

0-37 JAMES RD  
RTE 126 ASHLAND, MA

LAND FOR SALE

14.6 ACRES



**Property Description:** The land for sale consists of 5 contiguous parcels totaling 14.81 acres.

0 Rear James Road; O Rear James Road; 5 James Road; 15 James Road; and 37 James Road.

**Use Description:** Permitted uses include single-family residential lots; general retail; medical; office; restaurant; and more. Uses potentially allowable by appeal include multi-unit residential; senior residential facility; business with drive-through and more.

**Location Description:** 242 feet of direct main road frontage with curb cut. Ideally located on Route 126 in Ashland between Framingham and Holliston. In the heart of commercial sector featuring Market Basket and Shaw's Plazas, McDonalds, Dunkin' Donuts and other major retailers. 15,000 Average Daily Traffic Count.

**Development:** Last major land development opportunity along desirable Pond St/ State Highway

**Sale Price:** \$2,100,000:

Gordon Real Estate  
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# OVERVIEW

## **James Road, Ashland, MA: OFFERING / PROPERTY SPECIFICATIONS**

Sale Type: Land: Investment / Development

Zoning: Highway Commercial per Town of Ashland.

LAND AREA PER PARCEL: Per Ashland Assessors Online Database:

0 James Road Rear - Parcel ID # 0140220001000000: 1.91 Acres

0 James Road Rear - Parcel ID # 0140210019200000: .41 Acres

5 James Road - Parcel ID # 0140220000700000: 1.19 Acres

15 James Road - Parcel ID # 0140220000900000: .81 Acres

37 James Road - Parcel ID # 0140220001300000: 10.49 Acres

Portfolio Total: 14.81 Acres

DEVELOPABLE ACRES: Approximately 9.51 Acres

WETLANDS: Approximately 5.3 Acres

STRUCTURES/IMPROVEMENTS/INCOME: Property is currently improved with single-family residential house generating tenant-at-will income of \$2,100 month / \$25,000 annual. Tenant responsible for house utilities and regular maintenance including snowplowing. One other smaller, unoccupied house on property. Both structures can be razed for redevelopment purposes.

UTILITIES: 15 James Road parcel serviced by Eversource gas and electric and Town Water & Sewer.

MASS DOT HIGHWAY IMPROVEMENT PROJECT: The Massachusetts Department of Transportation is performing a highway improvement project along Route 126 / Pond Street, Ashland to widen roadway, install sidewalks and bicycle lanes, install new traffic signals, make drainage improvements and more.

REAL ESTATE TAXES: Approximately \$13,976 annual (FY 2021).

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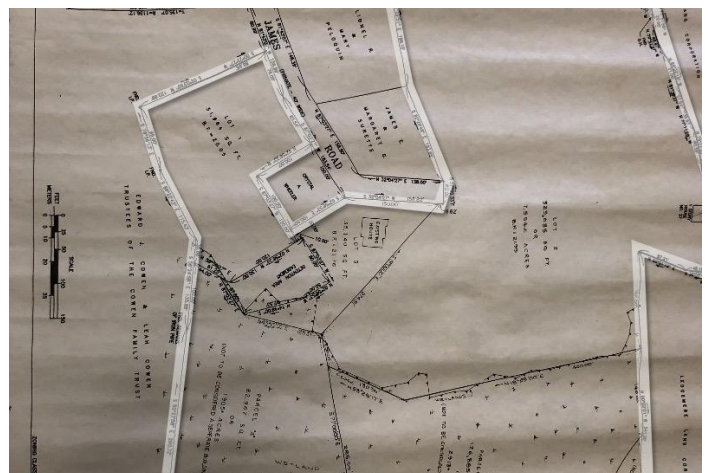
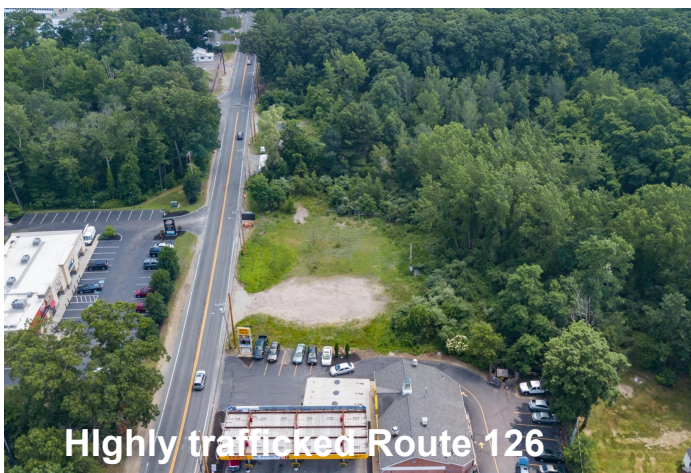
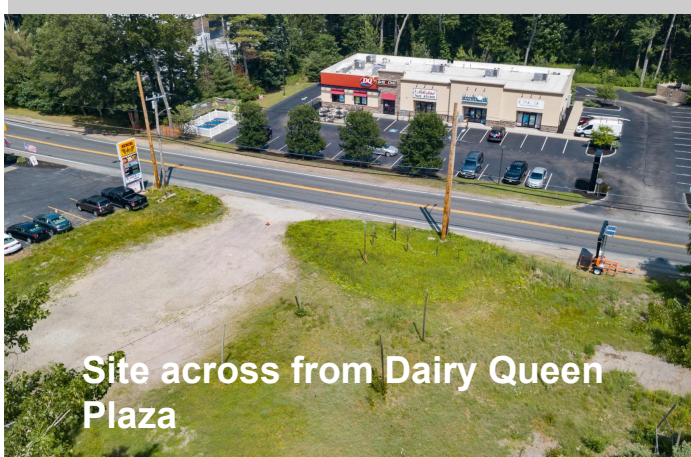
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# PROPERTY PHOTOS

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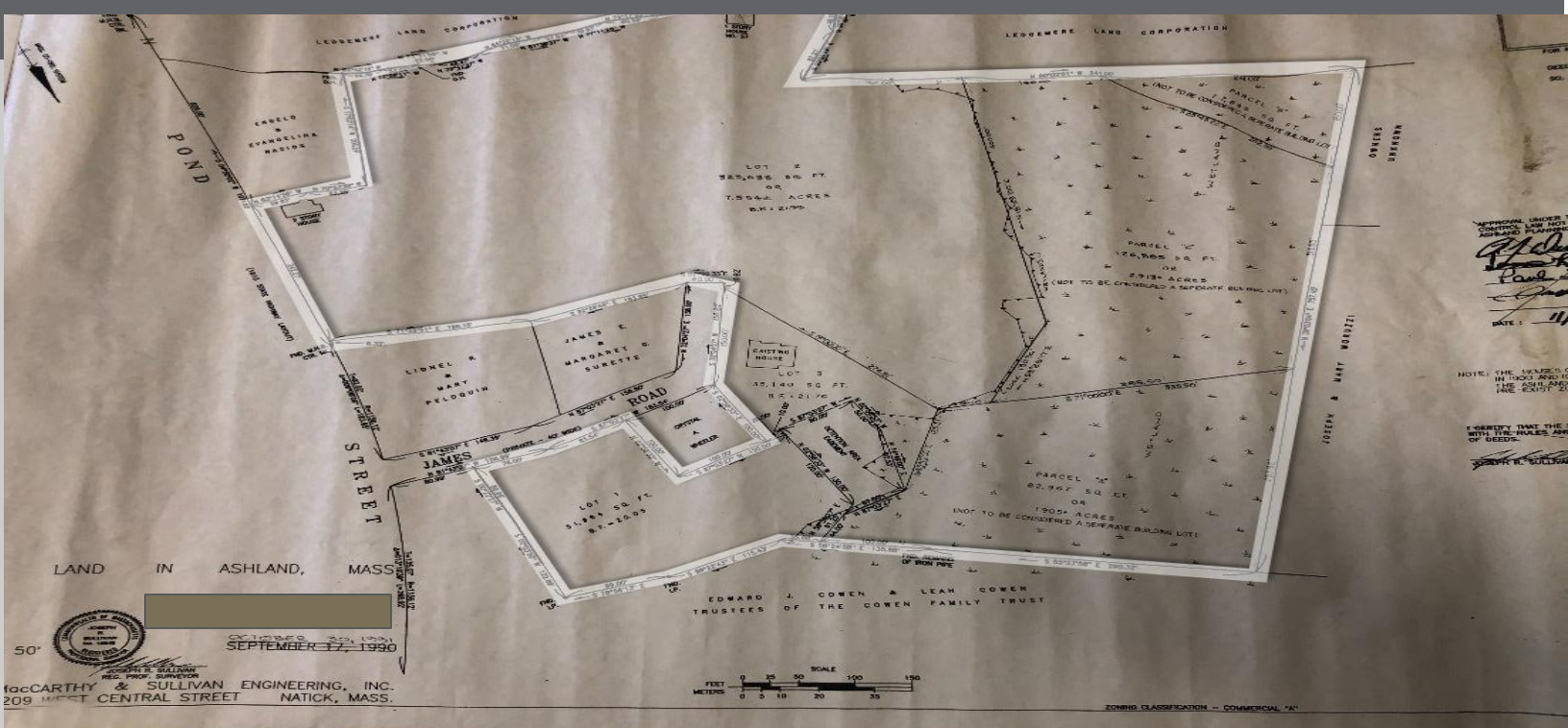
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# MAP/SITE PLAN



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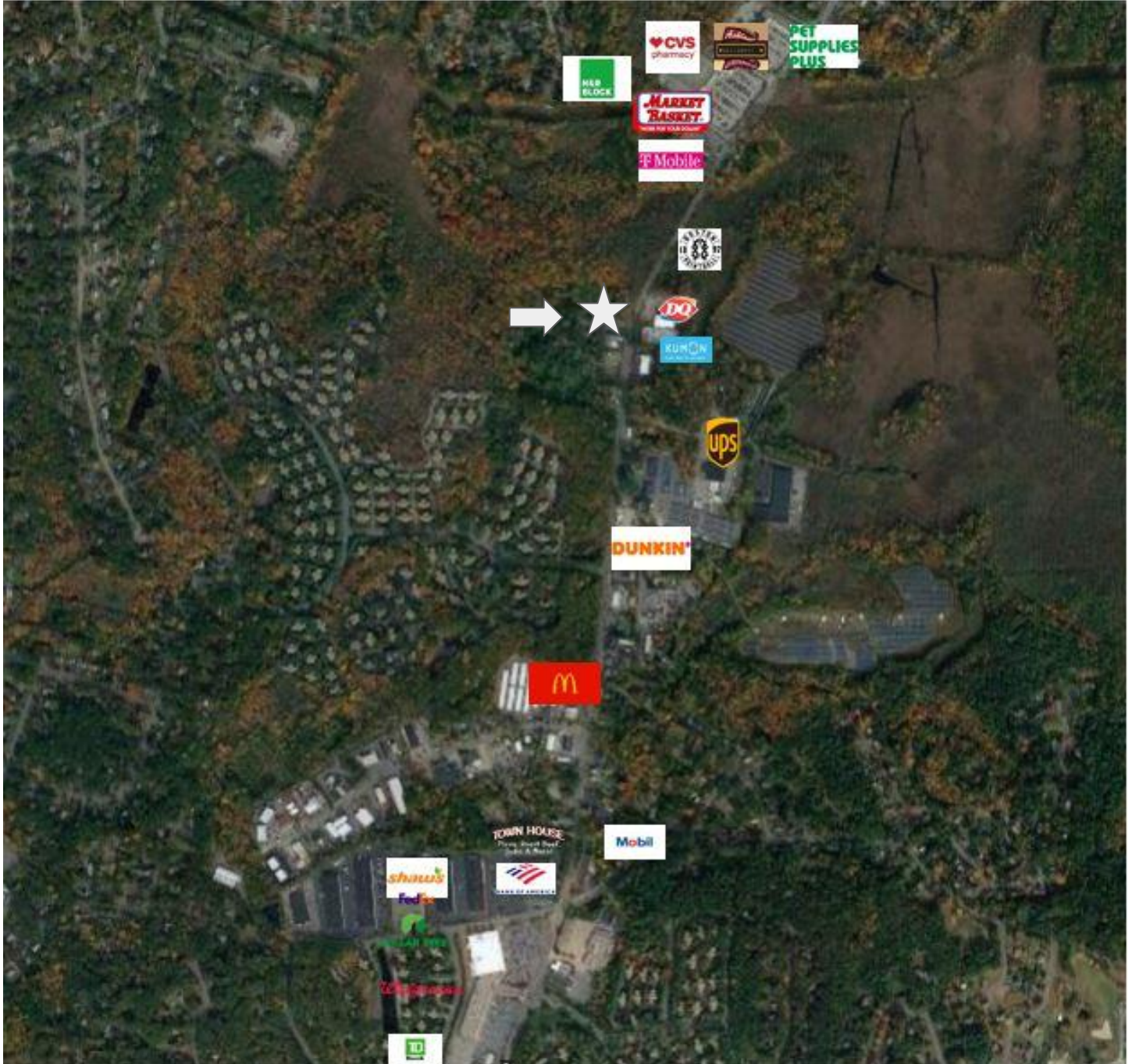
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# AERIAL MAP

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# POPULATION/DEMOGRAPHICS

## James Road, Ashland, MA:

### Population

	2 mile	5 mile	10 mile
<u>2010 Population</u>	24,869	113,845	352,940
<u>2022 Population</u>	26,790	126,561	379,980
<u>2027 Population Projection</u>	27,036	128,406	385,700
<u>Annual Growth 2010-2022</u>	0.6%	0.9%	0.6%
Annual Growth 2022-2027	0.2%	0.3%	0.3%

### Income

	2 mile	5 mile	10 mile
Avg Household Income	\$122,590	\$137,497	\$151,030
Median Household Income	\$93,412	\$109,118	\$121,950

### GROWING POPULATION BASE

### STRONG HH INCOME NUMBERS

### OUTSTANDING DEMOGRAPHIC PROFILE FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENT

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# CONDITIONS OF SALE

The enclosed is a confidential Offering Memorandum intended solely for your exclusive use in considering whether to purchase the subject property. This prospectus may not be offered to any other party unless previously authorized by Gordon Real Estate Corp. (the "Agent") or by the Seller. By receipt of this prospectus, you acknowledge that its contents are confidential and that you will not permit it to be duplicated or distributed in any manner.

## **As-Is Sale**

The property is being sold "as-is", "where-is", and "with all faults". Neither the Seller, the Agent, its employees, nor agents make any warranties or representations whatsoever with respect to, or in connection with, the condition of the property, including without limitation, implied warranties of habitability, merchantability or fitness for a particular purpose; compliance with any and all applicable laws, ordinances, permits, rules, regulations or requirements, including, but not limited to, environmental, building and zoning laws or the presence or absence of any environmental matters, it being the understanding of the parties that Buyer will purchase the property based on its own independent investigations, tests, surveys and inspections.

## **Response to Offers**

Seller reserves the right to select or reject any and all offers, at its sole and absolute discretion, based on criteria established by Seller. The successful offer may or may not be the highest offer. The price offered and the apparent financial capability of the Buyer to pay cash, to obtain third-party financing, as well as the number and type of contingencies will be among those factors considered by the Seller in its determination of the successful offer.

## **Other Conditions**

This confidential prospectus contains brief, selected information pertaining to the business and affairs of the subject property At the time of preparation by the Agent it reflects information available at the time. It does not purport to be all-inclusive nor to contain all the information that a prospective buyer may need to make an investment decision. Neither the Seller nor the Agent, its officers, employees, or agents, make any representation or warranty, expressed or implied, as to the accuracy or completeness of this offering package or any of its contents, and no legal liability is assumed or shall be implied with respect thereto. The Agent and Seller make no representations concerning the conditions affecting the property, including but not limited to financial performance, physical condition, including without limitation subsoil, structure, toxic waste, asbestos, lead paint, radon, flooding, or any other condition which would be detrimental to the property's value. The Agents and the Seller make no representation as to the compliance with any federal, state, and local laws or regulations related to the property, including compliance with the American Disabilities Act. It is suggested that the Buyer conduct whatever inspections or tests he or she deems necessary. It is also recommended that the Purchaser consult with his or her attorney, accountant, and/or investment advisor to perform his or her own due diligence and investment analysis before entering into an agreement to purchase. No reliance should be placed on the information contained herein, and the Buyer should verify all numbers and information through his or her own due diligence.

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