING HOME, REST HOME	PB
SIMILAR LONG-TERM RESIDENTIAL-CONGREGATE CARE, WHICH MAY INCLUDE ACCESSORY ADULT DAY CAR	PB
ADULT DAY CARE AND/OR RESPITE CARE SERVICES	PB
RETAIL SALE OF ALCOHOLIC BEVERAGES	PB
COMMERCIAL PARKING LOT OR PARKING GARAGE	PB
PERSONAL SERVICE ESTABLISHMENT	Yes
BUSINESS OR PROFESSIONAL OFFICE	Yes
RESTAURANT, WHICH MAY INCLUDE OUTDOOR SEATING ON AN ADJACENT PATIO; NO DRIVE-THROUGH SERVICE	PB
RESTAURANT WITH DRIVE THROUGH SERVICE	PB
FOOD ESTABLISHMENT, NOT EXCEEDING 1,200 SQ. FT	Yes
CHILD CARE CENTER	Yes



Operating Systems

<u>Use</u>	<u>ALLOWED</u>
POSTAL SERVICE	PB
NON-EXEMPT EDUCATIONAL USE	PB
SHELTERED BUS STOP	Yes
ESSENTIAL SERVICES	Yes
MUSEUM OR ART GALLERY	Yes
CINEMA	PB
THEATRE FOR LIVE PERFORMING ARTS (DANCE, MUSIC, DRAMATIC PRODUCTIONS, ETC.)	PB
GYM OR ATHLETIC CLUB, FITNESS FACILITY	Yes
ADULT USE	PB
VETERINARIAN, ANIMAL HOSPITAL	PB
SELF-STORAGE FACILITY	PB
MARIJUANA CULTIVATION	PB
MARIJUANA RESEARCH	PB
MARIJUANA MANUFACTURING	PB
RESEARCH & DEVELOPMENT, LABORATORY, WHICH MAY INCLUDE ACCESSORY MANUFACTURING OF PRODUCTS IN TESTING AND DEVELOPMENT	PB
HIGH-TECH/BIOTECH MANUFACTURING	Yes
MANUFACTURING	PB
WIRELESS COMMUNICATION FACILITY	PB



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