



# HARTEL COMMERCIAL

Strategic Real Estate Services

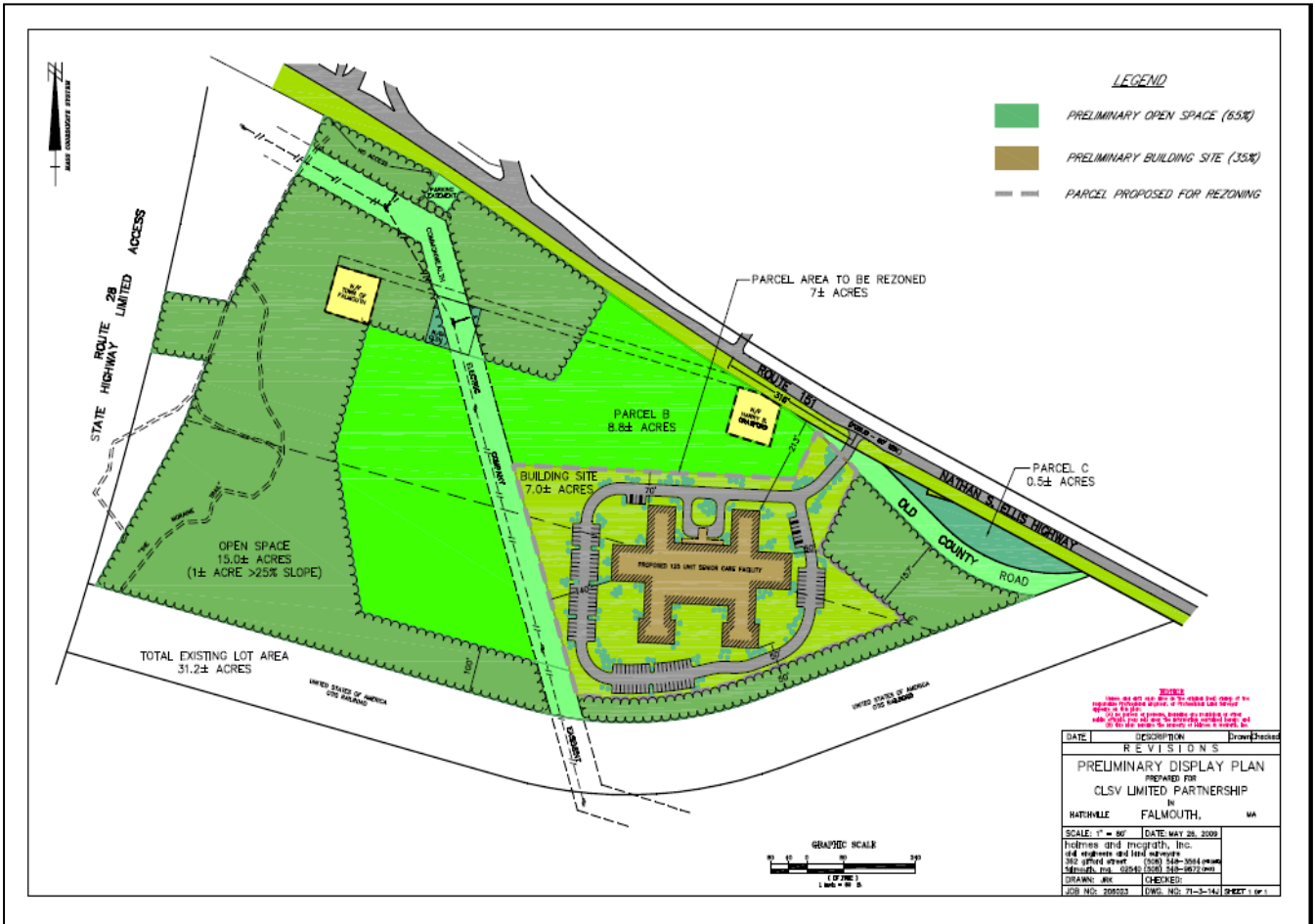
## FOR SALE

### 21± Acres - \$4,495,000

### Investment Development Opportunity

### Zoned for 125 Unit/Senior Care Retirement Community

### Nathan Ellis Hwy., Rte. 151, E. Falmouth, MA



- Adjacent to Ballymeade Estates & Two Championship Golf Courses
- Additional 9± Acres **FOR SALE** for future development/expansion possibilities

HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, Falmouth, MA 02540 | 40 Willard Street, Unit 207, Quincy, MA 02169

Main: (508) 444-0172 | Fax: (508) 548-2995

Greg Hartel - Cell: 617-256-3169 | Jody Shaw - Cell: 508-566-3556

Email: [Greg@HartelRealty.com](mailto:Greg@HartelRealty.com) or [Jody@HartelRealty.com](mailto:Jody@HartelRealty.com)

[www.HartelRealty.com](http://www.HartelRealty.com)



# HARTEL COMMERCIAL

*Strategic Real Estate Services*

## Executive Summary

**Property Address:** Nathan Ellis Highway  
Route 151  
East Falmouth, MA 02536

**Property IDS:** 06 01 008 014 – 17.367± Ac.  
06 01 008C 015 - .463± Ac.  
06 01 010 000 – 12.967± Ac.  
06 01 003B 000 - .396± Ac.

**Land Area:** 17.367± Acres  
.463± Acres  
12.967± Acres  
.396± Acres  
**31.193± Acres**

**Town/Well Water:** Municipal

**Town/Private Septic:** Private

**Zoning:** **SCRD – 21± Acres**  
AGAA - 9 ± Acres -  
(Additionally FOR SALE)



# HARTEL COMMERCIAL

*Strategic Real Estate Services*

## Detailed Summary

Located just off Highway Route 28 (South), at the Route 151 exit, is a combined 31± acre parcel in the AGAA (Agricultural AA) zone of which 21± acres has been re-zoned to allow for a 125 unit Senior Care Retirement Community development. The building envelope would be encompassed within 7± acres, with 9± acres remaining **FOR SALE** for the possibility of re-zoning for added expansion potential or future development with due diligence on town zoning regulations.

This is a one of a kind opportunity to develop this facility which has the re-zoning in place or to perform due diligence for re-zoning for another investment opportunity if desired.

Adjacent to Ballymeade Estates (300 homes), two championship golf courses, close proximity to major highway Route 28, less than a mile to shopping, restaurants, gas service stations, medical offices, conservation area, a veterinarian clinic and approximately one hour to Boston or Providence, makes this location unique and convenient.

HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, **Falmouth, MA** 02540 | 40 Willard Street, Unit 204D, **Quincy, MA** 02169

Main: (508) 444-0172 | Fax: (508) 548-2995

**Greg Hartel** - Cell: 617-256-3169 | **Jody Shaw** - Cell: 508-566-3556

Email: [Greg@HartelRealty.com](mailto:Greg@HartelRealty.com) or [Jody@HartelRealty.com](mailto:Jody@HartelRealty.com)

[www.HartelRealty.com](http://www.HartelRealty.com)



# HARTEL COMMERCIAL

*Strategic Real Estate Services*

## **General Site Overview:**

The village of East Falmouth is part of the Town of Falmouth. This part of town parallels Buzzards Bay to the west and runs along West and North Falmouth Highway, aka Route 28A. This stretch of highway along with Nathan Ellis Highway, Route 151 is bounded north by the village of North Falmouth and further the town of Pocasset, south by Falmouth and further by the village of Woods Hole and east by the town of Mashpee.

Nathan Ellis Highway, Route 151 begins where North Falmouth Highway and Route 151 cross at the traffic signal light and runs east to the Mashpee Rotary approximately 6.35± miles. Along Nathan Ellis Highway are both commercial and residential influences, evident as old and some new construction with architectural and size regulations make this blend extremely appealing.

The immediate area surrounding our property is comprised of the North Falmouth Animal Hospital, Ballymeade Estates, Highway Route 28, Shining Sea Bike Path (which runs from North Falmouth to Woods Hole), Crane Wildlife Conservation Area, North Falmouth House of Pizza, real estate offices, Hot Locks Hair Salon, Dean's (convenient store), medical offices and The Beach House Restaurant.

HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, **Falmouth, MA** 02540 | 40 Willard Street, Unit 207, **Quincy, MA** 02169

Main: (508) 444-0172 | Fax: (508) 548-2995

**Greg Hartel** - Cell: 617-256-3169 | **Jody Shaw** - Cell: 508-566-3556

Email: [Greg@HartelRealty.com](mailto:Greg@HartelRealty.com) or [Jody@HartelRealty.com](mailto:Jody@HartelRealty.com)

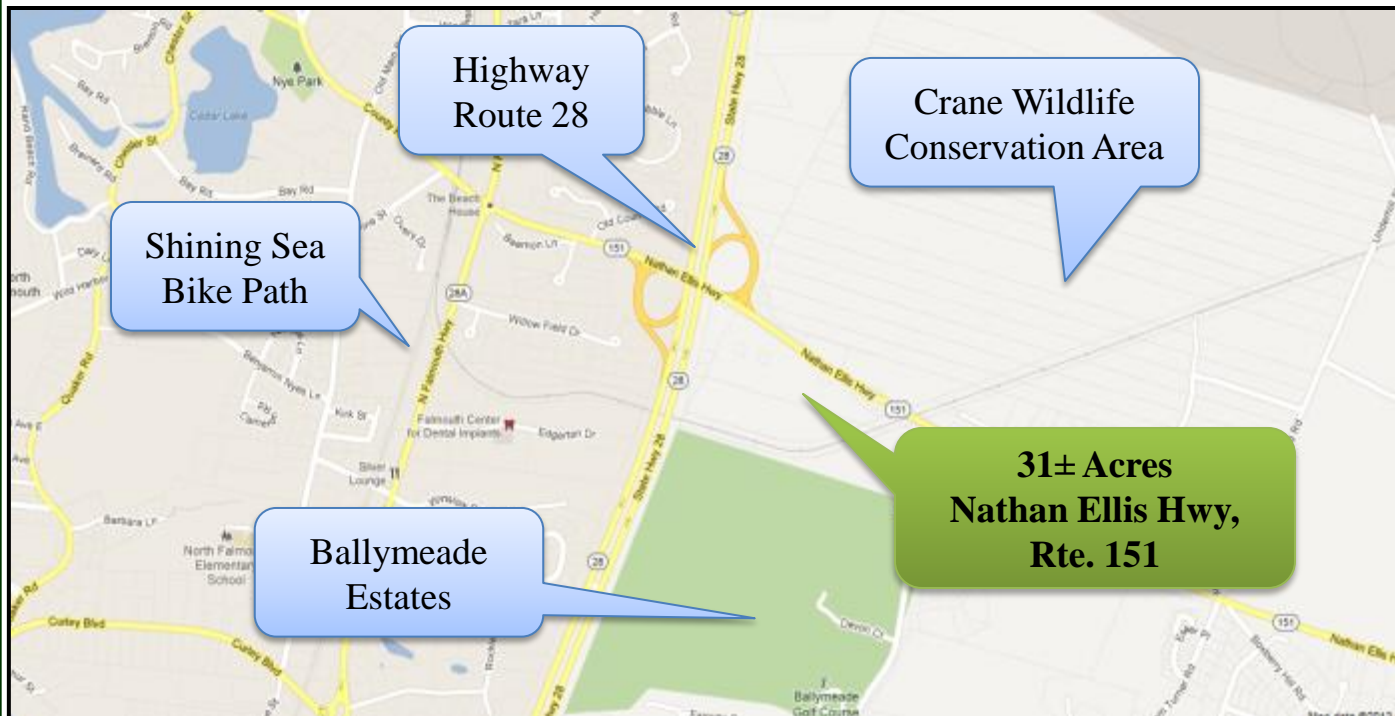
[www.HartelRealty.com](http://www.HartelRealty.com)



# HARTEL COMMERCIAL

*Strategic Real Estate Services*

## Location Map



HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, **Falmouth, MA** 02540 | 40 Willard Street, Unit 207, **Quincy, MA** 02169

Main: (508) 444-0172 | Fax: (508) 548-2995

**Greg Hartel** - Cell: 617-256-3169 | **Jody Shaw** - Cell: 508-566-3556

Email: [Greg@HartelRealty.com](mailto:Greg@HartelRealty.com) or [Jody@HartelRealty.com](mailto:Jody@HartelRealty.com)

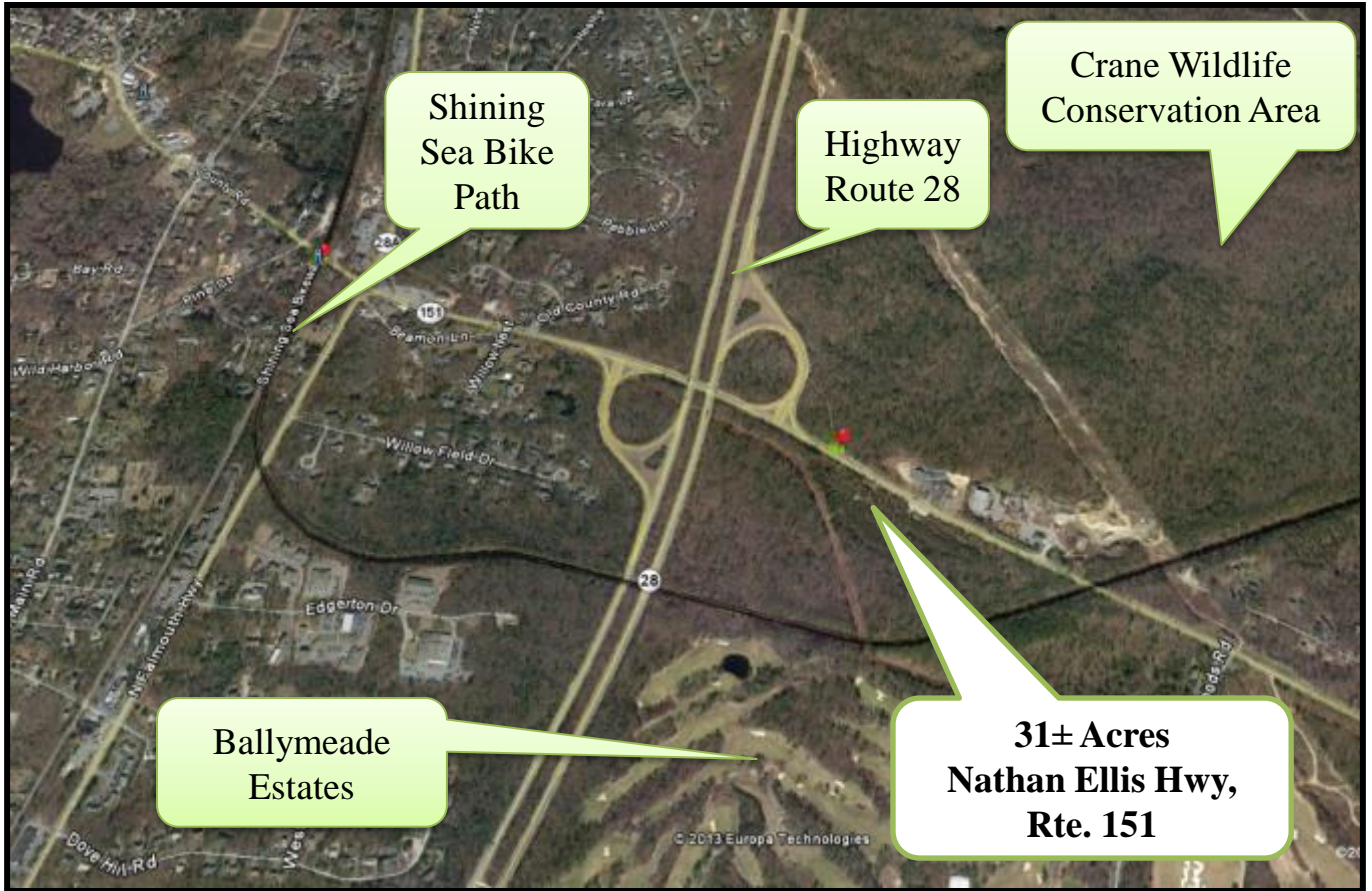
[www.HartelRealty.com](http://www.HartelRealty.com)



# HARTEL COMMERCIAL

*Strategic Real Estate Services*

## Satellite View



HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, **Falmouth**, MA 02540 | 40 Willard Street, Unit 207, **Quincy**, MA 02169

Main: (508) 444-0172 | Fax: (508) 548-2995

**Greg Hartel** - Cell: 617-256-3169 | **Jody Shaw** - Cell: 508-566-3556

Email: [Greg@HartelRealty.com](mailto:Greg@HartelRealty.com) or [Jody@HartelRealty.com](mailto:Jody@HartelRealty.com)

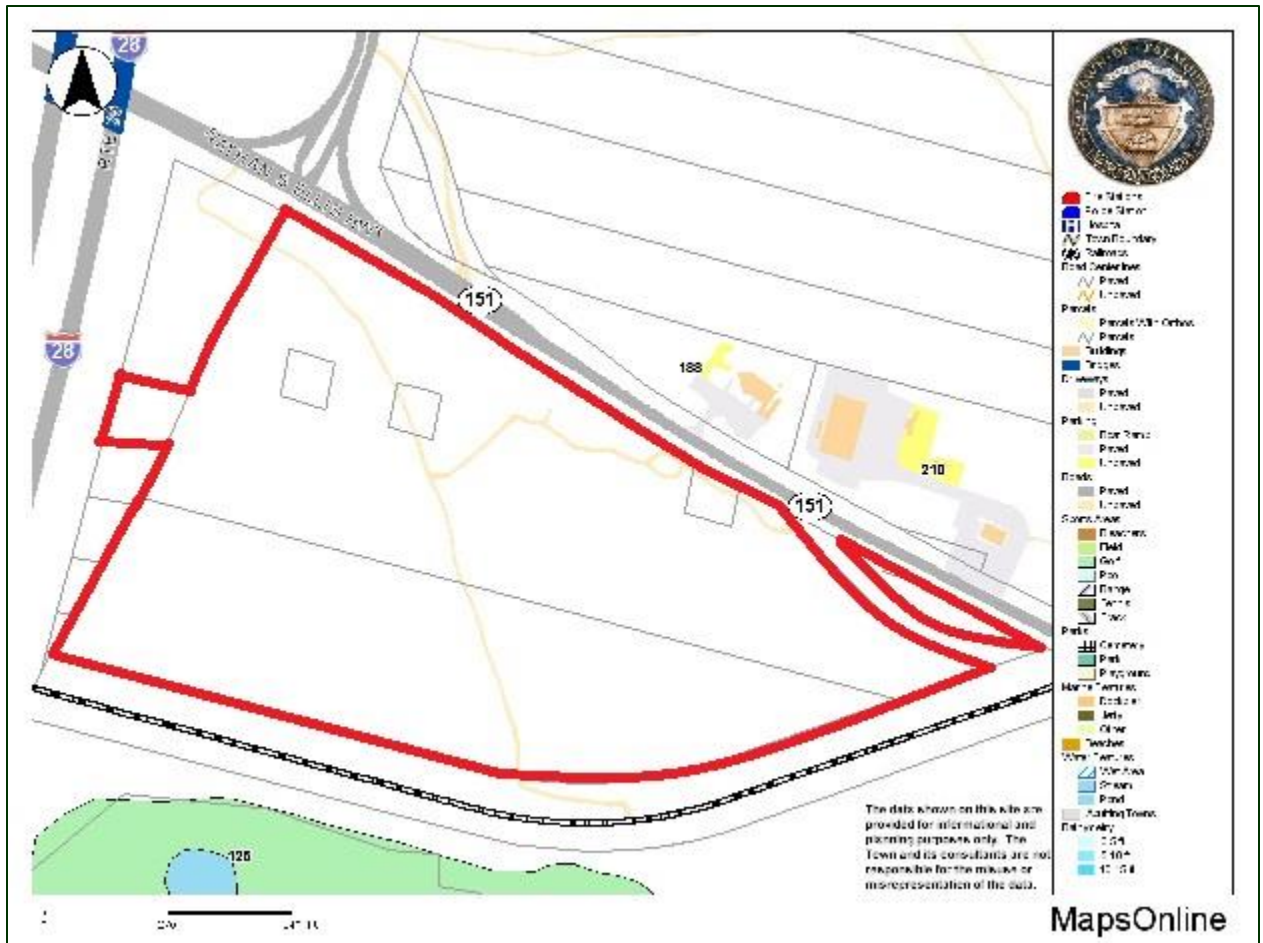
[www.HartelRealty.com](http://www.HartelRealty.com)



# HARTEL COMMERCIAL

Strategic Real Estate Services

## Assessor Map



### HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, **Falmouth, MA 02540** | 40 Willard Street, Unit 207, **Quincy, MA 02169**

Main: (508) 444-0172 | Fax: (508) 548-2995

**Greg Hartel** - Cell: 617-256-3169 | **Jody Shaw** - Cell: 508-566-3556

Email: [Greg@HartelRealty.com](mailto:Greg@HartelRealty.com) or [Jody@HartelRealty.com](mailto:Jody@HartelRealty.com)

[www.HartelRealty.com](http://www.HartelRealty.com)



# HARTEL COMMERCIAL

*Strategic Real Estate Services*

## Zoning

### Senior Care Retirement District By-Law Adopted at November 2008 Town Meeting

#### § 240-65.1. Purpose.

The purpose of this district is to allow for alternative housing for senior citizens in a setting that provides them with personal and health related services and programs and allows for their maximum independence.

#### § 240-65.2. Permitted residential uses.

- A. One family detached houses.
- B. Public or nonprofit housing for the elderly subject to the requirements of §240-164

#### § 240-65.3. Permitted business uses.

- A. Medical clinics, medical and allied health offices
- B. Bank, professional offices
- C. Class I or Class II restaurant

#### § 240-65.4. Uses allowed by special permit from the Planning Board

- A. Senior Care Retirement Community (SCRC), under the following standards and requirements:

(1) A SCRC contains one or more residential buildings with living units described below, which provide residences exclusively for persons 62 years of age or older (except their spouses and surviving spouses, and also except for staff housing and skilled nursing units), and which includes common areas and community dining facilities, and which provides personal services such as social, psychological, educational and health-related programs and services, designed to allow residents to safely "age in place" with maximum independence and with skilled caregivers available continuously on-site.

(2) A SCRC may include independent living units (ILUs) for persons who may not require regular assistance with daily living, as well as assisted living units (ALUs) for persons in need of daily assistance from skilled caregivers, and may include skilled nursing rooms (SNRs), as defined by the Massachusetts Department of Public Health. For the purposes of this bylaw, ILU's, ALU's and SNR's shall be known as "SCRC" units. A SCRC may also include staff housing units, provided that the number of staff units shall not exceed 10% of the SCRC units. The total number of units in the development, including both SCRC units and staff housing as determined by the Planning Board, shall not exceed six units per acre. No unit may contain more than two bedrooms. Assisted Living Units shall be no less than 350 but no greater than 800 square feet in size. Each skilled nursing room may contain no more than two beds.

(3) A SCRC shall have a minimum total area of 15 acres. In calculating the minimum total area the provisions of §240-124A shall apply. At least 65% of the total area must be set aside as open space consistent with 240-130 of the Zoning Bylaw. Up to one-third or five (5) acres of the required open space, which ever is greater, may be located off-site at the discretion of the Planning Board.

(4) Front yard building setbacks shall be a minimum of 50 feet. Side and rear yard building setbacks shall be a minimum of 25 feet. The Planning Board may require greater setbacks, up to 100 feet for front yard and up to 50 feet for rear and side yard setbacks where needed to provide screening and buffer from the street or adjacent properties. Redevelopment of existing buildings may maintain existing setbacks at the discretion of the Planning Board. Redevelopment does not include the voluntary demolition of an existing building and subsequent rebuilding.

(5) The maximum building height of any SCRC building shall be no more than three stories, not to exceed 35 feet as defined for community service uses. The Planning Board in its discretion may increase this height to 45 feet, upon good cause shown by the applicant, provided that for every one foot increase in height all minimum setbacks are increased by two feet.

### HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, **Falmouth, MA 02540** | 40 Willard Street, Unit 207, **Quincy, MA 02169**

Main: (508) 444-0172 | Fax: (508) 548-2995

**Greg Hartel** - Cell: 617-256-3169 | **Jody Shaw** - Cell: 508-566-3556

Email: [Greg@HartelRealty.com](mailto:Greg@HartelRealty.com) or [Jody@HartelRealty.com](mailto:Jody@HartelRealty.com)

[www.HartelRealty.com](http://www.HartelRealty.com)





# HARTEL COMMERCIAL

*Strategic Real Estate Services*

(6) The development may incorporate within a residential building accessory facilities intended solely for the use or benefit of the residents and staff of the development, such as banking and recreational facilities, as limited and approved by the Planning Board.

(7) The Planning Board, in order to approve the special permit for a SCRC, must find that the overall impacts of the SCRC in terms of traffic, wastewater, nutrient loading and fiscal impact to the town will be no greater than the impacts associated with other uses allowed as a matter of right or special permit within Single Residence or Agricultural Zoning Districts on the lot(s). Speculative uses, such as applications made under M.G.L. c. 40B, shall not be considered in making the comparison of cumulative impacts. The Planning Board may require the applicant to provide specialized studies or information as necessary in order to make such a finding.

(8) The Planning Board shall not approve a SCRC unless tertiary treatment of wastewater is provided. Tertiary treatment shall include enhanced nitrogen removal consistent with §240-100 A (3) of the Zoning Bylaw when a SCRC is located in a coastal pond overlay district.

(9) The Planning Board may require the applicant to reduce the size including the height of any residential structure or to adjust its placement on the lot to reduce impacts on neighborhood visual character, including views or vistas. The Planning Board, in order to approve the special permit for a SCRC, must make a positive finding under § 240-122G, of the Planned Residential Development Bylaw and four or more of the purposes of § 240-122. The Planning Board may require or allow that the development be constructed in phases if necessary to minimize neighborhood impacts or to meet financing or regulatory requirements.

(10) Parking shall be located in side or rear yards behind the front facade line of the building, except that parking may be allowed in front of the building line at the discretion of the Planning Board if appropriately screened or landscaped as determined by the Planning Board. The number of parking spaces shall be determined according to the following: One space per Independent Living Unit; One-half space per Assisted Living Unit; One space per employee. The Planning Board may apply parking reductions to a SCRC as provided for in § 240-107 as part of this special permit.

(11) Section 240-65.4A(2) notwithstanding, a density bonus maybe allowed, at the sole discretion of the Planning Board as part of the special permit process for a Senior Care Retirement Community, up to a total of eight units per acre, if the applicant provides at least fifteen (15) percent of the SCRC units ( not including staff units) as affordable, subject to the requirements below, and one or more of the following: a) tertiary treatment of wastewater that achieves an annual average nitrogen reduction to a level of 9 mg/l or less, or; b) the application results in no net increase in nitrogen loading or; c) the SCRC is tied into the municipal sewer system. As a condition of any density bonus the applicant shall be required to execute an affordable housing restriction and regulatory agreement for recordation at the Registry of Deeds, consistent with the requirements of the Massachusetts Department of Housing and Community Development, for qualification of the affordable units towards the town's subsidized housing inventory.

§ 240-65.5. Minimum lot dimensions for uses allowed under §§ 240-65.2 & 240-65.3.

A. Minimum lot size: 45,000 square feet.

B. Lot frontage: 100 feet.

C. Lot width: 150 feet.

HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, **Falmouth, MA 02540** | 40 Willard Street, Unit 207, **Quincy, MA 02169**

Main: (508) 444-0172 | Fax: (508) 548-2995

**Greg Hartel** - Cell: 617-256-3169 | **Jody Shaw** - Cell: 508-566-3556

Email: [Greg@HartelRealty.com](mailto:Greg@HartelRealty.com) or [Jody@HartelRealty.com](mailto:Jody@HartelRealty.com)

[www.HartelRealty.com](http://www.HartelRealty.com)