

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



35-41 East Hollis Street

35-41 E Hollis St., Nashua, NH 03060

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OFFERING MEMORANDUM

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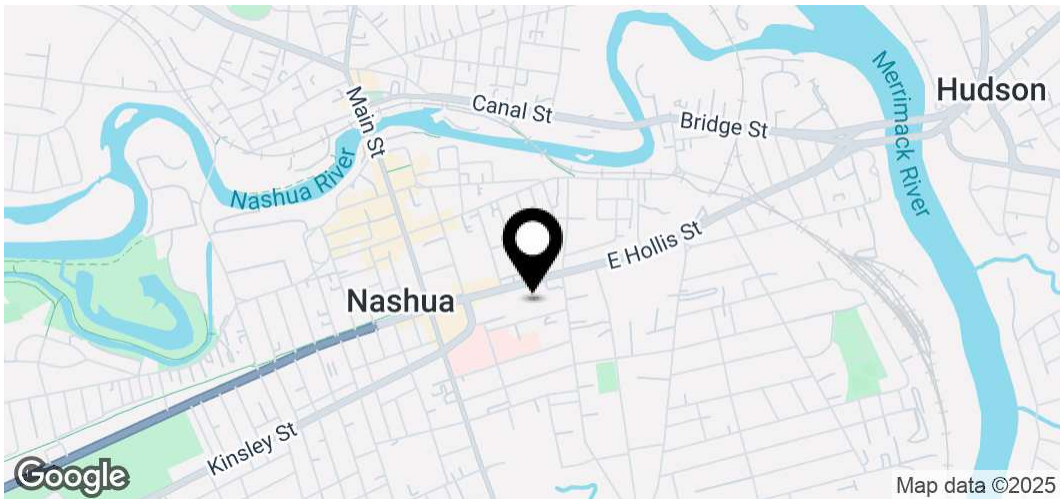


Property Information

Section 1

Executive Summary

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Offering Summary

Price	3,500,000
Construction	Steel Frame
Site Size	68,389 SF

Property Overview

Unlock the full potential of this exceptional development site, strategically positioned for transformation into a landmark residential Community. This project offers the ideal fusion of urban density, modern living, and accessibility. Set in a rapidly growing urban corridor, this site boasts proximity to key transit links, thriving retail hubs, and community amenities—making it a prime candidate for high-occupancy rates and long-term value. Whether you're a developer seeking your next flagship project or an investor looking to capitalize on surging housing demand, this is a rare chance to shape the skyline and define the future of city living. Don't miss this rare opportunity to deliver a transformative project with scale, vision, and impact.

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Location Description

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Location Description

Located in the Heart of Southern New Hampshire's Fastest-Growing City
This prime redevelopment site sits in Nashua, New Hampshire, a vibrant and growing city consistently ranked as one of the best places to live in the U.S. Strategically positioned just minutes from the Massachusetts border, Nashua offers a unique blend of urban convenience and New England charm—making it a top destination for commuters, families, and professionals alike.

The property benefits from excellent regional connectivity, with easy access to Route 3 and major highways leading to Boston, Manchester, and beyond. It's also close to downtown Nashua's bustling shops, restaurants, and riverfront parks, as well as top-rated schools and healthcare facilities. With a strong local economy, no income tax, and a high quality of life, Nashua continues to attract residents and investors seeking long-term growth and stability.

Utilities Description

Municipal Water, Municipal Sewer and Natural Gas are available on site.

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Complete Highlights

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Property Highlights

- D1/MU Zoning
- The use of Multi-family residential is permitted by right
- This zoning has no density / unit limits
- Potential Residential Development
- Build-to-Rent
- Condo Development
- Mixed use
- Commercial
- Zoning allows for up to 90' vertical
- If the development proposal meets all criteria it could proceed directly to permit.
- Located in a high-growth, high-demand area

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Additional Photos

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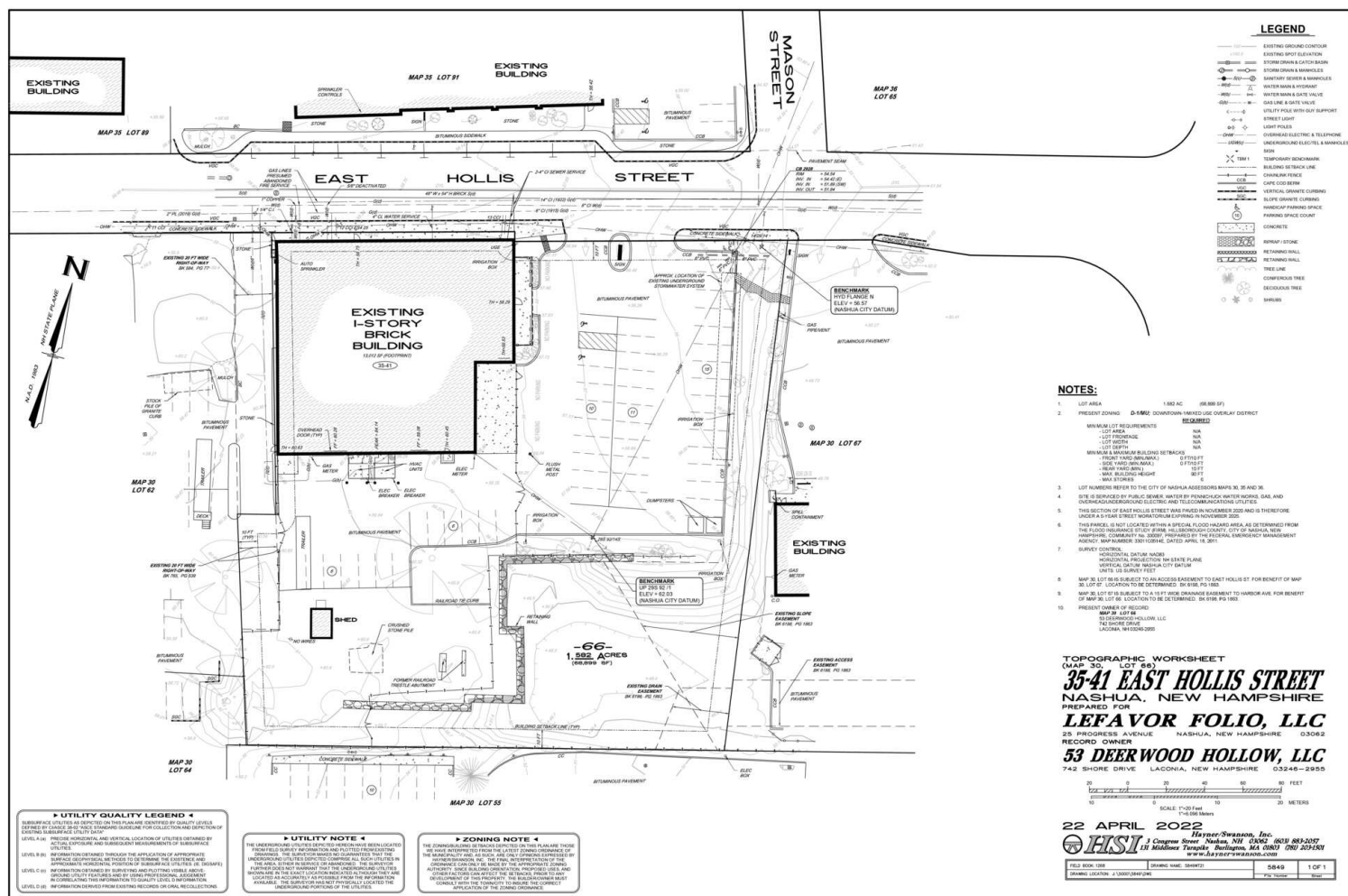
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Site Plans

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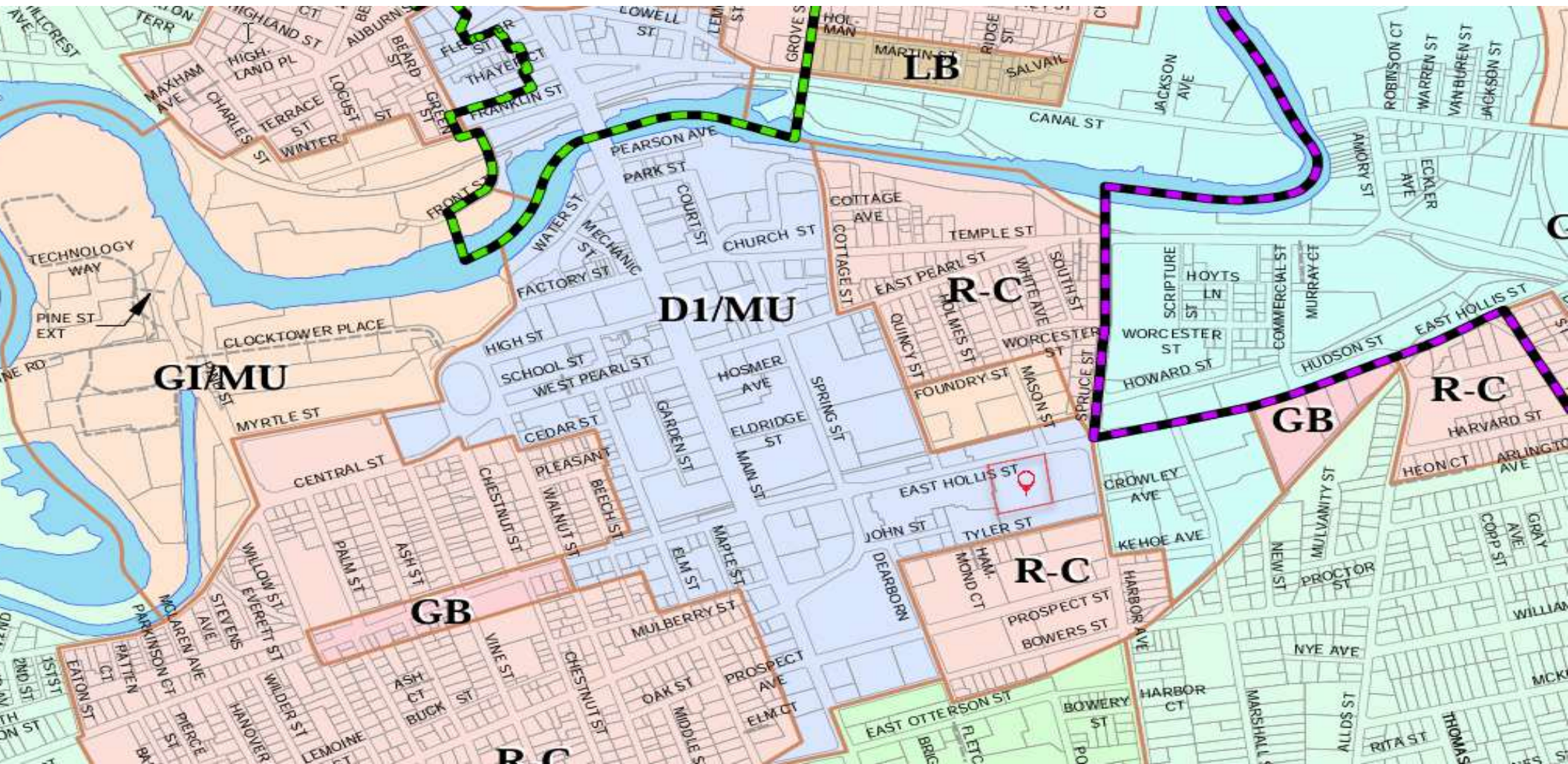
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Zoning Information

Section 3



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D1/MU Zoning Explained

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In Nashua, NH, the zoning designation D1/MU refers to Downtown 1/Mixed-Use district. This zoning is intended to promote a vibrant, walkable, and mixed-use environment in the downtown area.

D1 (Downtown 1 District) Purpose: This district is focused on encouraging a lively, pedestrian-friendly environment in the heart of downtown Nashua. It's designed to accommodate a mix of uses, such as commercial, residential, office, and entertainment, with a focus on maintaining and enhancing the historic character of the downtown area. **Building Height & Density:**

The D1 district allows for higher-density development and taller buildings compared to other zones in Nashua. It's ideal for vertical mixed-use development, where ground-floor retail or office space could be combined with residential units above. **Building Form:** This district encourages urban-style buildings with limited setbacks to create a more enclosed, street-oriented environment. It also supports development that fosters a sense of community, such as pedestrian plazas and green spaces.

MU (Mixed-Use) Purpose: The Mixed-Use designation is designed to promote the integration of residential, commercial, and sometimes light industrial uses within the same building or development area. The goal is to create a dynamic, integrated environment that reduces the need for long commutes and encourages a more sustainable, community-focused lifestyle.

Flexibility: MU zoning allows a blend of residential and commercial spaces, making it ideal for developments like your proposed 9-story residential building with ground-floor commercial or retail spaces, and even potentially mixed-use developments like office spaces or community amenities.

Key Features for D1/MU Zoning: Residential Development:

Multiple residential units are allowed.

Commercial Space: The mix of residential and commercial uses is supported, meaning retail or office spaces could be incorporated into the project.

Development Potential:

Parking: With a large underground parking facility, the project would meet both residential and visitor parking requirements, which is a common need in urban mixed-use districts.

Flexibility for Mixed Uses: The zoning allows for integration of residential units with commercial spaces on the ground floor, making it ideal for retail shops, cafes, or offices. The mix of residential and commercial is encouraged to create a vibrant, walkable neighborhood.

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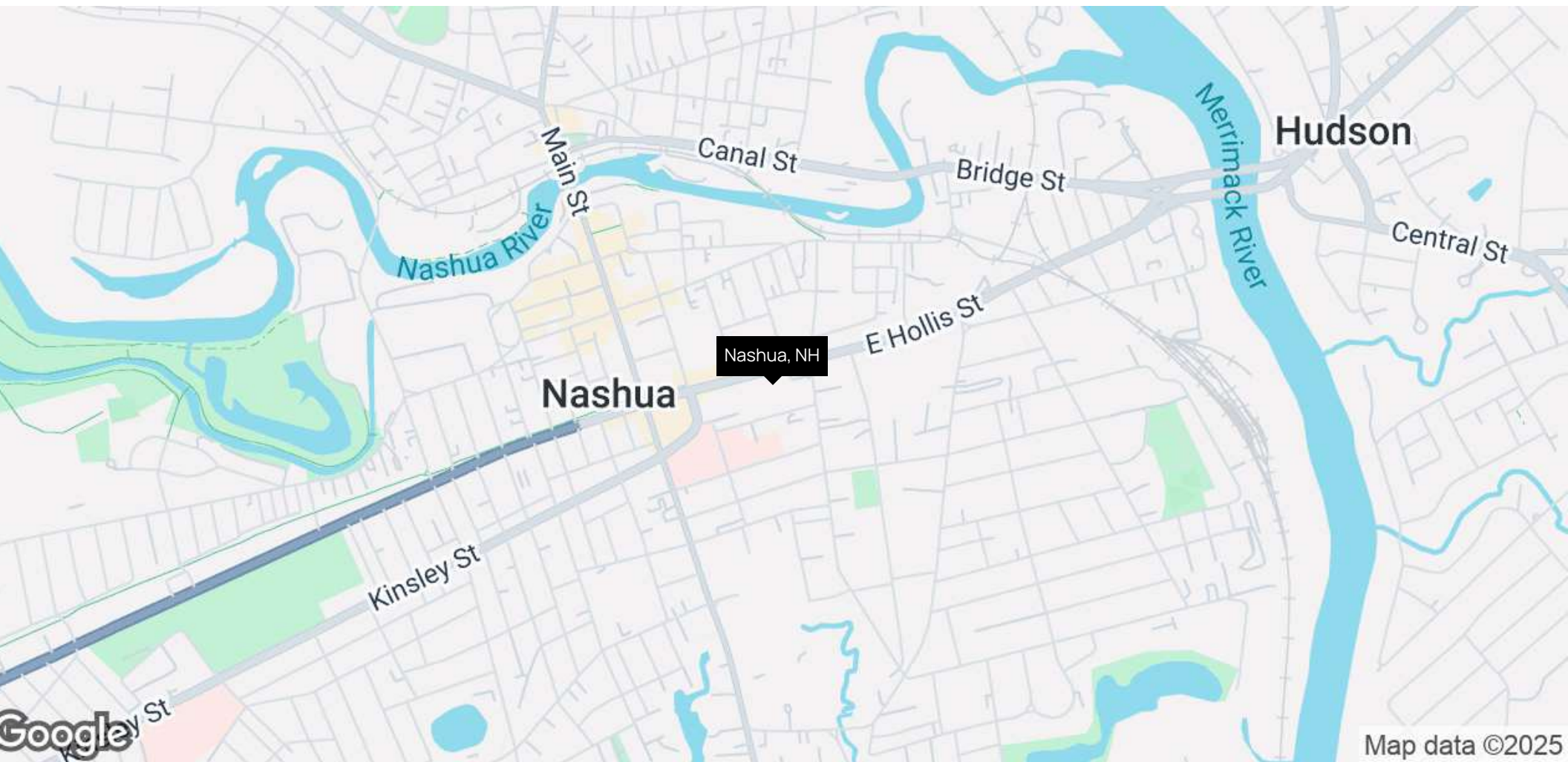


Location Information

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Regional Map

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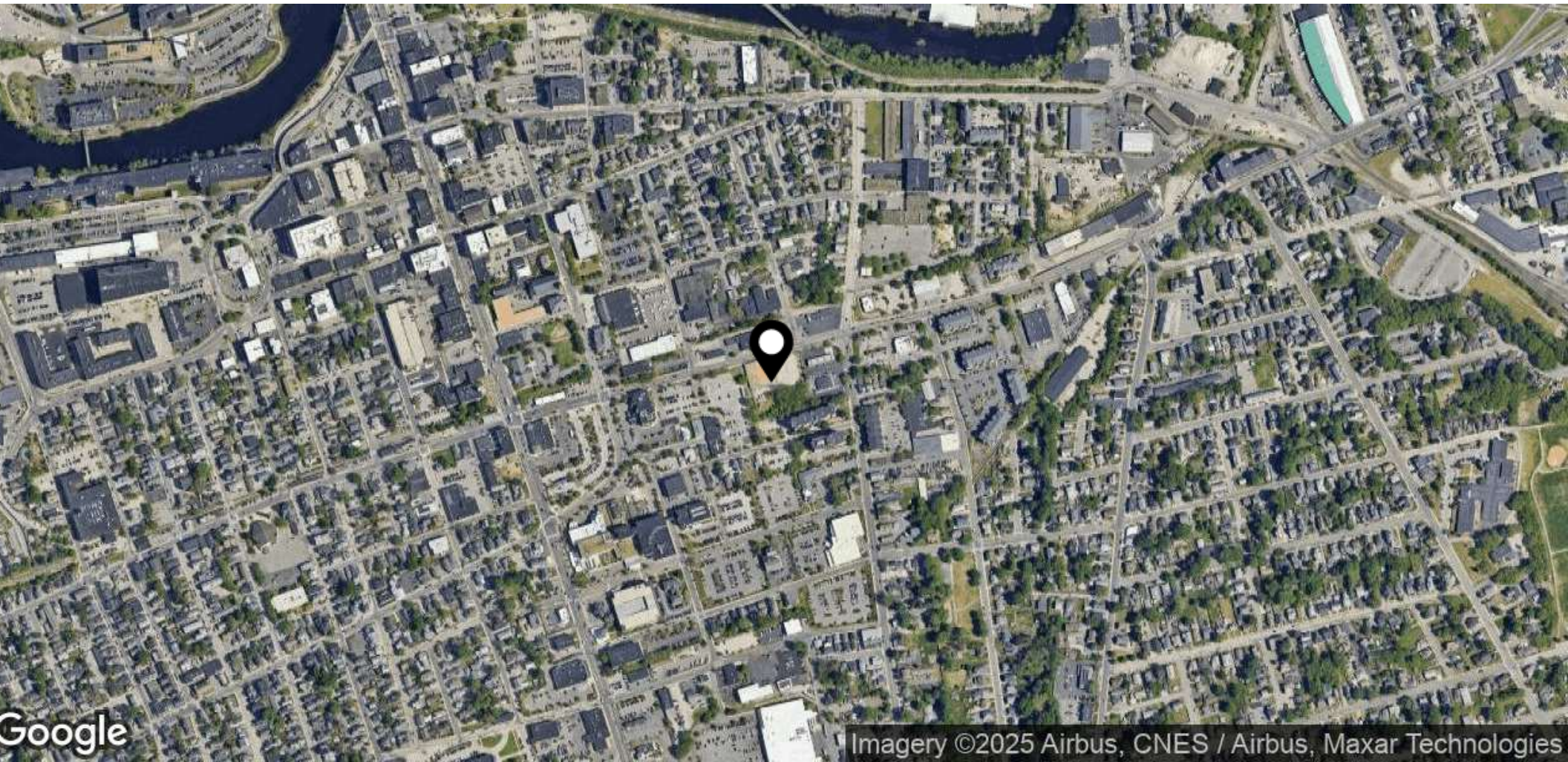
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Aerial Map

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Demographics

Section 4

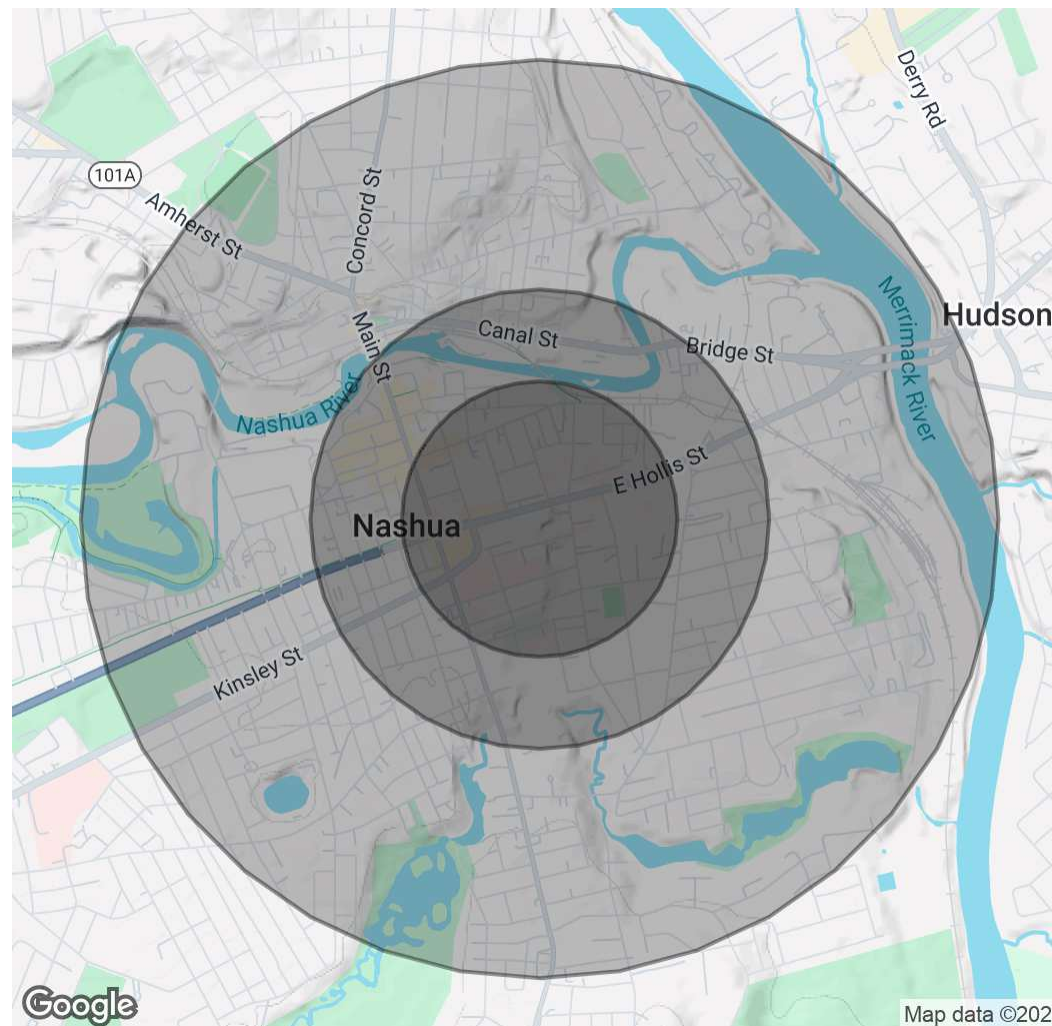
Demographics Map & Report

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	2,633	6,929	24,881
Average Age	40	39	39
Average Age (Male)	39	39	38
Average Age (Female)	41	40	40

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,251	3,177	10,666
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$66,297	\$65,893	\$78,033
Average House Value	\$303,569	\$312,626	\$326,547

Demographics data derived from AlphaMap



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Advisor Team

Section 5

Meet The Team

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