

OFFERING MEMORANDUM

**Fully Entitled 10-Unit Condo Development + Fully-Permitted 5-Unit Expansion
Opportunity**

799 Country Way, Scituate, MA



Executive Summary

- **Offering Type:** Fully Entitled, Shovel-Ready Development Opportunity
- **Property Address:** 799 Country Way, Scituate 02066
- **Lot size:** 32,060 sq ft (appx. 0.74 acres)
- **Zoning:**
- **Total Units:** 10 Units
- **Additional Opportunity:**
 - **Property Address:** 803 Country Way, Scituate 02066
 - **Lot Size:** 21,884 (appx. 0.5 acres)
 - **Total Units:** 10 Units (Parcel 1) + 5 Units (Parcel 2) = 15 Units Total
 - **Not available for individual sale**

Highlights:

- Fully entitled and **shovel-ready** development
- Two legally separate parcels with shared driveway access
- Parcels are **permitted separately** (not offered individually as a 5-unit sale)
- Located outside of flood zones and protected areas
- Scalable from 10 units to 15 units for increased returns
- Large-format 2-bedroom units with premium layouts and outdoor space

Pricing Overview

- **10-Unit Development (Parcel 1 Only):** \$2,000,000
- **15-Unit Development (Both Parcels):** \$3,000,000
- **Price per Unit:** \$200,000

Unit Program:

- All units are **2-bedroom, 2.5-bathroom** layouts
- Unit sizes range from approximately **1,500 – 2,200 SF**
- Each unit includes **private outdoor space**