

DEVELOPMENT ASSEMBLAGE CARVER, MASSACHUSETTS

15.74 ACRES



FIVE PROPERTY PORTFOLIO

- > Four Parcels Zoned Hway Commercial
- > One Parcel Zoned Residential



LOCAL
REALTY
ADVISORS

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OFFERED EXCLUSIVELY BY

LOCAL REALTY ADVISORS

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MA Licensed Broker

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On behalf of Tremont Enterprises, Corp we are proud to offer the following real estate holdings located in North Carver, Massachusetts for acquisition and or redevelopment.

Available for the first time in over forty years. Tremont Enterprises, Inc began assembling these properties in 1982.

All information has been secured from sources we believe to be reliable, however we make no representation or warranties, expressed or implied, as to the accuracy of the information contained herein. Local Realty Advisors and the agent presenting this opportunity represent the Seller / Lessor, and are neither architects, engineers, inspectors, accountants nor attorneys, and therefore all buyers / tenants must consult with their own architects, engineers, inspectors, accountants or attorneys as to financial, zoning, lot line, handicapped accessibility, flood plain, mechanical, utilities, permits, structural, or environmental concerns. Buyer must verify all information and bears all the risk for inaccuracies. Referenced square footage, acreage outlines are approximate and this information package is subject to change.

EXECUTIVE SUMMARY

Local Realty Advisors is proud to bring to market a generational opportunity to purchase five abutting properties at the intersection of Route 58 and Route 44 in North Carver, Massachusetts. Pursued for decades by businesses and developers, the assemblage is now available for acquisition. A strong end user or patient investor can turn this assemblage into an even more valuable asset with a thoughtful redevelopment plan.

Four parcels are zoned Highway Commercial and total 11.62 acres. The fifth parcel, furthest from Route 58 is zoned residential and totals 4.12 acres. Properties are offered as a package only.

Currently three tenants occupy the metal building, one tenant occupies the farmhouse. All tenant-at-will.

The properties are being offered as-is with a fundamental due diligence and inspection period. Improvement or entitlement of the assemblage will be the buyers responsibility post closing.

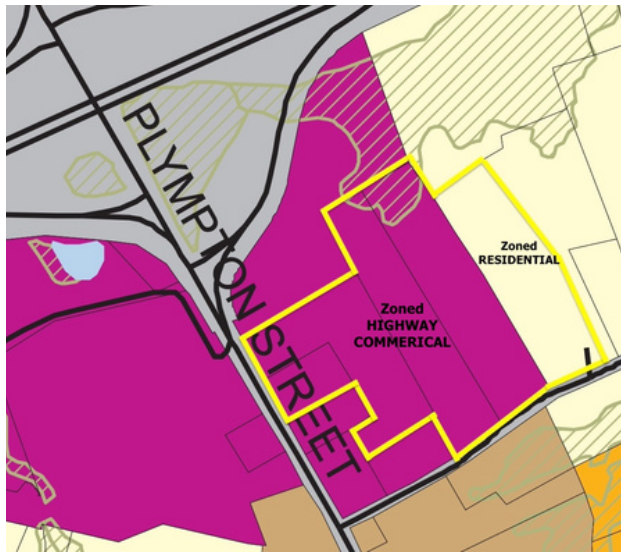
Seller has paid in full, a local municipal water betterment fee of nearly \$190,000. However, the properties are not presently connected to municipal water. Delivery of municipal water to the properties is a work in progress. Offers contingent upon a municipal water connection will not be considered. The properties are presently served by two water wells.

A head start due diligence package is available to qualified buyers upon request.

For answers, information and personal tours contact:

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OFFERING OVERVIEW



Opportunity consists of five abutting properties at the intersection of Route 58 and Route 44 in North Carver, Massachusetts.

Commercial buildings total 6,444 sqft on 4 individual abutting commercially zoned properties totaling 11.62 acres.

One abutting residential zoned property, 10 High Street is a 1,634 sqft farm house with an 8 horse equestrian stable and pastures situated on 4.12 acres.

Assemblage abuts the on ramp to major East-West transportation artery Route 44, benefits from a established curb cut at signaled intersection and is opposite grocery anchored Shaws Plaza and CVS Pharmacy.



\$3,500,000	5 Properties
LIST PRICE	NUMBER OF PROPERTIES
Total Acres 15.74	\$2,031,000
TOTAL ACREAGE	2025 ASSESSED VALUE

INVESTMENT SUMMARY

The map displays a residential area with the following lot details:

Lot ID	Area	Lot Number
25-1-M1	5.31 AC	0
26-10-1	3.00 AC	10
26-10	4.13 AC	10
26-9	3.58 AC	8
26-8	3.67 AC	6
26-6	3.43 AC	107
26-5	40,946 SF	107
26-4	30,927 SF	105
26-1-A	22,651 SF	100
26-3	39,639 SF	2
26-7	1.03 AC	4
18-25	1.50 AC	0
19-25	1.77 AC	13
26-11	1.38 AC	12
26-1	3.81 AC	14

Streets shown include NORTH MAIN ST and HIGH ST. A traffic light is located at the intersection of North Main St and High St. A large body of water is visible in the upper left corner.





PROPERTY PROFILE



PRIME 15.74 ACRES
BUSINESS OR DEVELOPMENT SITE
CARVER, MASSACHUSETTS

PROPERTY SUMMARY

LOCATION

107 North Main Street, Carver MA 02330

COMMERCIAL

Two abutting lots total 4.37 acres
336.56 total feet frontage
1,044 sqft detached office building
5,400 sqft metal Morton Building
Zoned Highway Commercial
On a four way signaled intersection.

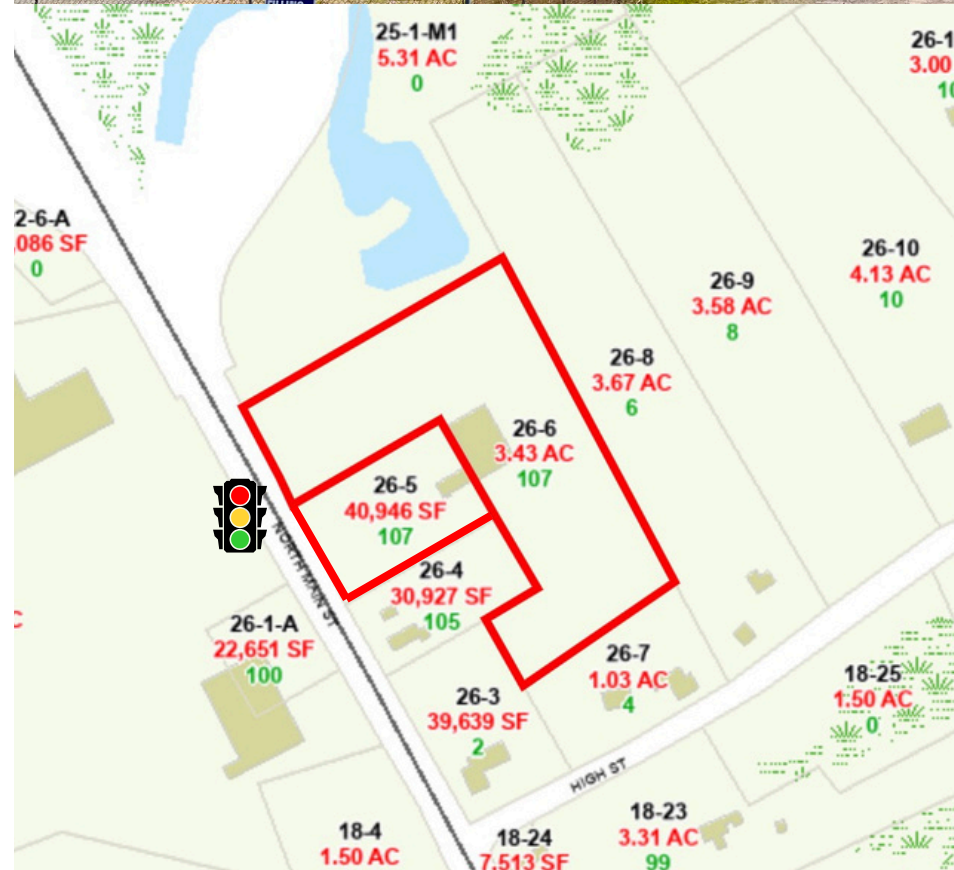
UTILITIES

- Private Well Water *
- Private septic system (onsite)
- 4 Electric services meters
- Morton Building propane heaters
- Office has wall mounted HVAC Unit
- Public water betterment PAID IN FULL
- Natural Gas in street

Location has served as a propane distribution facility and commercial trucking diesel fuel pump filling station. The fueling pumps and tanks have been removed. 21E report on file and available.

- Large cleared area fronting on Route 58.
- Three tenants at will.
- Roadside directory sign.

*Water well is on 8 High Street. Well powered by electricity at 107 North Main



PROPERTY SUMMARY

LOCATION

6 High Street Street, Carver MA 02330

COMMERCIAL

1,100 sqft residence built in 1920

Residence in need of gut rehab or removal.

3 bedrooms, 1 bathroom

3.67 acres

206.6 feet of frontage

932.91 lot depth

Small barn / garage

UTILITIES

- Private Well Water on site.
- Title V Septic System installed 5/2022
- One Electric Meter
- Oil Heat & Hot Water

Humble house with a shady front porch on a beautiful, deep, commercially zoned lot. House needs gut rehab or removal. Includes a large wooden garage which should be removed



PROPERTY PROFILE

PROPERTY SUMMARY

LOCATION

8 High Street Street, Carver MA 02330

COMMERCIAL

Vacant commercial Land
3.58 Acres
178.81 feet of frontage
932.91 ft lot depth

UTILITIES

- Water Well feeds 107 N. Main & 10 High St
- No Septic System
- No Power

Commercially zoned gently sloping wooded land.



PROPERTY PROFILE

PROPERTY SUMMARY

LOCATION

10 High Street Street, Carver MA 02330

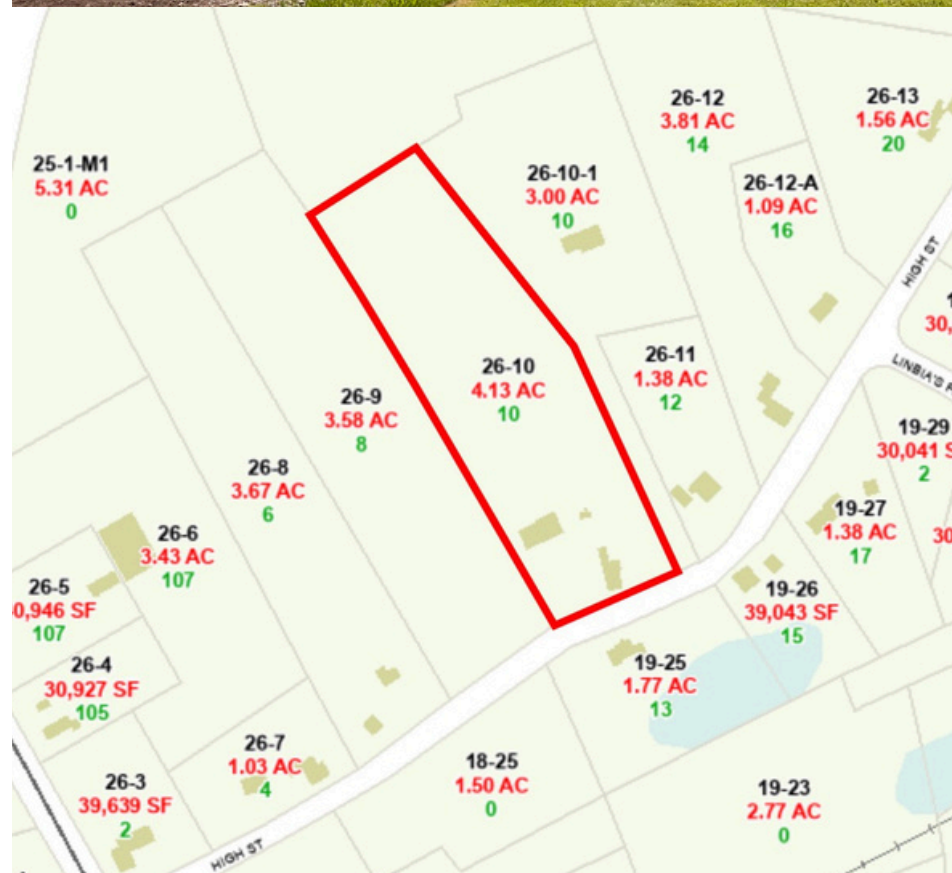
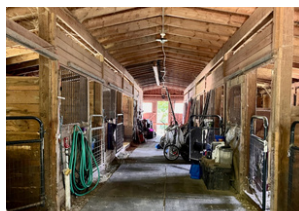
RESIDENTIAL

1,643 sqft residence originally built in 1790
3 bedrooms, 1 bathroom
One bedroom ADU apartment attached in rear
4.12 acres
2.17.48 frontage
768.95 feet lot depth
Horse barn with 8 stalls
Significant equine amenities; rings, pens, grazing

UTILITIES

- Private Well Water on abutting property
- Private Onsite Septic System (1970)
- One electric meter at house
- One meter at horse barn
- Oil Boiler for Heat & Hot Water

Antique home has been expanded over the years. Rolling grass lawns, pastures and horse corals support a classic equestrian stable barn.



WATER & WASTE WATER

107 N. Main St (5&6)

- 1989 Septic System
- Well water from well located at abutting 8 High Street
- 107 N. Main meter powers that well

6 High Street:

- Title V Septic installed May 2022
- Dedicated onsite water well for 6 High Street only

8 High Street:

- No structures, it's raw land, has water well.
- Water well feeds 107 N, Main St and 10 High Street house and horse barn
- No Septic System on site

10 High Street:

- House and horse barn get water from 8 High Street well
- Septic system installed 1970

Location of water well and septic systems shown and labeled are not exact. Labels are for general information purposes only.

HEATING SYSTEMS

107 N. Main St (5&6)

- Propane Bay Heaters / Wall mounted

6 High Street:

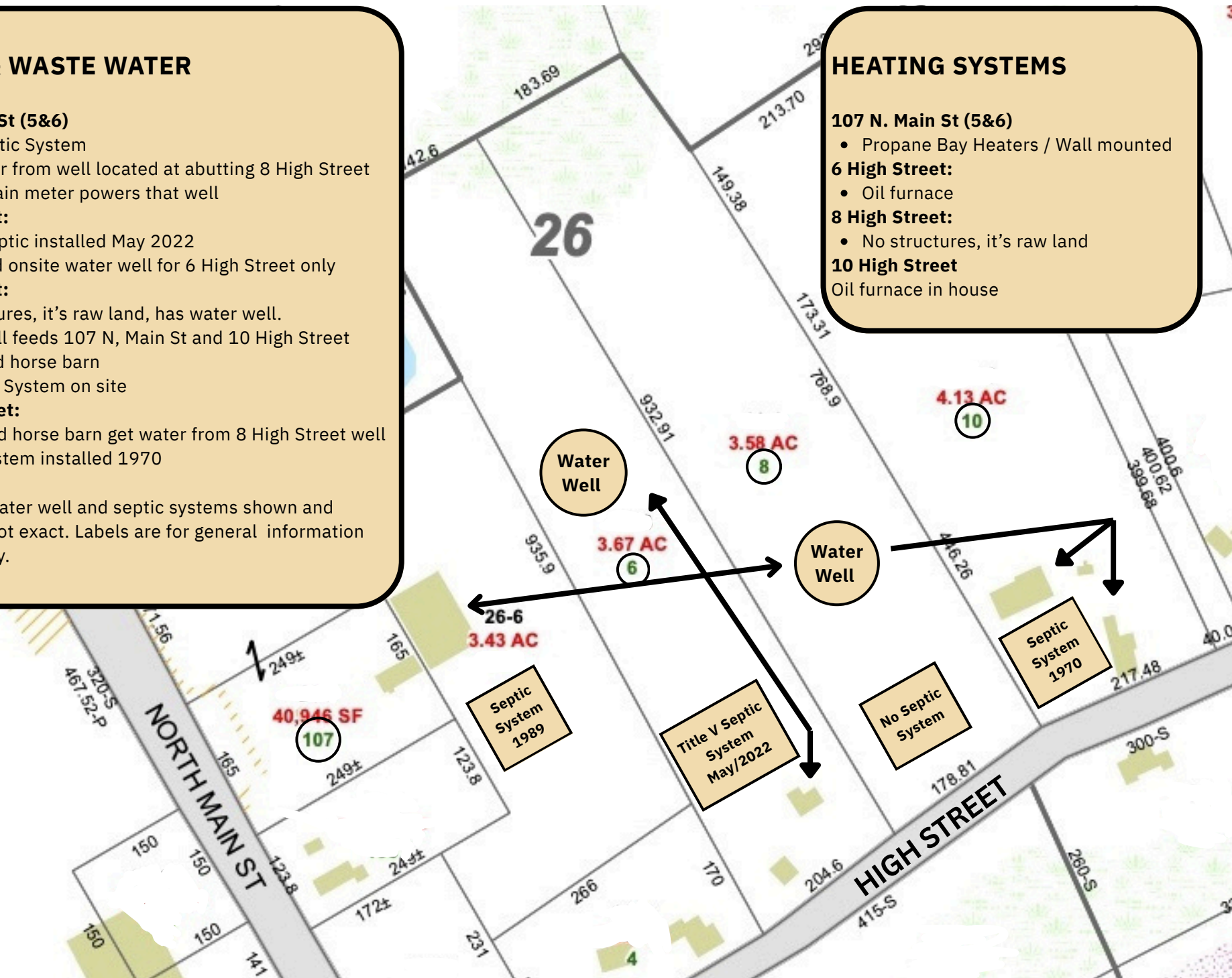
- Oil furnace

8 High Street:

- No structures, it's raw land

10 High Street

Oil furnace in house





FIVE MILES RADIUS DEMOGRAPHICS

Demographic highlights for the trade area:

60,100

2023 5-MILE
POPULATION

15%

5-MILE
POPULATION
GROWTH SINCE
2019

±20,000

ROUTE 44
DAILY TRAFFIC COUNT
(estimate, likely low)

±15,000

NORTH CARVER
ROUTE 58
DAILY CAR TRAFFIC
COUNT (2000)

1979

2023 5-MILE
MEDIAN YEAR BUILT

POPULATION

- Population of 60,100 people in a five (5) mile radius
- Median age is 41. Majority of adult population has college degrees

HOUSEHOLDS

- 19% population growth since 2019
- Above average growth expected over the next 5 years

INCOME

- Average household income of over \$102,800 annually, well above the national average

HOUSINGS

- 90% of housing units are owner occupied
- Average home values exceed \$409,800

FINANCIALS

FULL FINANCIAL DATA PACKAGE AVAILABLE TO QUALIFIED BUYERS WITH A NON DISCLOSURE AGREEMENT

RENT ROLL

Property / Tenant	Suite	SF	Lease Start	Lease End	Annual Rent/SF	Current Rent/SF	Current Rent/Mo	Increases	Lease Type	Options
107 N. Main (Office)		1,100	VACANT		TBD	TBD	TBD	TBD	TBD	TBD
107 N. Main (metal)	1	900	TAW		Inquire	Inquire	Inquire	None	Inquire	None
107 N. Main (metal)	2	2,250	TAW		Inquire	Inquire	Inquire	None	Inquire	None
107 N. Main (metal)	3	2,250	TAW		Inquire	Inquire	Inquire	None	Inquire	None
6 High Street (house)		1,100	VACANT		Inquire	Inquire	Inquire	None	Inquire	None
8 High Street (land)		0	RAW LAND		Inquire	Inquire	Inquire	None	Inquire	None
10 High Street (house)			TAW		Inquire	Inquire	Inquire	None	Inquire	None
> Farm house		1,437								
> Accessory Dwelling (ADU)		TBD								
> Horse stable		1,680								



FINANCIALS

INCOME & EXPENSES

ANNUALIZED OPERATING DATA

	Current
Scheduled Gross Income	\$0000
Expense Reimbursement	\$0000
Effective Gross Revenue	\$0000
Total Operating Expenses	(\$0000)
NET OPERATING INCOME	\$0000

OPERATING EXPENSES

	Current	\$/SF
Total Property Taxes	\$38,451.5	\$00.00
Insurance	\$0000	\$00.00
Common Area Maintenance	\$0000	\$00.00
TOTAL ANNUAL EXPENSES	\$0000	\$00.00
TOTAL MONTHLY EXPENSES	\$0000	\$00.00

FULL FINANCIAL DATA PACKAGE AVAILABLE
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NEIGHBORHOOD

North Carver, MA



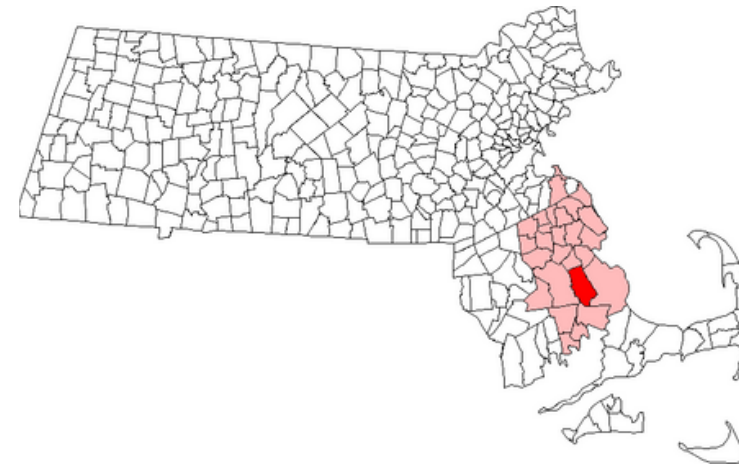
Strategically positioned at the critical intersection of Route 44 and Route 58, North Carver is home to a large cluster of commercial and industrial properties and uses. Local, regional and national businesses are finding success on either side of Route 44, and more are planned. Carver town leaders are actively pursuing utility improvements to support their initiative to make North Carver an economic engine and support growing investor interest in the neighborhood. A 1.8 million square foot industrial park called the Green Business Park is working its way through permitting.

Demographics: North Carver is part of the larger Carver community (ZIP code 02330), characterized by a stable population of approximately 11,645 residents, with a median age of 46. The area boasts a high rate of homeownership (around 88.7%) and a median household income of \$78,955, indicating a strong consumer base with disposable income. While the percentage of children is slightly less than average, the number of seniors and middle-aged adults is substantial, suggesting a mature and established population with varying needs for goods and services. The median home value is approximately \$409,800.

Economic Landscape: Carver's economy is diversified, with cranberries remaining a prominent industry. The broader Plymouth County, where Carver is situated, supports approximately 220,000 jobs across 24,000 businesses, generating about \$51 billion in annual sales. While a smaller contributor to the county's total, Carver itself supports around 3,200 jobs in 400 businesses, with annual sales of \$676 million. Key sectors showing growth in the region include finance and insurance, real estate, and professional, scientific, and technical services, indicating a demand for a variety of commercial offerings.

Traffic Count: The intersection of Route 44 and Route 58 is a major transportation nexus. Route 44, a key east-west artery, historically carrying significant traffic volumes, with projections anticipating additional substantial growth. While specific, recent daily traffic counts directly at the Route 44 and Route 58 intersection for North Carver are not readily available in public records, both routes are recognized as heavily traveled state highways. Route 44 serves as a vital link between major population centers, including Plymouth and Taunton, while Route 58 connects communities from Wareham to Weymouth. The presence of a diamond interchange at the Route 44/Route 58 junction underscores its importance as a high-volume traffic point, ensuring excellent exposure for any commercial venture.

REGIONAL OVERVIEW



PLYMOUTH COUNTY, MA

Plymouth County, Massachusetts, offers a compelling blend of economic vitality and desirable demographics, making it an attractive location for commercial real estate development. Situated just south of Boston, the county benefits from its strategic position, providing access to both metropolitan advantages and a high quality of life.

Economic Highlights: Plymouth County benefits from a robust and diversified economy. The median household income in Plymouth County stands at approximately \$109,700 (2019-2023 data), significantly higher than the Massachusetts state average and nearly 40% above the national median. This strong income base indicates a prosperous consumer market with substantial purchasing power. Key employment sectors in Plymouth County include Healthcare & Social Assistance, Retail Trade, and Educational Services. Major employers, both within and immediately adjacent to the county, range from regional hospitals and universities to large retail chains and manufacturing facilities, ensuring a broad range of job opportunities. The total civilian labor force was approximately 299,928 in April 2025. The county's unemployment rate in March 2025 was 5.1%, which is competitive within the state.

The county's business landscape is dynamic, with over 13,304 employer establishments reported in 2022, contributing to a total annual payroll of over \$10.3 billion. Total retail sales for 2022 were reported at over \$10.7 billion, further underscoring the strong local economy and consumer spending. The presence of a well-educated workforce is also a significant asset, with 41.2% of residents aged 25 and over holding a Bachelor's degree or higher.

Demographic Profile: With an estimated population of approximately 542,090 as of July 1, 2024, Plymouth County is one of Massachusetts's larger counties and has experienced steady growth, with a 2.1% population increase between April 2020 and July 2024. This growth trajectory indicates a continually expanding consumer base and labor pool.

The demographic makeup of Plymouth County reflects a mature and stable community. The median age is around 43.2 years, slightly higher than the state and national averages. Households in Plymouth County are generally well-established, with an owner-occupied housing unit rate of 77.6% (2019-2023). The median value of owner-occupied housing units in 2019-2023 was \$513,000, indicating a strong housing market. The average household size is 2.59 persons. The high rate of homeownership and a stable population base contribute to a strong sense of community and a consistent demand for local goods and services.

Plymouth County presents a robust economic environment characterized by high household incomes, diverse employment opportunities, and a skilled workforce. Coupled with its steady population growth and stable demographic profile. The county offers an appealing market for commercial real estate developers seeking a resilient consumer base.



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