

FOR
SALE

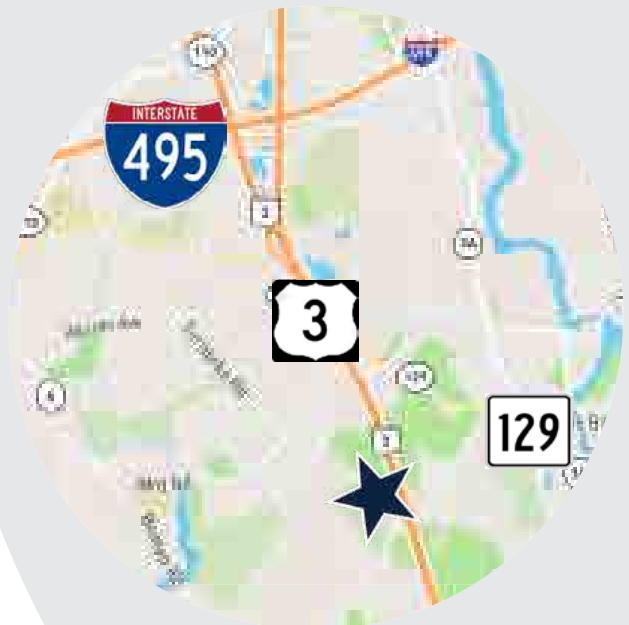
14.66 ACRES RANGEWAY ROAD BILLERICA, MA



14+/- ACRES VACANT LAND AVAILABLE

The Stubblebine Company is pleased to offer for sale 14.66 Acres on Rangeway Road, Billerica, MA to the marketplace:

- Conveniently adjacent to Route 3
- Located in one of the most dynamic real estate markets in the nation
- Outstanding highway visibility and located close to the Route 495/Route 3 interchange



EXCLUSIVE LISTING AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

14.66 Acres RANGWAY ROAD, BILLERICA, MA



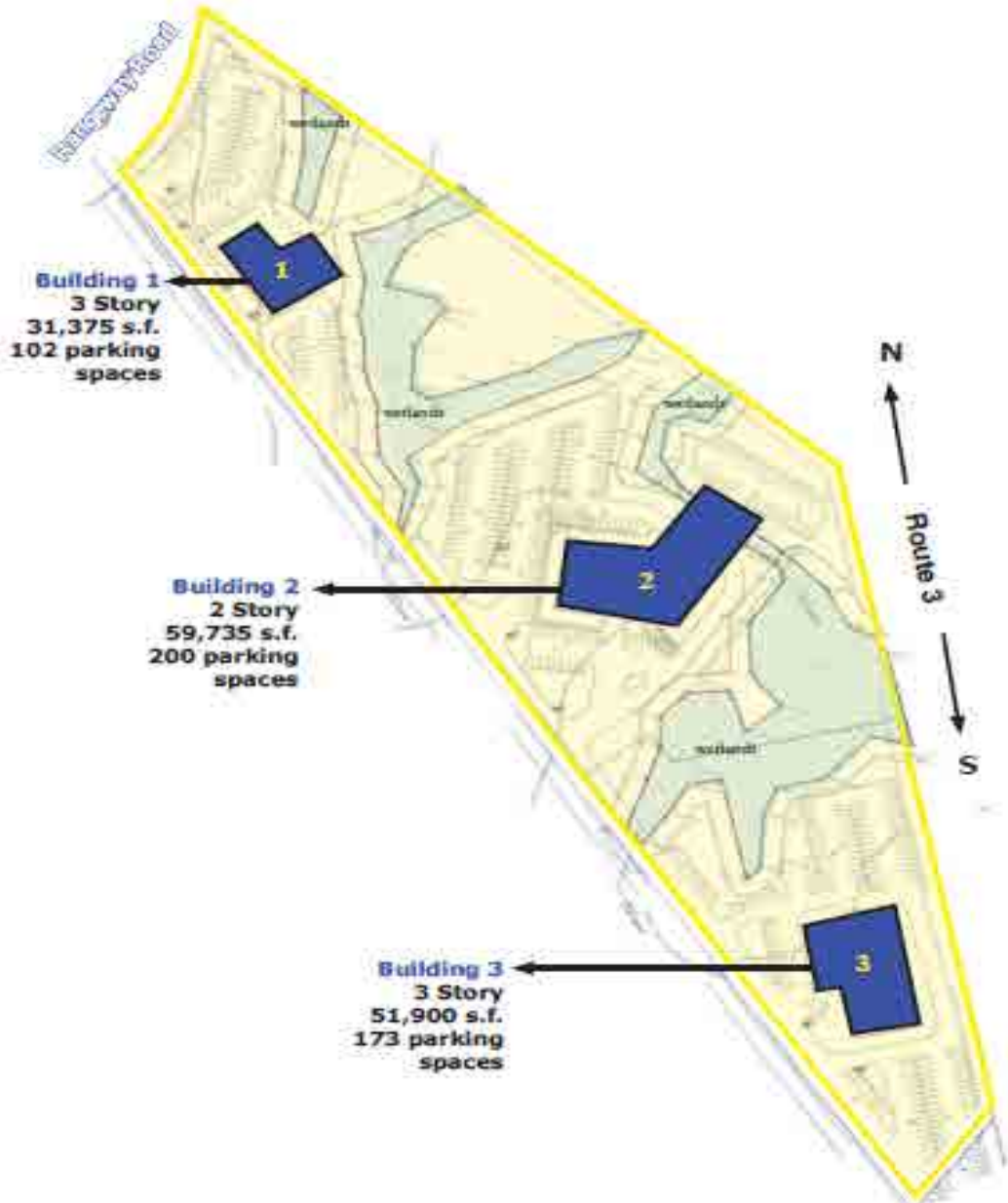
PROPERTY SPECIFICATIONS

TOTAL SIZE	14.66 +/- contiguous acres
SITE CONDITION	Mostly level and flat
ZONING	Industrial
UTILITIES	Private sewer, Municipal water, Electricity
WETLAND DELINEATION	Updated in 2018
SALE PRICE	\$1,295,000
ENGINEERING	Updated the end of 2018; Valid for 3 years



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CONCEPTUAL BUILDING PLANS



MARKET OVERVIEW



BILLERICA OVERVIEW

Billerica was incorporated as a town in 1655. The name was chosen because some of the original families originated from Billericay in England. Billerica is located 20 miles north-north-west of Boston along Route 3 positioning it between the Boston Metro region and the Great Lowell region. Billerica has several small neighborhoods that form villages of the town.

Billerica has a large retail presence and is home to many corporations, such as, Ratheon, Cabot Corporation, L3 Technologies and Avaya. Billerica is geographically close to the MBTA Wilmington Commuter Rail and the Woburn line that offers an express bus to Logan Airport. Billerica also offers several recreational and sports activities. Being close to Boston there is an abundance of entertainment options.



BILLERICA ECONOMY

- Billerica has an unemployment rate of 3.1%. The US average is 5.2%.
- Billerica has seen the job market increase by 1.7% over the last year. Future job growth over the next ten years is predicted to be 39.4%, which is lower than the US average of 38.0%.



BILLERICA DEMOGRAPHICS



POPULATION: 43,962



MEDIAN INCOME: \$106,177



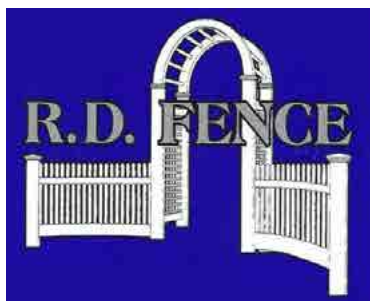
MEDIAN AGE: 40



MEDIAN HOME VALUE: \$393,488

14.66 Acres
RANGWAY ROAD, BILLERICA, MA

CORPORATE NEIGHBORS



LOCAL AREA AMENITIES



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LOCATION



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CONTACT

JAMES STUBBLEBINE 617-592-3388

DAVID STUBBLEBINE 617-592-3391

Distance To



BOSTON

7.5
miles



4.4
miles

Information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyers/tenants should have the option of inspecting the property to verify all information. Real estate brokers are not qualified to act as agents for or select experts with respect to legal, tax, environmental, building construction, soils/drainage or other such matters.