Brant Rock Village

Mixed-Use Opportunity

239-277 Ocean St | Marshfield, MA 02050

Mixed-Use Development Opportunity | B-4 Zoned Waterfront Parcel

MATTHEWS™

Brant Rock Village Development

239-277 Ocean St | Marshfield, MA 02050

MATTHEWS™

Exclusively Listed By

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Broker of Record | **Kyle Matthews** | Broker Lic. No.: 1000083-RE-RB (MA)

Section 1

Property Overview

Property Overview

±121,480
Total GLA (SF)

±2.82
Lot Size (AC)

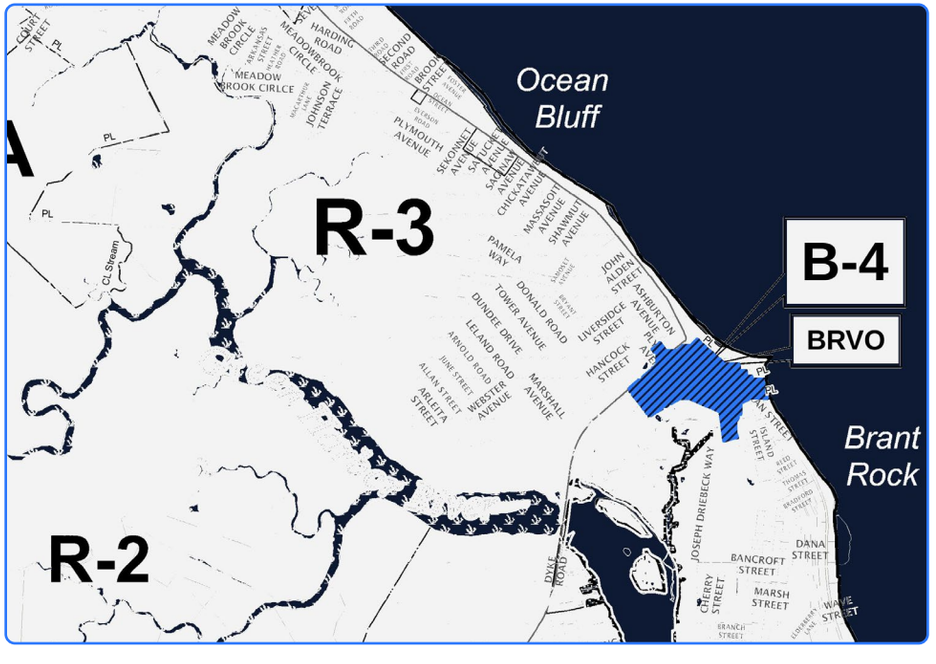
Name	Mixed-Use Development
Address	239-277 Ocean St
City	Marshfield
State	MA
APN	MARS M:0M07 B:0003 L:005A (+)
Lot Area	±121,480 SF
Gross Leasable Area (Wetland)	±19,052 SF
Gross Leasable Area (Upland)	±102,428 SF
Owner	S&D Properties LLC
Current Occupancy	Undeveloped
Zoning	B-4 (Business Waterfront District)
Overlay District	BRVO (Brant Rock Village Overlay District)
Wetlands	Partial

Brant Rock Village Overlay (BRVO)

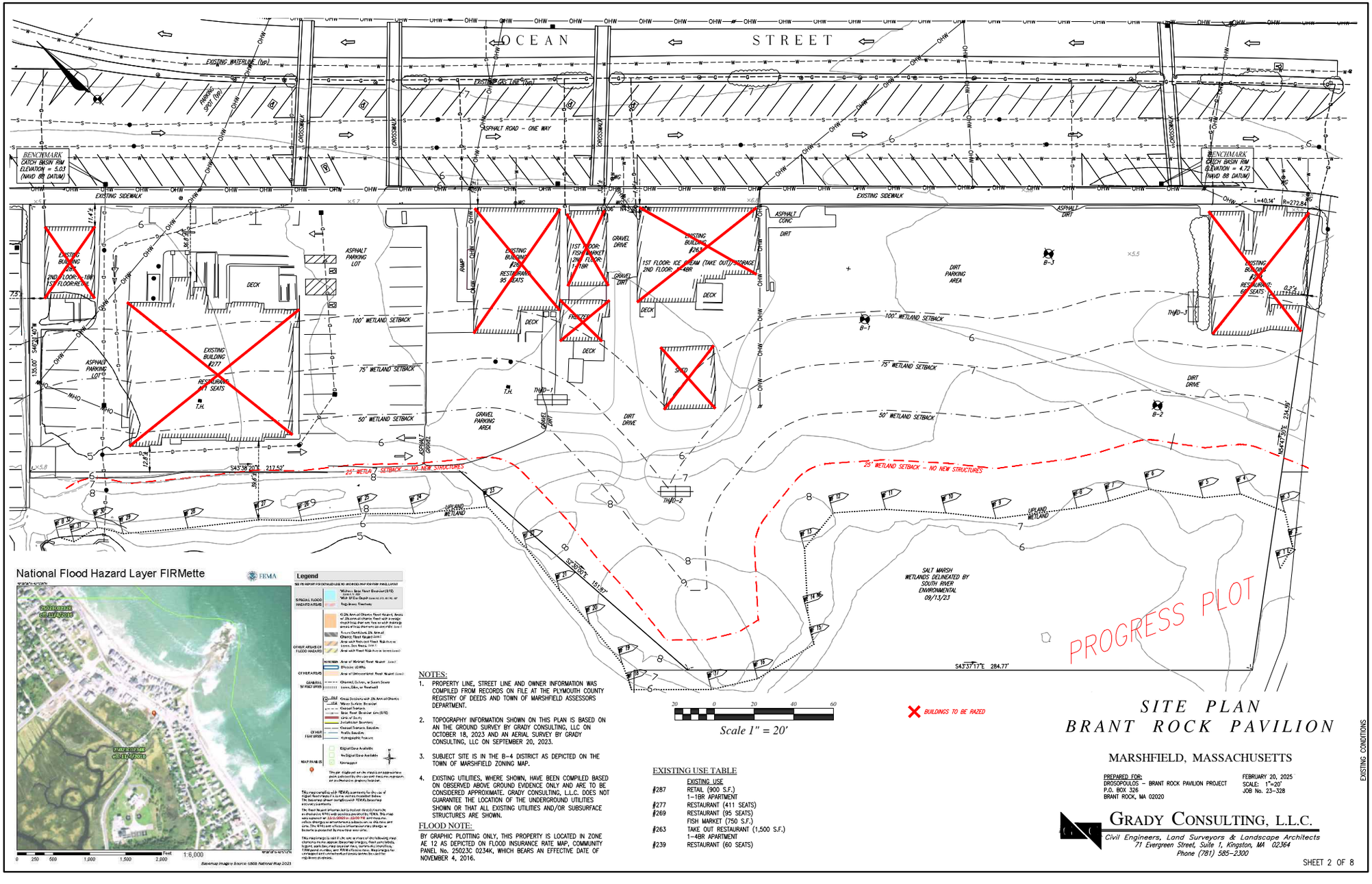
Primary Zoning: B-4 Waterfront Business

The BRVO is superimposed over the B-4 district to encourage mixed-use revitalization while maintaining the coastal village character.

- **Mixed-Use Priority:** Encourages retail on ground floors with residential above.
- **Incentivized Density:** Provides higher density than standard B-4 for compliant mixed-use structures.
- **Public Realm:** Requirements for enhanced pedestrian connectivity and coastal access.



Site Plan



National Flood Hazard Layer FIRMette

NOTES:

1. PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS AND TOWN OF MARSHFIELD ASSESSORS DEPARTMENT.
2. TOPOGRAPHY INFORMATION SHOWN ON THIS PLAN IS BASED ON AN THE GROUND SURVEY BY GRADY CONSULTING, LLC ON OCTOBER 18, 2023 AND AN AERIAL SURVEY BY GRADY CONSULTING, LLC ON SEPTEMBER 20, 2023.
3. SUBJECT SITE IS IN THE B-4 DISTRICT AS DEPICTED ON THE TOWN OF MARSHFIELD ZONING MAP.
4. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE ONLY AND ARE TO BE CONSIDERED APPROXIMATE. GRADY CONSULTING, L.L.C. DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE AE 12 AS DEPICTED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 25023C 0234K, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 4, 2016.

20 0 20 40 60

Scale 1" = 20'

BUILDINGS TO BE RAZED

EXISTING USE TABLE

	EXISTING USE
#287	RETAIL (900 S.F.) 1-1BR APARTMENT
#277	RESTAURANT (411 SEATS)
#269	RESTAURANT (95 SEATS) FISH MARKET (750 S.F.)
#263	TAKE OUT RESTAURANT (1,500 S.F.) 1-4BR APARTMENT
#239	RESTAURANT (60 SEATS)

SITE PLAN
BRANT ROCK PAVILION

MARSHFIELD, MASSACHUSETTS

PREPARED FOR:
DROSOPOULOS - BRANT ROCK PAVILION PROJECT
P.O. BOX 326
BRANT ROCK, MA 02020

FEBRUARY 20, 2025
SCALE: 1"=20'
JOB No. 23-328

GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300

EXISTING CONDITIONS

Offering Overview

$5,865,600	$2,080,000	11
List Price	Price Per Acre	Parcels Included

Project Site & Goal

- **Location:** The site consists of land at 239-277 Ocean Street, identified by various Assessor's Map and Block lots.
- **Project Goal:** The project is situated in the B-4 Business District and the Brant Rock Village Overlay District (BRVO). It is partially within a coastal wetland zoning district.
- **Area:** The total site area is ±121,480 SF, comprising ±102,428 SF of upland and ±19,052 SF of wetland.

Site Management

- **Erosion Control:** The project includes plans for silt sacks on catch basins and silt sock barriers to protect resource areas.
- **Utilities:** Proposed work includes the installation of a new drainage detention system, water service lines, and sewer connections.

For Financing, Please Contact | **Andrew Marcus** | (646) 298-3027 | andrew.marcus@matthews.com

Zoning Overview

Zoning and Regulations

The property is situated in the B-4 Business District and the Brant Rock Village Overlay District (BRVO). It is partially within a coastal wetland zoning district. Minimum requirements include:

- **Lot Dimensions:** 10,000 square feet minimum area, 100-foot frontage, and 100-foot depth.
- **Setbacks:** 10 feet for the front, 5 feet for the side (if not connecting to abutting boardwalks), and 15 feet for the rear.
- **Building Constraints:** Maximum height of 35 feet (2.5 stories), maximum building area of 60%, and minimum open space of 20%.

Permit Requests

The project seeks approvals from the Planning Board and the Zoning Board of Appeals, including:

- **Planning Board:** Special permit for mixed-use buildings with residential units above.
- **ZBA:** Site plan approval, off-street parking variance, and a variance for residential parking.

The project, prepared by Grady Consulting, L.L.C., includes a comprehensive plan covering existing conditions, parking, grading, utilities, and erosion control.

BFE+1 & Permitted Uses

The “BFE+1” Requirement

Marshfield Zoning Article XIII requires all structures in the Floodplain Overlay to be flood-resilient.

Elevation Mandate: The floor level of areas occupied by humans must be four feet above the seasonal high-water table and at least 1 foot above FEMA Base Flood Elevation.

This necessitates “stilt” or “flow-through” foundation designs, often utilized for ground-level parking under elevated habitable space.

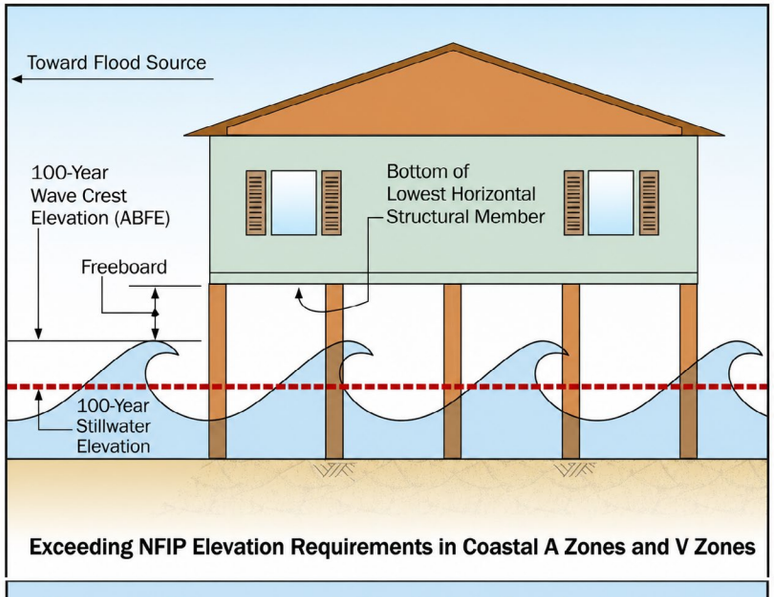


Figure 7. Recommended construction in Coastal A Zone and V Zone.

Photo image courtesy of FEMA.gov

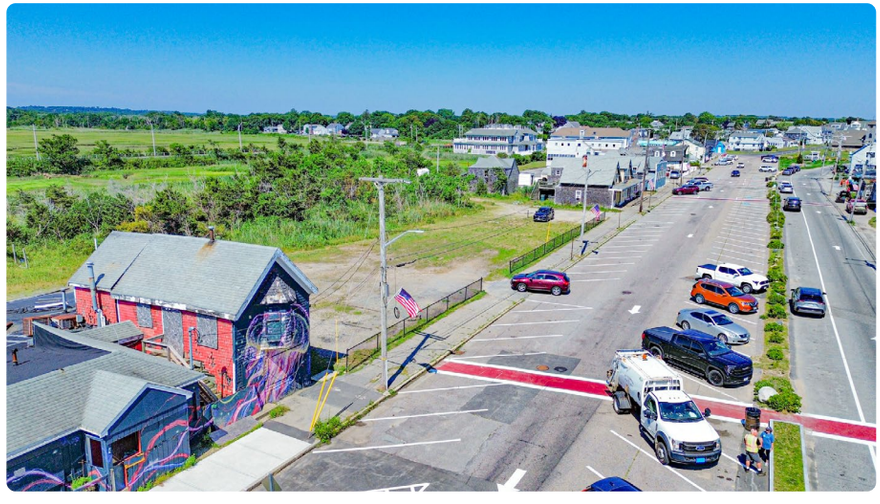
Project Details

Dimensional & Height Restrictions

- **Building Height:** Maximum 35 feet or 3 stories. This is measured above the FEMA Base Flood Elevation (BFE) + 1 foot.
- **Minimum Lot Size:** 10,000 SF required for mixed-use development.
- **Front Yard Setback:** 20 feet minimum from the street line.
- **Open Space:** Minimum 20% of lot area must be maintained as open/ landscaped space.
- **Side/Rear Setbacks:** 10 feet minimum, but increases to 25 feet if abutting a Residential (R) district.
- **Parking:** Maneuvering lanes and parking are permitted within setbacks.

Environmental & Resiliency Mandates

- **FEMA AE Zone:** Site is subject to periodic flooding. All mechanicals and living spaces must be elevated above the Base Flood Elevation (BFE).
- **Beach Nourishment:** Active Town beach nourishment and seawall projects may impact site access and long-term insurance premiums.
- **Wetlands Protection:** Conservation Commission review required for any work within 100 feet of coastal resource areas.



Boston
±35 Miles Away
Marshfield High School
±1,300 Students
Boston Logan International Airport
±40 Miles Away
Sunrise Beach
±1 Miles Away
Peter Igo Park
±0.5 Miles Away
Marshfield Municipal Airport - George Harlow Field - KGHG
±3 Miles Away
291 Ocean Street
Brant Rock, MA
Brant Rock Market
Grocery Store
Subject Property
the jetty
Brant Rock HOP
Ocean St
W

NE
Oceanfront Marshfield Home on Brant Rock Beach
Cottage
Brant Rock Beach
±0.2 Miles Away
the jetty
New England Marine And Industrial
Brant Rock HOP
Ocean St
Green Harbor Beach
±1.5 Miles Away
Subject Property
Rocky Roads
Ice Cream Shop

Section 2

Market Overview

Marshfield, MA

Market Demographics

26,826
Total Population

$125,986
Median HH Income

$976M
Annual Visitor Spending (Plymouth County)

Local Market Overview

Marshfield is a desirable South Shore community positioned approximately 35 miles southeast of downtown Boston, offering a unique blend of coastal living, affluent residential neighborhoods, and convenient regional accessibility. Strong household incomes, a highly educated workforce, and sustained housing demand continue to support residential investment throughout the community. Residents benefit from proximity to Route 3, commuter rail access in neighboring communities, and recreational amenities that include beaches, marinas, conservation areas, and an established downtown commercial corridor. The area's combination of lifestyle appeal and access to Greater Boston employment centers has contributed to stable long-term residential demand.

For mixed-use development, Marshfield presents an attractive environment where neighborhood-serving retail complements growing residential demand. Local planning initiatives continue to encourage thoughtful redevelopment that enhances walkability, supports small businesses, and expands housing opportunities while preserving the character of the South Shore. The community's affluent customer base, seasonal tourism activity, and limited availability of well-located development sites support long-term occupancy prospects for both residential and retail components. As housing affordability challenges continue throughout eastern Massachusetts, well-designed mixed-use projects offering modern residential units above convenient neighborhood retail are well positioned to benefit from sustained market demand.

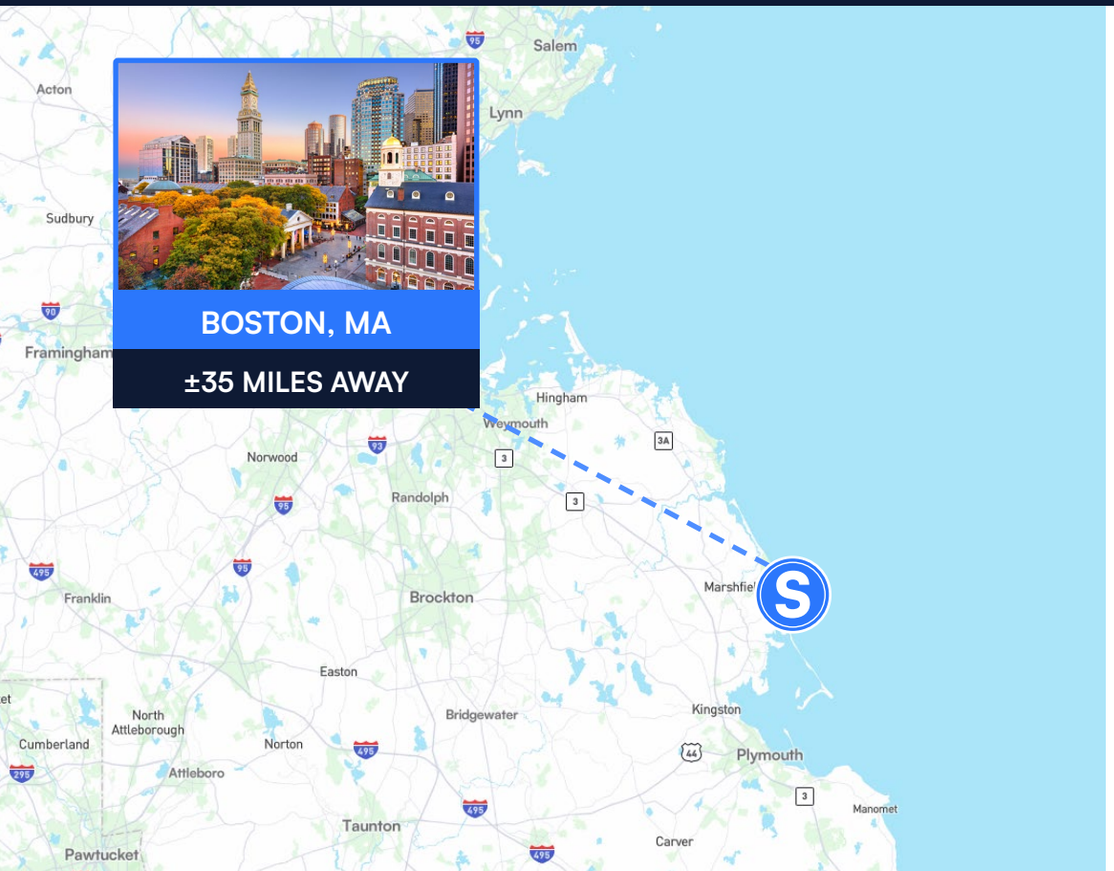
Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2020 Population	11,802	25,183	99,484
2025 Population	12,204	25,942	102,836
2030 Population Projection	12,451	26,445	104,908
Annual Growth 2020-2025	0.7%	0.6%	0.7%
Annual Growth 2025-2030	0.4%	0.4%	0.4%
HOUSEHOLDS	**3-MILE**	**5-MILE**	**10-MILE**
2020 Households	4,884	9,749	38,197
2025 Households	5,050	10,033	39,410
2030 Household Projections	5,154	10,228	40,203
INCOME	**3-MILE**	**5-MILE**	**10-MILE**
Avg Household Income	$139,185	$156,735	$152,695

The Boston-Cambridge-Newton Metropolitan Statistical Area is one of the nation's largest and most resilient regional economies, providing a strong foundation for mixed-use residential and neighborhood-serving retail development. Anchored by globally recognized industries including healthcare, biotechnology, higher education, financial services, and technology, the region benefits from a highly educated workforce, diverse employment base, and sustained economic growth. These fundamentals continue to drive housing demand and consumer spending throughout Greater Boston, supporting long-term investment in communities that offer quality residential environments with convenient access to employment centers.

Marshfield benefits from its strategic location along Massachusetts' South Shore, offering residents a coastal lifestyle while maintaining convenient access to Boston, Quincy, and the broader metropolitan area via Route 3. The town's affluent household base, limited supply of developable land, and strong demand for housing create favorable conditions for thoughtfully designed mixed-use projects that integrate modern residential units with neighborhood-oriented retail. As housing demand continues to outpace new supply across the Boston MSA, developments that combine walkable amenities with high-quality living environments are well positioned to capitalize on the region's enduring demographic and economic strength.

Boston, MA MSA



World-Class Education Hub

The Boston MSA is home to some of the most prestigious universities in the world, including Harvard University, MIT, and Boston University. Harvard alone brings significant global recognition, research funding, and a constant influx of students, faculty, and visitors—driving sustained economic activity and housing demand throughout the region.

Major League Sports Market

Boston is one of the most prominent sports cities in the U.S., home to championship franchises including the New England Patriots (NFL), Boston Red Sox (MLB), Boston Celtics (NBA), and Boston Bruins (NHL). These teams generate strong regional pride, consistent game-day traffic, and year-round visitor activity.

Innovation-Driven Economy

Boston's economy is powered by leading industries such as biotechnology, healthcare, finance, and technology. The region is a global leader in life sciences and venture capital investment, with a dense concentration of startups and Fortune 500 companies. This economic diversity supports high employment levels and strong consumer spending across the metro.

Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **239-277 Ocean St, Marshfield, MA 02050** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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