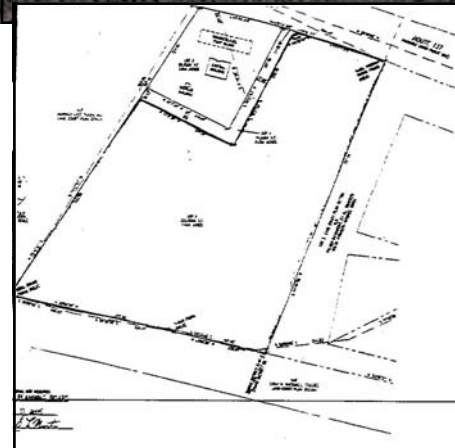


Commercial Lot For Sale Route 137, Harwich

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PROPERTY HIGHLIGHTS

- 7.43 Acres—Commercial Highway - 2 Zone***
- 211 Feet of Frontage on Route 137***
- Level, Wooded Lot***
- Two minutes to Route 6***
- Minimum Lot Size - 50,000 SF***



For more information about this opportunity contact:

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Commercial
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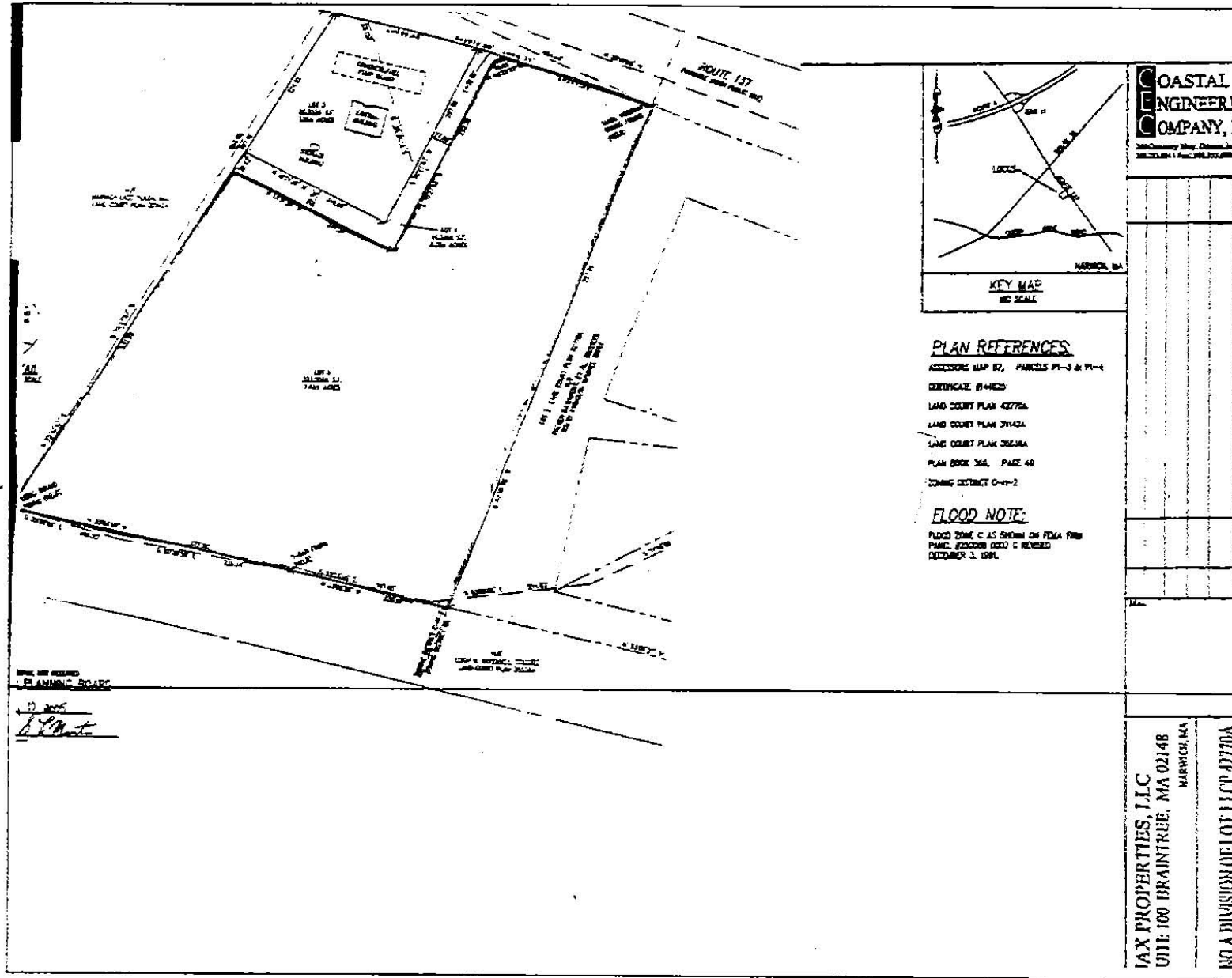
AREA MAP



This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Referenced square footage and acreage and sketched outlines of the property are approximate. Buyer must verify all the information and bears all the risk for any inaccuracies.

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LAND PLAN



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Commercial Lot For Sale, Route 137, Harwich

SITE DESCRIPTION

SITE DESCRIPTION

A site description follows based upon a site visit, assessor's accords and the pending Land Court Plan provided to the appraiser by the site contact.

Parcel 5

Site Area. 323,500 Square Feet / 7.43 acres

Frontage:	211.35' Along Route 137
Depth:	Southerly Boundary is 727.61 feet
Shape:	Flag
Topography:	Wood Parcel, Generally Level
Utilities:	All Typical
Parking:	Vacant Site
Flood Hazard Zone/FEMA:	Zone C
View Amenity:	Commercial area near the intersection of Route 137 & 39
Site Improvements:	None Significant
Apparent Easements/Encroachments:	None Significant
Other Adverse Conditions:	None Significant

Summary: The subject site is representative of competing sites with respect to access, size and utilities, No additional adverse conditions were apparent.

The site and improvements are appraised as if they meet or exceed all Massachusetts and Federal environmental requirements. It is assumed that the soil—bearing characteristics of the site are adequate to support typical improvements.

Commercial Lot For Sale, Route 137, Harwich

ZONING

ZONING

The subject property is situated in a Commercial I-12 zoning district.

The primary principal uses are as follows:

Churches, educational uses, non-profit clubs, town buildings, essential services, agricultural or horticultural, floricultural, medical Clinic, offices (Professional or Business), repair service, retail sales, sale of rental of new or used motor vehicles.

An excerpt from the By—law is included in the addenda section, There are a variety of special permit uses and they are detailed in this section.

Intensity of Use Schedule:

Minimum Lot Area:	Any Permitted Use-50,000 Square Feet
Minimum Width:	150 Feet
Minimum Frontage:	
Front:	25 Feet
Side:	25 Feet
Rear:	25 Feet
Maximum Building Coverage:	30 Percent
Maximum Total Site Coverage:	70 Percent
Maximum Building Height:	30 Feet or 2.5 Stories

Conclusion: The subject parcel has sufficient frontage and site area for commercial development purposes.

Commercial Lot For Sale, Route 137, Harwich

NEIGHBORHOOD

The subject is located near the intersection of Route 137 and Route 39. The area surrounding this four-way intersection is developed with commercial uses. The subject site is located along the westerly side of Route 137 and less than one mile south of Route 6 at highway interchange 11. Over the last ten years, this area has undergone significant commercial development. Route 137 is primarily a north—south roadway that connects Route 6A to the north with Route 28 to the south. The roadway is utilized as a primary access route between these two roadways and as a primary means of ingress and egress for adjacent residential neighborhoods.

The subject is located along a route that experiences a steady volume of year-round traffic. Commercial uses along Route 137 include Stop N Shop, CVS, MidCape Home Center, AG Edwards, an auto dealership and several other franchise and independent retailers. Residential uses along Route 39 are predominant. Some newer home development within a three mile radius of the subject has occurred over the last few years.

Vehicular accessibility in the immediate neighborhood is adequate over existing roads.

Conclusion: Commercial development in the vicinity of the subject has been homogenous and consistent with Cape Cod character. The subject's location, along with current supply and demand factors, indicates that land and improved properties are operating in a stable market.

Zoning, services, taxes, transportation facilities, hazards, neighborhood features and physical factors are typical of competitive neighborhoods. The trend in this neighborhood is toward stability.