

From Highway to Neighborhood: Reconnecting Fall River to Its Waterfront

Major Mixed-Use Development Opportunity

Route 79 Davol Street



- Project Property
- T Fall River Commuter Rail Station
- Existing Open Space
- New Project Open Space
- Infiltration Basin
- Infiltration Chamber
- New Multi-Use Path
- Pedestrian Connection

±20 Acres

Newly created, vacant

1,400+ Units

Master Plan estimate

By Right Zoning

WTOZ Zoning Adopted 2024

The site

At the platform. MBTA Fall River Commuter Rail Depot located immediately across the street. No part of the property is more than a five-to-ten-minute walk.

Zoned and ready. Fall River adopted by-right Waterfront & Transit-Oriented Development zoning in 2024 - multifamily and mixed-use.

Connected. Immediate access to Route 24, Route 79, and the Braga Bridge (I-195)

The offering

Built to move. Terms are deliberately flexible on timing, parcel configuration, and sequencing. Pricing absorbs changes in scope, density, and use mix.

Ground that's ready. A decade of planning, environmental review, and infrastructure investment is complete. Utilities have been stubbed to each development parcel.

A public priority. South Coast housing is a stated Commonwealth priority, backed at state and city level.

Everything within a ten-minute walk

- 0 MIN** MBTA Fall River Depot, commuter rail, directly across the street
- 5 MIN** Bicentennial Park · Fall River Cultural District · Senator Thomas Norton City Pier, newly renovated
- 10 MIN** Heritage State Park · Battleship Cove · North Park, designed by Olmsted Brothers