

COMPLIMENTS OF KEVIN O'GRADY
617-922-8388



MLS # 70916574 - Active
Land - Agricultural

0 Wyman & Lowell
Woburn, MA 01801

List Price: **\$2,499,000**

Middlesex County

Grade School:

Middle School:

High School:

Directions: **Rt 128 to Rt 38, Right onto Wilcox to the intersection of Lowell and Wyman**

Remarks

This property is has the potential for a 17 lot subdivision. 9ANR lots. See Conceptual plan verbally aproved by the city. Flat level parcel currently being used to sell Christmas Trees. Wyman Street is on one side and Lowell Street on the other. Close to major highways. Water, Sewer and Electric at site. Most of the property has been cleared. Sales price and sales history supports \$600K+ homes.

Property Information

Total Approx. Acres: **7.58 (330185 sq. ft.)**

Cultivation Acres:

Home Own Assn: **No**

No. of Approved Lots: **9**

Pasture Acres:

Assn Req: **No**

Approx. Street Frontage:

Timber Acres:

HOA Fee : **\$**

Features

Area Amenities: **Public Transportation, Shopping**

Beach: **No**

Cable Available:

Documents: **Drawings**

Electric: **On-Site**

Gas: **Other (See Remarks)**

Land Description: **Level, Irregular Lot**

Road Type: **Public, Paved, Publicly Maint., City Street**

Sewer: **Public**

Water: **Public**

Waterfront: **No**

Zone Usage: **Other (See Remarks)**

Other Property Info

DEQE/DEP#:

Disclosure Declaration: **No**

Disclosures: **Used to sell Christmas Trees**

Perc Test:

Tax Information

Pin #:

Assessed: **\$212,300**

Tax: **\$5209** Tax Year: **2009**

Book: **21709** Page: **182**


Cert:

Zoning Code: **Mixed Prim**

Map: **29** Block: **17** Lot: **07**

Office/Agent Information

Listing Office: **Coldwell Banker Residential Brokerage - New Homes**  (781) 684-5600
Ext. 5628

Listing Agent: **Kevin O Grady**  (617) 922-8388

Team Member:

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Call List Office, Call List Agent, Other (See Rmk)**

Showing: Facilitator: **Call List Office, Call List Agent, Other (See Rmk)**

Special Showing Instructions: **Please refer all questions to listing agent. Do not bother anyone on site.**

Firm Remarks

Please call David Skidmore (401) 474-6670 or Kevin O'Grady (617) 922-8388 with any questions.

Market Information

Listing Date: **5/11/2009**

Listing Market Time: MLS# has been on for **15** day(s)

Days on Market: Property has been on the market for a total of **15** day(s)

Office Market Time: Office has listed this property for **15** day(s)

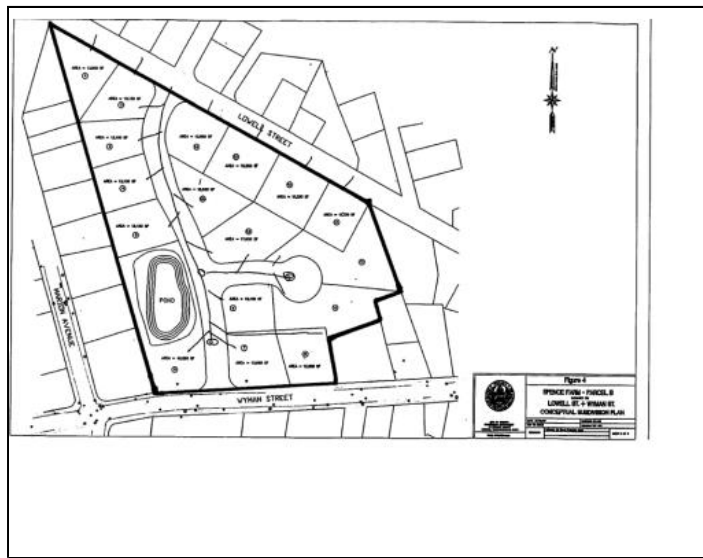
Expiration Date:

Original Price: **\$2,499,000**

Off Market Date:

Sale Date:





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