

DEVELOPER'S AUCTION

13 RESIDENTIAL LOTS
Selling in the Entirety



BROCKTON, MA

“Woodland Park” Approved Subdivision
Substantial Infrastructure in Place

Thursday, April 26 at 11am On-site

JJ Manning

— AUCTIONEERS —

www.JJManning.com

800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675



REF 18-1765
BRO 1629
MA AUC LIC 3184
MA BROKER LIC 5850

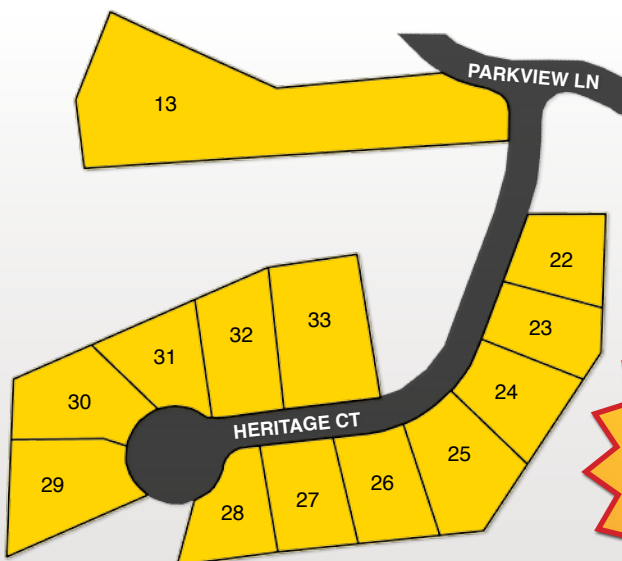
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On-site Q&A: Thursday, April 19 (11am-1pm)

PRIME DEVELOPMENT OPPORTUNITY

“Woodland Park” Approved Residential Subdivision
Phase 3 (12 Lots) & Phase 2 (1 Lot)

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Substantial Infrastructure in Place Expedites Buildout
13 Lots Selling in the Entirety

Off Loring St., Brockton, MA

On-site Q&A: Thursday, April 19 (11am-1pm)

Recent Individual Home Sales Have Topped \$500,000



Sample Existing Development Home

PRIME DEVELOPMENT OPPORTUNITY

Lots 13 & 22-33 of "Woodland Park"

An Approved Residential Subdivision Off Loring St. in Brockton, MA
Substantial Infrastructure in Place Expedites Buildout

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13 Lots Selling in the Entirety

"Woodland Park" is an approved 33-lot residential definitive subdivision on the Abington line without age or income restrictions on 28± acres of which 13± acres is open space providing easy access to the neighboring 700± acre Ames Nowell State Park with miles of trails surrounding Cleveland Pond.

Phases 1 & 2 are mostly complete. With 17 homes SOLD & 3 listed or under agreement with recent prices topping \$500,000 -- there is a high demand for further development. Typical homes are high quality 4-BR, 2.5-BA Colonials with 2-car garages popular in this commuter convenient South Shore community located close to the bus line & just 7± miles to the Braintree MBTA station with easy access to Routes 3 & 24.

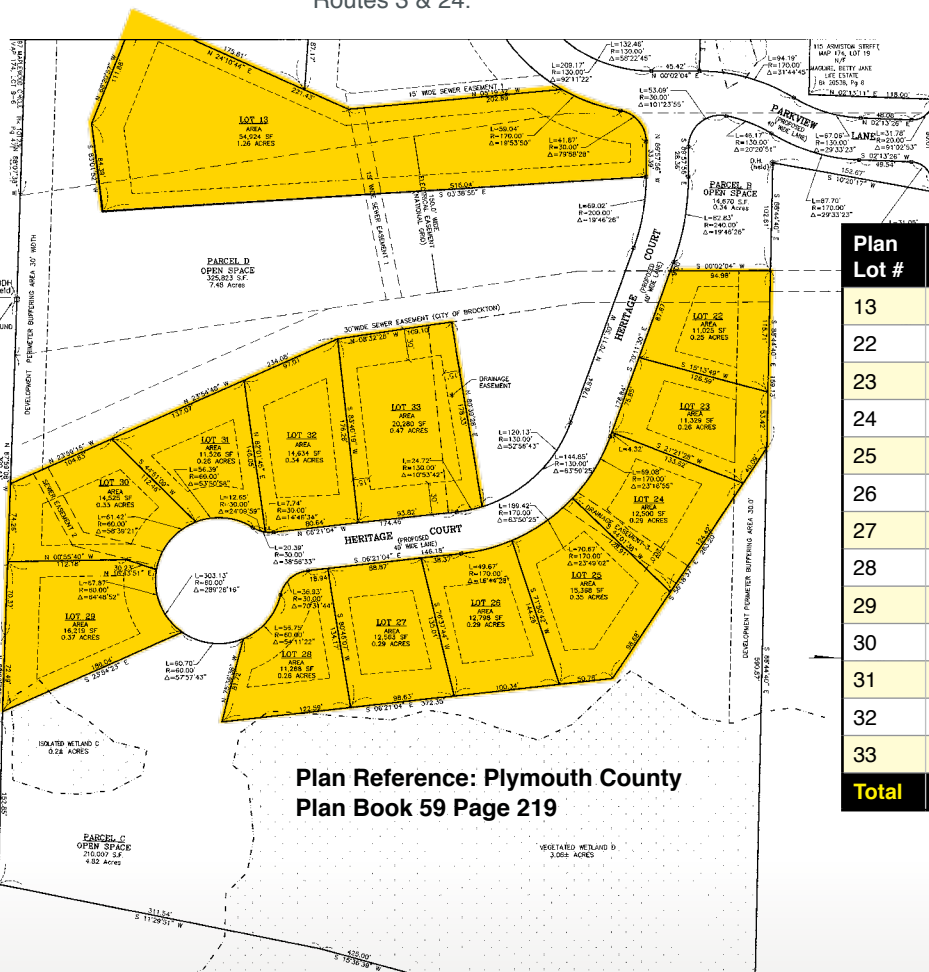
The 13 lots on 5.25± acres included in the auction sale are comprised of the 12 lots on Heritage Court that constitute the entirety of Phase 3 plus the crown jewel of the development, a 1.49± acre retreat lot on Parkview Lane from Phase 2 of "Woodland Park."

The auction sale will also include any assignable licenses and permits affecting the sale lots which may assist with continued development. The approvals, trust documents & substantial infrastructure in place offer an expedited path to buildout & the potential for a quick return on investment.

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See Property Info. Package:

For photos, plans, approvals, extensions, trust documents, FEMA flood map, infrastructure including City water/sewer, gas, electric, cable & Phase 3 roadway to binder level paving, list of seller/buyer responsibility for any remaining sitework & more.



Plan Reference: Plymouth County
Plan Book 59 Page 219

Plan Lot #	± Acres	St #	Street	Phase	Assessor's Parcel
13	1.49	73	Parkview Ln	2	174-395
22	0.25	14	Heritage Ct	3	174-403
23	0.26	22	Heritage Ct	3	174-404
24	0.29	28	Heritage Ct	3	174-405
25	0.35	32	Heritage Ct	3	177-033
26	0.29	38	Heritage Ct	3	177-034
27	0.29	44	Heritage Ct	3	177-035
28	0.26	54	Heritage Ct	3	177-036
29	0.37	60	Heritage Ct	3	177-038
30	0.33	59	Heritage Ct	3	174-406
31	0.26	55	Heritage Ct	3	174-407
32	0.34	49	Heritage Ct	3	174-408
33	0.47	41	Heritage Ct	3	174-409
Total	5.25				

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Property Info., Plans, Broker Reg. & Full Terms at:

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Terms of Sale: 10% deposit of which \$50,000 must be presented in certified or bank check. Remainder of the 10% deposit in wire transfer, cash, certified or bank check by 4pm ET on Monday, April 30, 2018. Balance in 45 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale.

Pre-auction Offers: Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

Buyer's Broker Terms: Up to 2% Broker Commission offered. Visit www.JJManning.com for mandatory broker pre-registration requirements.