

12.21 ACRE LAND SITE FOR SALE

PRIME DEVELOPMENT OPPORTUNITY

Northborough, Massachusetts

NAI Parsons Commercial Group Boston

** Property lines are approximate and for illustrative purposes only.



±12.21 ACRE LAND SITE ADJACENT TO NORTHBOROUGH CROSSING SHOPPING CENTER

455 West Main Street
NORTHBOROUGH, MA

VICTOR GALVANI
Investment Sales-Partner
508.271.9225
vgalvani@parsonscré.com

MATT CUNEO
Director- Brokerage
508.271.9210
mcuneo@parsonscré.com

JAY CANNON
Advisor
508.271.9219
jcannon@parsonscré.com

NAI | Parsons Commercial Group Boston
5 Commonwealth Road, Suite 1A
Natick, MA 01760
www.parsonscré.com | (508) 820-2700

Property Overview

455 W. Main Street Northborough, MA

Flexible Zoning, Regional Access, and Growth-Friendly

NAI | Parsons Commercial Group | Boston is pleased to present a rare ±12.21-acre development opportunity in Northborough, Massachusetts. Located adjacent to Northborough Crossing—a major retail destination anchored by BJ's Wholesale Club, Wegmans, T.J. Maxx, Kohl's, and Dick's Sporting Goods—the site also borders Avalon Northborough, a 382-unit luxury apartment community.

Zoned Residential B (RB), the property allows for a range of development uses, including congregate housing, nursing home, solar field, and office space, with assisted living and office buildings permitted by special permit. With immediate access to Route 20 and close proximity to Route 9, I-290, and I-495, the site is highly accessible and well-positioned for future growth.

Northborough is an affluent and expanding community in the MetroWest region, offering strong demographics, high household incomes, and steady residential and commercial demand. This is a prime opportunity for developers and investors to capitalize on a growing market with excellent visibility, amenities, and regional connectivity.

ALLOWED USES

- Congregate Housing
- Assisted Living Facility
- Nursing Home Facility
- Solar Fields
- Office Building

Allowed uses are summarized for convenience and may be subject to interpretation or change. For full details, refer to the Northborough Zoning Bylaws or consult the Northborough Planning Department.



 **ADDRESS**
455 W. Main Street
Northborough, MA

 **ASSET TYPE**
Land/Development Site

 **ZONING**
RB
Residential B

 **LOT SIZE**
±12.21 Acres

 **ACCESS**
Shops Way
Off Route 20

 **UTILITIES**
Water & Sewer:
Northborough

Location Overview

Northborough, Massachusetts

High-Traffic Location Positioned for Growth

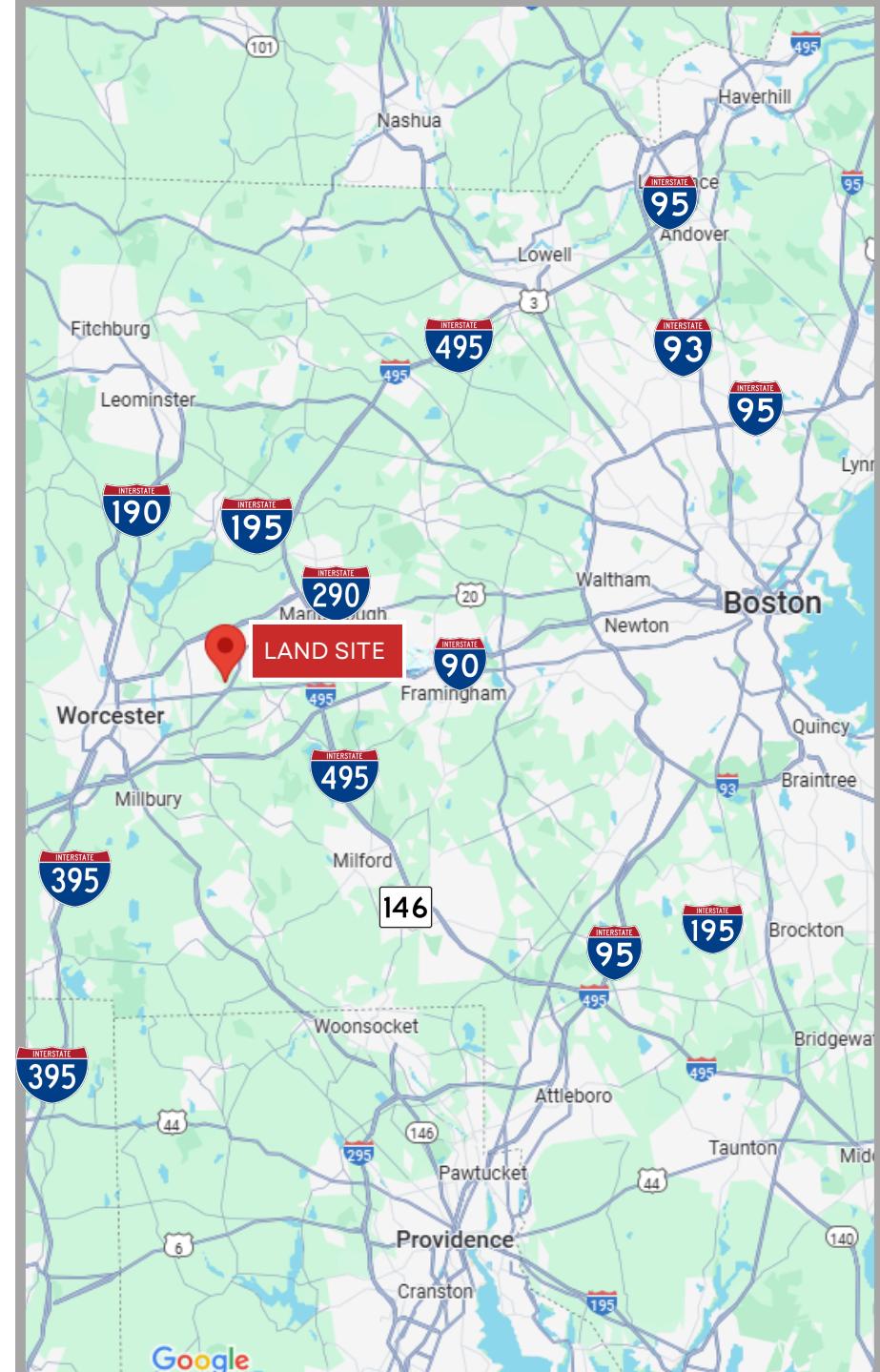
Northborough, Massachusetts- located in Worcester County- is strategically situated with direct access to I-495, I-290, and the Massachusetts Turnpike (I-90), offering seamless connectivity to Boston, New Hampshire, Rhode Island, and Connecticut. This central location provides businesses and developers with a competitive advantage in accessing key regional markets and workforce.

The site is directly adjacent to Northborough Crossing, a high-traffic retail center anchored by BJ's Wholesale Club, Wegmans, Kohl's, T.J. Maxx, Homesense, and Dick's Sporting Goods. Nearby amenities and strong residential density—including Avalon Northborough (382 units) and Parc Westborough (249 units)—further support long-term demand. With stable demographics and pro-growth governance, Northborough presents an exceptional opportunity for commercial, residential, or mixed-use development.

DEMOGRAPHICS

Population	2 Miles	5 Miles	10 Miles
Total Population	21,423	98,310	465,624
Average Age	41	41	40
Average Age (Male)	40	40	39
Average Age (Female)	42	42	41
Households & Income	2 Miles	5 Miles	10 Miles
Total Households	7,668	37,307	178,395
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$186,282	\$168,392	\$133,580
Average House Value	\$703,998	\$624,989	\$504,895

Demographics data derived from AlphaMap



► Strategic Development Location

Northborough, Massachusetts

Retail, Residential, and Road Access—All Within Reach

12 MINUTE DRIVE



NORTHBOROUGH
CROSSING



455 West Main Street
NORTHBOROUGH, MA

15 MINUTE DRIVE



382 Units



9



20



249 Units



** Property lines are approximate and for illustrative purposes only.

RK SPEEDWAY
PLAZA





For More Information:

NAI Parsons Commercial Group Boston

VICTOR GALVANI
Investment Sales-Partner
508.271.9225
vgalvani@parsonscrc.com

MATT CUNEO
Director- Brokerage
508.271.9210
mcuneo@parsonscrc.com

JAY CANNON
Advisor
508.271.9219
jcannon@parsonscrc.com

NAI | Parsons Commercial Group Boston
5 Commonwealth Road, Suite 1A
Natick, MA 01760
www.parsonscrc.com | (508) 820-2700

Disclaimer: This information has been obtained from sources believed to be reliable, and every effort has been made to furnish the most accurate and up-to-date information available. However, all statements and conditions herein are subject to errors, omissions, or removal from the market without notice. We have not verified it and make no guarantee, warranty, or representations. Any photos or plans are for illustrative purposes only and may not be to scale. Conditions may have changed since production. Any projections, opinions, assumptions, or estimates are for example only and do not represent the current or future performance of the property. Potential buyers should perform their own due diligence to verify its accuracy. The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of Parsons Commercial Group, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property. Neither the NAI Parsons Commercial Group Advisors nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These assumptions may or may not prove to be correct, and there can be no assurance that such estimates will be achieved. Further, the NAI Parsons Commercial Group Advisors and the Owner disclaim any and all liability or representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure or any other written or oral communication transmitted or made available to the recipient. The information contained herein is subject to change without notice, and the recipient of these materials shall not look to the Owner or the NAI Parsons Commercial Group Advisors—nor any of their officers, employees, representatives, independent contractors, or affiliates—for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property. This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time, with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to the Owner, in the Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the NAI Parsons Commercial Group Advisors from any liability with respect thereto. To the extent the Owner or any agent of the Owner corresponds with any prospective purchaser, any such correspondence or statements should not be relied upon as binding on the Owner. Only a fully executed Real Estate Purchase Agreement shall bind the Property, and each prospective purchaser proceeds at its own risk. This Offering Memorandum contains illustrations and graphics that are the exclusive property of NAI | Parsons Commercial Group | Boston. Any unauthorized reproduction, distribution, or use of these illustrations and graphics is strictly prohibited.