

282

BARNSTABLE

29-Unit Development Project
in An Opportunity Zone



282 Barnstable Rd, Hyannis, MA 02601

Conceptual rendering for illustrative purposes only. Actual construction and features may vary.

MATTHEWSTM

Exclusively listed By

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Barnstable Rd ±14,186 VPD



Investment Opportunity



Conceptual rendering for illustrative purposes only. Actual construction and features may vary.

Develop 29 Apartment Units in Hyannis, MA

- Fully approved 29-unit residential project in prime Hyannis location
- ±0.51-acre development site in Hyannis' core submarket
- Located in an Opportunity Zone
- Building plans offer ideal unit mix for local renter population
- Approved plans offer distinguished Class A residences that remain cost effective
- Frontage on Barnstable Rd offers direct access to 26-acre 'The Landing at Hyannis' retail epicenter, Cape Cod Mall, Cape Cod Airport, Main Street in Hyannis, Hyannis waterfront, and much more

Property Description



Conceptual rendering for illustrative purposes only. Actual construction and features may vary.

29-Unit Apartment Building Development

Address	282 Barnstable Rd
City, State	Hyannis, MA 02601
Frontage	Barnstable Rd & Kings Way
VPD	Barnstable Rd ±14,186
Lot Area	±0.51 Acres (±22,216 SF)
Opportunity Zone	Yes
Zoning	HG (Hyannis Gateway)
FAR	0.8
Parcel Number (APN)	HYAN M:310 L:436001

Project Overview



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Project Status	Fully Approved
Number of Apartment Units	29
Number of Parking Spaces	29
Number of Buildings	1
Building SF	±25,002 SF
Building Stories	3
Unit Mix	(6) 1-bed, 1-bath, (15) 1-bed, 1-bath plus den/office, (7) 2-bed, 1-bath, (1) 2-bed, 1-bath plus den office
Affordable Units	3
Zoning	HG (Hyannis Gateway)
Lot Width	±65 ft
Building Width	±71.9 ft
Lot Coverage	33%
Primary Frontage	74.4 ft (80%)
Primary Front Setback (Barnstable Rd)	±3.4 ft
Secondary Front Setback (Kings Way)	±132.2 ft
Side Setback	±3.8 ft



Site Plan



Rent Comparables

Proven Rental Strength in Hyannis, MA

- Rapidly growing submarket remains in need of additional housing units
- Would-be home buyers continue to rent as the median single-family home in Barnstable County was \$730,00 in 2025

Cost Advantage in Barnstable County

Avg Mortgage **\$4,500/mo**

- Avg Rent **\$2,500/mo**

= **Cost Advantage to Rent vs. Buy** **\$2,000/mo**

Property	Unit Type	Rent	Unit Size (SF)	Rent/SF
199 Barnstable Rd	1 Bedroom	\$2,150	468	\$4.59
Sea Captains Row	1 Bedroom	\$2,284	519	\$4.40
	2 Bedroom	\$2,651	729	\$3.64
Maris Cape Cod	1 Bedroom	\$3,098	725	\$4.27
	2 Bedroom	\$3,569	1,233	\$2.89
Residence at 850	1 Bedroom	\$2,550	713	\$3.58
	2 Bedroom	\$3,200	992	\$3.23
Average	1 Bedroom	\$2,521	606	\$4.21
	2 Bedroom	\$3,140	985	\$3.25



Hyannough Rd ± 17,400 VPD



Cape Cod Gateway Airport

±34K Annual Passengers

Cape Cod Solar Farm
±30 Employees

The Landing at Hyannis

Airport Shopping Center

28

Cape Cod Mall

Subject Property

Barnstable Rd ± 14,186 VPD

Hyannis Transportation Center
CapeFLYER

Main Street in Hyannis

CAPE COD HEALTHCARE
±283 Beds
±1.7K Employees

± 16,330 VPD

Steamship Authority Ferry Docks
Hy-line Cruises 3151

Michael K. Aselton Memorial Park
Event venue, sports fields, and boat rentals

Hyannis Terminal
Hy-line Cruises 3151

St. John Paul II School
±425 Students

Main St

Key Economic Drivers

Cape Cod Mall is the largest enclosed shopping center in the region, located in Hyannis, Massachusetts. It serves as a primary retail destination for residents and visitors across Cape Cod. The mall features a mix of national retailers, including Target, Macy's, Best Buy, and Dick's Sporting Goods, as well as a variety of specialty stores, dining options, and services. In addition to traditional retail, the mall includes a Regal Cinemas and several out parcel developments that house restaurants and big-box stores. Its central location near major roads like Route 28 and Route 132 makes it easily accessible, and it plays a key role in the local economy by providing employment and attracting foot traffic throughout the year.

±0.7 Miles Away

Main Street in Hyannis is the lively downtown hub of the village, offering a charming mix of unique shops, local boutiques, galleries, cafés, and restaurants. It's the center of community life, hosting year-round events, street festivals, and seasonal celebrations that draw both locals and visitors. Just a short walk from the harbor, Main Street blends coastal charm with small-town character, making it a must-visit destination on Cape Cod.

±0.7 Miles Away

120+

Shops and Restaurants

#1

Economic Center on Cape Cod

#1

Transportation Hub on Cape Cod

The Steamship Authority is the primary ferry service provider between mainland Massachusetts and the islands of Nantucket and Martha's Vineyard. Its Hyannis terminal, located just minutes from downtown and accessible from Route 28, offers year-round passenger and vehicle ferry service with direct routes to both islands. The Authority plays a vital role in regional transportation, tourism, and the local economy, connecting Cape Cod with island communities and supporting the movement of residents, visitors, goods, and services across the region.

±1.2 Miles Away



Key Economic Drivers

Cape Cod Gateway Airport, located in Hyannis, serves as the primary aviation hub for the Cape Cod region. The airport offers commercial service through carriers such as JetBlue and Cape Air, with regular flights to Boston, New York, and other regional destinations. In addition to commercial travel, the airport supports general aviation, charter services, and seasonal flights that accommodate the area's tourism demand. Its central location near downtown Hyannis and accessibility from major roadways make it a convenient option for both residents and visitors. The airport also plays a role in the local economy by supporting jobs, business travel, and regional connectivity.

±1.8 Miles Away



CAPE COD HOSPITAL
Member Cape Cod Healthcare

Cape Cod Hospital, located in Hyannis, is the leading healthcare provider for the Cape Cod region and a critical part of the local infrastructure. It is part of the Cape Cod Healthcare system and offers a full range of medical services, including emergency care, surgical procedures, cardiac care, and specialized treatment programs. The hospital serves a broad population year-round and expands its capacity during the busy summer months to meet increased demand. As one of the region's largest employers, Cape Cod Hospital supports the local economy and contributes to the area's attractiveness for year-round residents, retirees, and seasonal workers seeking reliable healthcare services.

±2.8 Miles Away



**CAPE COD
COMMUNITY
COLLEGE**
Powerful Futures Start Here

Cape Cod Community College, located in West Barnstable just a short drive from Hyannis, is the only public higher education institution on Cape Cod. It offers associate degree programs, certificate programs, and transfer pathways to four-year colleges and universities. With programs in healthcare, business, technology, and liberal arts, it plays a key role in workforce development for the region. Cape Cod Community College also supports the local economy through job training partnerships and continuing education, making it a valuable resource for both students and employers across Cape Cod.

±3.0 Miles Away

Nearby Redevelopment

The Landing at Hyannis

The Landing at Hyannis, a 26-acre property in Cape Cod, is undergoing a significant redevelopment to enhance its retail and dining offerings. This redevelopment aims to introduce a diverse mix of new and expanded retail and dining options, enhancing the shopping experience for both residents and visitors of Cape Cod.

New Businesses Joining The Landing

Nordstrom Rack

Scheduled to open in Fall 2025, this off-price division of Nordstrom will offer up to 70% off on apparel, accessories, beauty products, home goods, and shoes.

SkinMD

A physician-owned medical spa set to open in Fall 2024, providing services such as dermal fillers, Botox, weight loss injections, laser resurfacing, skin tightening, body sculpting, laser hair removal, and medical-grade skincare treatments.

Warby Parker

Expected to open in Spring 2025, this innovative eye wear retailer will offer optical and sun eye wear, daily contact lenses, comprehensive eye exams, and telehealth services. Through its Buy a Pair, Give a Pair program, Warby Parker has distributed over 15 million glasses to individuals in need.

Relocations & Expansions

The Paper Store, Panera Bread, and Burrito Bistro

These existing tenants will relocate to larger spaces within The Landing, enhancing their offerings and customer experience.

Redevelopment Details

Collaborative Effort

Since 2019, WS Development has partnered with the Town of Barnstable, Cape Cod Gateway Airport, and the Cape Cod Commission to transform Capetown Plaza into The Landing at Hyannis.

Property Enhancements

The redevelopment includes major façade upgrades, interior remodeling, new lighting, paving, landscaping, and the addition of a public green with outdoor seating, aiming to better serve the community's needs.



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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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