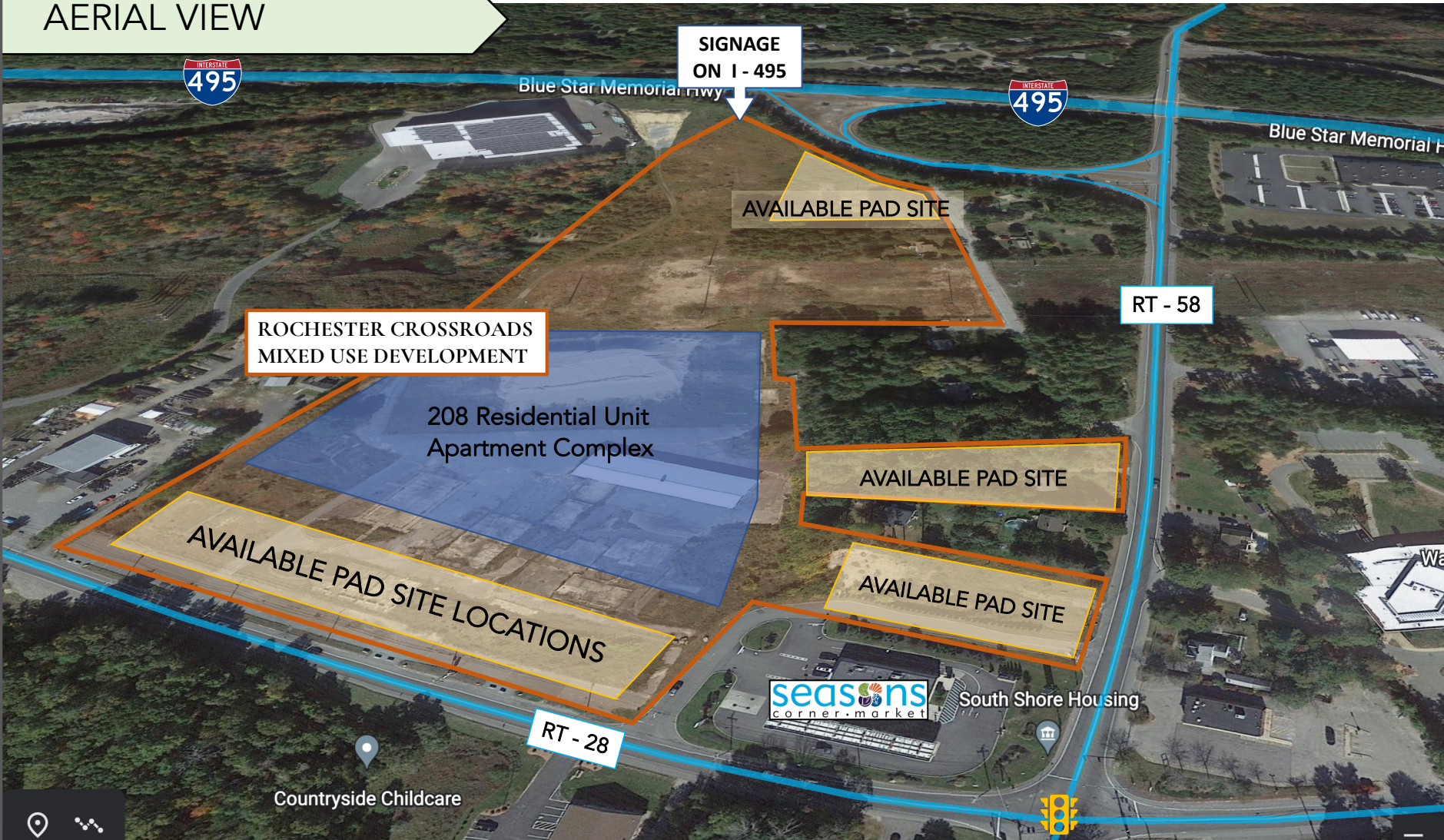


ROCHESTER CROSSROADS MIXED-USE DEVELOPMENT

AERIAL VIEW



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ABOUT THE DEVELOPMENT

Rochester Crossroads is a fully permitted mixed use development located at Cranberry Highway Rochester, Massachusetts set on approximately 30 acres. The site is in an exceptional location with multiple transportation options. The residential multi-family section of the Cranberry Highway Smart Growth Overlay District will contain 208 rental units. The site also includes seven commercial pad sites. (on six lots) The Cranberry Highway Smart Growth Overlay District was approved in May 2019 by Rochester residents at the annual town meeting and was the result of a collaborative effort of the developer, Town of Rochester, and the Department of Housing and Community Development (DHCD). Final permitting has been ongoing and is now complete.

In the spirit of the commonwealth's smart growth plan, surrounding the residential units are multiple commercial pad sites. To date, a convenience store/gas station has located in the smart growth district. There is also an agreement with a vendor to operate an Adult Use Retail Cannabis Dispensary. Recently, the town approved a liquor license to be assigned exclusively to the location. The developer hopes to attract businesses that will offer residents a range of shopping and service options.

The development will be accessible via multiple transportation options. GATRA, the regional transit authority has committed to an onsite bus stop. The service routes include multiple stops in Plymouth and Wareham Massachusetts as well as, most importantly, the Lakeville/Middleboro commuter train station which provides transportation to Boston. The commuter station is only 15 minutes from the site. Additionally, the project is conveniently located at the intersection of Routes 28 and 58 as well as Interstate Route 495 at Exit 2. Route 495 serves as the main connector to Cape Cod to the east as well as to points west and north including Boston.

RETAIL PAD INFORMATION:

- Pad Site A - Lot Area 1.19 Acres
- Pad Site B - Lot Area 1.13 Acres
- Pad Site C - Lot Area 1.34 Acres
- Pad Site D - Lot Area 1.19 Acres
- Pad Site E - Lot Area 1.3 Acres
- Pad Site F - Lot Area 2.78 Acres
- Pad Site G - Lot Area 3.03 Acres

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LOCATION HIGHLIGHTS

- Conveniently located at Exit 2 – Rte 495, and Rtes 58 & 28 in Rochester
- Close to Cape Cod, Middleboro and the commuter rail
- 25 minutes to Plymouth
- 8 minutes to Wareham Crossing
- 1hr. to downtown Boston
- Public transportation access via GATRA bus service
- Nearby courthouse



ROCHESTER CROSSROADS MIXED-USE DEVELOPMENT

CONTACT & DISCLAIMER

CONFIDENTIALITY AGREEMENT AND DISCLAIMER:

This Offering Memorandum has been prepared by CIC Realty (Broker) for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Properties or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all the information which prospective investors may need or desire. All projections have been developed by the Brokers and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of the Seller, and are, therefore, subject to variation. No representation is made by the Brokers as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further to this, the Brokers and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained herein, or for omissions from the Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Properties will be made available upon written request of interested and qualified prospective purchasers.

The Owner has expressly reserved the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Properties and/or to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Lessor and its legal counsel and any conditions to the Lessor's obligations there under have been satisfied or waived. This Offering Memorandum and its content, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting the Offering Memorandum, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the Offering Memorandum or any of its content to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of the Lessor, (iv) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Lessor and (v) to return it to the Brokers.

If you have no further interest in the Properties, please return the Offering Memorandum forthwith.

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