

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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Prime Land. Endless Possibilities.

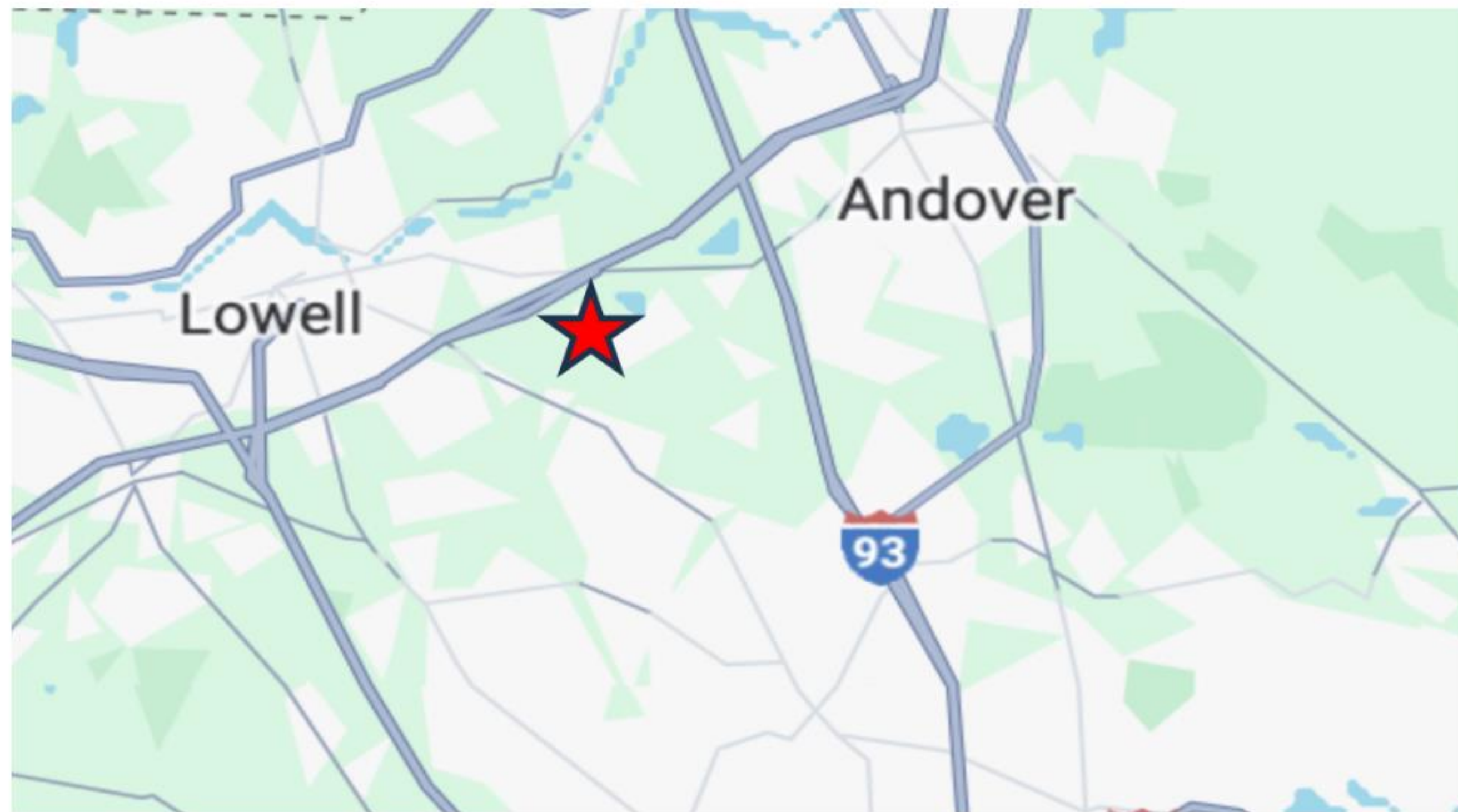
One of the final prime development opportunities in the Merrimack Valley, located just 25 minutes north of Boston. It boasts an incredibly convenient location, directly off Route 495 on the busy Rt 133 at the Andover/Tewksbury line.

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 Table for 300 Ames Pond, Tewksbury

Commercial Uses (OR District)

USES	OR
Commercial Agriculture, Including Farm Stand	Y
Commercial Agriculture, Non-Exempt, Including Farm Stand	PB
Municipal Use	Y
Congregate Residence	PB
Assisted Living Residence	PB
Continuing Care Retirement Community	PB
Private Game Court	Y
Religious or Exempt Educational Use	Y
Nursing Home, Rest Home	PB
Similar Long-Term Residential-Congregate Care, Which May Include Accessory Adult Day Care	PB
Adult Day Care and/or Respite Care Services	PB

Use Table for 300 Ames Pond, Tewksbury

Commercial Uses (OR District)

USES	OR
Retail Sale of Alcoholic Beverages Commercial Parking Lot or Parking Garage	PB
Personal Service Establishment	PB
Business or Professional Office	Y
Restaurant, Which May Include Outdoor Seating on Adjacent Patio; No Drive-Through Service	Y
Restaurant with Drive-Through Service	PB
Food Establishment, Not Exceeding 1,200 Sq. Ft	PB
Child Care Center	Y
Postal Service	Y
Non-Exempt Educational Use	PB
Sheltered Bus Stop	PB
Essential Services	Y
	Y

Use Table for 300 Ames Pond, Tewksbury

Commercial Uses (OR District)

USES	OR
Museum or Art Gallery	Y
Cinema	PB
Theatre for Live Performing Arts (Dance, Music, Dramatic Productions, Etc.)	PB
Gym or Athletic Club, Fitness Facility	Y
Adult Use	PB
Veterinarian, Animal Hospital	PB
Self-Storage Facility	PB
Marijuana Cultivation	PB
Marijuana Research	PB
Marijuana Manufacturing	PB

Industrial Uses (OR District)

USES

Research & Development, Laboratory, Which May Include Accessory Manufacturing
of Products in Testing and Development
High-Tech/Biotech Manufacturing
Manufacturing
Wireless Communication Facility

OR

PB

Y

PB

PB

Recently Added Uses (OR District)

USES

- Banquet, Event, or Conference Facility
- Battery Energy Storage Systems (BESS)
- Data Storage Center (Data Center)
- Cold Storage Warehouse
- Light Industrial Warehouse

OR

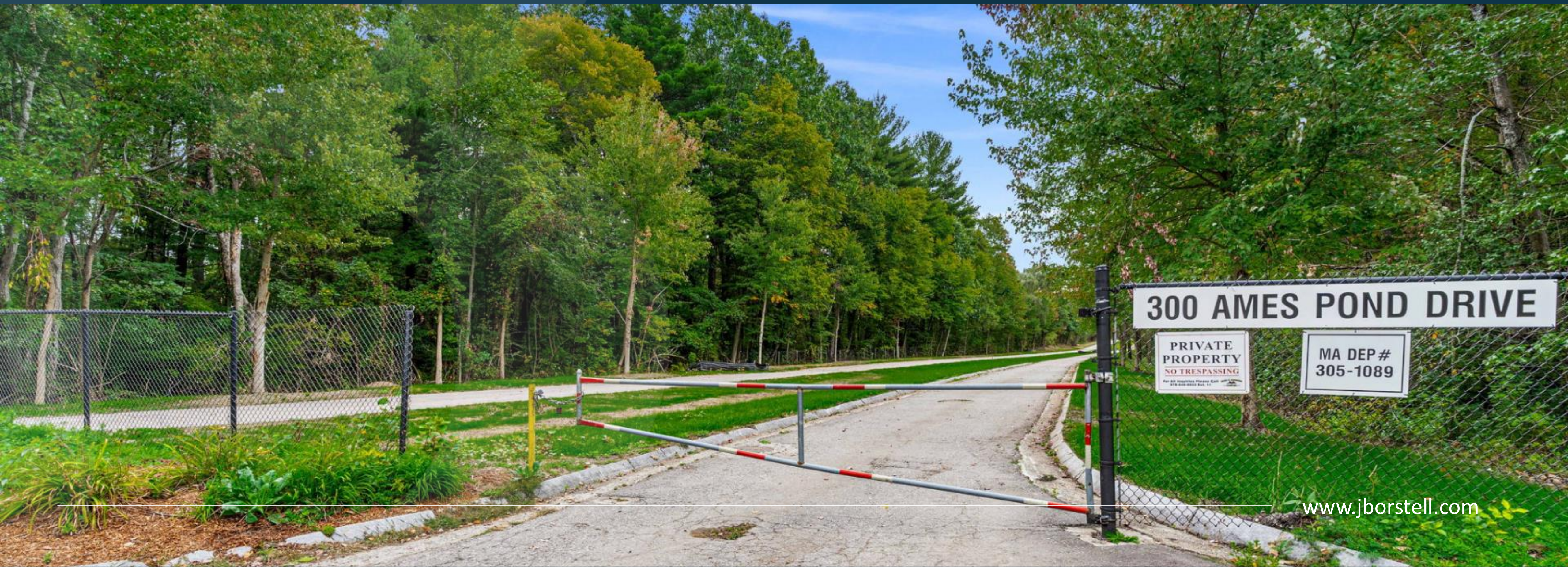
- PB
- PB
- Y
- Y
- Y

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We pride ourselves in the ability to successfully source, market, negotiate and facilitate transactions. Our agency's top priority is protecting our clients' interests.



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