

810 MacArthur Boulevard

EXCLUSIVE OFFERING

Prime Commercial Opportunity | Bourne (Pocasset), MA



Property Executive Summary

810 MacArthur Boulevard represents a rare, versatile commercial property situated on a prominent 0.55-acre parcel. Featuring 79 feet of direct highway frontage, this single-story structure offers exceptional brand exposure, vehicular accessibility, and dynamic redevelopment potential. Historically operated as a commercial service site, its flexible B-2 Business zoning framework permits a broad continuum of retail, office, medical, and service- oriented business installations.

Core Property Metrics

PROPERTY SPECIFICATIONS & PUBLIC RECORD ASSET DATA	
Building Size	1,632 Square Feet (Single-Story Structure)
Lot Dimensions	0.55 Acres / Approximately 24,045 Sq. Ft.
Highway Frontage	79 Linear Feet of Direct Route 28 Exposure
Zoning District	B-2 (Business District, Town of Bourne)
Year Built	1955 (Substantial Adaptive Re-use Potential)
Floor Area Ratio (FAR)	0.07 (Highly Favorable for Site Expansion or Redevelopment)
Assessed Valuation	\$920,100 (Land: \$460,500 Improvements: \$459,600)

Strategic Regional Location & Traffic Dynamics

Positioned strategically along MacArthur Boulevard (Route 28), the site commands consistent, high-volume year-round traffic that surges dramatically during peak seasonal travel. This location functions as a critical geographic artery for commuters, commercial logistics, and visitors moving across the Upper Cape region, ensuring an uninterrupted flow of potential consumer impressions.

Location Highlights

- Immediate freeway visibility with uncomplicated ingress/egress.
- Proximity to major submarkets including Falmouth, Sandwich, and Wareham.
- Sustained regional demographic profile with robust local spending power.

Zoning Advantages

- Flexible B-2 zoning guidelines accommodate standard and specialized uses.
- Low current site coverage allows ample space for vehicle parking.
- Favorable municipal environment for modernization or complete site builds.

Visual Portfolio & Site Perspectives

The following architectural context captures the property's immense high-exposure presence and depth from both drone aerial and street-level vantage points:

AERIAL PHOTOGRAPHY



GROUND & STREET-LEVEL VIEWPOINTS



Investment & Development Potential

With a current Floor Area Ratio of just 0.07, the property is fundamentally underutilized relative to its total land area of 24,045 square feet. This imbalance presents investors, owner-occupiers, and developers with an excellent baseline for property expansion, structural redesign, or ground-up redevelopment tailored to modern commercial architectural standards.

For Inquiries or Property Assessment Documentation, Please Contact:

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