



# 29 Shipyard Drive, Hingham

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# Re-Development Project

*Toll Brothers*  
AMERICA'S LUXURY HOME BUILDER®

**Jumbo**

INVESTMENT | DEVELOPMENT | MANAGEMENT

Jumbo Capital is a privately held, value focused, commercial real estate investment firm located in Quincy, MA.

**30+**

Team Members

**4M+**

Sq Ft Under  
Management

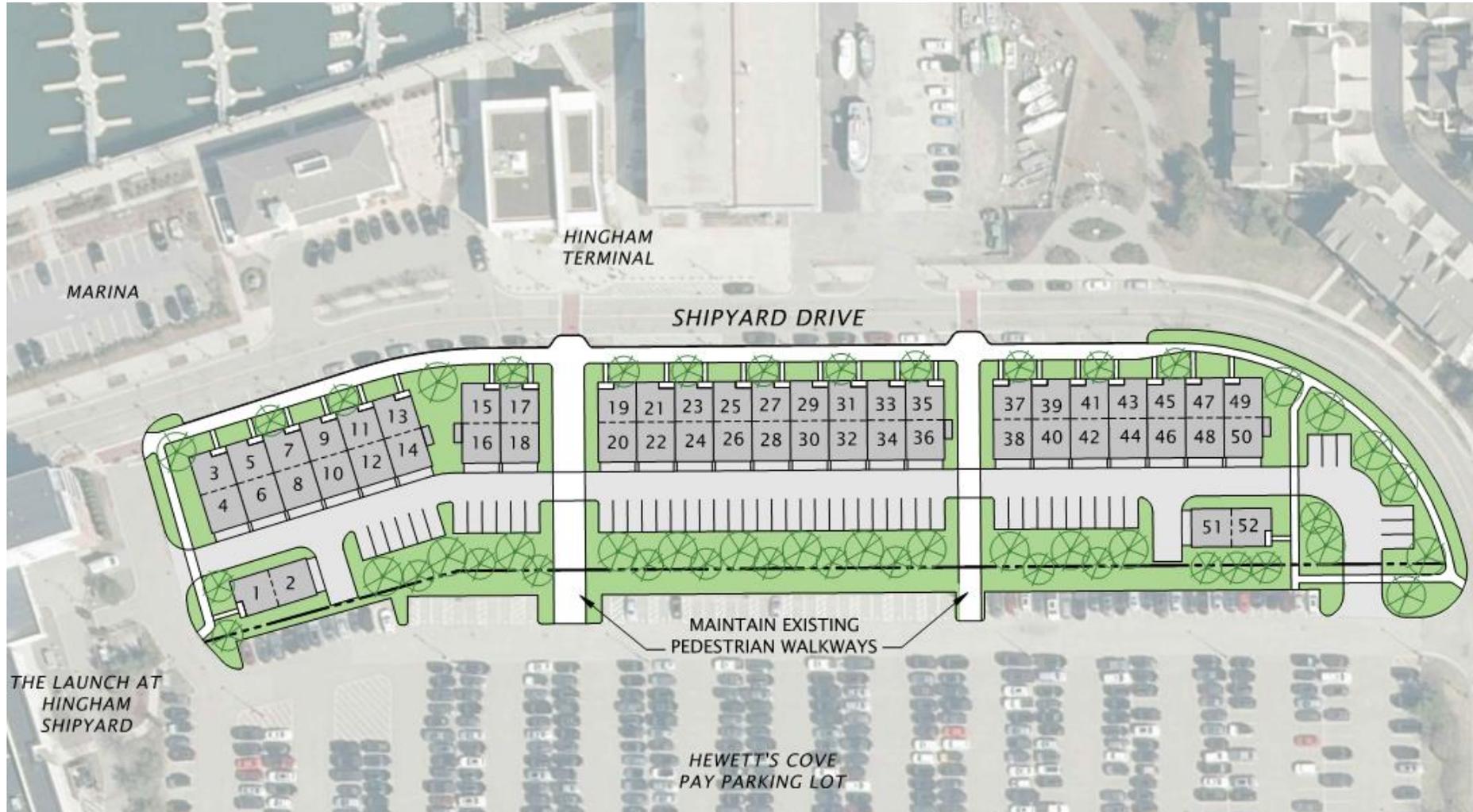
Toll Brothers, a national leading builder of luxury homes, is proposing a 52-unit condominium community at 29 Shipyard Drive in Hingham, across from Hingham Ferry Terminal. This project would provide new housing along the public street, consistent with new residential and commercial development surrounding the site.



# Location Reference



# Site Plans & Floor Layouts



# Design Reference Renderings



**SULLY**  
Home Design



**WALNEY**  
Home Design



# Utility Infrastructure & Economic Feasibility

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The proposed residential development is supported by existing utility infrastructure and is projected to generate significant fiscal surplus for the Town of Hingham.

## Utility Infrastructure

- Developer preliminary utility analysis proves feasibility for support off existing infrastructure.
- The site is located outside the 500-year FEMA floodplain and has no rare species, vernal pools, or protected environmental areas.

## Economic Feasibility

- The project is projected to generate **\$690,536** in annual property tax revenue, with a net fiscal surplus of **\$186,538**.
- Smaller household sizes will result in minimal demand on schools and town services, with an estimated **15 new school-aged children** from 111 additional residents
- Traffic impact is expected to be low, generating fewer than 300 trips per day, well within acceptable thresholds.