



3 Forest Park Drive  
**BOURNE MA**

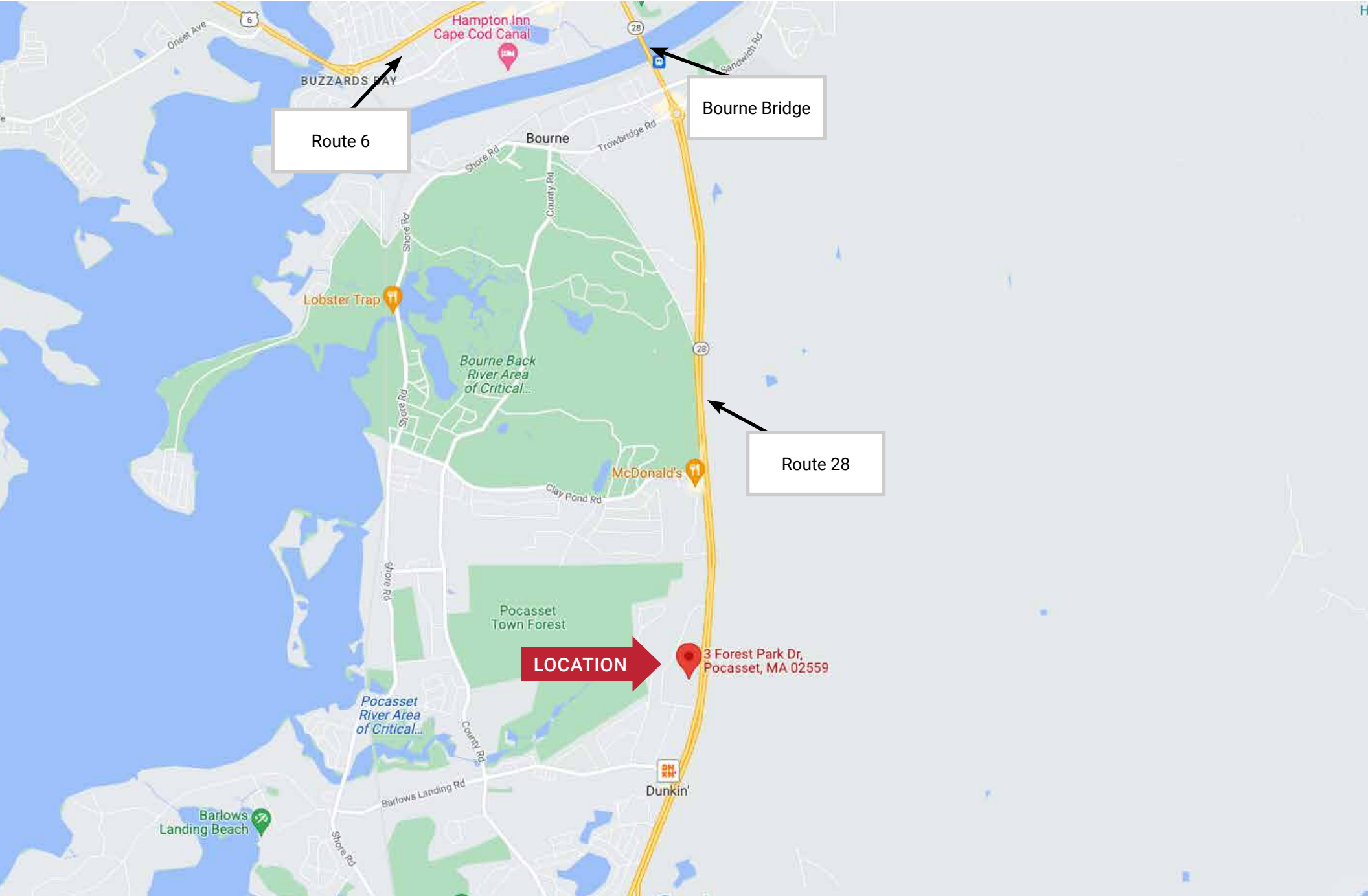
**FOR SALE**

Price	Area
\$499,000	+/- 40,146 Sq. Ft.

**Investment Highlights**

✓ 3 Forest Park Drive is a potentially developable commercial lot located off a major North-South Cape Cod Highway with close proximity to Bourne Bridge and easy access to US Routes 195, 495, 3 and 6.

- ✓ The traffic count on MacArthur Blvd (2014 AA DT) is 33,800
- ✓ Access to Forest Park Drive between 568 & 570 MacArthur Blvd
- ✓ Call today to schedule a showing!





Clarence A Barnes  
III Moving &  
Storage

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Michael G. Libin  
Landscape

Cape Cod Crystals

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MacDonald  
Insurance Services

Shaw  
Woodworking Inc

Falmouth  
Scientific

3 Forest Park Drive,  
Bourne, MA

Stir Crazy

Cosmetic &  
Family Dentistry

Clover Paving

# Area Demographics

## BOURNE DEMOGRAPHICS

<b>Estimated Population</b>	20,709
<b>Estimated Households</b>	8,649
<b>Estimated Average Household Income</b>	\$76,823
<b>Estimated Total Businesses</b>	2,220

# Property Description

3 Forest Park Drive is a potentially developable commercial lot located off a major North-South Cape Cod Highway with close proximity to Bourne Bridge and easy access to US Routes 195, 495, 3 and 6

The traffic count on MacArthur Blvd (2018 AA DT) is 33,368. This lot is 40,146+/- Sq. Ft. and potentially buildable  
Title: Barnstable County Registry of Deeds: Book 30277, Page 31 Zoning: B2 (Business 2) by the Town of Bourne

Parcel ID: 39.0-77-7  
2022 Taxes: \$1,663  
2022 Assessed Value: \$158,900

Bourne zoning bylaws:  
<https://www.townofbourne.com/sites/g/files/vyhlf7346/f/uploads/zoningbylaws.2.13.20.pdf>



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