

3.2 Acre Developable Parcel



1148 Davol St.

Fall River MA 02720

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

INVESTORS, DEVELOPERS and BUILDERS TAKE NOTE! Now is your Chance! Are you looking for a ground up development Site? GO big with this 3.2 acre developable parcel located in the Opportunity Zone and Fall River's Waterfront and Transit Oriented Development zoning district. Zoning allowances include 6 story builds, 80% lot coverage, and 10' side rear and front setbacks! What more could you ask for? Office, mixed use, multifamily and retail are all allowed uses in this zoning amongst many more! Under a mile from the Fall River MBTA Train Station, 50 miles from Boston and under 20 miles from providence this property is also along the route 79 project which calls for continued revitalization and development along the Fall River Waterfront. This Site was previously approved for a 12 story mixed use 200 unit complex with a footprint of 80' X 274'! Make your mark on the future of The Fall River Waterfront and place your development or business here!

PROPERTY HIGHLIGHTS

- 3 + Acres of Commercial/Industrial Space
- In the re- development Rte 79 Project
- 0.4 Miles to the MBTA Commuter Rail
- Opportunity Zone
- WTOD (Waterfront and Transit Oriented Development) Zone

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OFFERING SUMMARY

Sale Price:	\$ 5,300,000
Lot Size:	3.2 Acres
Zoning:	WTOD
Number of Buildings:	3

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RTE 79 Project

 For More Details



- Replace Route 79 and Davol Street with an urban boulevard
- Create 19 acres of new developable parcels and 9 acres of open space
- Reduce the number of travel lanes from four to two lanes in each direction
- Establish four cross street connections between neighborhoods and waterfront
- Provide two miles of sidewalks and over two miles of shared use paths
- Add coordinated traffic signals along Route 79
- Introduce landscaping elements throughout the corridor
- Replace bridge carrying northbound Route 79 at the southern project end
- Improve stormwater and sewage systems



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ADDITIONAL PHOTOS



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