BLACKBURN EAST

108R & 112R EASTERN AVE

GLOUCESTER, MA

Atlantic CAPITAL PARTNERS™

CONFIDENTIAL OFFERING MEMORANDUM

INVESTMENT HIGHLIGHTS

BLACKBURN EAST
GLOUCESTER, MA

+/- 7.5 ACRES

A GENERATIONAL WATERVIEW DEVELOPMENT OPPORTUNITY

A +/- 7.5-acre site with scenic waterviews and direct access to Eastern Ave, positioned for multifamily, industrial, or senior housing development.

HIGH BARRIER TO ENTRY MARKET

Gloucester is one of the North Shore's most competitive commercial real estate and development markets, which is highlighted by the City's minimal project starts over the past several years. Blackburn East offers an opportunity to acquire undeveloped land as an entry into the market.

1 MILE TO DOWNTOWN GLOUCESER

2.5 MILES TO CENTRAL ROCKPORT

CLOSE PROXIMITY TO DOWNTOWN GLOUCESTER

Blackburn East benefits from a central location in the market positioned just one mile from downtown Gloucester and two and a half miles from central Rockport. The asset is also a beneficiary of immediate area amenities including Cape Ann Marketplace, a productive Shaw's-Anchored shopping center.

ONE OF METRO BOSTON'S MOST AFFLUENT COMMUNITIES

Cape Ann is one of the North Shore's most affluent submarkets, making the prospect of any new development extremely attractive.

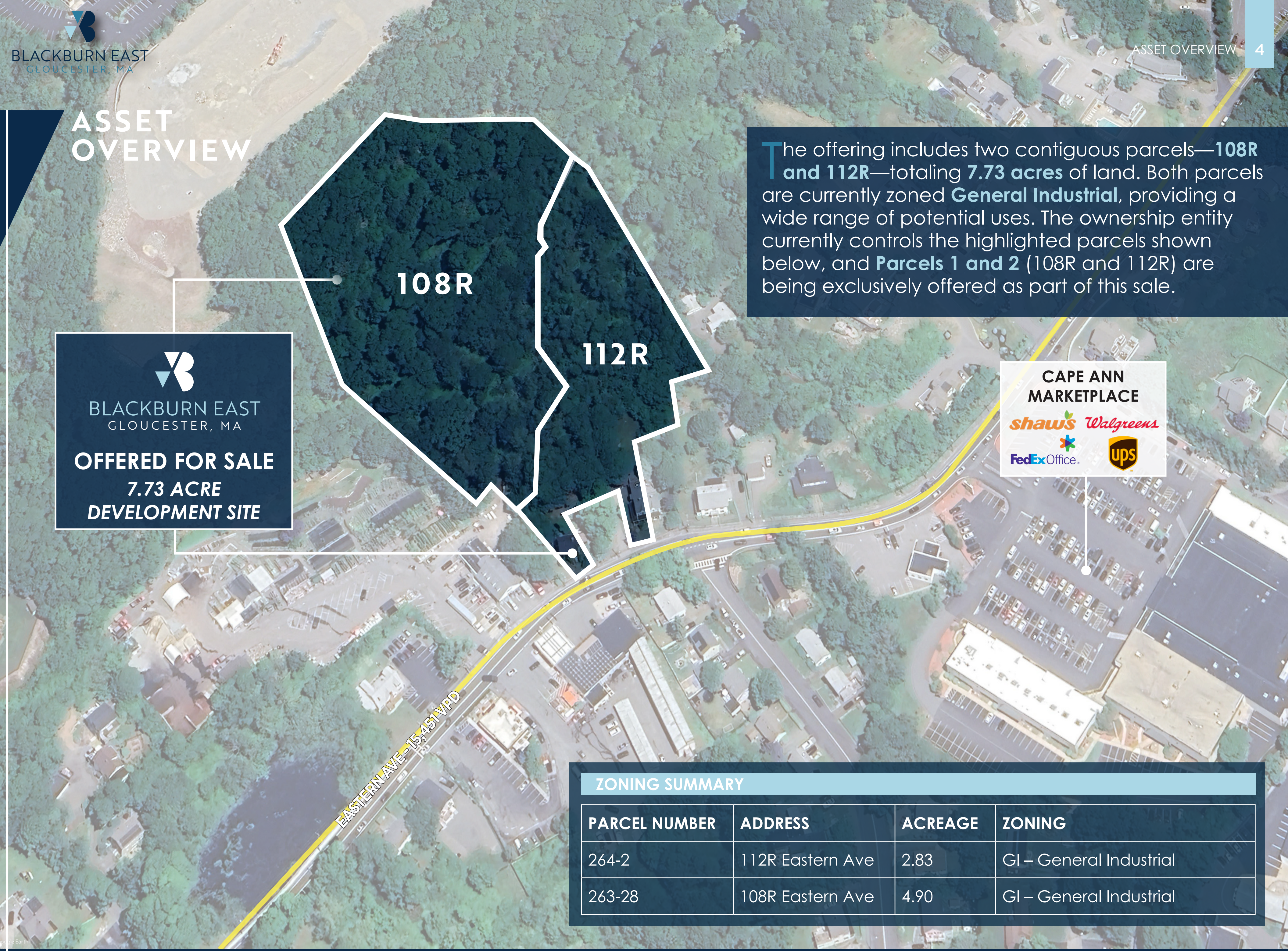
EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to market for sale Blackburn East, a 7.73-acre land site located at 108 and 112R Eastern Avenue in Gloucester, MA. The asset features a prime redevelopment opportunity in one of the North Shore's most desirable coastal communities. Blackburn East offers over 7 acres of vacant land with excellent access to downtown Gloucester and the city's primary amenities. The site is ideally situated 1.5 miles East of the bustling downtown area and benefits from proximity to essential services including Shaw's Supermarket, Addison Gilbert Hospital, and the MBTA Commuter Rail Station.

Blackburn East features an elevated topography and includes an access easement from Eastern Avenue. The property's R-2 residential zoning allows for various residential development opportunities, with particular potential for senior housing given the growing demographic trends in the area and proximity to healthcare services.

ASSET OVERVIEW

The offering includes two contiguous parcels—**108R and 112R**—totaling **7.73 acres** of land. Both parcels are currently zoned **General Industrial**, providing a wide range of potential uses. The ownership entity currently controls the highlighted parcels shown below, and **Parcels 1 and 2** (108R and 112R) are being exclusively offered as part of this sale.



BLACKBURN EAST
GLOUCESTER, MA

OFFERED FOR SALE

7.73 ACRE DEVELOPMENT SITE

ZONING SUMMARY

PARCEL NUMBER	ADDRESS	ACREAGE	ZONING
264-2	112R Eastern Ave	2.83	GI – General Industrial
263-28	108R Eastern Ave	4.90	GI – General Industrial

MARKET OVERVIEW

Gloucester, Massachusetts, is a vibrant coastal city located about 35 miles northeast of Boston, making it an appealing destination for commuters and those seeking a balance between seaside living and access to urban conveniences. The drive to Boston typically takes around 45 minutes to an hour, and the city is well-served by public transportation. The MBTA's Rockport Line connects Gloucester to Boston's North Station in just over an hour, offering a scenic and reliable commuting option for residents and visitors alike.

The city offers a unique blend of maritime heritage and natural beauty, featuring a working waterfront, charming downtown, and renowned beaches. Gloucester's thriving community is supported by major industries such as commercial fishing, marine research, tourism, and the arts. Its strong local identity, recreational amenities, and proximity to institutions in the Greater Boston area create a compelling lifestyle. Residents enjoy a blend of historic charm, cultural vibrancy, and easy access to Boston's professional and educational opportunities. Gloucester's excellent transportation links, coastal appeal, and growing innovation in marine science and tourism make it a dynamic and desirable place to live and invest.

Exclusively Offered By

Atlantic
CAPITAL PARTNERS

The Prudential Center
55 Huntington Ave
Boston, MA 02199

PRIMARY DEAL CONTACTS

JOEY TAGLIENTE
Associate
617.875.7310
jtagliente@atlanticretail.com

JUSTIN SMITH
Head of Capital Markets
617.239.3610
jsmith@atlanticretail.com

MATT ERICSON
Senior Analyst
978.494.2164
mericson@atlanticretail.com

CHRIS PETERSON
Executive Vice President
917.780.4233
cpeterson@atlanticretail.com

DEBT AND EQUITY FINANCING

STEPHEN JOSEPH
Vice President
609.462.5921
sjoseph@atlanticretail.com