

189 GREAT ROAD | SHIRLEY, MA

Vacant residential parcel | Separately subdivided | Buyer due diligence required

ASKING PRICE

\$229,000

LOT A1 ONLY - LOTS B1 AND C1 ARE NOT INCLUDED

PARCEL AREA

20,601 +/- SF

LAND AREA

0.47 +/- acre

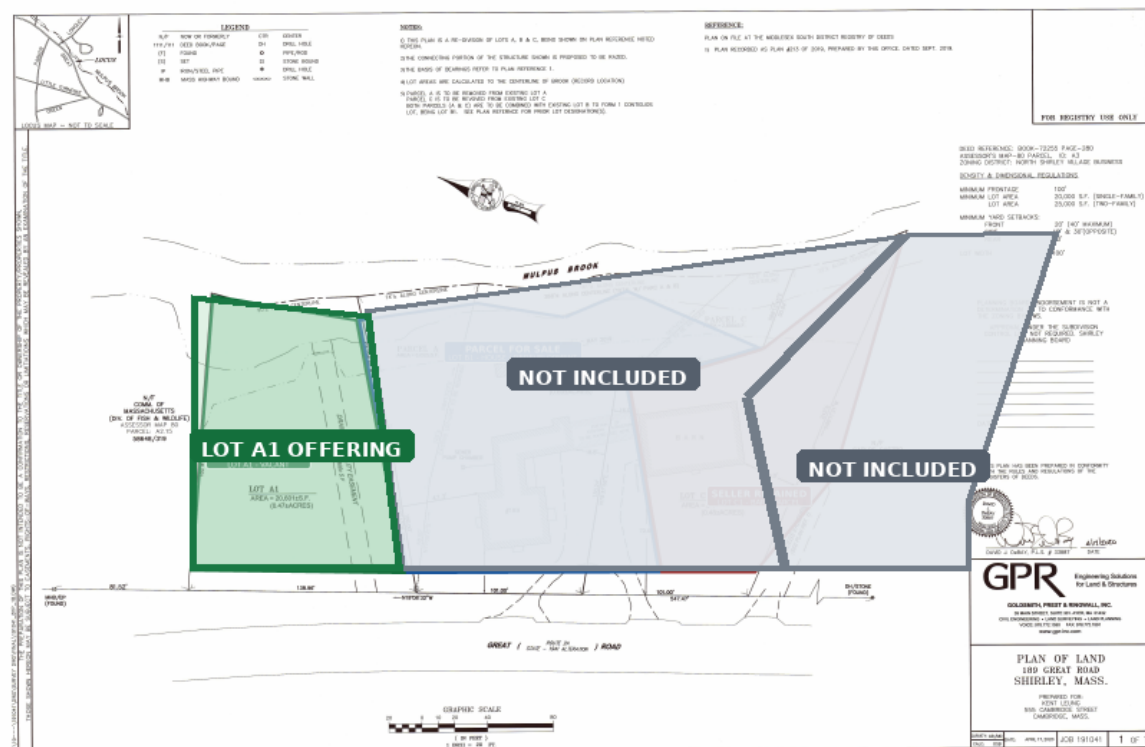
FRONTAGE

138.96 +/- ft

STATUS

Vacant parcel

A1-ONLY CONTEXT PLAN



Marketing overlay for orientation only. The recorded/approved plan controls legal boundaries, dimensions, and easements.

VACANT RESIDENTIAL LAND OPPORTUNITY

A separately subdivided 0.47 +/- acre parcel with 138.96 +/- feet of Great Road frontage. Lot A1 offers a ground-up residential opportunity for builders, investors, and owner-developers. The ANR plan depicts a drainage and utility easement along the easterly side.

Utility availability, connection requirements, zoning, dimensional compliance, and approvals must be independently verified.

A FLEXIBLE GROUND-UP OPPORTUNITY

Designed for local builders, lot-takedown buyers, investors, and owner-developers

OFFERING SNAPSHOT

LOT A1

\$229,000

20,601 +/- SF | 0.47 +/- acre | 138.96 +/- ft frontage | Vacant

WHY LOT A1

- **Separate subdivision**
Marketed as its own standalone parcel with independent boundaries depicted on the ANR plan.
- **Meaningful road frontage**
Approximately 138.96 feet of Great Road frontage supports a clear identity and direct buyer evaluation.
- **Vacant-site flexibility**
A ground-up opportunity with no existing building rehabilitation program to evaluate.
- **Builder and investor fit**
Potentially suitable for local builders, lot-takedown buyers, investors, or owner-developers, subject to all approvals.

SITE CONSIDERATIONS

- **Drainage and utility easement**
The ANR plan depicts an easement along the easterly side of Lot A1. The recorded plan and related documents control.
- **Utilities**
No representation is made that Lot A1 is presently connected to public water or sewer. Availability, capacity, connection locations, and costs require buyer verification.
- **Approvals**
Buyer should verify zoning, setbacks, frontage, access, wetlands, stormwater, utilities, building code, and all governmental approvals for the intended use.

A1-ONLY OFFERING BOUNDARY

This marketing package is limited to Lot A1. Lot B1, including the existing residence, and Lot C1, including the barn, are not included in this standalone offering.

REQUEST FULL MATERIALS

Kent Ventures Group | kent@kentventuresgroup.com | kentventuresgroup.com

All information is for marketing discussion only and is subject to independent verification. The recorded plan, title documents, municipal records, and applicable regulations control. No development outcome or approval is represented or guaranteed.

THREE CONCEPTUAL PATHWAYS

189 Great Road | Shirley, Massachusetts

LOT A1 | \$229,000 | 20,601 +/- SF | 0.47 +/- ACRE | 138.96 +/- FT FRONTAGE

01

SINGLE-FAMILY

FIVE-PAGE CONCEPT SET

A two-story residence with an attached garage, including a site plan, first- and second-floor layouts, and front and side elevations.

02

COMMERCIAL

FIVE-PAGE CONCEPT SET

A two-story commercial building concept with multiple ground-floor bays and upper-level office or flexible-use areas, plus site plan and elevations.

03

MIXED-USE

FIVE-PAGE CONCEPT SET

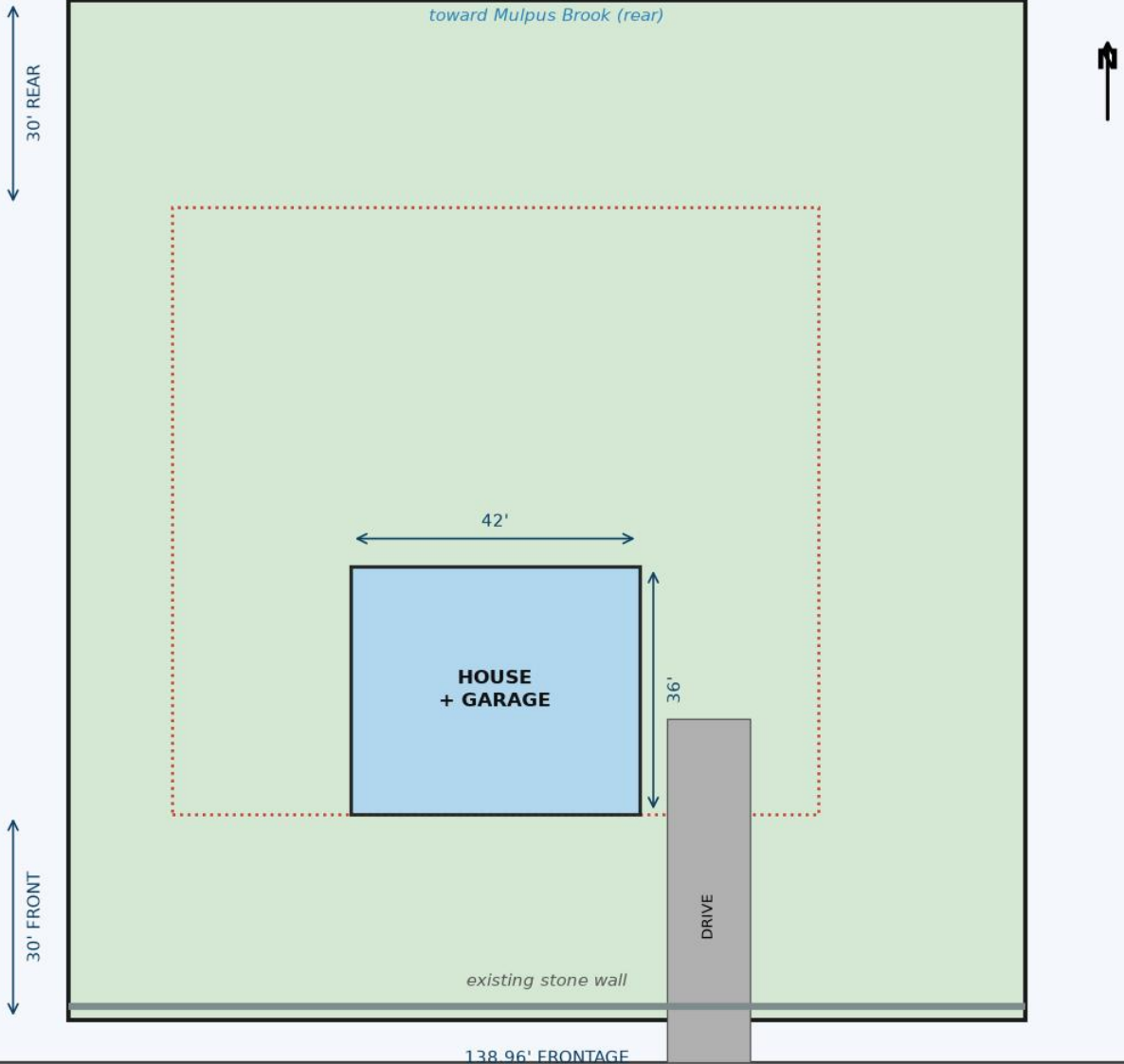
A two-story mixed-use concept combining ground-floor commercial space with upper-level residential layouts, plus site plan and elevations.

CONCEPTUAL / FEASIBILITY MATERIALS ONLY

These drawings are not a survey, permit set, construction documents, or a representation of an approved development program. Commercial and mixed-use scenarios may require additional lot area, parking, dimensional relief, special permits, or other approvals. Buyer must independently verify zoning, use, density, setbacks, parking, utilities, access, environmental conditions, and all governmental approvals.

LOT A1 — SITE PLAN | SINGLE-FAMILY HOUSE

15' 30' 189 Great Road, Shirley, MA · NSV Business District · CONCEPTUAL



Lot area: 20,601+/- SF (0.47+/- ac)
Frontage: 138.96+/- ft
Max height: 35 ft / 2.5 stories
Min setbacks: F 25' (max 40'), S 15'/30', R 30'
Bldg footprint: 42x36 = 1512 SF
Coverage: 7.3% of lot (max ~20%)
CONCEPTUAL — verify with survey & current bylaw
Program: 3 BR / 2.5 BA + 1-car garage

189 GREAT ROAD — (MA-2A)

1ST FL OPENINGS (summary)

MARKER	TYPE	NOTES
W-13'-0"x4'-6" DH	DH	Front — 3
W-43'-0"x4'-6" DH	DH	Sides/rear
D-1 3'-6"x7'-0" Entry	Entry	Porch
GD-19'-0"x7'-6" OH	OH	Garage
D-2 2'-8"x6'-8" Int.	Int.	Typical

LOT A1 — HOUSE | FIRST FLOOR PLAN (TIGHTENED)

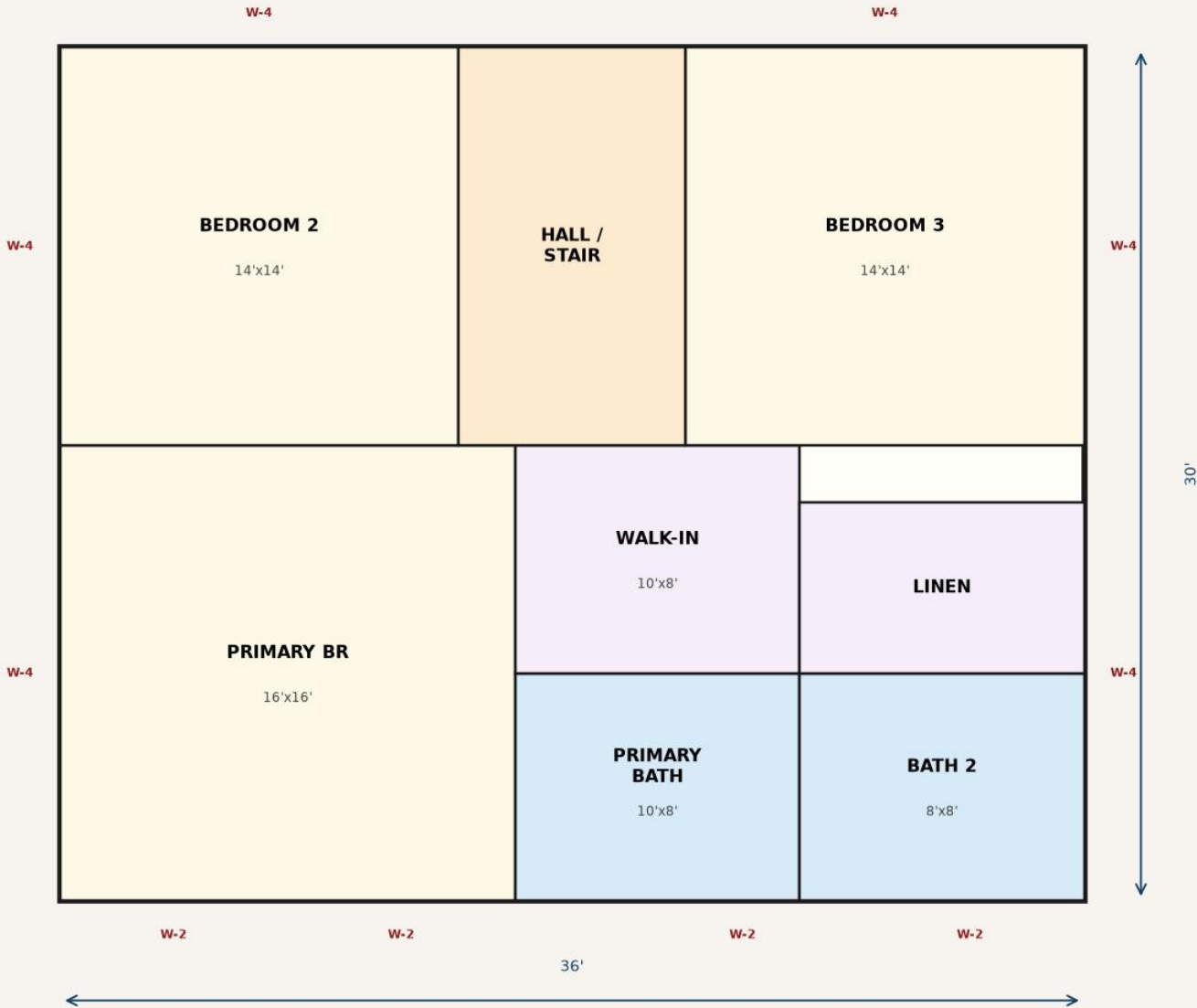
Opening marks match front/side elevations · CONCEPTUAL



~1,250 SF + garage · Marks align with elevations
Not for construction

LOT A1 — HOUSE | SECOND FLOOR PLAN (TIGHTENED)

4 front W-2 windows align with elevation · CONCEPTUAL



2ND FL OPENINGS

MARK	SIZE	TYPE	NOTES
W-2	3'-0" x 4'-6"	DH/shut.	Front — qty 4
W-3	3'-4" x 2'-8"	Dormer	Attic (elev.)
W-4	3'-0" x 4'-6"	DH/shut.	Sides/rear
D-2	2'-8" x 6'-8"	Int.	Typical

LOT A1 — HOUSE | FRONT ELEVATION + OPENING SCHEDULE

189 Great Road, Shirley, MA · Marks locked to plan · CONCEPTUAL

35' ZONING LIMIT



WINDOW SCHEDULE

MARK	TYPE	NOTES
W-13'-0" x 4'-6"	SHUTTER	front — qty 3
W-23'-0" x 4'-6"	SHUTTER	front — qty 4
W-33'-4" x 2'-8"	DORMER	Attic dormer — qty 1
W-43'-0" x 4'-6"	SHUTTER	Side elev. — see side
W-52'-6" x 3'-0"	GABLE	Gable attic — qty 1

DOOR SCHEDULE

MARK	TYPE	NOTES
D-13'-6" x 7'-0"	HS. ENT.	front porch — qty 1
D-22'-8" x 6'-8"	SWING	See floor plans
GD-9'-0" x 7'-6"	GARAGE	Right wing — qty 1

30'
(~2.5 sty)

existing stone wall @ street

Opening marks on elevation match floor plans & schedules. Not for construction.

LOT A1 — HOUSE | RIGHT SIDE ELEVATION + OPENINGS

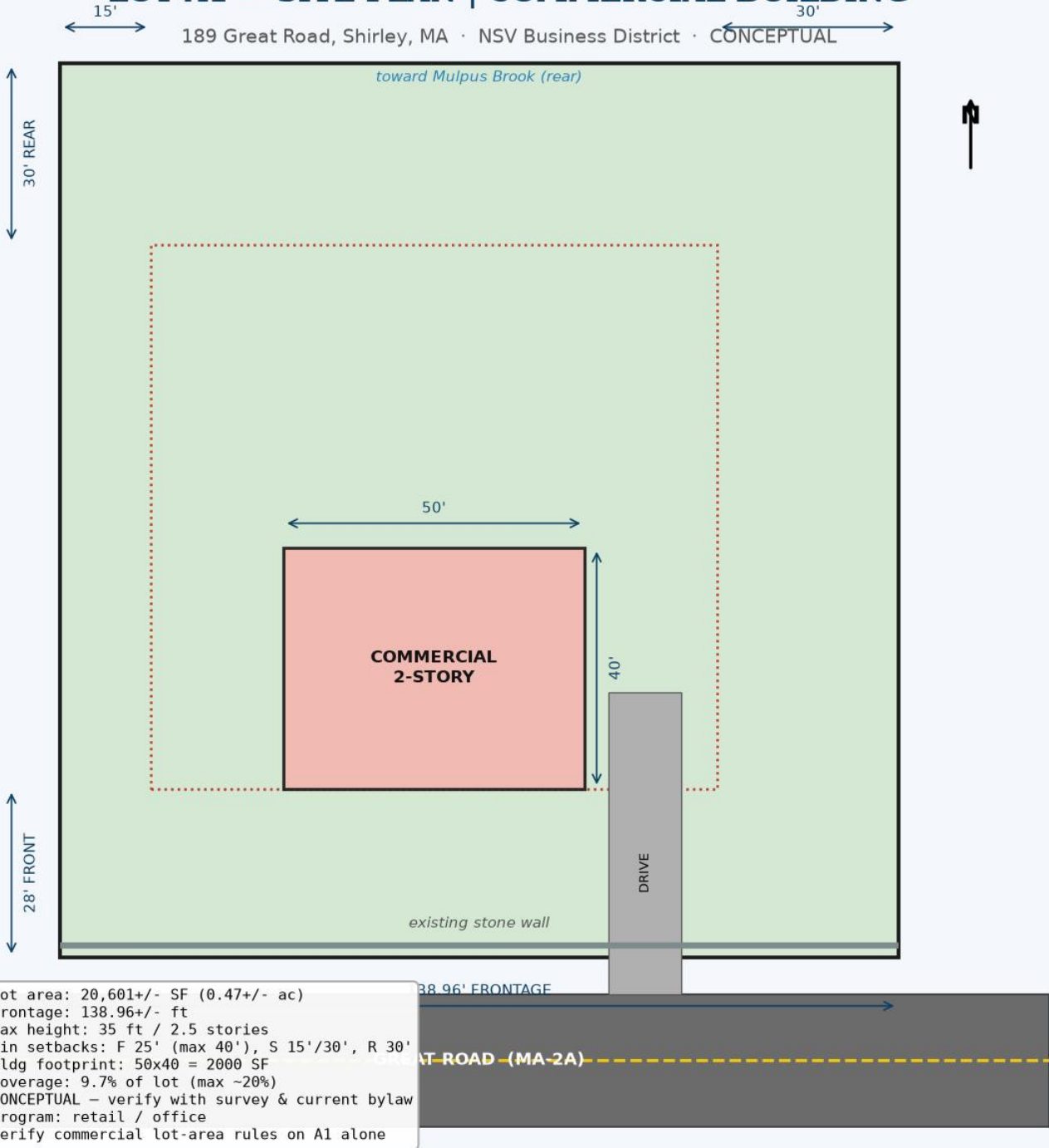
Driveway / garage side · Marks locked to plan · CONCEPTUAL

SIDE OPENING SCHEDULE

MARK	SIZE	TYPE	NOTES
W-4	43'-0" x 4'-6"	DH / shuttles	Side — qty 4 this elev.
W-5	52'-6" x 3'-0"	DH gable	Attic gable — qty 1
GD-8	8'-0" x 7'-6"	DH garage	Seen on front elev.



LOT A1 — SITE PLAN | COMMERCIAL BUILDING

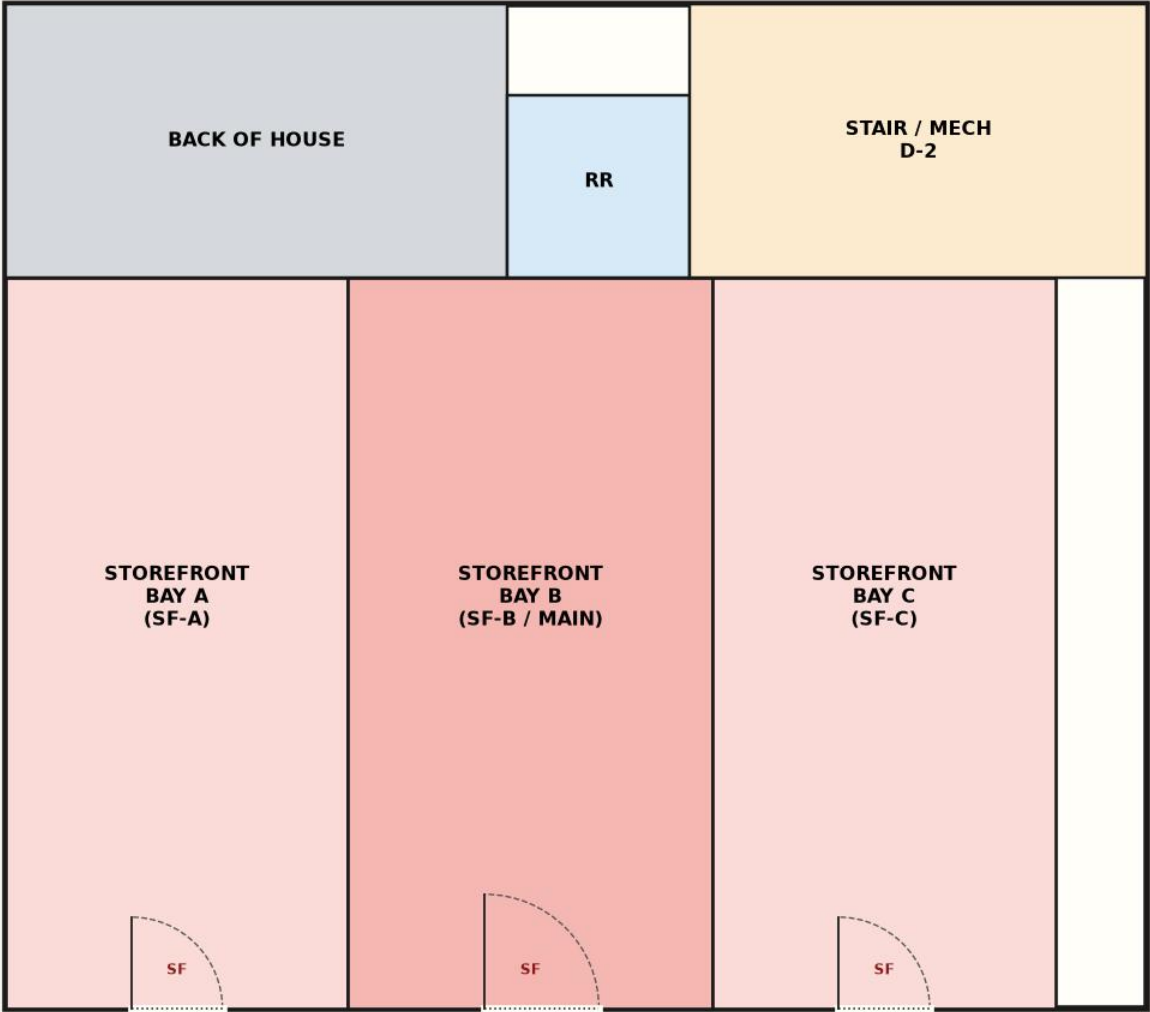


1ST FL OPENINGS

MARK	TYPE	NOTES
SF-A	5x32 bay	storefront D-A entry
SF-B	6x32 bay	storefront D-B main
SF-C	5x32 bay	storefront D-C entry
D-23	x7'	Service Stair/rear

LOT A1 — COMMERCIAL | FIRST FLOOR (TIGHTENED)

SF-A / SF-B / SF-C + D-A / D-B / D-C match elevation · CONCEPTUAL

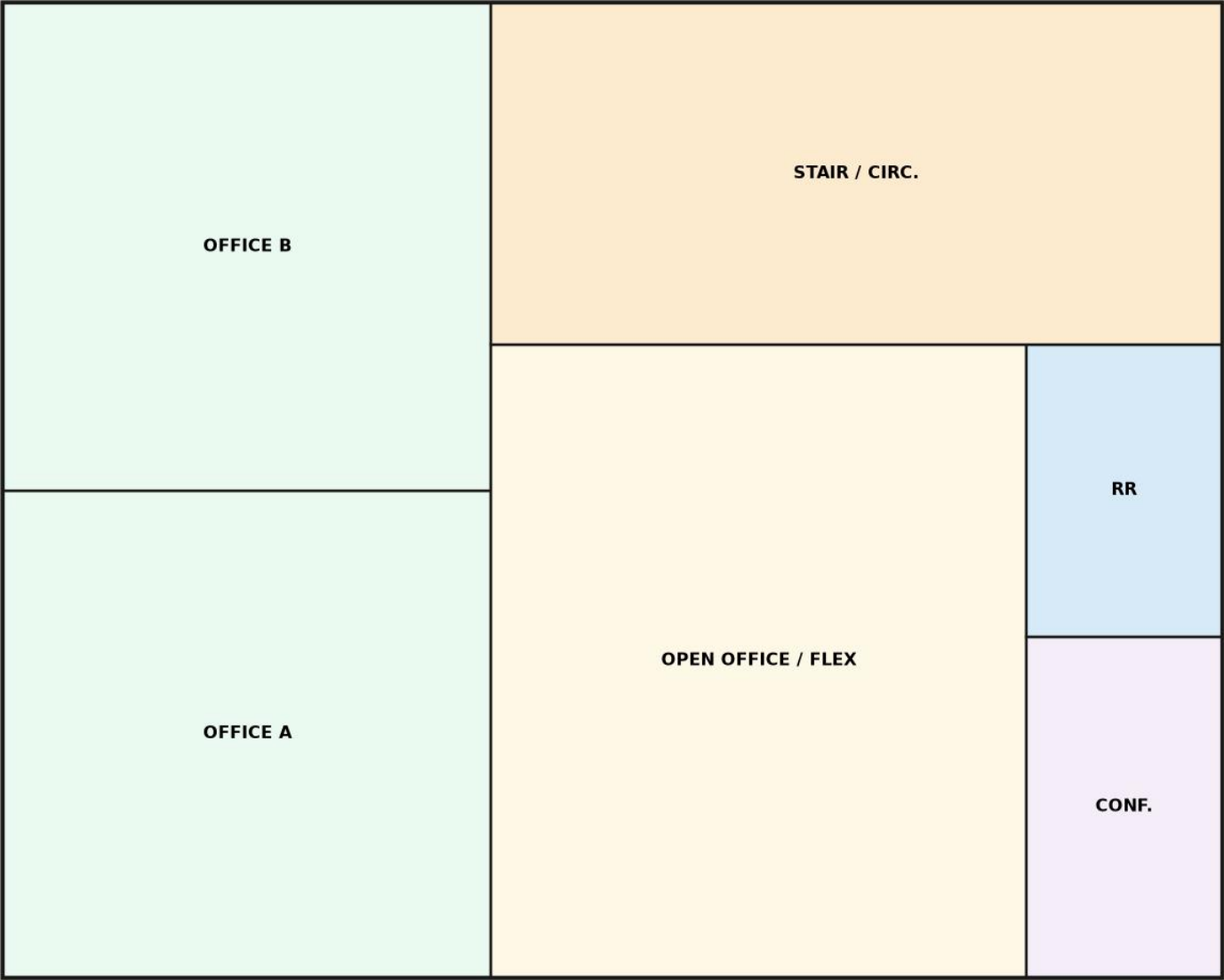


44'

← GREAT ROAD
50'

LOT A1 — COMMERCIAL | SECOND FLOOR (TIGHTENED)

Four W-O office windows on front match elevation · CONCEPTUAL



2ND FL OPENINGS

MARK	SIZE	TYPE	NOTES
W-O	4'x5'	DH	Front — qty 4
W-S	3'-6"x5'	DH	Sides

LOT A1 — COMMERCIAL | FRONT ELEVATION + OPENING SCHEDULE

3 storefront bays locked to plan · CONCEPTUAL

35' ZONING LIMIT

WINDOW / STOREFRONT

MARK	SIZE	TYPE	NOTES
SF-A/B/C	8' x 8'-6"	Storefront Glazed bays	— qty 3
W-O4	1'-0" x 5'-0"	Office window	End fl front — qty 4
W-S3	1'-6" x 5'-0"	Side elev.	— see side

DOOR SCHEDULE

MARK	SIZE	TYPE	NOTES
D-A	3'-0" x 7'-0"	Store entrance	Bay A
D-B	5'-0" x 8'-6"	Double entrance	Bay B (main)
D-C	3'-0" x 7'-0"	Store entrance	Bay C
D-2	3'-0" x 7'-0"	Service Rear / stair	

28'
(2 sty)



Bay marks SF-A/B/C and D-A/B/C match first-floor plan. Not for construction.

LOT A1 — COMMERCIAL | RIGHT SIDE ELEVATION + OPENINGS

Parking side · CONCEPTUAL

SIDE OPENINGS

MAIRZE	TYPE	NOTES
W-S 3'-6"x5'-0"	DH	Side — qty 6 this elev.
D-2 3'-0"x7'-0"	Service	Rear (not shown)

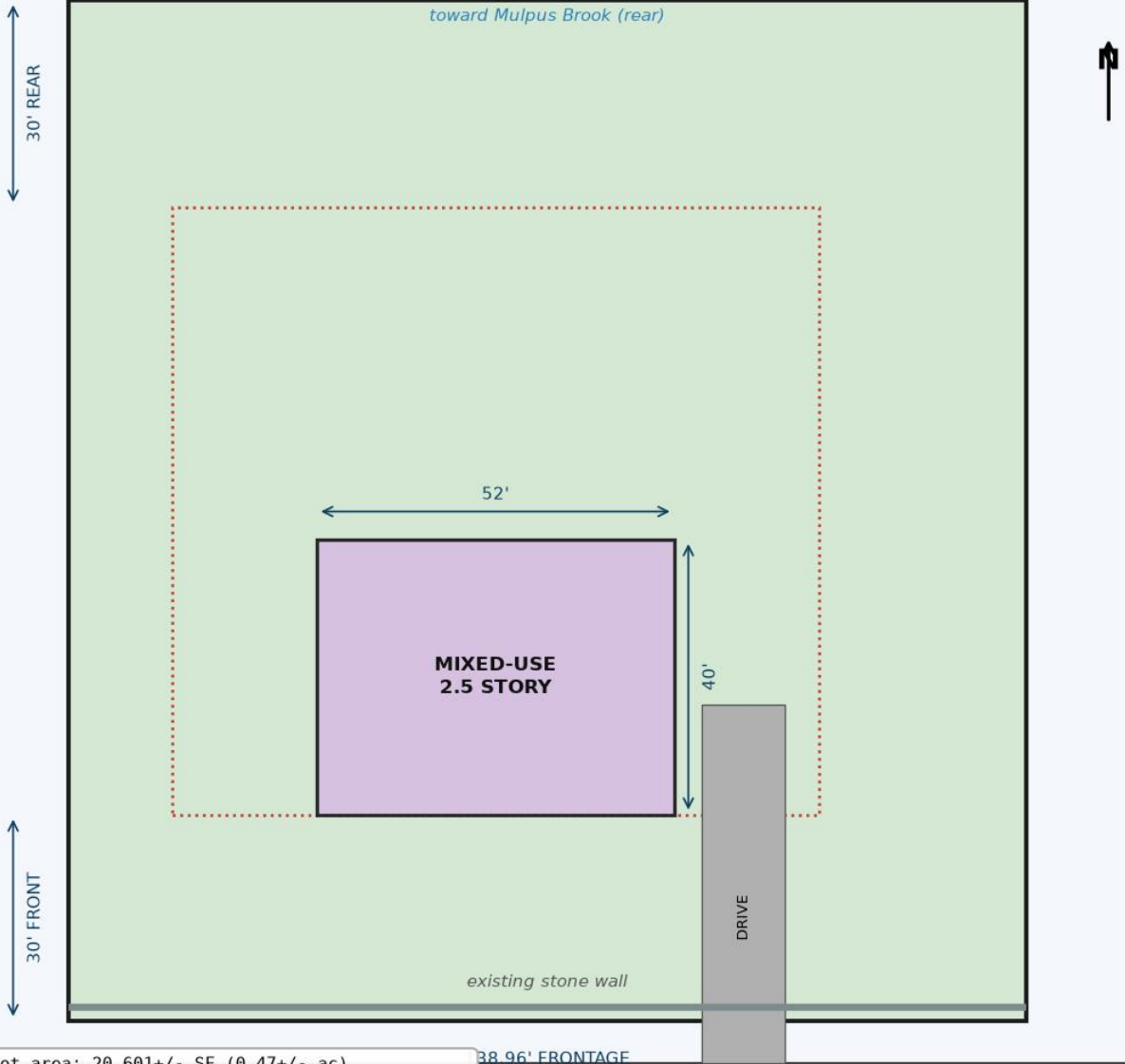


28'



LOT A1 — SITE PLAN | MIXED-USE BUILDING

15' 30' 189 Great Road, Shirley, MA · NSV Business District · CONCEPTUAL



Lot area: 20,601+/- SF (0.47+/- ac)
Frontage: 138.96+/- ft
Max height: 35 ft / 2.5 stories
Min setbacks: F 25' (max 40'), S 15'/30', R 30'
Bldg footprint: 52x40 = 2080 SF
Coverage: 10.1% of lot (max ~20%)
CONCEPTUAL — verify with survey & current bylaw
Commercial GF + residential above
Verify lot-area & use permissions on A1 alone

138.96' FRONTAGE

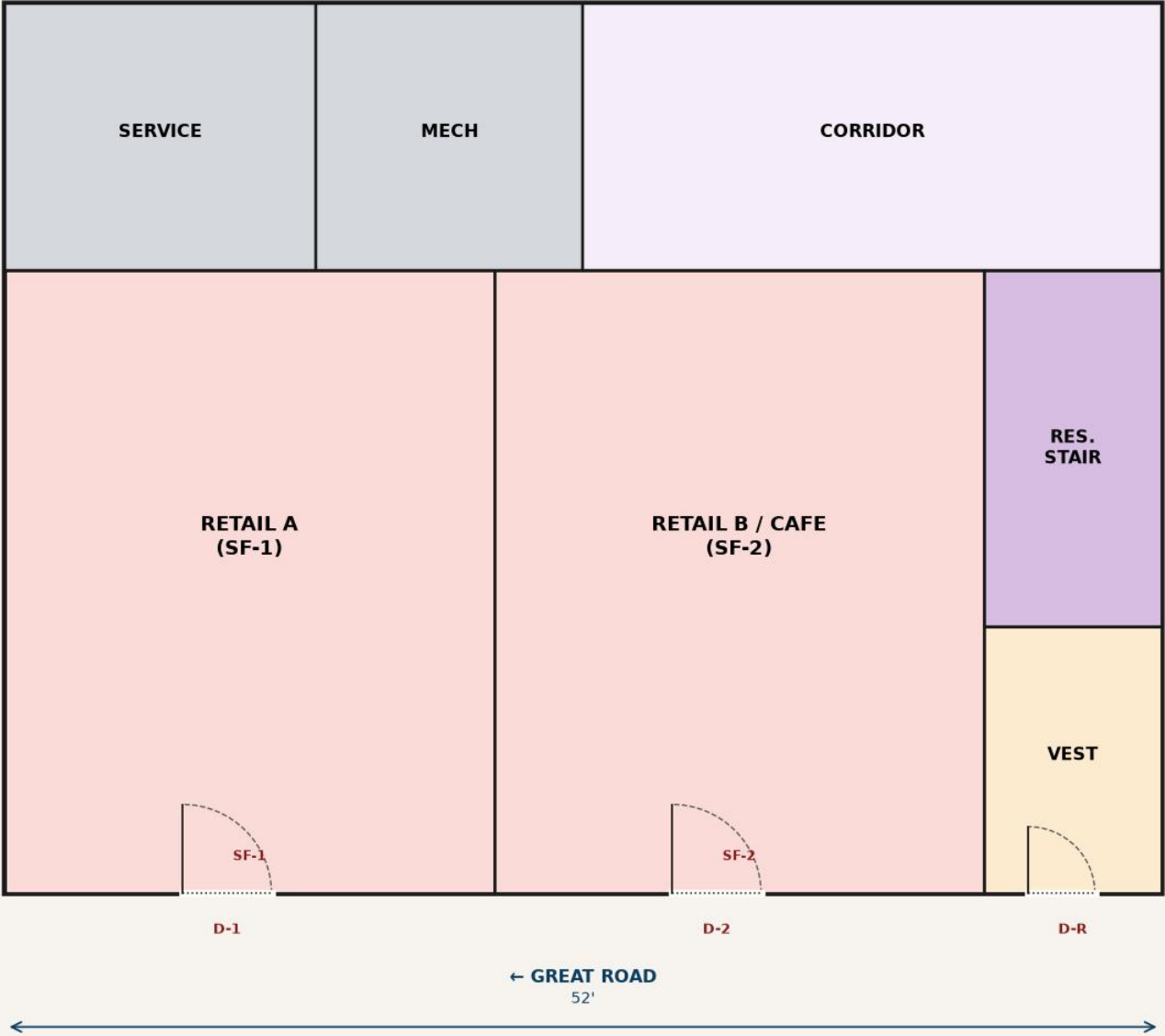
189 GREAT ROAD — (MA-2A)

1ST FL OPENINGS

MANHOLE	TYPE	NOTES
SF-D2x28	Storefront	D-1
SF-D2x28	Storefront	D-2
VEST8x12	Glazed	D-R to stair

LOT A1 — MIXED-USE | FIRST FLOOR (TIGHTENED)

SF-1 / SF-2 / VEST + D-1 / D-2 / D-R match elevation · CONCEPTUAL



LOT A1 — MIXED-USE | SECOND FLOOR (TIGHTENED)

Five W-R front windows match elevation · · CONCEPTUAL



2ND FL OPENINGS

MAX SIZE	TYPE	NOTES
W-R3'-8"x5'	DH	Front — qty 5
W-D3'-6"x2'-8"	Dormer	Attic — elev.
W-S3'-6"x5'	DH	Sides



LOT A1 — MIXED-USE | FRONT ELEVATION + OPENING SCHEDULE

Retail SF marks + residential W-R / dormers locked to plan · CONCEPTUAL

35' ZONING LIMIT



WINDOW / STOREFRONT

MARK	TYPE	NOTES
SF-1	8' x 8'-6"	Storefront Retail bays
VEST	12' x 8'-6"	Glazed vestibule entry
W-R	8' x 5'-0"	Residential fl — qty 5
W-D	8' x 2'-0"	Dormer Attic — qty 2
W-S	6' x 5'-0"	Side elev.

DOOR SCHEDULE

MARK	TYPE	NOTES
D-1	13'-0" x 7'-0"	Retail SF-1
D-2	23'-0" x 7'-0"	Retail SF-2 / cafe
D-3	13'-0" x 7'-0"	Resid. vestibule / stair

(2.5 sty)

LOT A1 — MIXED-USE | RIGHT SIDE ELEVATION + OPENINGS

Parking side · CONCEPTUAL



SIDE OPENINGS

MAIN SIZE	TYPE	NOTES
W-S 3'-6" x 5'	DH	Side — qty 6
W-D 3'-0" x 3'-2"	Gable	Attic end