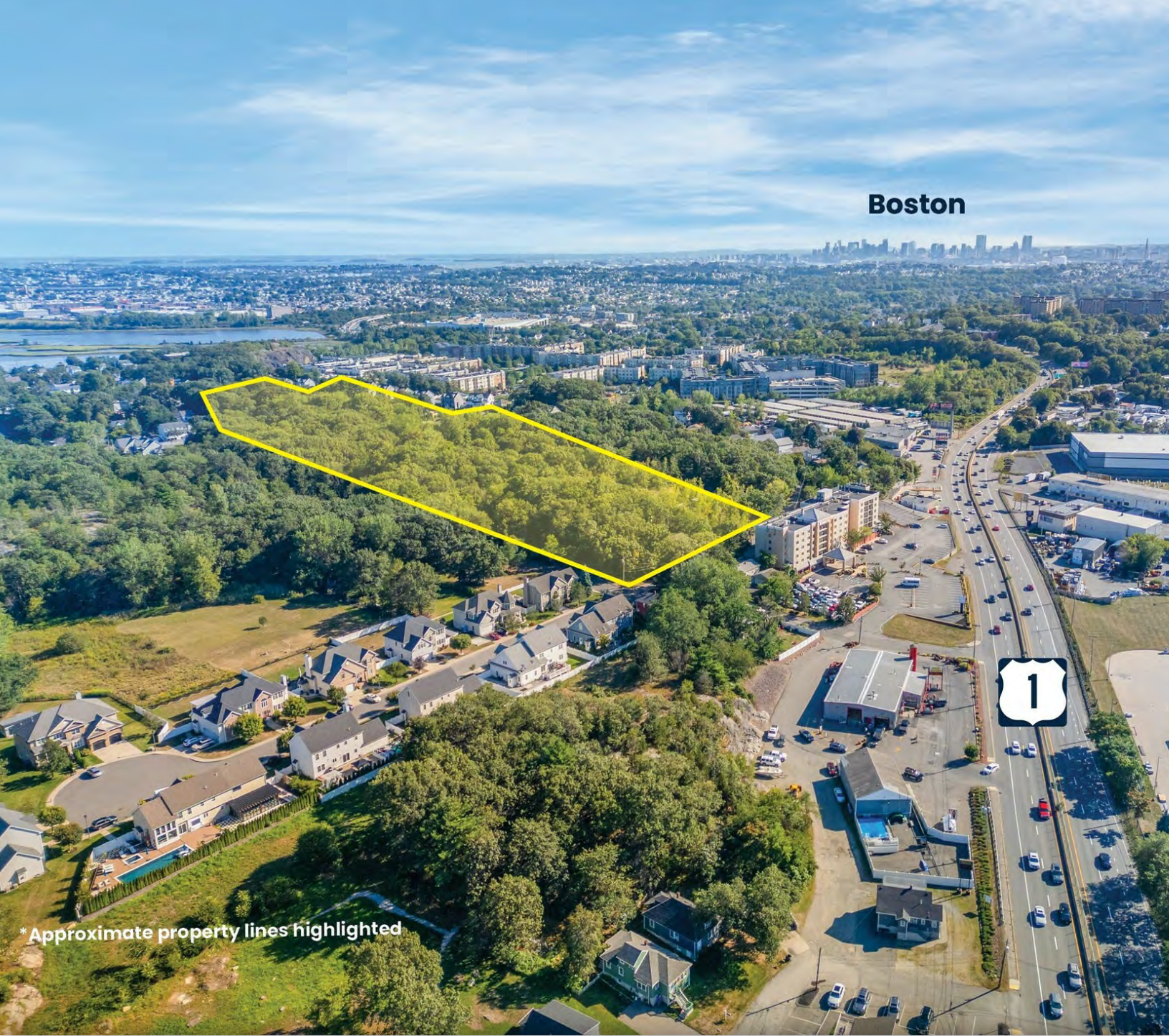


Boston



*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

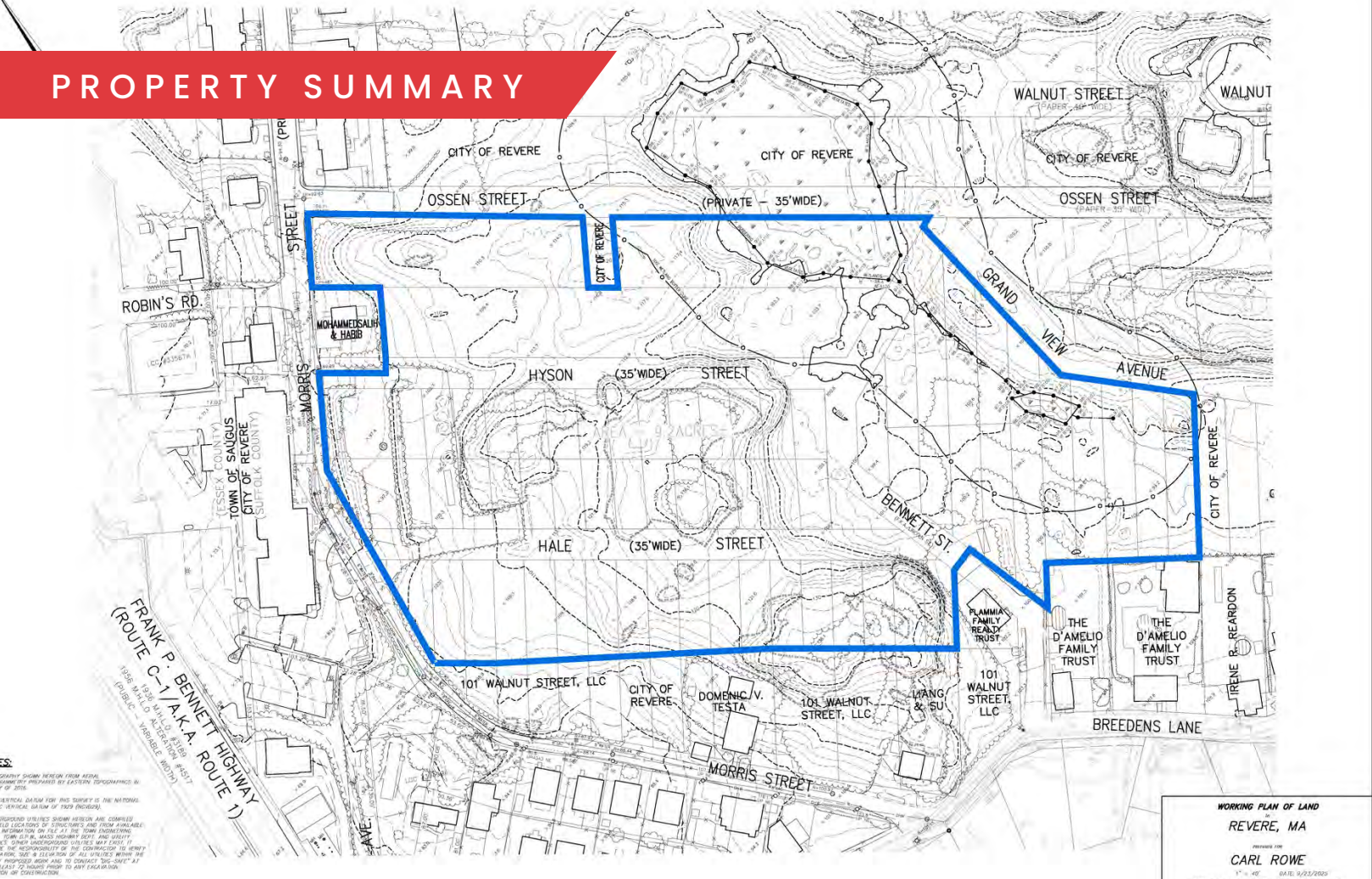
EXCLUSIVE AGENT



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

CONCEPTUAL PLANS

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

PROPERTY SPECIFICATIONS

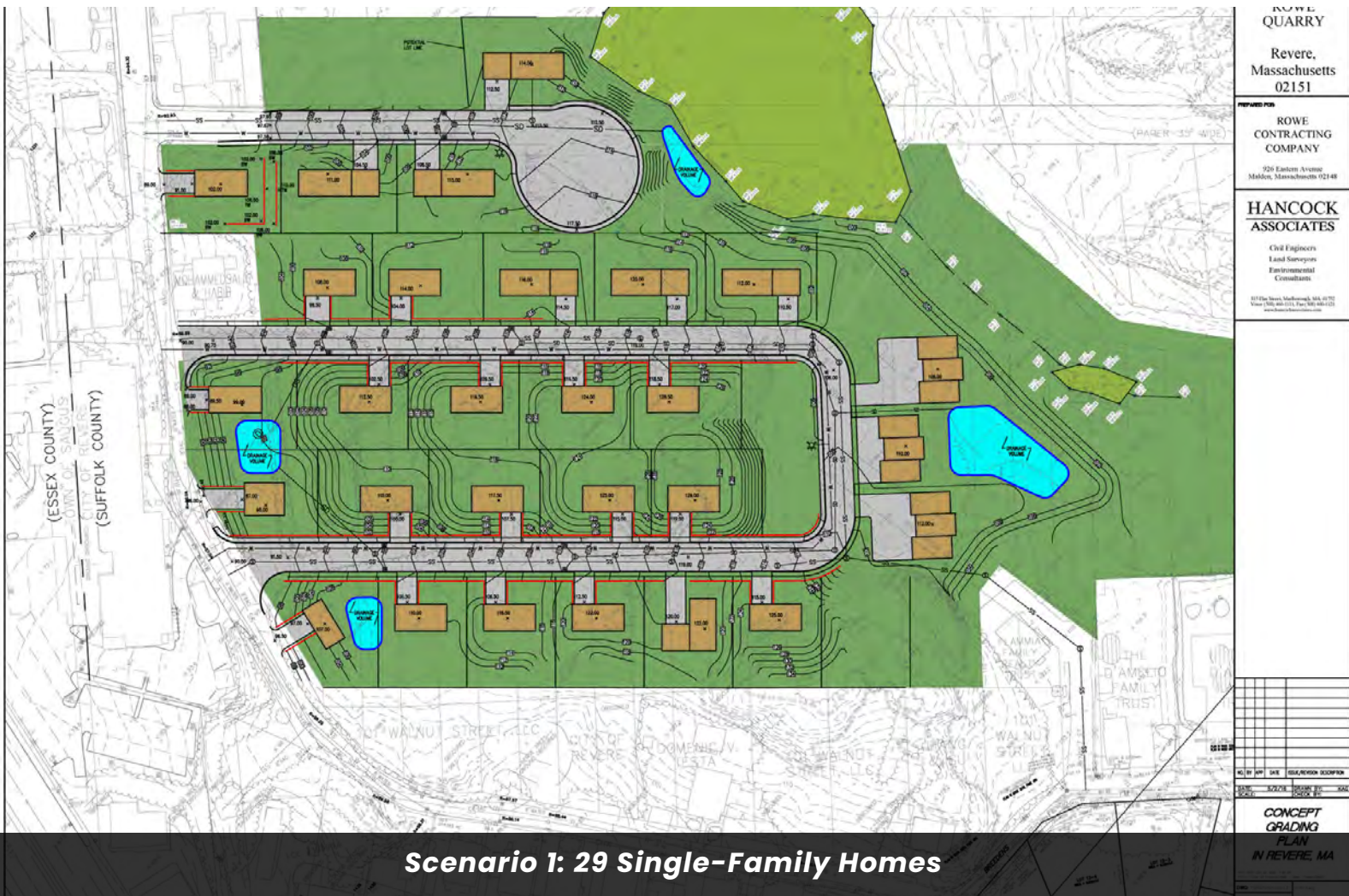
Lot Size:	8.49 Acres
Zoning:	Residential 1 (R1)
Sale Price:	Market

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

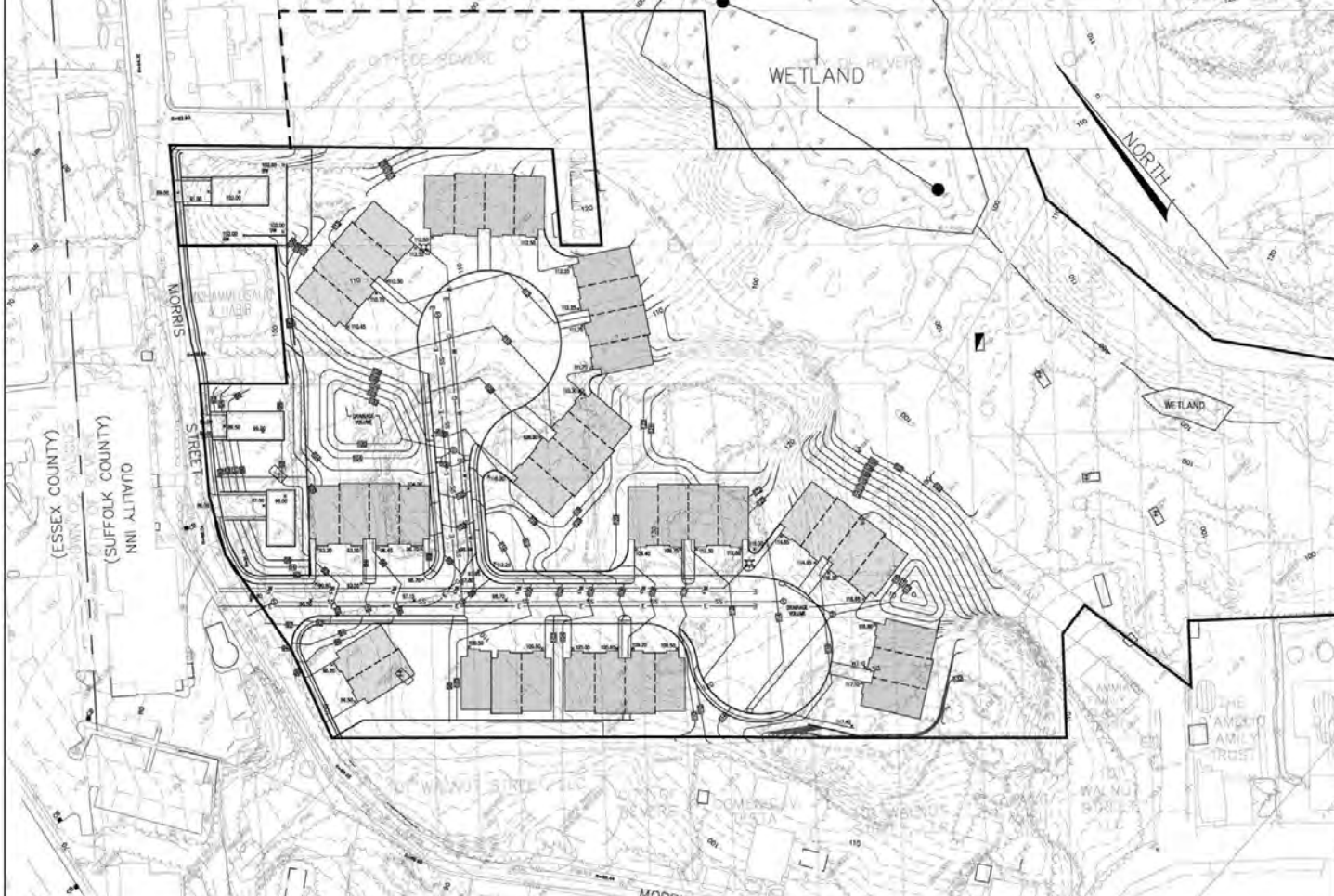
Revere Beach



Approximate property lines highlighted



Scenario 1: 29 Single-Family Homes



Scenario 2: 40 Townhouses

QUARRY
Revere, Massachusetts 02151

PREPARED FOR:
ROWE CONTRACTING COMPANY
700 Eastern Avenue
Malden, Massachusetts 02148

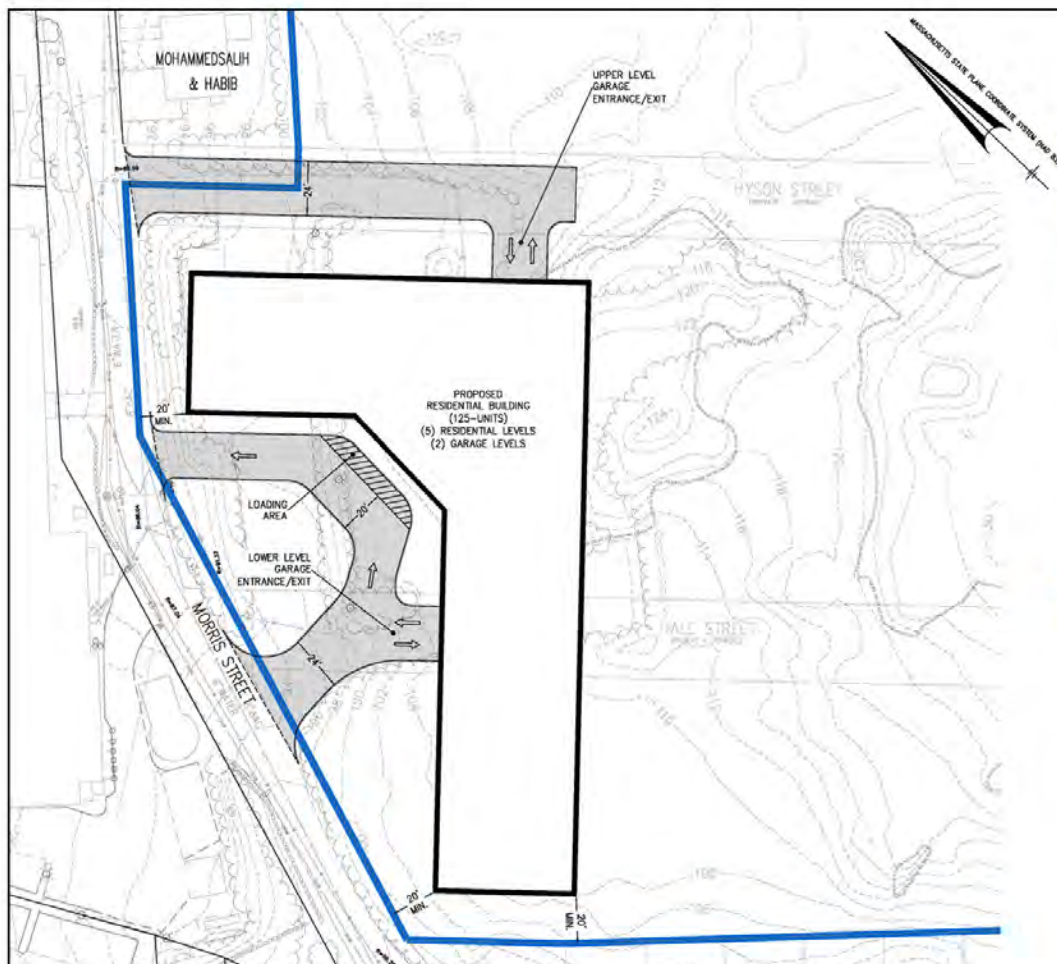
HANCOCK ASSOCIATES
Civil Engineers
Land Surveyors
Environmental Consultants
100 Elm Street, Suite 200, Revere, MA 02151
Phone: (617) 925-1100 Fax: (617) 925-1101
www.hancockassoc.com

PROGRESS

NO.	DATE	DESCRIPTION	BY	CHKD.
1	10/1/10	CONCEPT LAYOUT PLAN	AW	AW

TOWNHOUSE/ CONCEPT LAYOUT PLAN # 2 IN REVERE, MA

AW: [Signature] Date: 10/1/10
AW: [Signature] Date: 10/1/10



- 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	PROPERTY LINE	PROPERTY LINE
CLUB WITH TOP AND BOTTOM CLUB ELEVATION	CLUB WITH TOP AND BOTTOM CLUB ELEVATION	CLUB WITH TOP AND BOTTOM CLUB ELEVATION
EDGE OF PAVEMENT	EDGE OF PAVEMENT	EDGE OF PAVEMENT
CHAIN LINK FENCE	CHAIN LINK FENCE	CHAIN LINK FENCE
EDGE OF WOODS AREA	EDGE OF WOODS AREA	EDGE OF WOODS AREA
SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION	SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION	SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION
UNDERGROUND WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE & RISING CATCHBASIN OR WADA DRAIN	UNDERGROUND WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE & RISING CATCHBASIN OR WADA DRAIN	UNDERGROUND WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE & RISING CATCHBASIN OR WADA DRAIN
RIVER DRAIN	RIVER DRAIN	RIVER DRAIN
WATER MANHOLE, WATER MAIN WITH SIZE, PIPE, GATE VALVE, TAPPING VALVE & FIRE HYDRANT	WATER MANHOLE, WATER MAIN WITH SIZE, PIPE, GATE VALVE, TAPPING VALVE & FIRE HYDRANT	WATER MANHOLE, WATER MAIN WITH SIZE, PIPE, GATE VALVE, TAPPING VALVE & FIRE HYDRANT
GAS MAIN WITH SIZE & GATE VALVE	GAS MAIN WITH SIZE & GATE VALVE	GAS MAIN WITH SIZE & GATE VALVE
ELECTRIC MANHOLE & UNDERGROUND	ELECTRIC MANHOLE & UNDERGROUND	ELECTRIC MANHOLE & UNDERGROUND
TELEPHONE MANHOLE & UNDERGROUND	TELEPHONE MANHOLE & UNDERGROUND	TELEPHONE MANHOLE & UNDERGROUND
OVERHEAD WIRE	OVERHEAD WIRE	OVERHEAD WIRE
PERMANENT CONSERVATION TREE	PERMANENT CONSERVATION TREE	PERMANENT CONSERVATION TREE
SPOT ELEVATION	SPOT ELEVATION	SPOT ELEVATION
WATER QUALITY UNIT	WATER QUALITY UNIT	WATER QUALITY UNIT
SURFACE CONTOUR	SURFACE CONTOUR	SURFACE CONTOUR
BUILDING	BUILDING	BUILDING
BITUMINOUS CONCRETE	BITUMINOUS CONCRETE	BITUMINOUS CONCRETE

MORRIS STREET
Revere, Massachusetts 02151

PREPARED FOR:
ROWE CONTRACTING COMPANY
926 Eastern Avenue
Malden, Massachusetts 02148

HANCOCK ASSOCIATES
Civil Engineers
Land Surveyors
Wetland Scientists
100 Elm Street, Suite 200, Revere, MA 02151
Phone: (617) 925-1100 Fax: (617) 925-1101
www.hancockassoc.com

CONCEPT PLAN OF LAND IN REVERE, MA

AW: [Signature] Date: 10/1/10
AW: [Signature] Date: 10/1/10

Scenario 3: 125 Unit Apartment Complex

DISTANCE TO



0.2 MILES
1 MIN



5.9 MILES
21 MIN

Boston
9.3 MILES
20 MIN

35 Morris St. Revere, MA



BOSTON

REVERE BEACH

Boston Logan International Airport

35 MORRIS STREET

REVERE, MA

FOR SALE | 8.49 AC RESIDENTIAL DEVELOPMENT SITE

DAVID BERMAN

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EXCLUSIVE AGENT



THE
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COMPANY

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