

BOURNE, MA

# BAY VIEW CAMPGROUND

Awarded 2025 Best of the Best Campground by RV Life

260-270 MacArthur Blvd - Rte 28  
4 & 6 Dornick Rd  
Bourne, MA

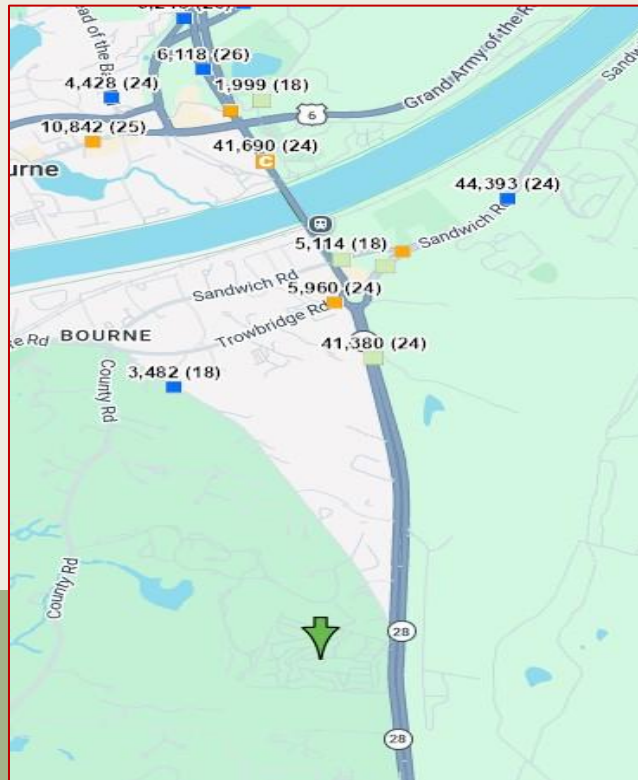
**FOR SALE – BAY VIEW CAMPGROUND – BOURNE, MA - 409± Sites on 53.27± Total Acres**

Offered Exclusively  
 Hartel Commercial Real Estate

**OFFERED FOR \$23,000,000**  
6% Cap Rate

1.5± Miles to Bourne Bridge  
One Hour from Boston and Providence

# Executive Summary



## PROPERTY DESCRIPTION & Specifications – Bay View Campground

53.27± Acres

409± Sites

30 & 50 Ampere Sites, 20 Amp Tent Sites & 2 Rental Pods with Water, Electric Sewer, Cable TV Offered at Sites

1,315± SF Registration Office/Retail Building

6,197± SF Retail/Arcade Building

500± SF Men’s & Women’s Restroom/Shower Building

## PROPERTY HIGHLIGHTS

Direct Location on Route 28 MacArthur Boulevard

1.5± Miles to Bourne Bridge

One Hour from Boston or Providence

## 2024 PROPERTY DEMOGRAPHICS

Radius	2 Miles	5 Miles	10 Miles
Population	6,479	27,593	111,336
Median HH Income	\$84,573	\$84,243	\$90,231

## PROPERTY AMENITIES & ACTIVITIES

Pull Through Sites

Fieldstone Fireplace

Clean Restrooms/Hot Showers

LP Bottle Gas Refills

3 Outdoor Inground Swimming Pools

Retail Shops/Ice Cream Parlor

2 Baseball Courts/Sports Field

Tates Pavilion/Entertainment

Scavenger Hunts/Water Games

Kids Crafts/Adult Mystery Bingo

Picnic Tables on Every Site

Free WiFi Hotspots

Laundry Center

Enclosed Dog Park

Arcade Room

Tennis/Volleyball/Pickleball Courts

Horseshoe Pit/Shuffleboard

Sports Field

Ping Pong Tournaments

Teen Card Games/Hopscotch Games

## TRAFFIC VOLUME – 2024

Rte 25 Base of Bourne Bridge  
41,692/Vehicles/Day

Rte 28 Bourne Bridge South  
41,380/Vehicles/Day

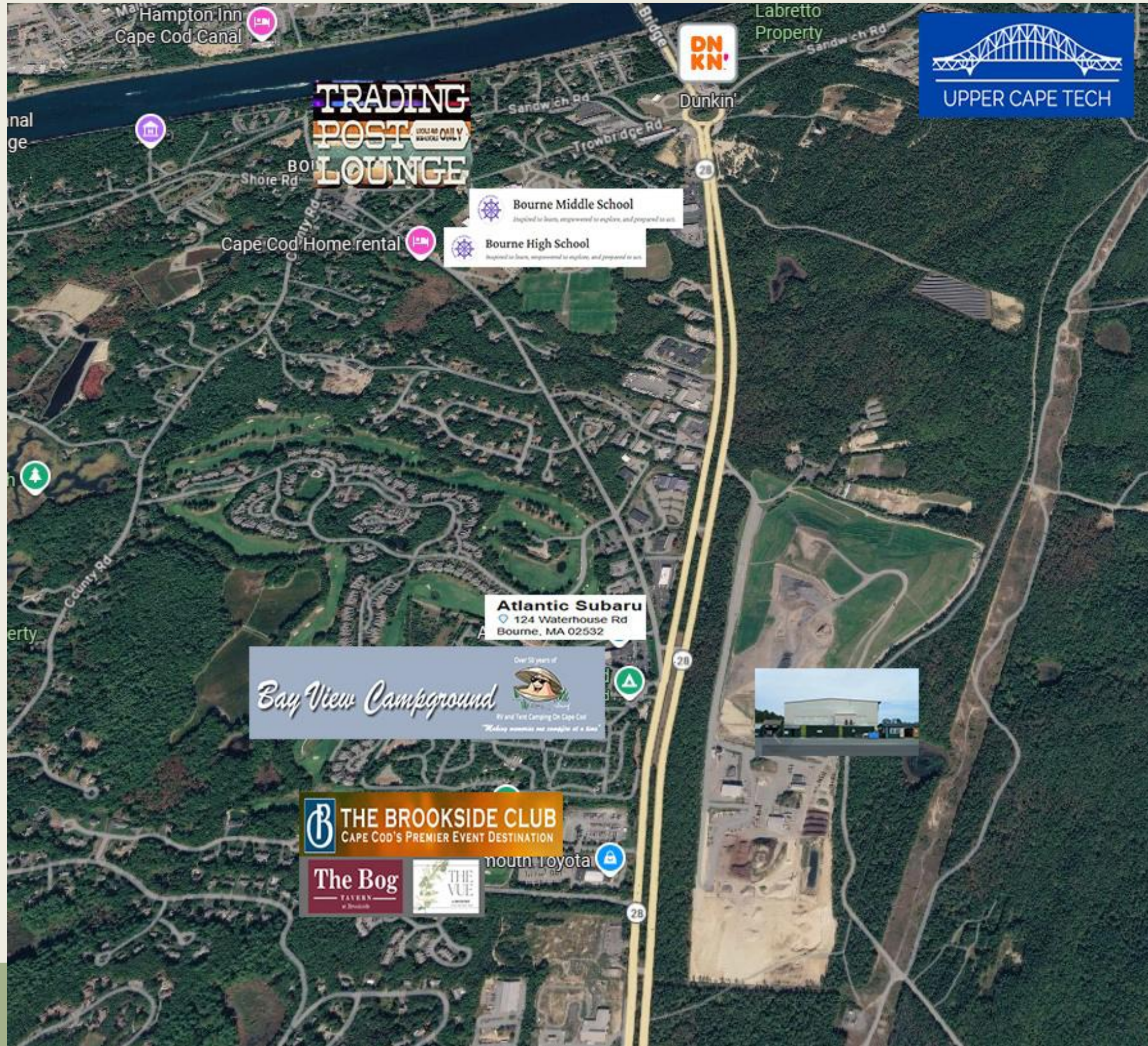
Traffic Counts Locus Map to  
the Left

# BAY VIEW CAMPGROUND LOCUS MAP



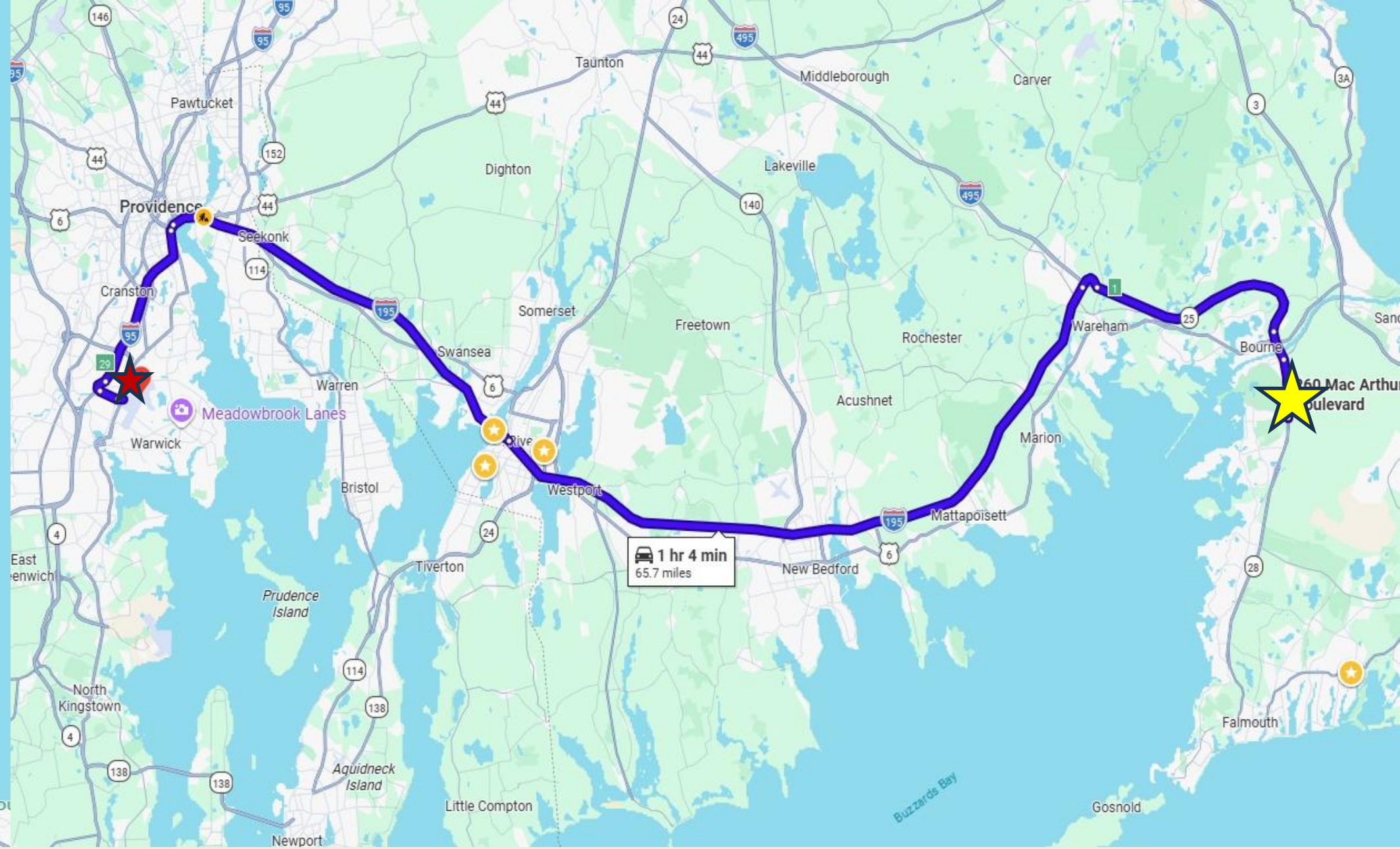
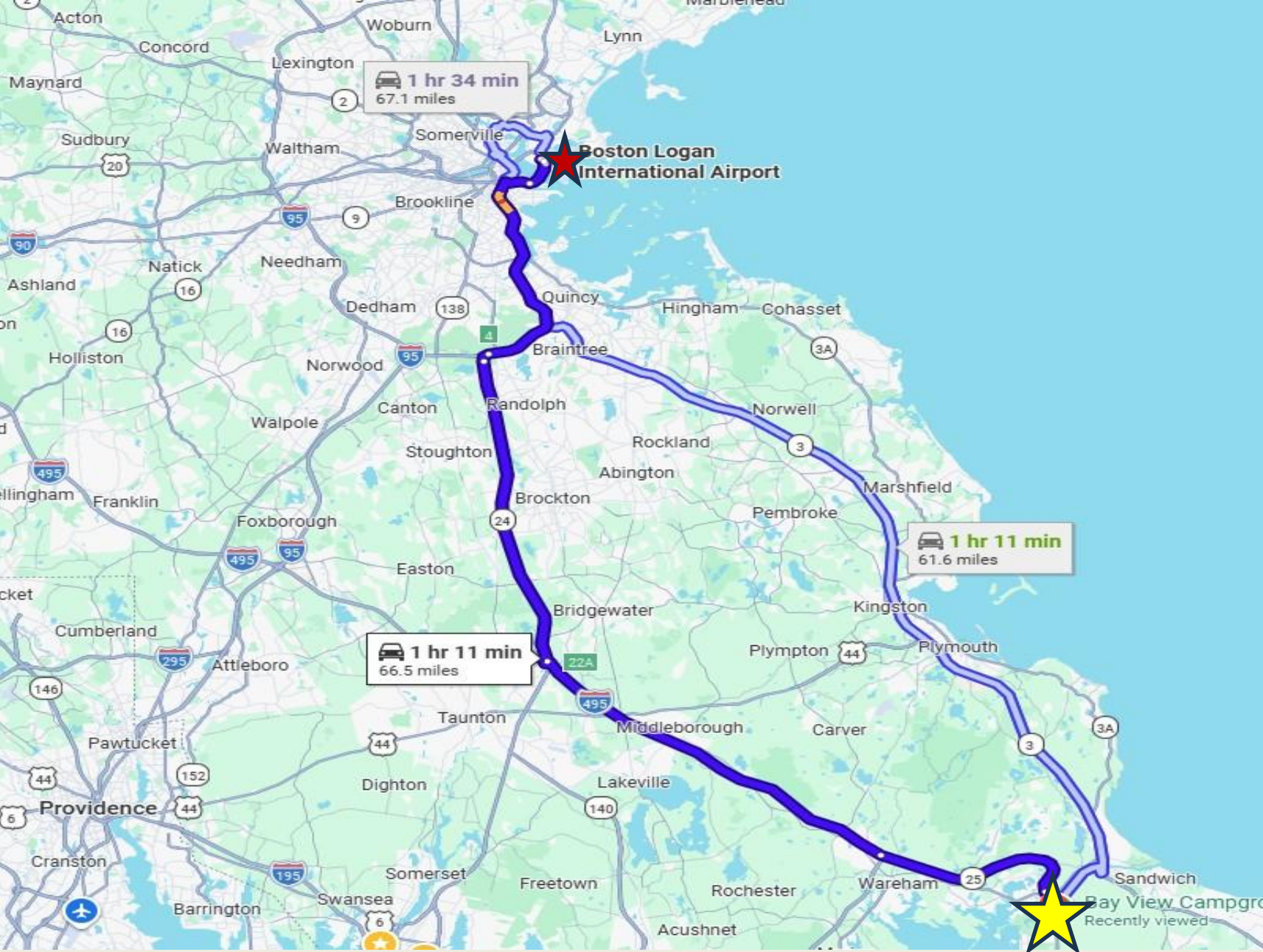
The Campground Map, on the left shows in detail all aspects of the campground property.

# SATELLITE IMAGERY



Bay View Campground was established in 1957 and offers a different and unique style of staycation/vacation. Located in the suburban area of heavily traveled MacArthur Boulevard aka Route 28, it offers many on and off and onsite amenities as well as conforming to the immediate neighborhood and with the extended surrounding area.

The Satellite Imagery Map, on the left shows in detail all aspects of the campground Area Neighborhood.

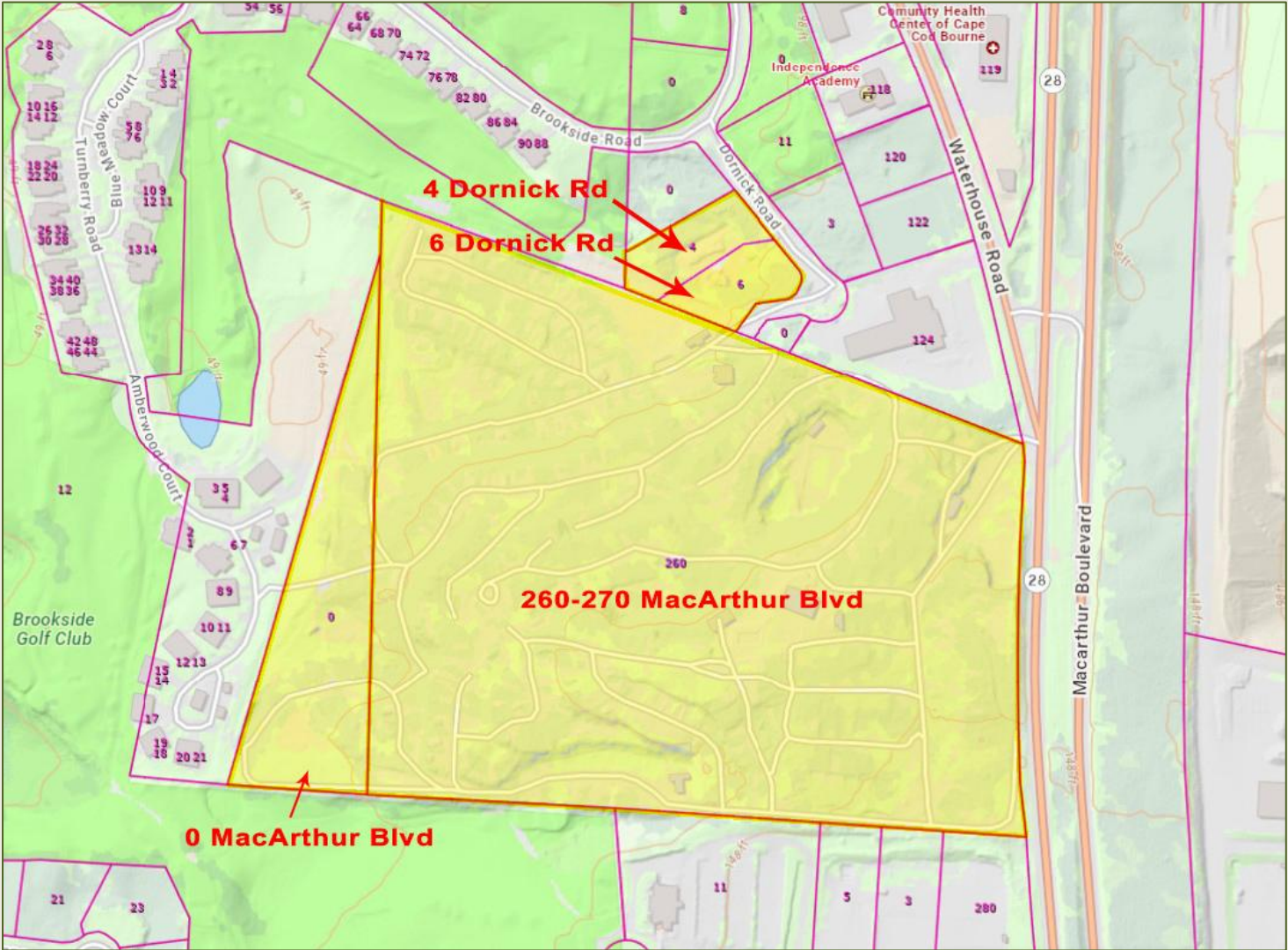


**Bay View Campground, Bourne, MA  
from Logan International Airport, Boston, MA  
1 Hour/11 Minutes**

**Bay View Campground, Bourne, MA  
from TF Green Airport, Providence, RI  
1 Hour/4 Minutes**

Strategically Located  
One Hour from Boston  
One Hour from Providence

# ASSESSMENTS - 2026



## 260-270 MacArthur Blvd., Rte 28

Land: \$8,164,300  
 Building: \$ 979,300  
 Assessment: **\$9,143,600**  
 Tax Assessment: \$ 70,589

## 0 MacArthur Blvd., Rte 28

Land: \$ 93,400  
 Building: N/A  
 Assessment: **\$ 93,400**  
 Tax Assessment: \$ 721

## 4 Dornick Rd

Land: \$ 115,600  
 Building: \$ 1,100  
 Assessment: **\$ 116,700**  
 Tax Assessment: \$ 900

## 6 Dornick Rd

Land: \$ 41,400  
 Building: N/A  
 Assessment: **\$ 41,400**  
 Tax Assessment: \$ 320

## TOTAL ASSESSMENT

Land: \$8,414,700  
 Building: \$ 980,400  
 Assessment: **\$9,395,100**  
 Tax Assessment: \$ 72,530

# MARKET OVERVIEW

## BOURNE, MASSACHUSETTS

Bourne is a unique blend of maritime history, miles of paved trails for fishing along world renowned banks, biking trails, and a strong sense of community living. It is known as the gateway to the Cape with all three bridges, the Train Bridge, Bourne Bridge and Sagamore Bridge, located here over the Cape Cod Canal. Bourne is comprised of the following villages with Seaside Living at it's best.

- Bourne Village
- Bournedale
- Buzzards Bay
- Gray Gables
- Monument Beach
- Pocasset & Cataumet

Economically, Bourne is home to the Massachusetts Maritime Academy and located near Otis National Guard Base, both important local employers and landmarks of the community, along with cranberry farming and tourism.

The Cape Cod Canal draws an abundance of locals and tourists for watching boat traffic along the paved service roads, which are also used for fishing, biking and walking. Bourne offers multiple businesses including shops and restaurants which sustain the local economy year-round.



# BAY VIEW CAMPGROUND PHOTOGRAPHS





# Hartel Commercial Real Estate

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