

# ±2.76 AC Land for Sale

927 Salem St & Federal Way, Groveland, MA 01834

Land  
Investment Opportunity  
Offering Memorandum

Zoning Use Code - IZ (Industrial)  
Retail Development - Encouraged



±1.90 AC



±0.86 AC

**MATTHEWS**™

# Exclusively Listed By



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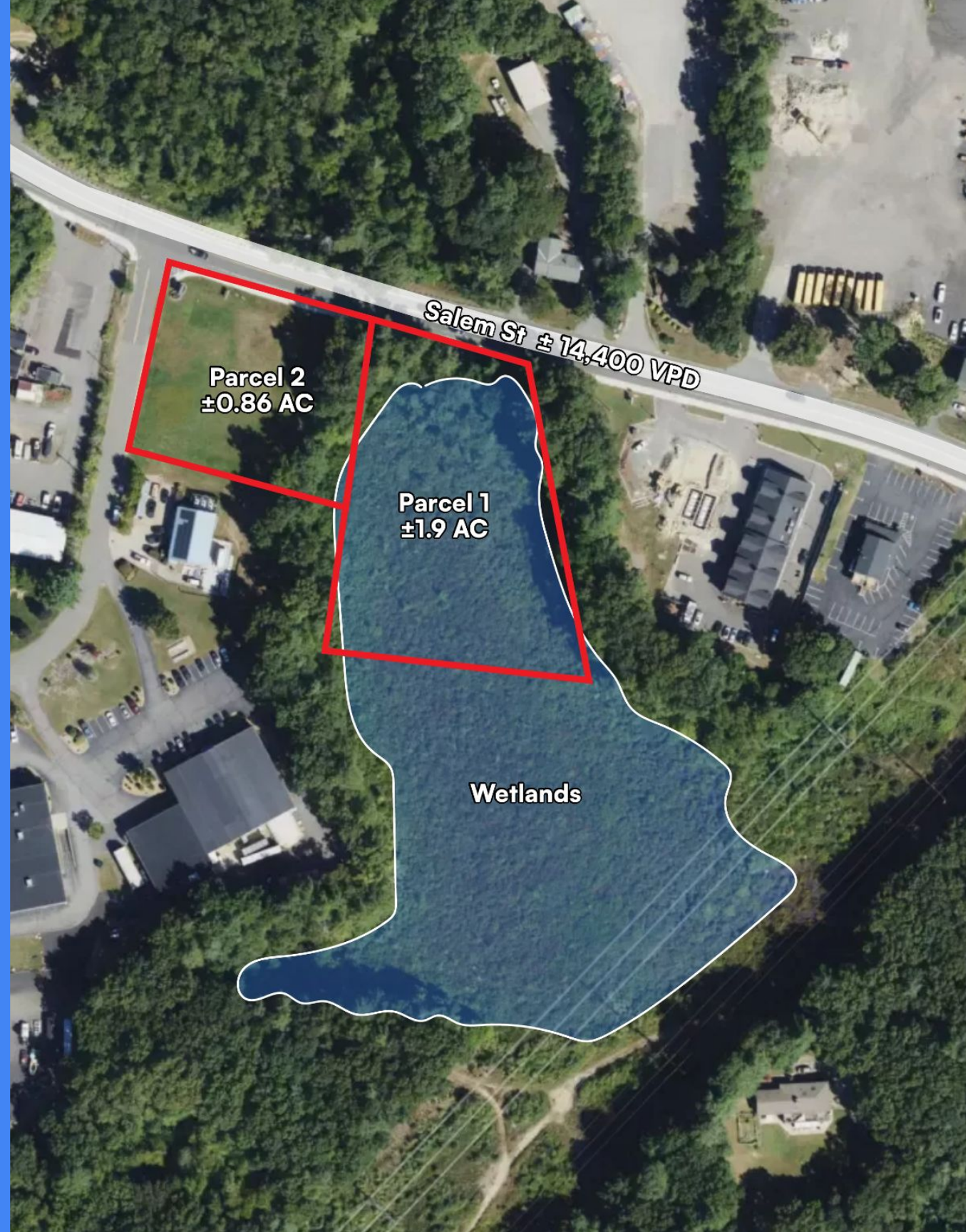
License No. 9588068 (MA)

**Kyle Matthews**

Broker of Record

Broker Lic. No.: 1000083-RE-RB (MA)

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# INVESTMENT HIGHLIGHTS

**\$450,000**

List Price

**±15,514**

VPD

**±2.76 AC**

Acreage

**Industrial**

Price Per SF

## Property Highlights

- Two parcels
- Zoning - Industrial
- Permitted Cannabis Use - Yes
- Zoning Use Code - IZ
- Retail Development - Encouraged
- Easement's - No
- Utilities - No
- Septic System in Place - Yes
- Ownership Type - Fee Simple
- Public Water Available on Route 97
- Eligible for the Dover Amendment (MA State Law)





**Center Street Auto, LLC**  
Car Repair & Maintenance Service



**Dr. Elmer S. Bagnall Elementary**  
±518 Students



**DANIELS ELECTRIC**  
Master Electrician  
Quality Since 1986



**The Georgetown Recreational Path**  
The trail runs directly along the edge of the Upper Parker River Wildlife Management Area (and the adjacent Crane Pond WMA)

**Baystate Truck Repair Inc**  
Mechanic



New Development  
**The Quarry at Groveland**  
±192 Units



**Subject Property**



**Crossfield Engineering Inc.**  
Industrial Engineer

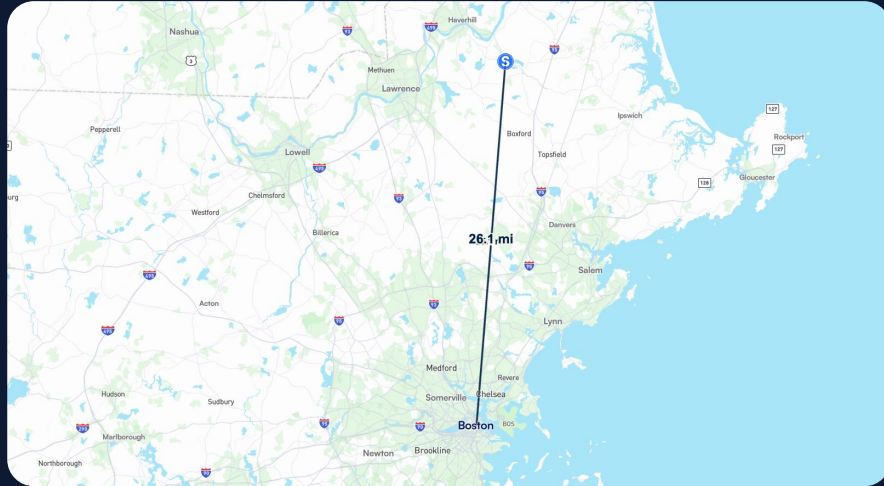
**Light Department**  
City Government Office



Salem St #14400 WPD

# Groveland, MA

## Market Demographics



## Boston, MA - MSA

Boston, Massachusetts is one of the nation's most influential economic and cultural centers, serving as the hub of New England and a global leader in education, healthcare, technology, and innovation. Home to world-renowned institutions such as Harvard University, the Massachusetts Institute of Technology (MIT), and Massachusetts General Hospital, the city benefits from a highly educated workforce and a robust knowledge-based economy. Boston's historic character, combined with its modern infrastructure and thriving business environment, continues to attract residents, employers, and investors from around the world. The city's walkable neighborhoods, extensive public transportation network, and access to waterfront amenities contribute to a high quality of life and sustained demand across residential and commercial real estate sectors.

## Local Market Overview

Located within Essex County in the northern Boston metropolitan region, Groveland benefits from its position along the Merrimack River corridor and its proximity to major employment centers including Haverhill, Lawrence, Newburyport, and Greater Boston. The community offers a predominantly residential environment characterized by strong household incomes, limited commercial development, and access to regional transportation networks including Interstate 95, Interstate 495, and MBTA commuter rail service in neighboring Haverhill.

Land development opportunities in Groveland are constrained by limited available inventory, creating favorable fundamentals for well-positioned sites. The town benefits from continued population stability, strong educational attainment levels, and proximity to employment hubs throughout the North Shore and Merrimack Valley. Demand for residential and mixed-use development remains supported by households seeking access to the Boston metro area while maintaining a lower-density suburban setting.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,729	18,735	77,651
Current Year Estimate	2,753	18,931	77,090
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	1,074	7,067	29,692
2020 Census	1,066	7,021	28,284
Growth 2020-Current Year	0.74%	0.66%	4.98%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$166,673	\$187,595	\$158,462

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## Kyle Matthews | Broker of Record | Broker Lic. No.: 1000083-RE-RB (MA)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 927 Salem St, Groveland, MA, 01834 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
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.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.