



BRIGHTVIEW  
SENIOR LIVING

CONCORD RD

2 FEDERAL ST

4 FEDERAL ST



# 195 CONCORD RD

BILLERICA, MA

FOR SALE | 0.92 AC LAND SITE

- 0.5 Miles to Route 3
- 5.6 Miles to Route 495
- Potential 23-unit transitional housing program serving homeless veterans

EXCLUSIVE AGENT



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL



# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

0.92 AC +/- Land Site for Sale

## PROPERTY HIGHLIGHTS

- 0.5 Miles to Route 3
- 5.6 Miles to Route 495

## PROPERTY SPECIFICATIONS

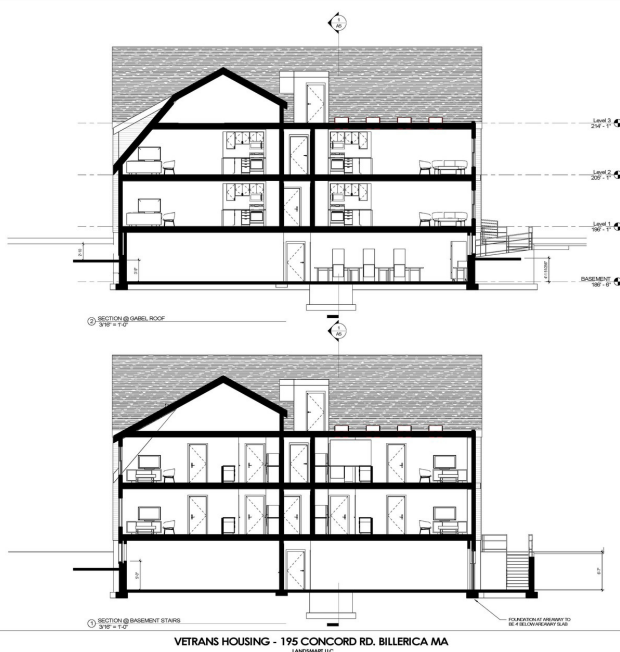
|             |             |
|-------------|-------------|
| Lot Size:   | 0.92 AC +/- |
| Sale Price: | \$1,275,000 |

| DEMOGRAPHICS      | 3 MILES   | 5 MILES   | 10 MILES  |
|-------------------|-----------|-----------|-----------|
| Total Households  | 14,222    | 38,842    | 202,543   |
| Total Population  | 36,691    | 105,129   | 542,197   |
| Average HH Income | \$170,689 | \$174,794 | \$170,536 |

## ZONING

### Neighborhood Residence (NR):

Permits residential, institutional, religious, recreational, and select service uses, subject to applicable approvals.

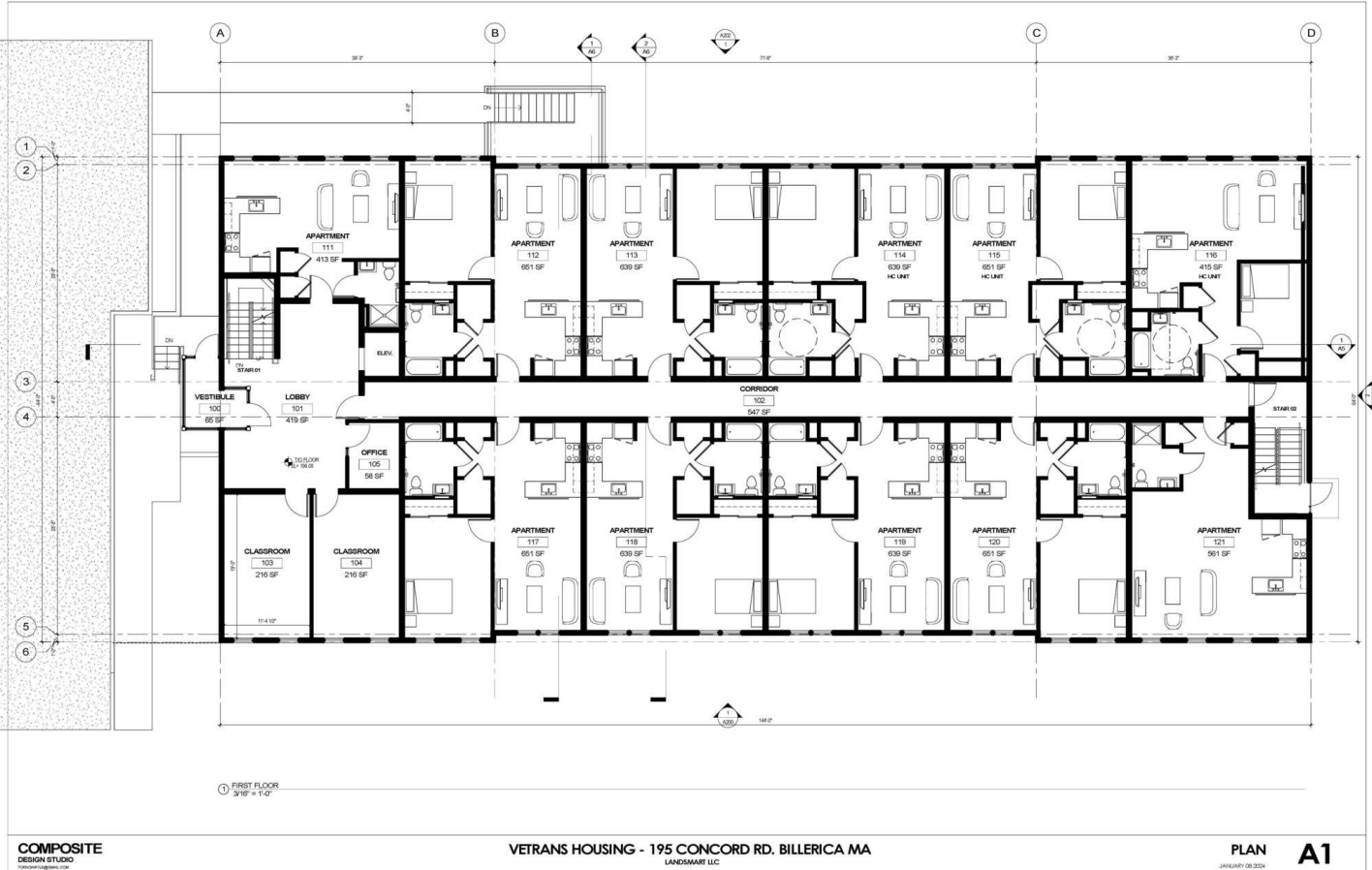
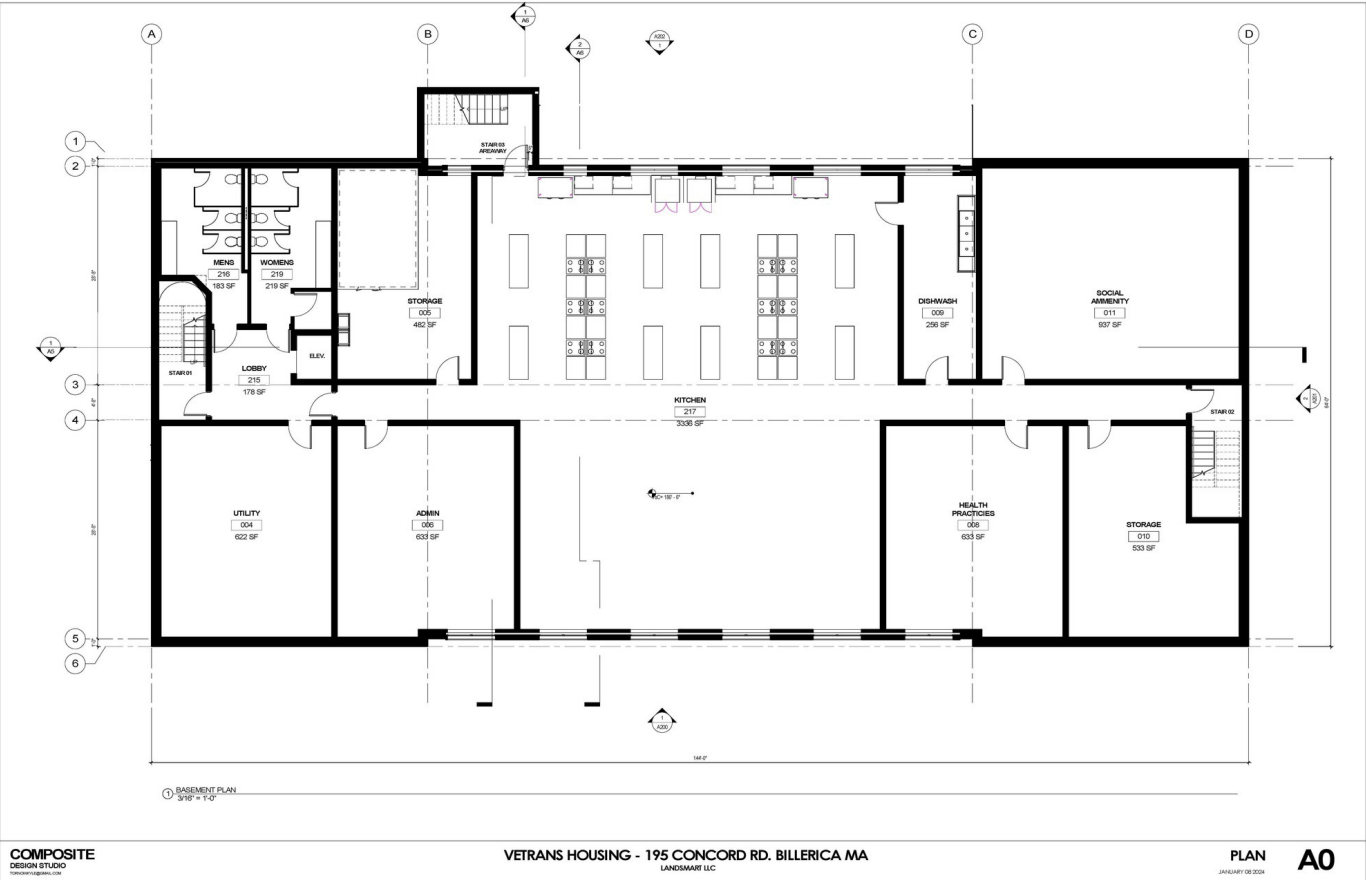






VETERANS HOUSING - 195 CONCORD RD. BILLERICA MA  
LANDSMART LLC

# FLOOR PLAN



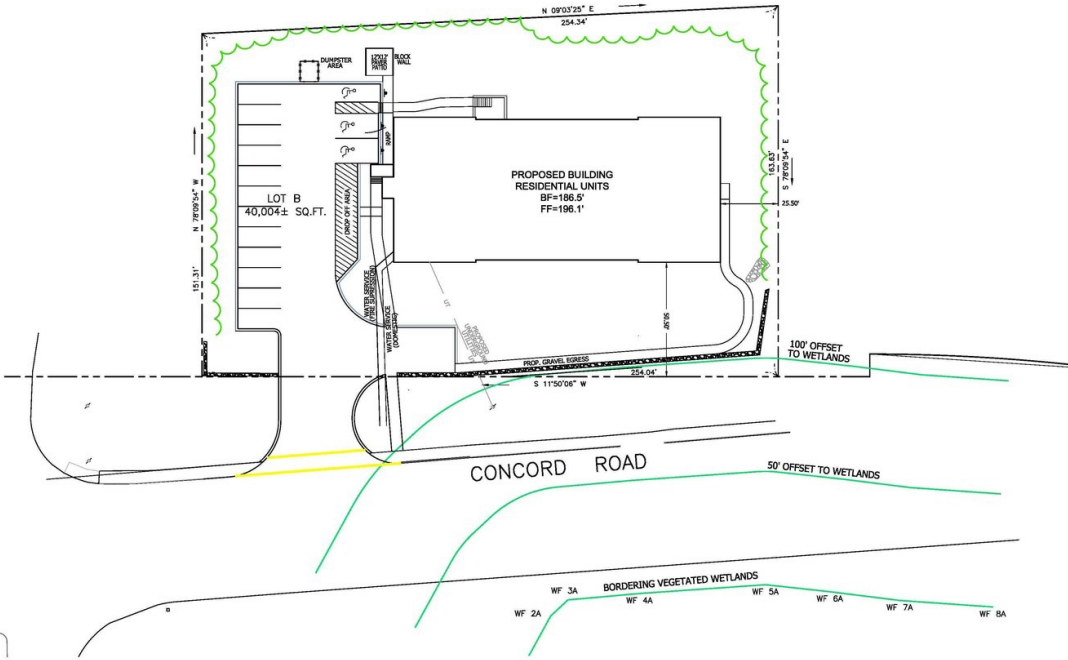
# SITE PLAN

## VETERAN'S EDUCATIONAL FACILITY IN BILLERICA, MASS.

N/F  
BRIGHTVIEW  
BILLERICA, LLC



**LOCUS**  
SCALE: 1"=500'  
ZONING DISTRICT:  
NEIGHBORHOOD RESIDENCE  
MAP 68, LOT 9-1



| INDEX   |                                       |
|---------|---------------------------------------|
| SHEET 1 | COVER - SCALE: 1" = 20'               |
| SHEET 2 | EXISTING CONDITIONS - SCALE: 1" = 20' |
| SHEET 3 | EROSION CONTROL - SCALE: 1" = 20'     |
| SHEET 4 | SITE LAYOUT - SCALE: 1" = 20'         |
| SHEET 5 | GRADING & DRAINAGE - SCALE: 1" = 20'  |
| SHEET 6 | UTILITIES - SCALE: 1" = 20'           |
| SHEET 7 | DETAIL SHEET 1 - SCALE: AS SHOWN      |
| SHEET 8 | DETAIL SHEET 2 - SCALE: AS SHOWN      |

| ZONING TABLE                                                                                                                      |                          |
|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| ZONE: NEIGHBORHOOD RESIDENCE<br>USE: EDUCATIONAL FACILITY - 35 SEATS<br>BUILDING AREA = 8,343.8 S.F. - 19 ONE-BEDROOMS, 4 STUDIOS |                          |
|                                                                                                                                   | REQUIRED PROVIDED        |
| MINIMUM LOT AREA                                                                                                                  | 40,000 S.F. 40,004± S.F. |
| MINIMUM FRONTAGE                                                                                                                  | 175 FT. 254.04 FT        |
| FRONT YARD SETBACK                                                                                                                | 50 FT. 50.5 FT           |
| SIDE YARD SETBACK                                                                                                                 | 25 FT. 25.5 FT.          |
| REAR YARD SETBACK                                                                                                                 | 20 FT. 40.8 FT.          |
| MAX. BUILDING LOT COVERAGE                                                                                                        | 25 % 23.3%               |
| MAX. BUILDING HEIGHT                                                                                                              | 35 FT. 30 FT             |
| MIN. GREEN SPACE, LOT                                                                                                             | N/A N/A                  |
| LOT PERIMETER GREEN SPACE                                                                                                         | N/A N/A                  |
| BLDG. PERIMETER GREEN SPACE                                                                                                       | N/A N/A                  |

| PARKING TABLE   |                                |
|-----------------|--------------------------------|
|                 | REQUIRED PROVIDED              |
| EDUCATIONAL USE | 30 SEATS 1 SPACE PER 4 SEATS 8 |
| NOT LISTED      |                                |
|                 | TOTAL 8                        |

|         | REQUIRED | PROVIDED |
|---------|----------|----------|
| REGULAR | 7        | 12       |
| COMPACT | 0        | 0        |
| A.B.A.  | 1        | 3        |
| TOTAL   | 8        | 15       |

### SITE PLANS

OWNER/APPLICANT:  
DEAN JENNIFER  
LANDSMART, LLC  
30 THROCKMORTON RD.  
NO. CHILMARK, MA

VETERANS HOUSING PROJECT

195 CONCORD RD  
BILLERICA, MA

COVER

SCALE: 1"=20'  
AUGUST 17, 2023

Dresser, Williams & Way, Inc.

572 BOSTON ROAD - UNIT 5 BILLERICA, MA  
TELEPHONE NO. (617) 663-5410  
E-MAIL: DW@DRESSERWAY.COM  
Professional Engineers & Architect

1/24/24  
10/20/23  
REVIEW COMMENTS  
CORRECT ZONING TABLE  
REVISED COMMENTS

SHEET 1 OF 8

JOB NO. 4833





**CMO**  
partners

**USI**  
ULTRA SERVICES, INC.

**ELITE BROTHERS**  
COLLECTIVE

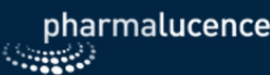
**simco**

**Pion**

**FedEx**  
Express

**ExtraSpace**  
Storage

**PRIORITY LAW**  
WILLS • TRUSTS • ELDERS LAW

**pharmalucence**

**BRIAN'S**  
Automotive

**BOSTON**  
LUXOR LIMO  
The Luxury You Deserve

**Packaging Compliance Labs**  
Formerly Quest Engineering Solutions

**ESTES**

**NAPPA**  
electrical contractors

**LAB** Medical<sup>®</sup>  
Manufacturing, Inc.  
*Where the difficult and impossible are all in a day's work*

**CENTRAL**  
TRANSPORT<sup>®</sup>

**BELMONT**  
MEDICAL  
TECHNOLOGIES

**HIGHWAY PROXIMITY**

**3** 0.1 MILES

**495** 6 MILES

**95** 5.9 MILES

**BOSTON**  
23 MILES | 29 MINS

**NASHUA, NH**  
21 MILES | 23 MINS

**195 CONCORD RD  
BILLERICA, MA**



# 195 CONCORD RD

BILLERICA, MA

FOR SALE | 0.92 AC +/- LAND SITE

JAMES STUBBLEBINE  
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DAVID STUBBLEBINE  
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EXCLUSIVE AGENT



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