

145

WASHINGTON STREET
PEMBROKE, MA



FOR SALE

11.7 ACRE SITE | DEVELOPMENT OPPORTUNITY

AVISON
YOUNG

EXECUTIVE SUMMARY

As exclusive sales agent for The Archdiocese of Boston, Avison Young is pleased to offer for sale approximately 11.7 acres of land and 2 buildings in Pembroke, MA. Any development other than what is allowed under "Resident A" will require a re-zoning of the site which must be approved by a vote at Town Meeting. The town of Pembroke has indicated that a development of a Town House Community targeting 55+ and older would be preferred and that a density of 75-100 units would seem appropriate for the site. This of course is subject to not only a rezoning, but approval of all Town Departments involved in permitting such a project.

It should be noted that there is no Town sewer in Pembroke and any development on this site will require septic treatment of waste water.



PROCESS & PRICING

The property is being offered for sale without a formal asking price and is free and clear of debt. Interested developers should submit written offers by 5:00 pm on August 18, 2023. A Developer will be chosen based on a variety of factors including, but not limited to; price, experience, development plan, and commitment to their proposal. The selection of the successful developer will also be subject to the approvals of the Archdiocese of Boston and acceptance of their standard form Purchase & Sale Agreement. All offers should articulate clearly any contingencies such as Permitting, Financing, Due Diligence or any others that are conditions to Closing.

OFFER DEADLINE: August 18, 2023 by 5:00 pm EST.

ABOUT PEMBROKE

Pembroke, a charming suburban town situated in the South Shore region of southeastern Massachusetts, offers an appealing residential community. It is positioned 26 miles south of Boston, 16 miles north of Plymouth, and 14 miles east of Brockton. With a population of 19,563, a significant increase from 14,544 in 1990, Pembroke covers a land area of 21.85 square miles.

Pembroke benefits from its location along Route 3, a prominent highway that connects it to various destinations. Heading north, Route 3 provides access to Boston via Interstate 93, while traveling west connects to the Route 128/Interstate 95 beltway encompassing the western suburbs of Boston. To the south, Route 3 links Pembroke with Plymouth and Cape Cod. Additionally, the town enjoys easy access to neighboring areas and key cities such as Quincy, Brockton, Plymouth, Taunton, and Providence through regional highways like Routes 14, 53, 27, 139, and 44.

Transportation options are further enhanced by the proximity of Pembroke to several MBTA Commuter Rail stations. Nearby towns such as Hanson, Halifax, and Kingston provide convenient access to the MBTA Commuter Rail service. Additionally, Braintree and Quincy offer access to the MBTA Red Line, expanding the commuting options available to Pembroke residents.

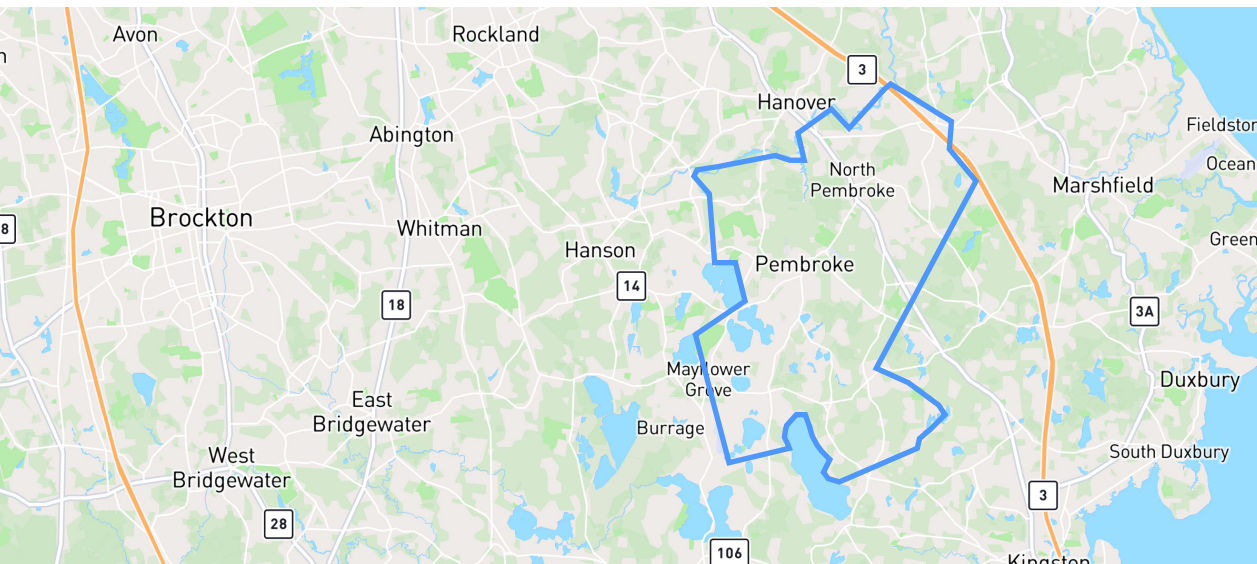


ZONING RESIDENT A

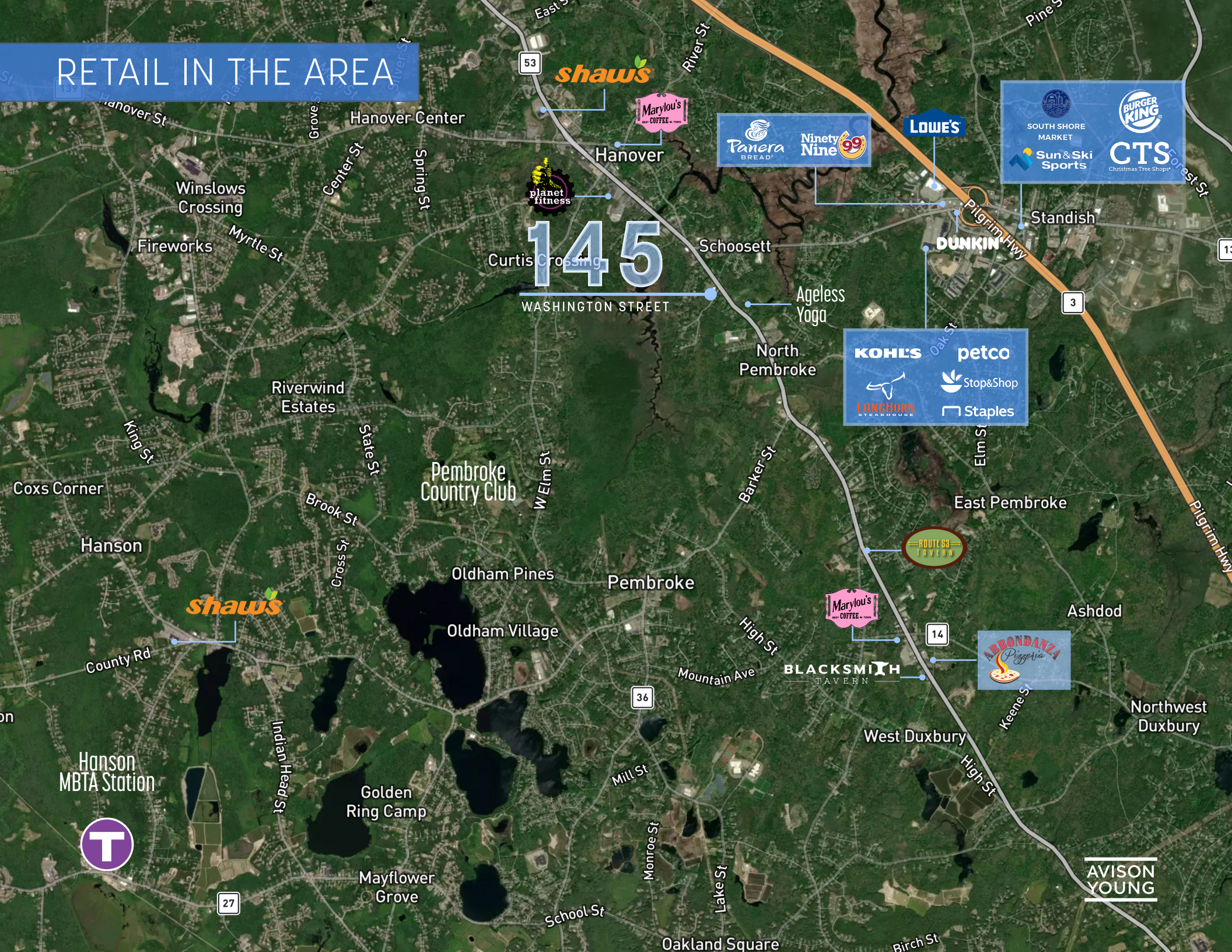
CLICK THE LINKS BELOW FOR MORE INFORMATION:

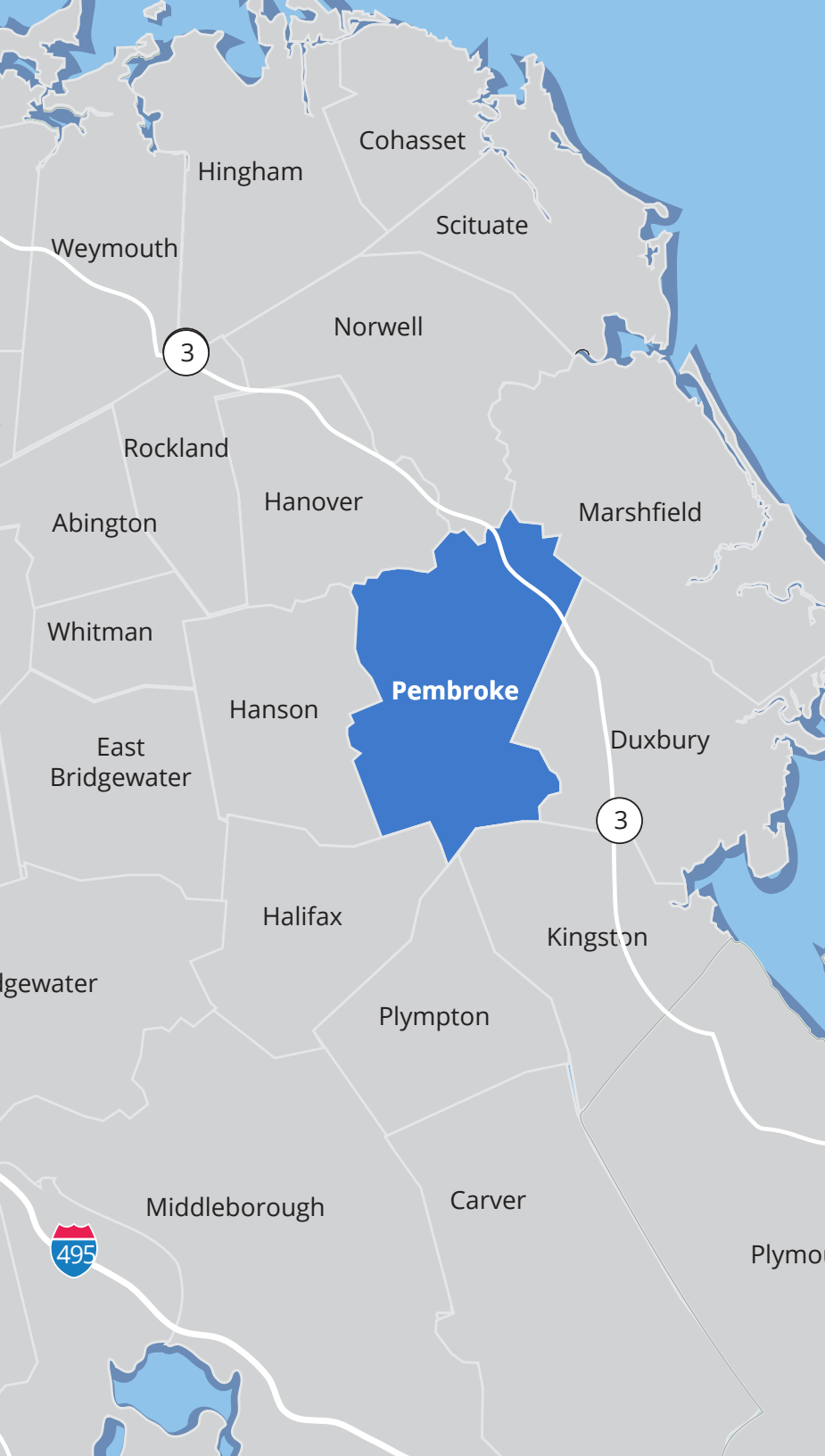
[TOWN OF PEMBROKE](#)

[TOWN OF PEMBROKE ZONING](#)



RETAIL IN THE AREA





PEMBROKE

MEDIAN AGE
44

POPULATION
19,563

MEDIAN INCOME
\$130,015

MEDIAN HOUSE VALUE
\$481,000

42% HOLD
BACHELORS DEGREE

95% HAVE
GRADUATED HIGH
SCHOOL

MASSACHUSETTS

MEDIAN AGE
40

POPULATION
6.9 m

MEDIAN INCOME
\$84,385

MEDIAN HOUSE VALUE
\$568,244

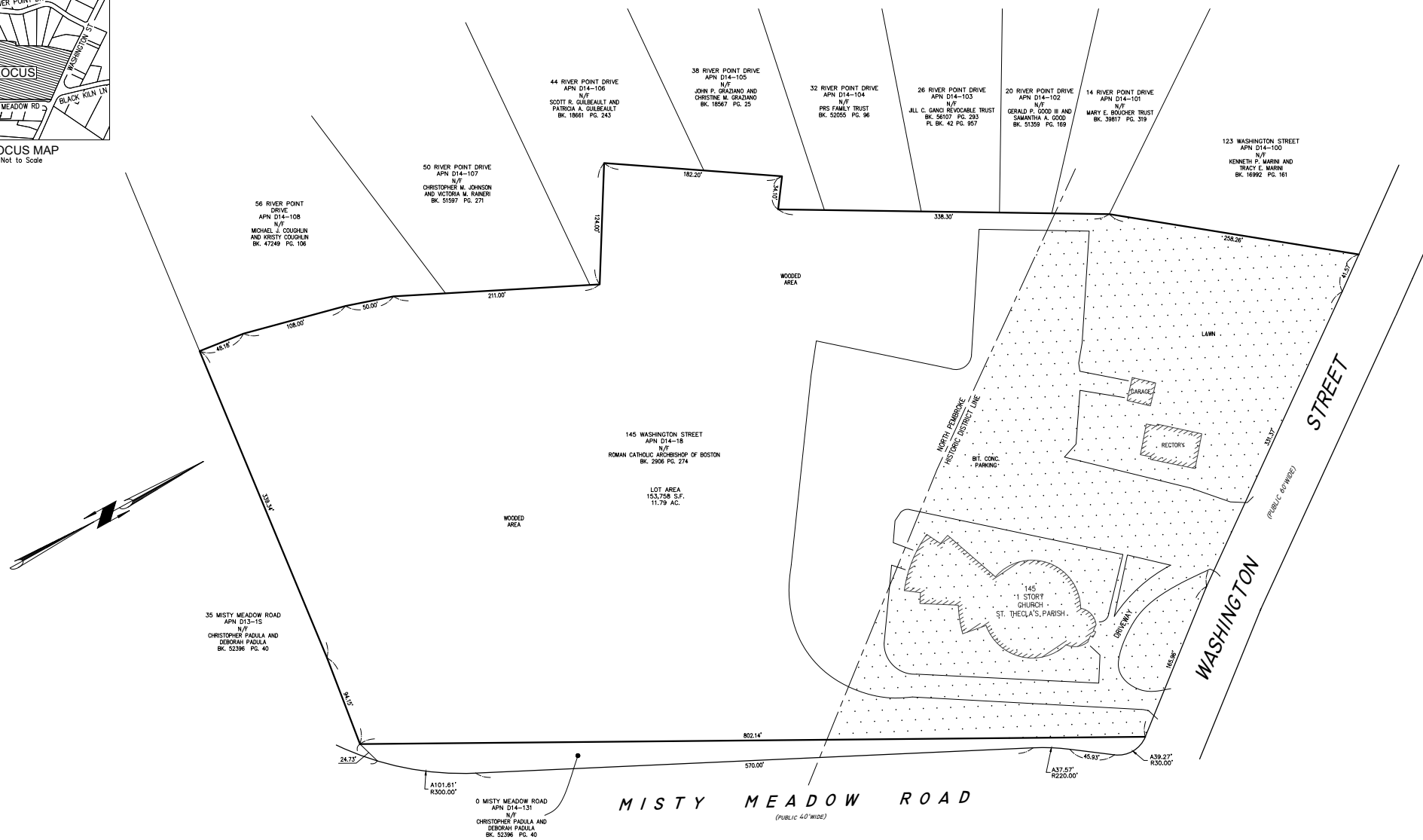
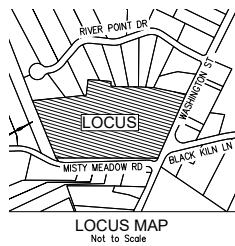
26% HOLD
BACHELORS DEGREE

90% HAVE
GRADUATED HIGH
SCHOOL

Sources: Clear Gov, Esri

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145 WASHINGTON STREET SITE PLAN



[Click here for site survey](#)

CONFIDENTIAL INFORMATION & DISCLAIMER

Avison Young ("Agent") has been engaged by Ownership ("Seller") as the exclusive agent for the sale of 145 Washington Street in Pembroke, MA. The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Avison Young as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum. The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence, for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein. Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner's obligations there under have been satisfied or waived. By taking possession of an reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in a strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Avison Young. Seller will be responsible for any commission due to Agent in Connection with the sale of the Property. Each prospective purchaser will be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent's authority to act on its behalf. If you have no interest in the Property at this time, please return this Offering Memorandum immediately to:

Avison Young
200 State Street, 15th Floor
Boston, MA 02109
Attn: John Dolan Managing Director
john.dolan@avisonyoung.com

The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this Property

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FOR MORE INFORMATION PLEASE CONTACT:

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Principal

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