



286 & 286R WEBSTER ST

DOUGLAS, MA

FOR SALE | 9.16 AC OF LAND

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THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

9.16 AC of Land for Sale over 2 Parcels

ZONING ALLOWANCES:

LOT A: INDUSTRIAL	LOT B: COMMERCIAL
Manufacturing	Retail
Wholesale	Motor Vehicle Sales
Distribution	Restaurant
Storage	Medical/Dental Office
	Insurance/Retail Office

PERMITS

- In 2021, permits were issued by the Town of Douglas for an approximately 8,000SF mixed-use building including a 1,600 SF coffee shop, a 4,000 SF pizza shop and a 2,500 SF retail marijuana shop with drive-thru.

LOCATION DESCRIPTION

Parcel B is the lot with 356.35 ft of frontage on Webster St 4.88 acres bisected by zoning boundary line; front portion is zoned commercial. Rear portion of Parcel B is zoned Industrial
Parcels separated by paper street Old Douglas Rd.
Parcel A is the lot in the rear 4.28 acres; approximately 20% is wetlands ; zoned industrial

OFFERING SUMMARY

Sale Price:	\$995,000
Lot Size:	9.16 Acres
Water:	Private/Sewer (Future Construction)
Annual Taxes:	\$3,454.28

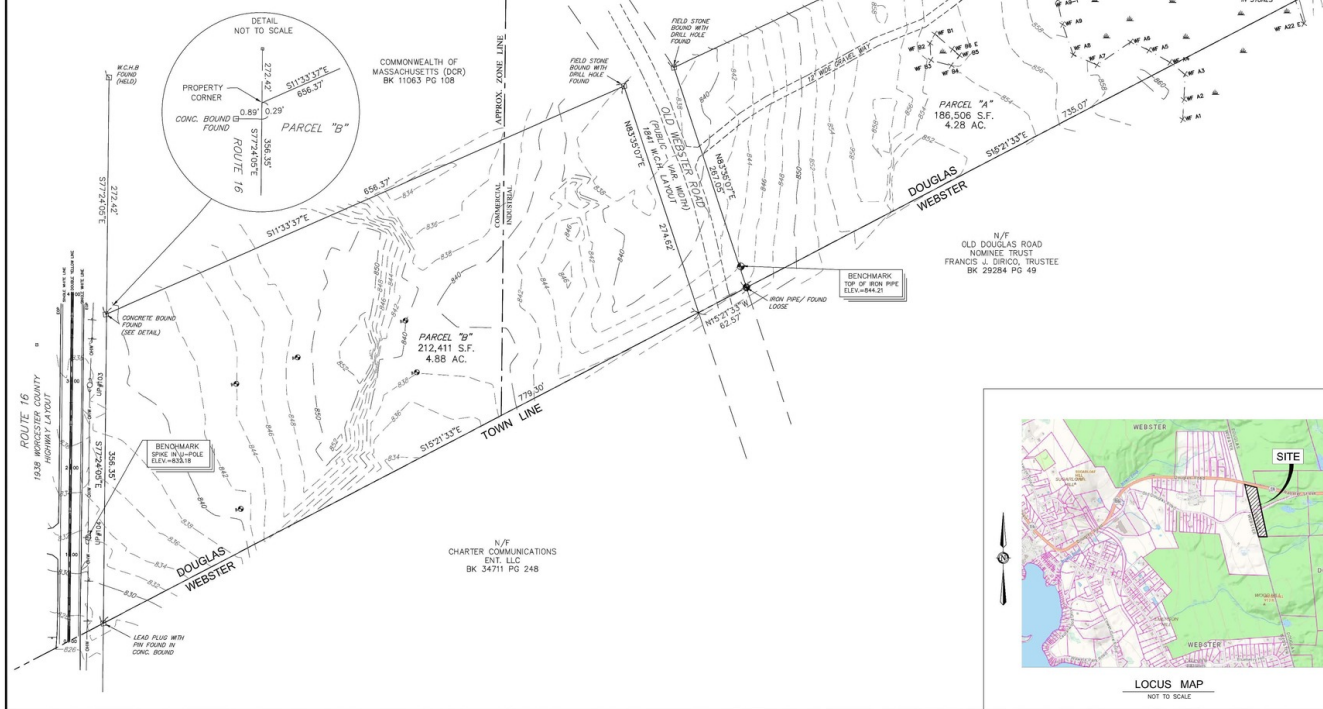
DEMOGRAPHICS	3 MILES	5 MILES
Total Households	2,682	13,061
Total Population	6,375	30,486
Average HH Income	\$99,847	\$84,746

SITE PLANS

NOTES

- THE SUBJECT PARCEL RESIDES IN AN INDUSTRIAL DISTRICT.
- THE SUBJECT PARCEL IS SPLIT BY A COMMONWEALTH AND INDUSTRIAL DISTRICT.
- THE SITE DOES NOT CONTAIN 100-YEAR FEMA FLOOD ZONE 4 OR 5. ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 220202004E.
- UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM AVAILABLE PLANS FROM PUBLIC AND PRIVATE AGENCIES, OR AS INDICATED BY FIELD OPERATIONS AND ARE APPROXIMATE ONLY. ADDITIONAL UNDERGROUND UTILITIES OR STRUCTURES NOT SHOWN HEREIN MUST BE FOUND BEFORE ANY EXCAVATION OR CONSTRUCTION SHALL BE SAFE.

- PLEASE REFER TO ANY OF THESE LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.
- UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM AVAILABLE PLANS FROM PUBLIC AND PRIVATE AGENCIES, OR AS INDICATED BY FIELD OPERATIONS AND ARE APPROXIMATE ONLY. ADDITIONAL UNDERGROUND UTILITIES OR STRUCTURES NOT SHOWN HEREIN MUST BE FOUND BEFORE ANY EXCAVATION OR CONSTRUCTION SHALL BE SAFE.



LEGEND

- EXISTING CONTOUR
- EXIST. SPOT GRADE
- DRAIN LINE
- UTILITY POLE
- GUY WIRE
- OVERHEAD WIRES
- ELECTRIC TELEPHONE & CABLE LINE
- STONE WALL
- EDGE OF PAVEMENT
- FIELD ROAD
- NOW OR FORMERLY DRILLHOLE
- IRON PIPE/IRON PIP
- ASSESSORS PARCEL
- BOUNDARY
- EXISTING TREE LINE
- EDGE OF WETLAND

PREPARED FOR:
Joe Casali Engineering, Inc.
300 Post Road
Warwick, RI 02888

TITLE:
EXISTING CONDITIONS PLAN
Douglas, MA

PREPARED BY:
ALLEN ENGINEERING & ASSOCIATES, INC.
Civil Engineers - Surveyors
Land Development Consultants
One Charlesville Road
Hopkinton, MA 01747
(508) 81-5212 - Phone
www.aeinc.com

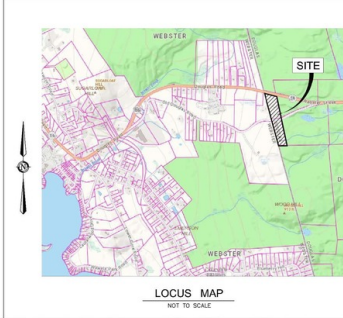
SCALE:
1" = 50' FEET

DATE:
June 7, 2021

REVISIONS:

#	DATE	DESCRIPTION	BY

JOB NO.: 003334 SHEET: 1 of 1

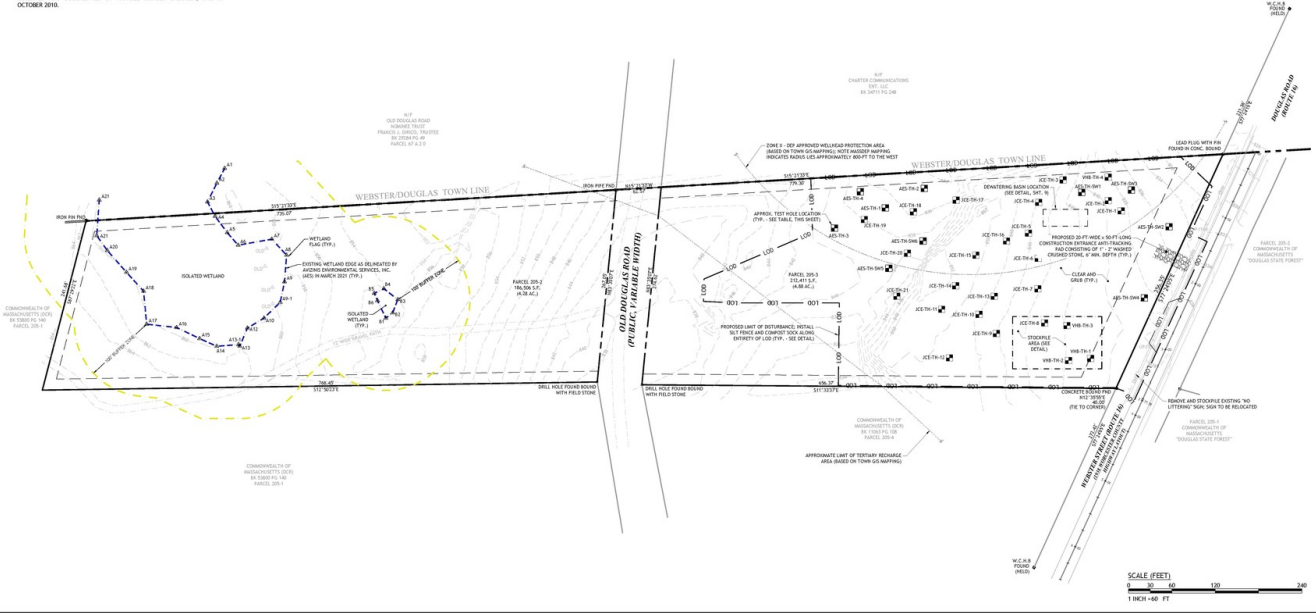
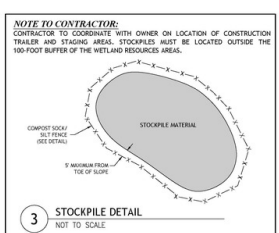
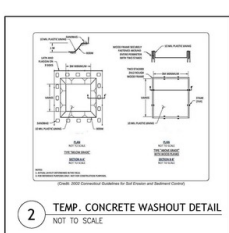
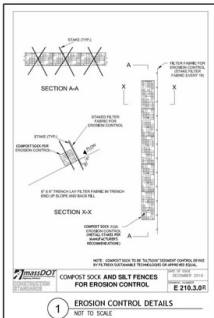


ZONING CRITERIA	REQUIRED	PARCEL 205-2	PARCEL 205-3
MINIMUM LOT FRONTAGE ON PUBLIC ST.	700	186,437 SF	212,373 SF
MINIMUM FRONT YARD SIZE	50 FT	NA	NA
MINIMUM SIDE YARD SIZE	15 FT	NA	NA
MINIMUM REAR YARD SIZE	15 FT	NA	NA
MAXIMUM BUILDING HEIGHT	60 FT	NA	NA

TEST PIT #	LEGE DEPTH	TEST PIT #	LEGE DEPTH
JCE-TH-1	18"	JCE-TH-14	20"
JCE-TH-2	52"	JCE-TH-15	20"
JCE-TH-3	64"	JCE-TH-16	24"
JCE-TH-4	32"	JCE-TH-17	68"
JCE-TH-5	12"	JCE-TH-18	72"
JCE-TH-6	60"	JCE-TH-19	64"
JCE-TH-7	60"	JCE-TH-20	54"
JCE-TH-8	42"	JCE-TH-21	48"
JCE-TH-9	38"	JCE-TH-22	44"
JCE-TH-10	45"	VMB-TH-1	24"
JCE-TH-11	28"	VMB-TH-2	24"
JCE-TH-12	40"	VMB-TH-3	44"
JCE-TH-13	48"	VMB-TH-4	20"

TEST PIT	SURFACE ELEV.	SPWY. ELEV.	REF. ELEV.
AES-TH-001	841.0	25' / 838.9	42' / 837.5
AES-TH-002	825.0	NE	12' / 834.0
AES-TH-003	822.0	NE	8' / 836.1
AES-TH-004	838.5	18' / 837.0	32' / 835.8
AES-TH-005	840.0	24' / 837.8	54' / 835.5
AES-TH-006	839.0	24' / 837.0	30' / 836.3
AES-TH-1	833.0	38' / 834.8	68' / 831.3
AES-TH-2	833.0	24' / 833.0	78' / 828.5
AES-TH-3	839.0	25' / 838.9	78' / 833.2
AES-TH-4	833.0	24' / 835.0	52' / 832.7

- NOTES:
- SOIL EVALUATIONS TH-001 THROUGH TH-006 WERE PERFORMED BY AGENS ENVIRONMENTAL SERVICES, INC. IN MARCH 2021 FOR FUTURE WETLANDS.
 - SOIL EVALUATIONS TH-1 THROUGH TH-22 WERE PERFORMED BY AGENS ENVIRONMENTAL SERVICES, INC. IN MARCH 2021 AND WITNESSED BY TOWN CLERK FOR CIVIL SERVICE. PROVISIONAL TESTS WERE PERFORMED ON TH-13 AND TH-14.
 - VE = NOT ENCOUNTERED



JCE
JOE CASALI ENGINEERING, INC.
Civil Engineers - Surveyors
Land Development Consultants
One Charlesville Road
Hopkinton, MA 01747
(508) 81-5212 - Phone
www.jceinc.com

PROPOSED MIXED USE DEVELOPMENT
286 WEBSTER STREET
DOUGLAS, MASSACHUSETTS
MAP 205, LOTS 2 & 3

REVISIONS:

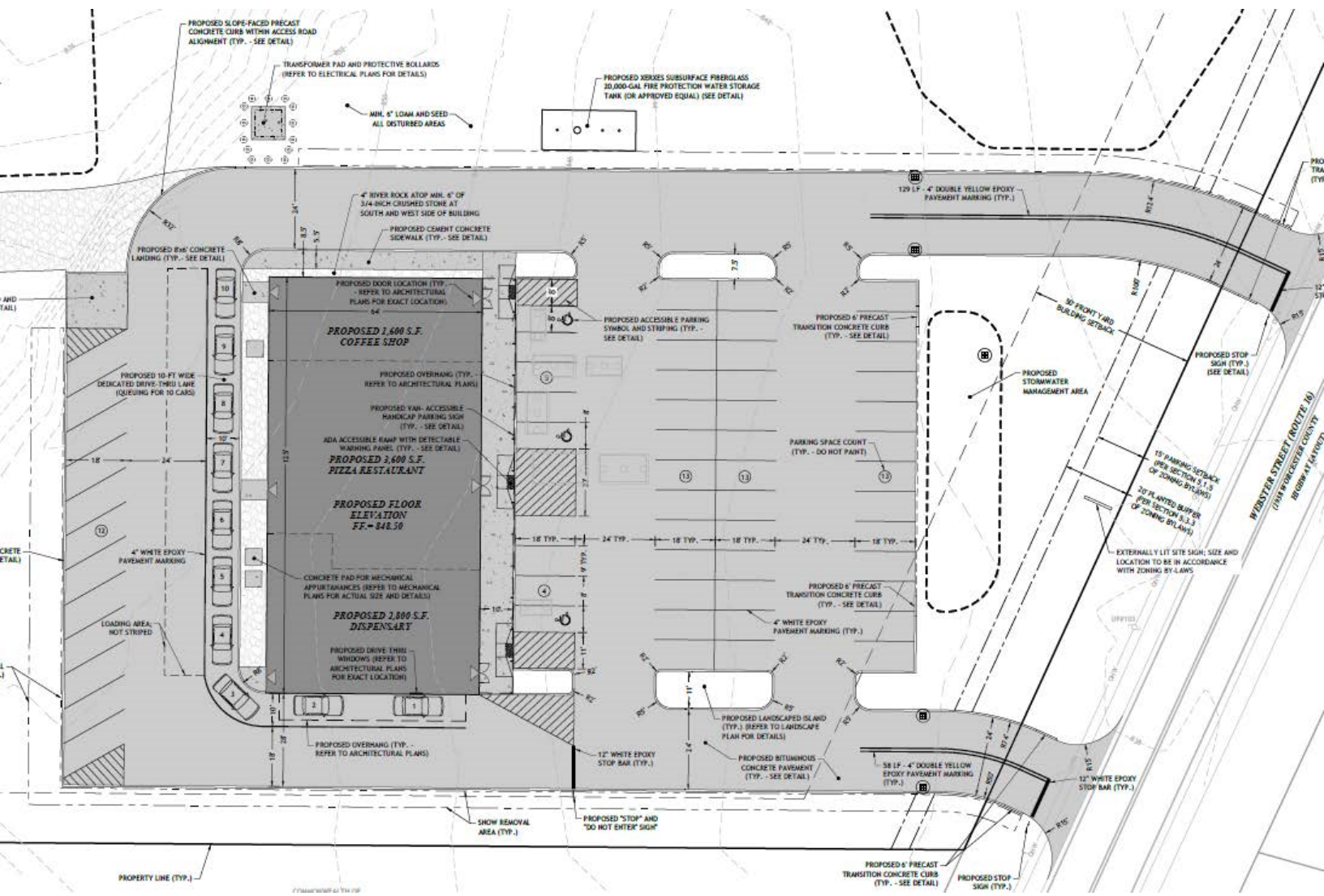
#	DATE	DESCRIPTION	BY

PREPARED BY: JCE
CHECKED BY: JAC
DATE: 06-07-2021
PRELIMINARY NOT FOR CONSTRUCTION

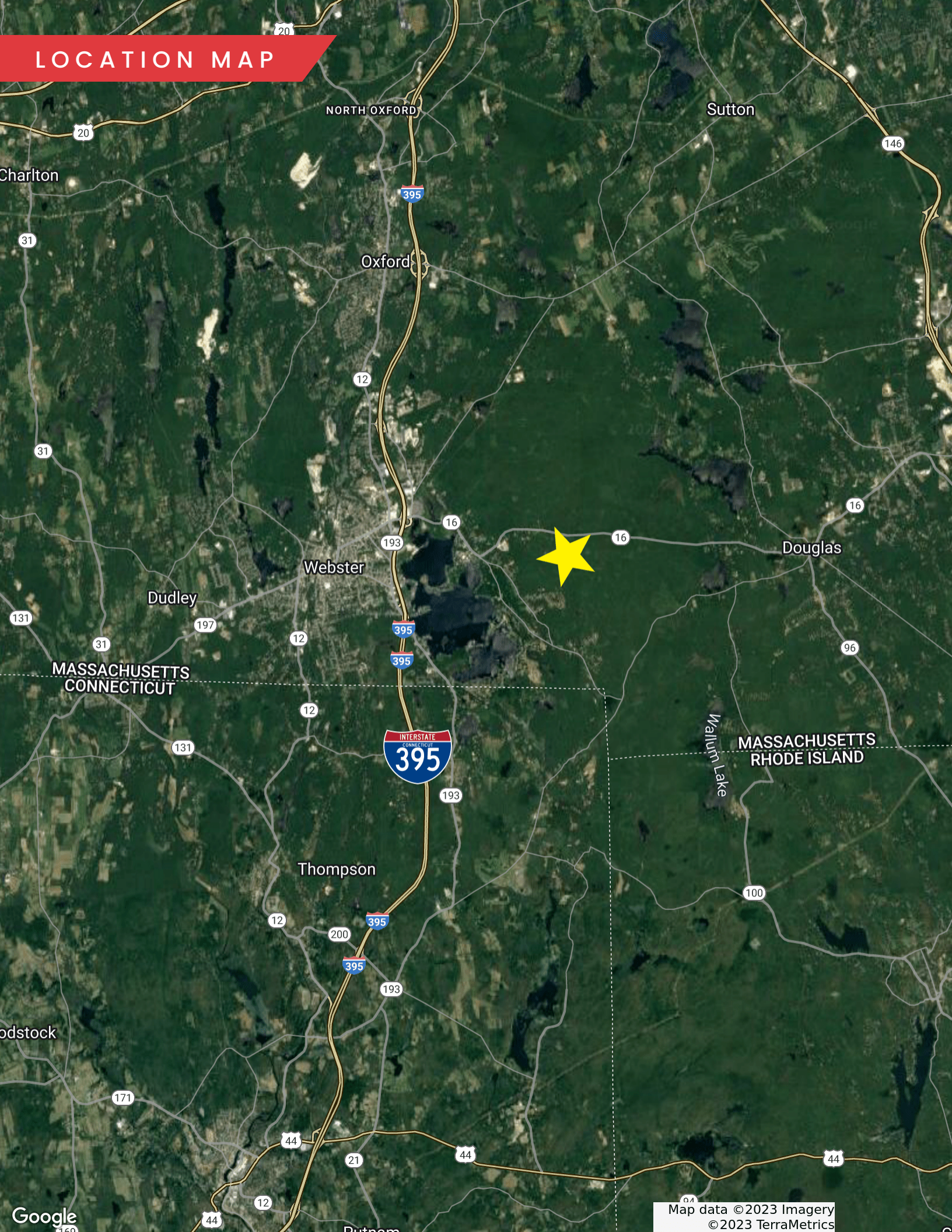
EXISTING CONDITIONS AND SITE PREP PLAN

SHEET 3 OF 15

SITE PLAN



LOCATION MAP



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