

Boston



*Approximate property lines highlighted

35 MORRIS STREET

REVERE, MA

FOR SALE | 8.49 AC RESIDENTIAL DEVELOPMENT SITE

- 0.2 Miles to Route 1
- 9.3 Miles to Boston
- 5.9 Miles to Route 93

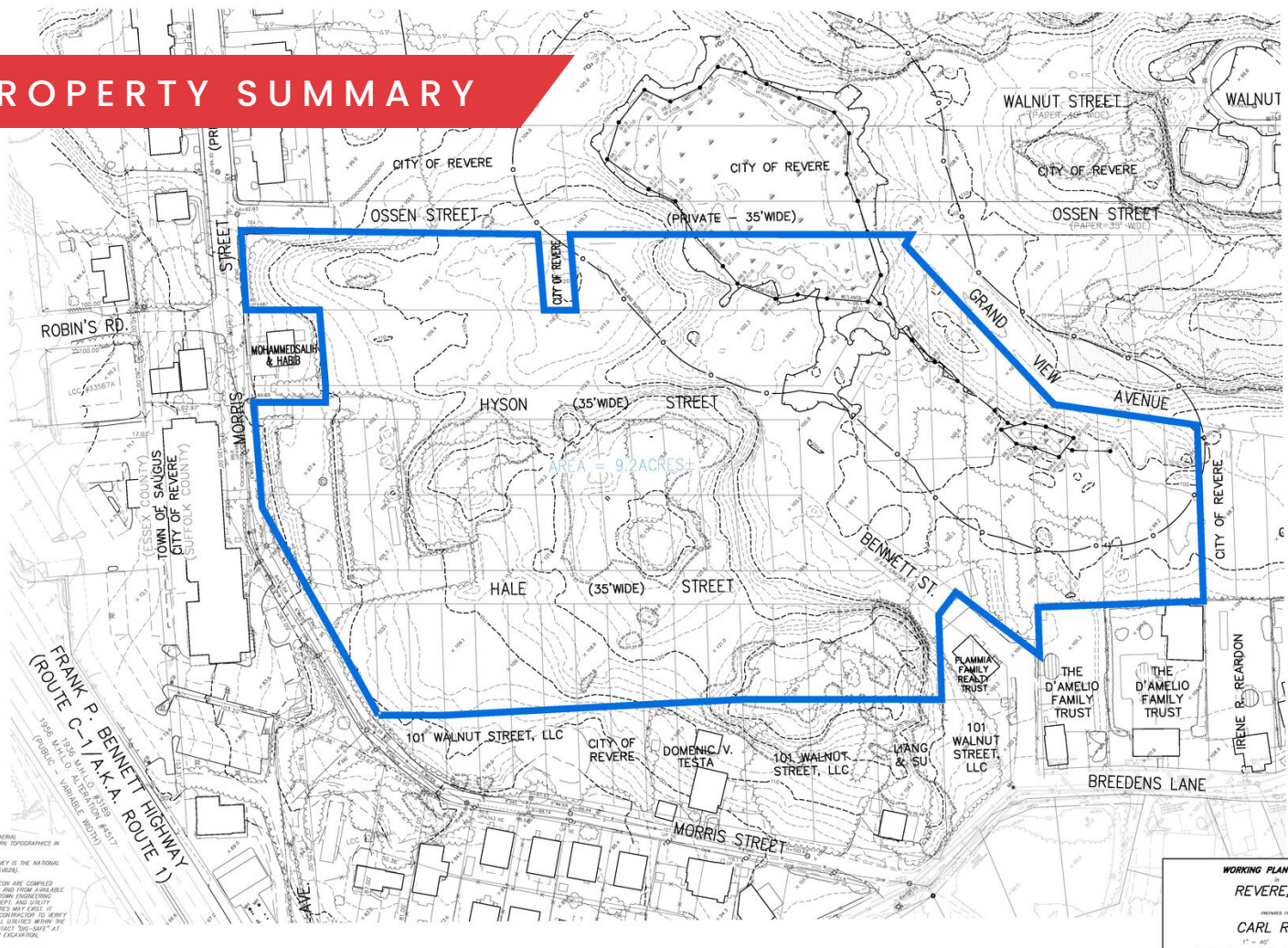
EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

8.49 AC Residential Development Site for Sale

PROPERTY HIGHLIGHTS

- 0.2 Miles to Route 1
- 9.3 Miles to Boston
- 5.9 Miles to Route 93
- Residential 1 (R1) Allows for Single-Family homes by right
- Water & sewer mains on Morris Street

CONCEPTUAL PLANS

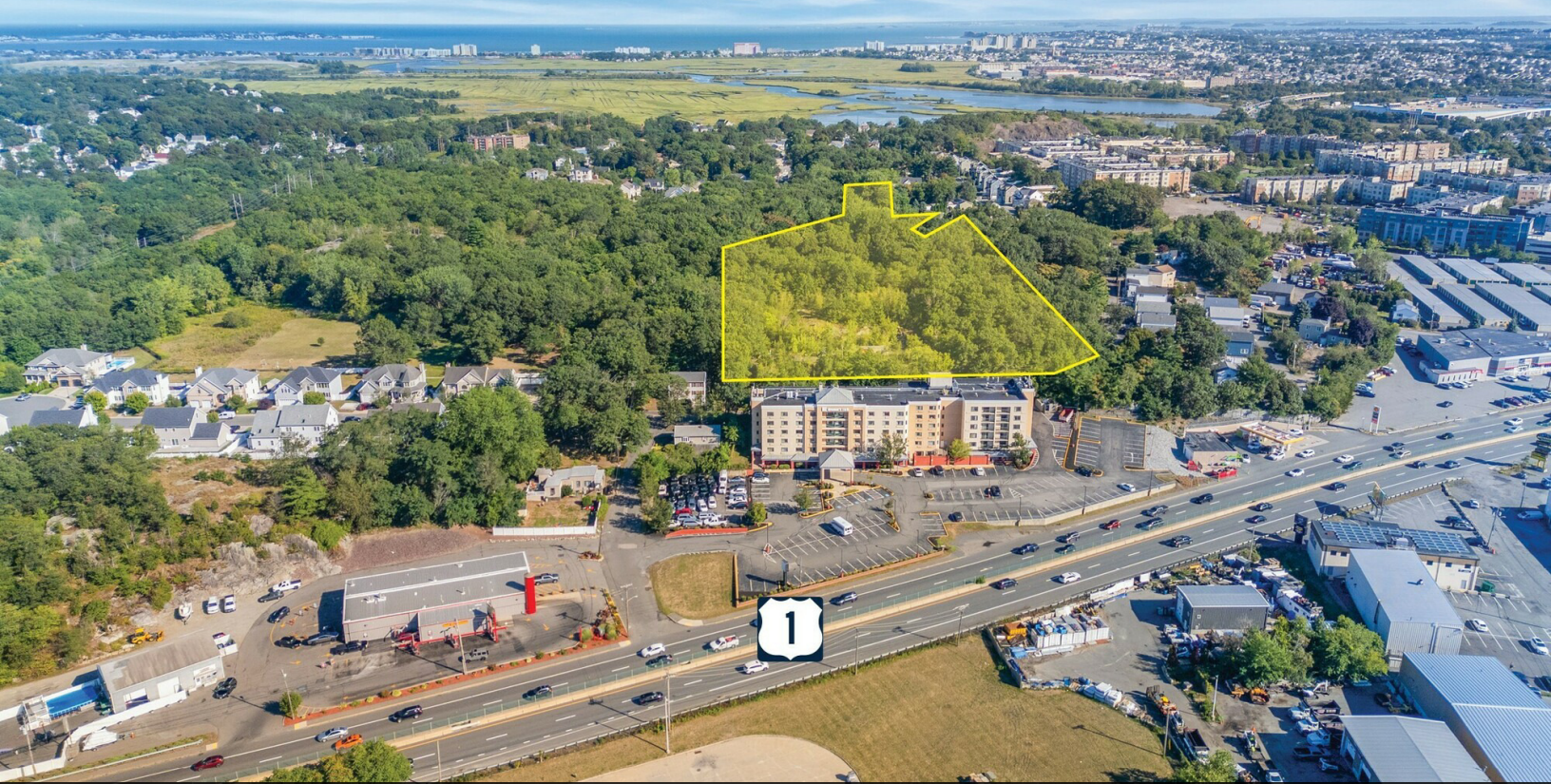
- Scenario One: Twenty-Nine (29) single family homes
- Scenario Two: Forty (40) townhouses
- Scenario Three: 125 Unit Apartment complex

PROPERTY SPECIFICATIONS

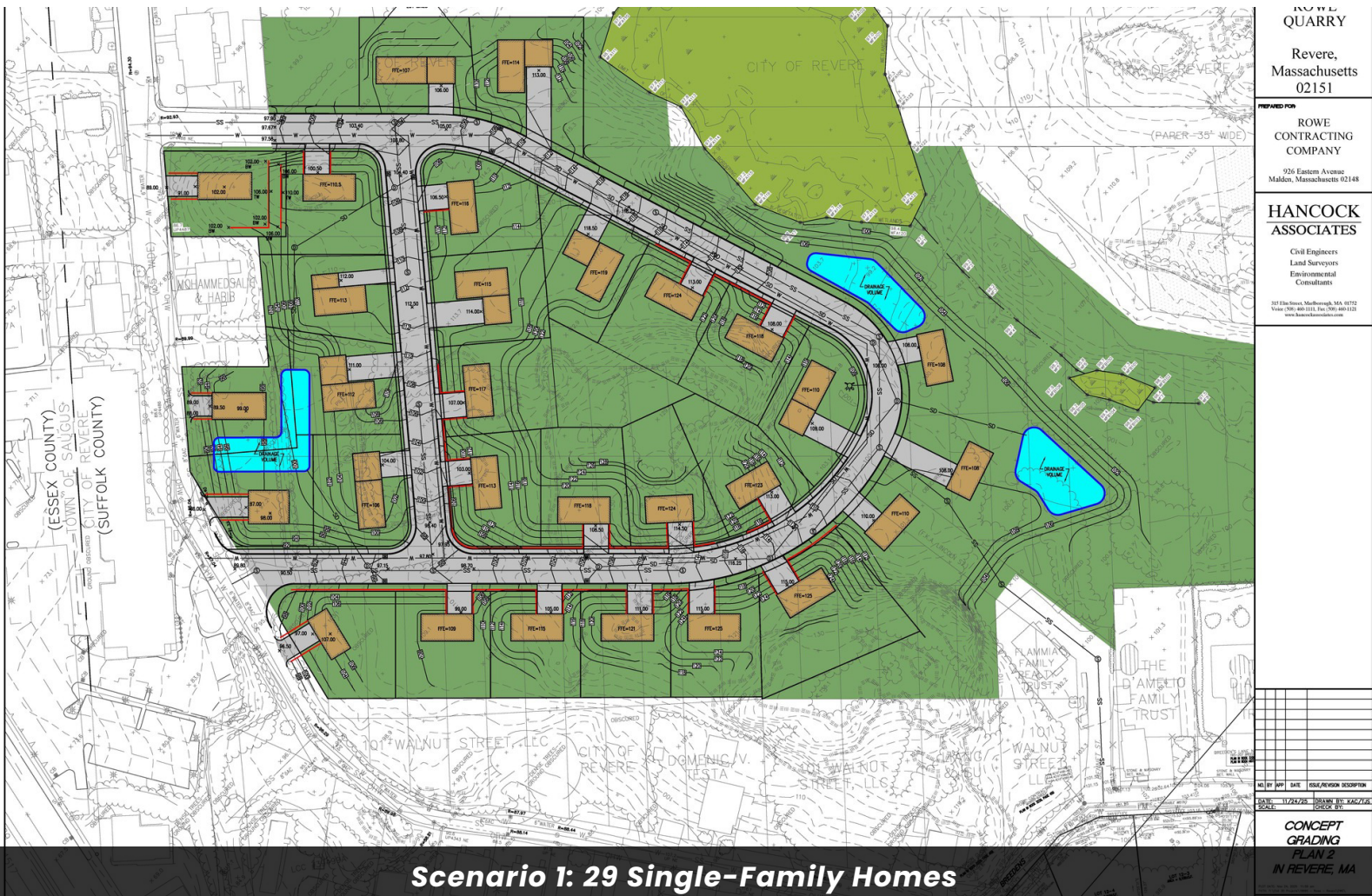
Lot Size:	8.49 Acres
Zoning:	Residential 1 (R1)
Sale Price:	Market

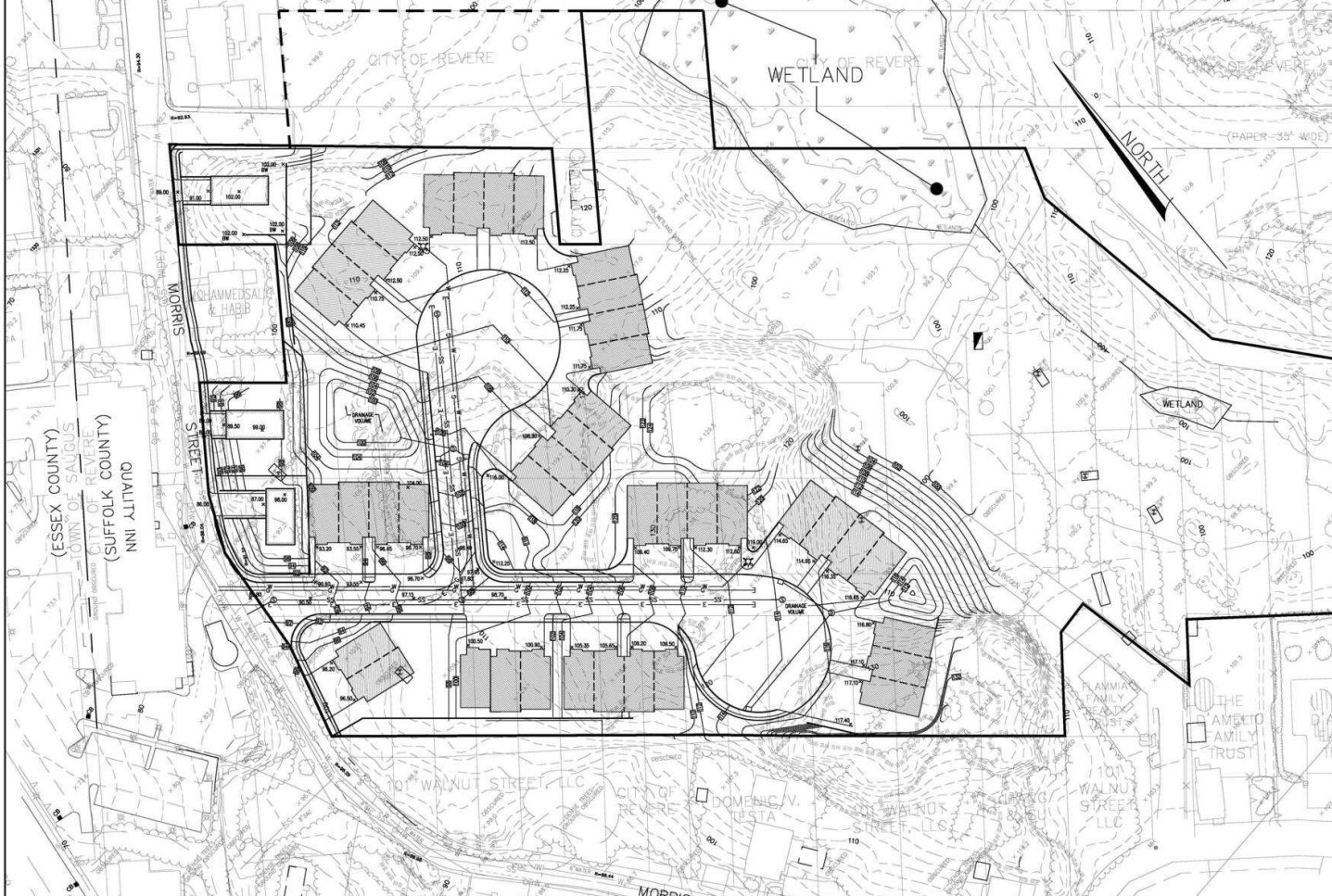
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	81,377	180,600	666,886
Total Population	217,942	474,049	1,651,813
Average HH Income	\$118,446	\$121,833	\$143,023

Revere Beach

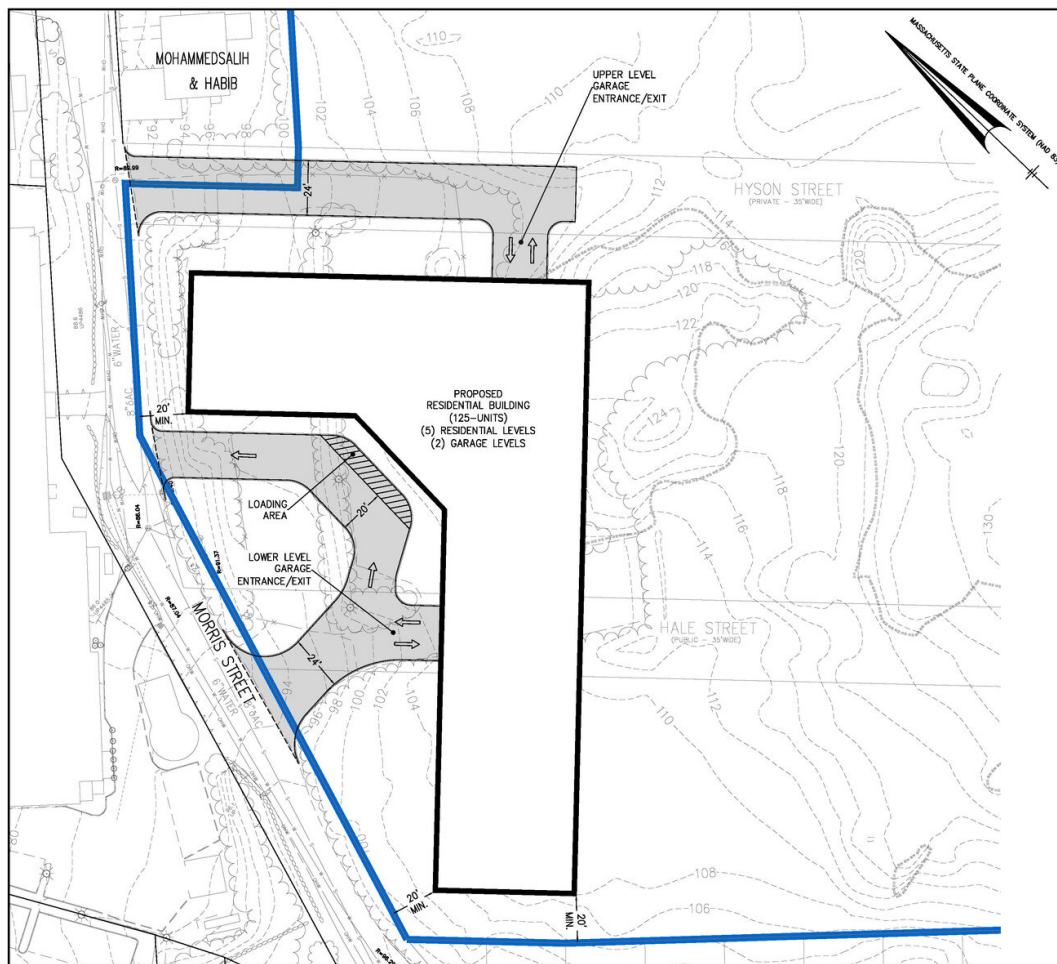


Approximate property lines highlighted





Scenario 2: 40 Townhouses



Scenario 3: 125 Unit Apartment Complex



- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW A RESIDENTIAL BUILDING CONCEPT.
 2. HANCOCK ASSOCIATES HAS NOT ANALYZED THE SITE IMPROVEMENTS SHOWN HEREON FOR ZONING COMPLIANCE, STORMWATER MANAGEMENT, AVAILABILITY OF UTILITY SERVICES, SITE ACCESS, OR EARTH REMOVAL.

EXISTING	LEGEND	PROPOSED
PROPERTY LINE	CLINE WITH TOP AND BOTTOM CURB ELEVATION	
EDGE OF PAVEMENT		
CHAIN LINK FENCE		
LIMIT OF ASSUMED PROJECT PROPERTY		
EDGE OF WOODS AREA		
SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION		
DRAINAGE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE & RAINFALL CATCHMENT OR AREA DRAIN		
ROOF DRAIN		
WATER MANHOLE, WATER MAIN WITH SIZE, TEE, GATE VALVE		
TAPPING SLAVE & FIRE HYDRANT		
GAS MAIN WITH SIZE & SOLE VALVE		
ELECTRIC MANHOLE & UNDERGROUND		
TELEPHONE MANHOLE & UNDERGROUND		
OVERHEAD WIRE		
PROMINENT CONIFEROUS TREE WITH ELEVATION, SIZE AND SPECIES		
SPOT ELEVATION		
WATER QUALITY UNIT		
SURFACE CONTOUR		
BUILDING		
BITUMINOUS CONCRETE		

QUARRY

Revere, Massachusetts 02151

PREPARED FOR:

ROWE CONTRACTING COMPANY

926 Eastern Avenue
Malden, Massachusetts 02148

HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Environmental Consultants

117 Elm Street, Melrose, MA 01752
Phone (781) 660-1211 Fax (781) 660-1212
www.hancockassociates.com

PROGRESS

NO.	BY	DATE	DESCRIPTION
1	10/27/24	10/27/24	10/27/24

TOWNHOUSE/ CONCEPT LAYOUT PLAN IN REVERE, MA

DATE: 10/27/24
SCALE: 1" = 20'
DRAWN BY: KAC/CHK
CHECKED BY: JAC

MORRIS STREET

Revere, Massachusetts 02151

PREPARED FOR:

ROWE CONTRACTING COMPANY

926 Eastern Avenue
Malden, Massachusetts 02148

HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Wetland Scientists

185 CENTRE STREET, GAVIN, MA 01923
VOICE (781) 777-3555 FAX (781) 774-7476
WWW.HANCOCKASSOCIATES.COM

CONCEPT PLAN OF LAND IN REVERE, MA

DATE: 10/27/24
SCALE: 1" = 20'
DRAWN BY: KAC/CHK
CHECKED BY: JAC

PROJECT NO. 19693

DISTANCE TO



0.2 MILES
1 MIN



5.9 MILES
21 MIN

Boston

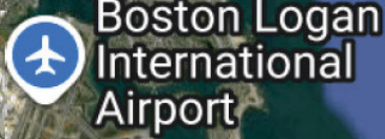
9.3 MILES
20 MIN

35 Morris St. Revere, MA



REVERE BEACH

BOSTON



35 MORRIS STREET

REVERE, MA

FOR SALE | 8.49 AC RESIDENTIAL DEVELOPMENT SITE

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