

*DEVELOPMENT  
OPPORTUNITY:*

# RESIDENCES AT FERRY STREET LANDING

52 Ferry Street, Fall River, Massachusetts



*Proposed Building is an architect prepared rendering  
overlayed on the site as it exists today.  
Surrounding development is accurately depicted.  
(William Starck Architects, Inc.)*

OFFERED EXCLUSIVELY BY:

**CIC** REALTY

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52 Ferry Street, Fall River Massachusetts

Residential Development Land

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For further information please contact:

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# FERRY STREET LANDING

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## OFFERING SUMMARY

CIC REALTY is pleased to present the residential development opportunity at **52 Ferry Street, Fall River, Massachusetts**. This is a unique opportunity to develop prime waterfront and marina-front living on the Southcoast of Massachusetts.

There are existing layouts and plans available to interested buyers that maximize the property. Layouts propose 30-40 units. There is currently very little inventory available on the market with a very captive market frequenting the businesses in this area.

The Ferry Street waterfront area is a popular entertainment district quickly becoming a small-scale version of Boston's Seaport.

The subject parcel is nestled in a marina on Mount Hope Bay overlooking Borden Flats Lighthouse and the Fall River Bridge. The incredible waterfront setting boasts stunning sunsets, 3 thriving restaurants, a café, boxing & fitness gym, craft brewery & taproom, full-service marina and more.

**OFFERED AT \$2,000,000**

**Parcel Size:** 17,620sf

**Zoning:** W TOD - Waterfront and Transit-Oriented Development District

### LOCATION HIGHLIGHTS

#### Onsite Restaurants & Entertainment

- Pier 52
- Topsy Toboggan
- Topsy Seagull
- Canned Heat Craft Beer Co.
- Stay Ready Fitness & Boxing
- Stumpy's Hatchet House

#### Other Nearby Attractions and Amenities

- ½ mile/9-minute walk to **Battleship Cove & Heritage Park**
- .4 mile/8-minute walk to **Kennedy Park**
- 15-minute walk to **Main Street**
- .6 mile/13-minute walk to **Work Out World**
- Less than 2 miles/ 7-minute drive to Fall River Depot South Coast Rail station opening fall 2023
- ½ mile/8-minute walk to Battleship Cove Station South Coast Rail coming for Phase 2 build out

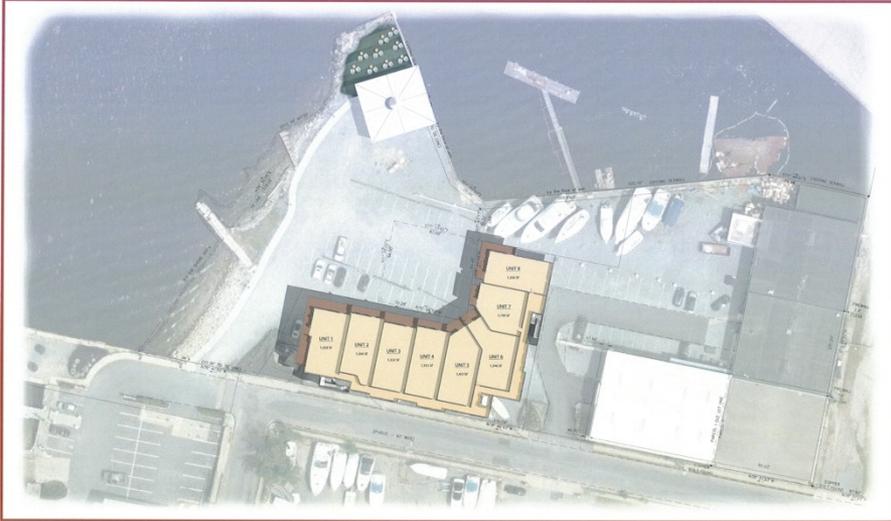


# FERRY STREET LANDING

52 Ferry Street, Fall River Massachusetts

## Residential Development Land

### RENDERINGS & PHOTOS



52 FERRY STREET

Conceptual Floor Plan Diagram  
Fall River, MA 02720

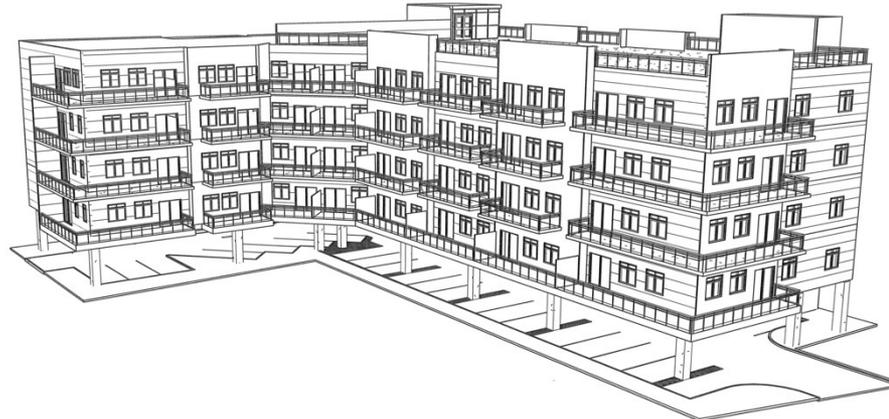
William Stack Architects, Inc. | 128 Cove Street Fall River, MA 02720 | p. 508.679.5733 f.508.672.8556 | www.stackarchitects.com



52 FERRY STREET

Proposed Site Plan  
Fall River, MA 02720

William Stack Architects, Inc. | 128 Cove Street Fall River, MA 02720 | p. 508.679.5733 f.508.672.8556 | www.stackarchitects.com



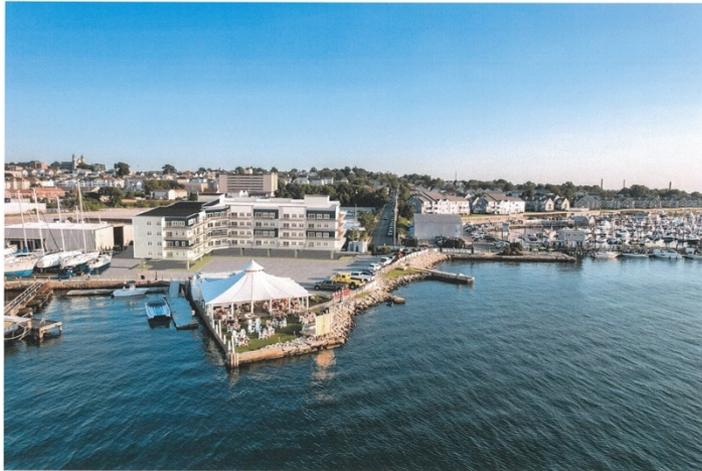


# FERRY STREET LANDING

52 Ferry Street, Fall River Massachusetts

## Residential Development Land

### RENDERINGS & PHOTOS



RESIDENCES AT 52 FERRY STREET

Proposed Exterior View #2  
52 Ferry St, Fall River, MA 02721

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52 FERRY STREET

Aerial View  
Fall River, MA 02720

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### LOCATION PHOTOS



### VIEWS AROUND THE FERRY STREET WATERFRONT





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### LOCATION PHOTOS

Borden Light Marina



Tipsy Toboggan



Pier 52



Tipsy Seagull



Stay Ready Box Fit



Canned Heat Brewing



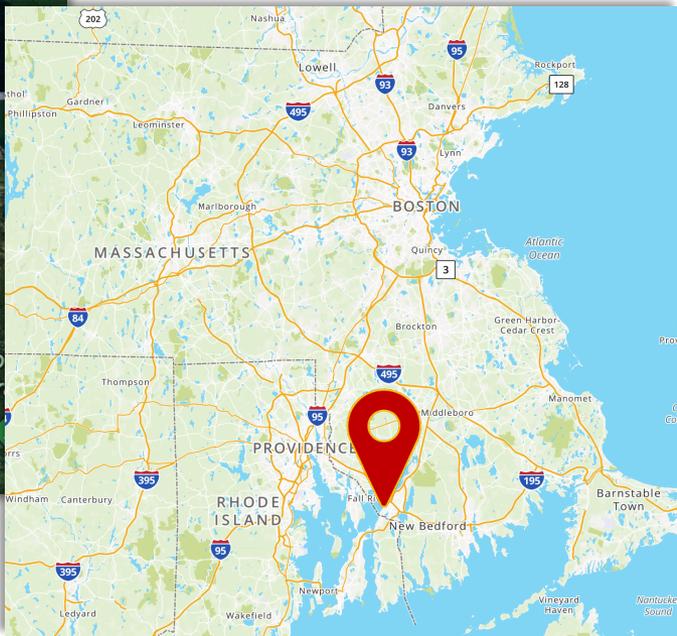
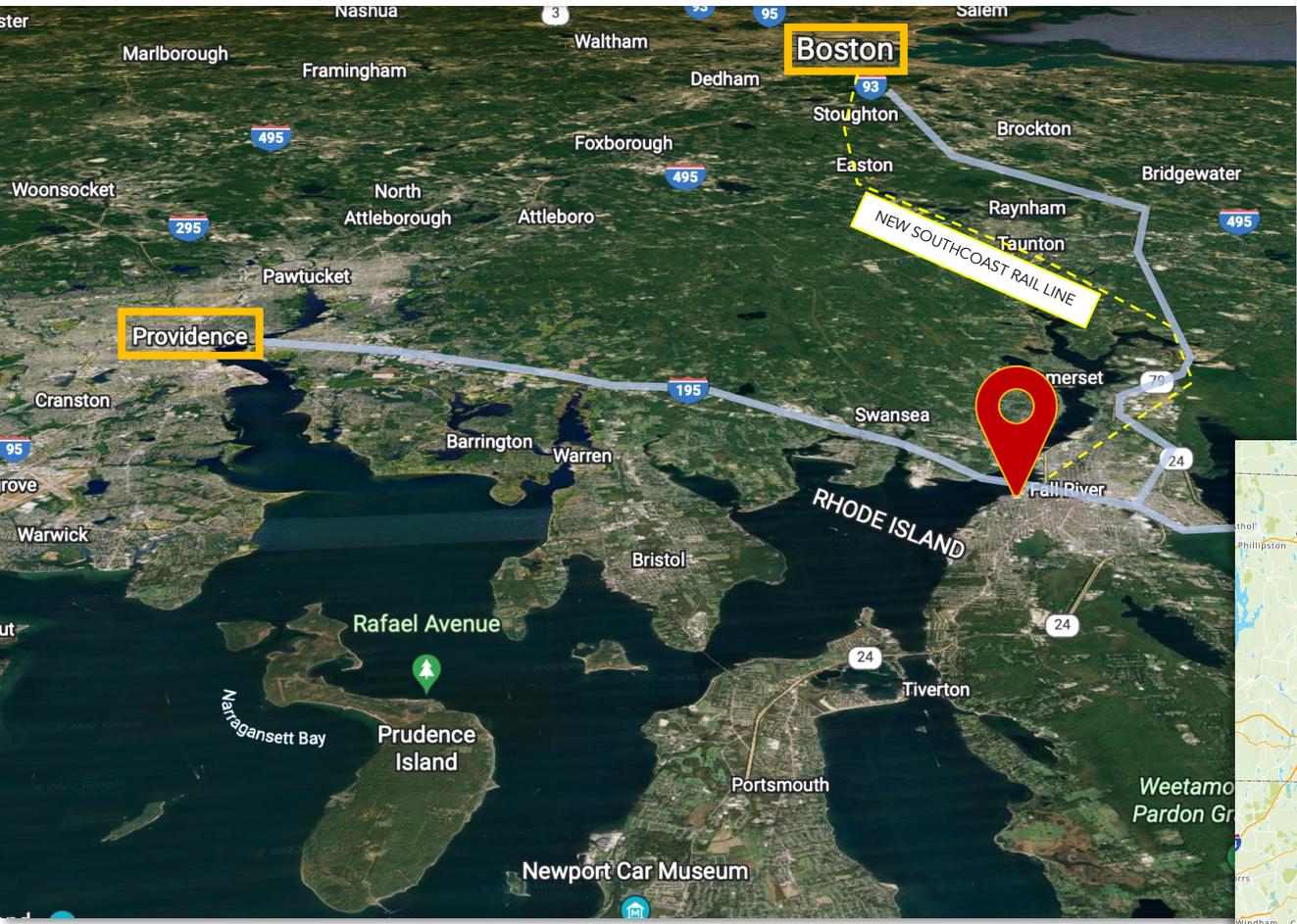


# FERRY STREET LANDING

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## Residential Development Land

### LOCATION OVERVIEW





# FERRY STREET LANDING

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### LOCATION OVERVIEW



Borden Flats

Borden Flats Light



Borden Light Marina, Inc.  
Family Owned & Operated Since 1988

MOUNT HOPE BAY



Fall River



BATTLESHIP COVE  
AMERICA'S FLEET MUSEUM  
Maritime Museum

Children's Museum of Greater Fall River

SCR  
SOUTH COAST RAIL

CANNED HEAT  
CRAFT BEER CO.

THE TOPY TOGGAN

STAY READY  
BOXING & FITNESS

Stumpy's  
Homebrew



Wow work out world.

NARROWS CENTER

JFK Memorial Park

Kennedy Park Playground

MAIN STREET



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## ABOUT FALL RIVER

Fall River is a city in southeastern Massachusetts, situated in an area where the Taunton River flows into the Mount Hope Bay. Located in Bristol County, the city lies about 53 miles south of Boston and 17 miles southeast of Providence, Rhode Island.

Fall River is right on the shore of the Taunton River, and the 14-acre waterfront Heritage State Park is the best spot in the city for concerts, events and recreation. You'll also find some cool historic monuments, the Marine Museum and the famed Battleship Cove. The enormous Battleship Cove is the World's Largest Naval Exhibit and home to some truly staggering WWII naval vessels and a maritime museum honoring the well-traveled USS Massachusetts. It's also a great spot in the summer months for water sports.

Located in the Waterfront Heritage State Park area is The Narrows Center for the Arts. The Narrows is set in one of Fall River's old mill buildings and is a fully accessible venue, is comprised of two visual art galleries, a performance theater, visual artist studios, and rental space for events, classes, and meetings.

Fall River is home to not only the ever-popular Narrows, but also the Spindle City Ballet, the Little Theatre of Fall River, Fall River Symphony Orchestra, The Greater Fall River Arts Association, and plenty of art galleries scattered around town.

**PUBLIC TRANSPORTATION:** Fall River has a thorough public bus system that is run by Southeast Regional Transit Authority. In addition, the MBTA is set to begin service to Fall River on the new South Coast Rail by Fall of 2023.



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## SOUTH COAST RAIL



As part of the MBTA \$8 billion, five-year capital investment program, the South Coast Rail project will offer a reliable transit connection between southeastern Massachusetts and Boston. Riders will be able to take a one-seat trip—no transfers needed—for the first time since the late 1950's.

- Phase 1 is fully funded with \$1B in State revenue bonds, and construction commenced in 2019.
- Phase 1 will extend Commuter Rail service on the Middleborough Secondary Line to provide a one-seat ride to New Bedford, Fall River, and Taunton.
- Phase 1 broke ground in July 2019 and construction is expected to be completed in early 2023, with the system tested and ready to carry passengers in late 2023. Construction is divided into two contracts, with Early Action work preceding both:
  - Construction of the Fall River Secondary Line, which will connect Fall River to Boston
  - Construction of the New Bedford Main Line, the Middleborough Secondary Line, and the signal system for the entire Phase 1 corridor, which will connect Taunton, New Bedford, and Fall River to Boston

**STATUS:** Phase 1 construction *is in progress* at Fall River Station and along the Fall River Secondary Line, Middleborough Secondary Line, and New Bedford Main Line.

The MBTA provides weekly updates to the public.

Updates can be found here:

<https://www.mass.gov/info-details/south-coast-rail-construction-activity>



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INQUIRE NOW:

**CIC** REALTY



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*DON'T MISS THIS OPPORTUNITY TO DEVELOP PREMIER WATERFRONT CONDOS  
ON THE SOUTH COAST OF MASSACHUSETTS*