

GATEWAY CENTER

— DEVELOPMENT OPPORTUNITY —

67 EAST CENTRAL STREET & 5 UNION STREET NATICK, MASSACHUSETTS



Prime Downtown Natick Development Opportunity | Conceptual Planning Stage



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EXECUTIVE SUMMARY

GATEWAY CENTER

DEVELOPMENT OPPORTUNITY

NAI Parsons Commercial Group Boston is pleased to announce the opportunity to purchase a two parcel package located at 67 East Central Street and 5 Union Street in Natick, Massachusetts. The site is a combined ± 0.71 acre development situated at the prominent corner of E Central Street (Route 135) and Union Street within the Gateway Center Zoning District.

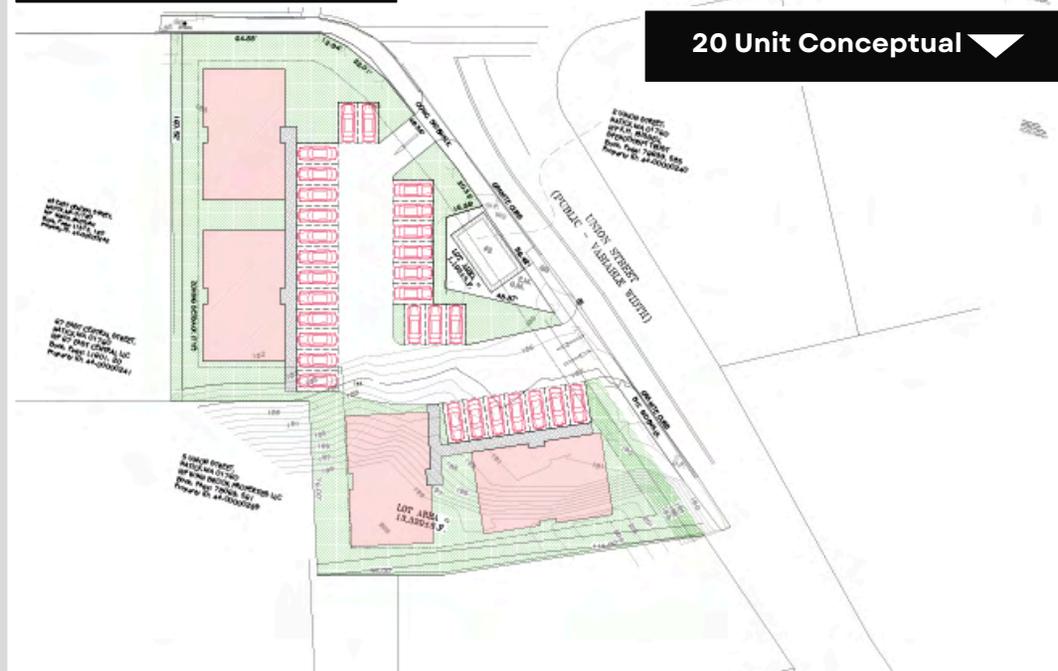
The properties currently include a vacant auto body repair shop and a single-family residence, both slated for demolition, creating a prime redevelopment opportunity with frontage on both streets and traffic counts of approximately 8,500 vehicles per day. The high density site allows for up to approximately 90% lot coverage and building heights of up to 38 feet.

Preliminary residential concepts have included a 36-unit, four-story building with first-floor parking and one-bedroom plus study units, as well as a 20-unit plan consisting of four separate buildings with two-bedroom units and 30 surface parking spaces. The project is not currently permitted, offering flexibility and significant potential for developers and investors to pursue a vision aligned with market demand. Initial discussions with the Town have reportedly been favorable.

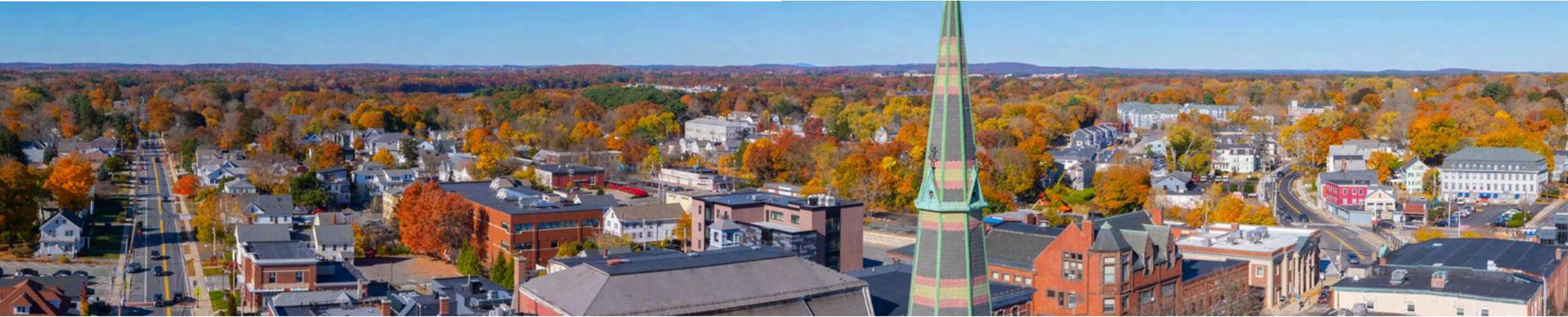
Located steps from Natick Common and Natick Center, the property benefits from walkable access to restaurants, retail, and the Natick Center Commuter Rail, and sits directly across from the recently developed Natick Corner featuring ground-floor retail and residential units above.

Positioned within one of MetroWest's most desirable downtown environments and surrounded by several of the highest-income communities in Massachusetts, the site presents a compelling opportunity to capitalize on continued growth, strong demographics, and sustained demand for well-located residential development.

GATEWAY CENTER
DEVELOPMENT OPPORTUNITY



INVESTMENT HIGHLIGHTS



Prime Corner Location

High-visibility site at the signalized intersection of East Central Street (Route 135) and Union Street with approximately 8,500 vehicles per day and frontage on both roadways.



High-Density Zoning Allowances

Permits development on a 0.71-acre site with up to 90% lot coverage and building heights of up to 38 feet, supporting efficient, high-density residential development within the Gateway Center District.



Gateway Center Zoning District

Zoning encourages redevelopment and a strong multi-modal streetscape, supporting continued transformation of this key downtown corridor.



Proven Residential Demand

Located directly across from Natick Corner and near Stonegate residential developments, totaling nearly 100 new residential units delivered within the past year- reinforcing strong demand for downtown Natick housing.



Strong Demographics & Surrounding Affluence

Surrounded by several of the highest-income communities in Massachusetts, with strong and growing demographics, and positioned within MetroWest's established residential and retail core.



Transit Oriented & Walkable Location

Located just steps from the Natick Common, downtown retail and dining, the Natick Center Commuter Rail, and TCAN - The Center for Arts in Natick, providing strong appeal for residential development in a vibrant downtown setting.

PROPERTY OVERVIEW

PROPOSED DEVELOPMENTS | CONCEPTUAL PLANNING STAGE

Unit Count	# of Buildings	Unit Breakdown	Bedrooms	Parking
36	One (1) four-story building	12 units per floor (Floors 2-4)	One-bedroom + study units	First-floor structured parking
20	Four (4) buildings	Two (2) six-unit buildings Two (2) four-unit buildings	Two-bedroom units, approx. 850 SF each	30 surface parking spaces

EXISTING CONDITIONS

Parcel ID	Address	Land Size	Zoning	Assessed Value	Description
44-00000241	67 East Central Street	0.4 Acres	CG	\$635,100	Vacant Auto Body Shop
44-00000239	5 Union Street	0.31 Acres	CG	\$660,000	Single Family Residence

GENERAL INFORMATION

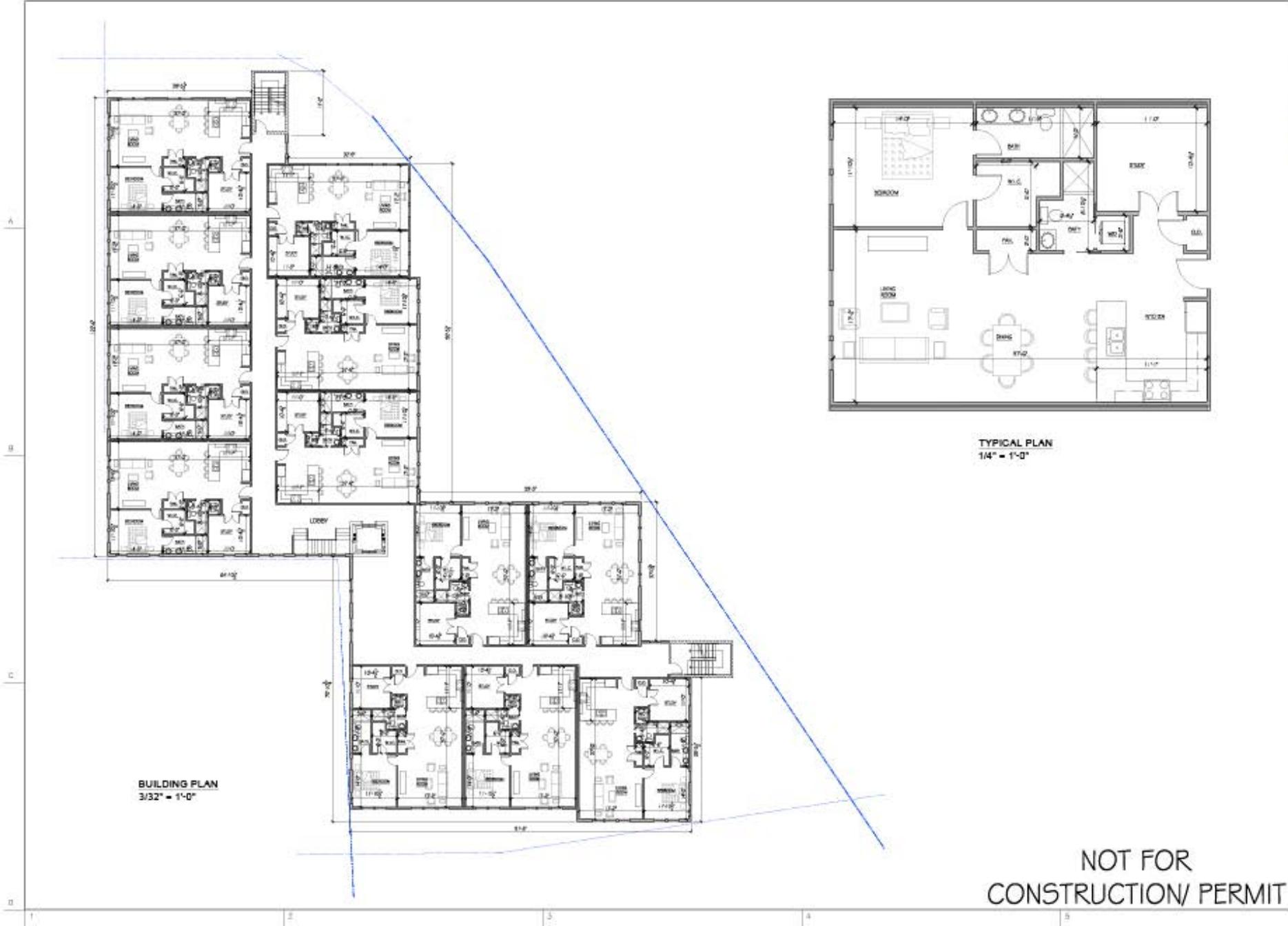
Specifications		Zoning Overview	
Address	44-00000241 - 67 East Central Street 44-00000239 - 5 Union Street	Proposed Use	Multifamily Development 90% lot coverage with up to 38 feet in height.
Market	Greater Boston / MetroWest Massachusetts	Zoning	Zoning: Center Gateway District Encourages mixed-use redevelopment with diverse building types and a strong multi-modal streetscape, serving as a transitional district between Downtown Mixed Use (DM) and surrounding neighborhoods.
Property Type	Development Site		
Site Area	Approximately 0.71 Acres		

Center Gateway (CG) Zoning Summary

Section	Language
Purpose and Intent	To accommodate a variety of residential and non-residential uses, the CG district encourages a variety of building types while promoting redevelopment with a strong multi-modal streetscape and a physical form and design character that signals a transition to and from surrounding districts in relation to the Downtown Mixed Use (DM) district.
Use Regulations	Projects within the CG district may include two or more uses as identified in the CG District in § III-A.2. Use Regulation Schedule.
	All projects within the CG district shall be subject to Site Plan Review under § VI-DD of this Bylaw.
	Projects with four or more new residential units shall comply with §V-J.
	Projects within the CG district may have more than one building per lot.
	Projects with frontage on East Central Street and/or Union Street shall provide a minimum of 50 percent of the first floor for non-residential uses.
Design Review	The Design Review Board shall provide a written recommendation to the Planning Board relative to the design of the project.
Compliance	Projects within the CG shall comply with this Section III.EE. Wherever a conflict exists between two sections, this Section III.EE shall prevail.

District	Min. Lot Area	Min. Cont. Frontage	Min. Depth	Front Setback	Side Setback	Rear Setback	Max. Building Coverage	Max. Height	Open Space Requirement
CG (Residential Mixed-Use / Mixed-Use / Single-Use Non-Residential)	10,000 SF	80 ft (cc)	80 ft	12 ft	12 ft	15 ft	38%	38 ft	10%

CONCEPTUAL PLANS | 36 UNITS



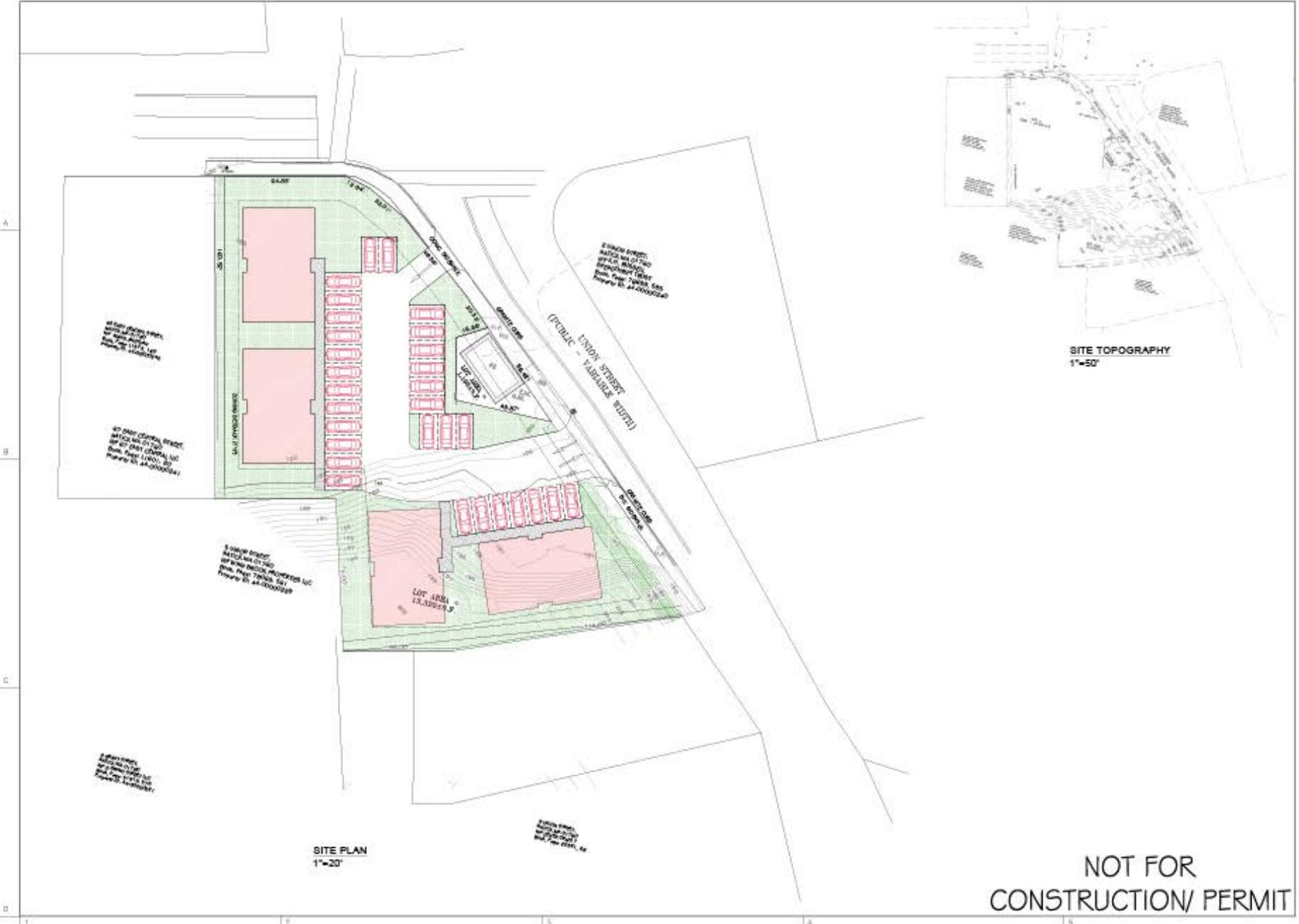
Project Site
**67 E. CENTRAL ST.
NATICK, MA**

Design Title
**SCHEMATIC DESIGN:
FLOOR PLAN**

Project #	25842
Drawn By	HA
Reviewed By	PL
Scale	AS NOTED
Date	12FEB2025
Revision #	
Revision	SD1.0

**NOT FOR
CONSTRUCTION/ PERMIT**

CONCEPTUAL PLANS | 20 UNITS



LR Design
COMMERCIAL ARCHITECTURE, INTERIOR DESIGN, ENGINEERING
ARCHITECT: LARRY R. LINDEN
REGISTERED PROFESSIONAL ARCHITECT
STATE OF MASSACHUSETTS
LICENSE NO. 10100

**67 E. CENTRAL ST.
NATICK, MA**

**SCHEMATIC DESIGN:
SITE PLAN**

Project # 25042
Date: 10/18/2023
Scale: AS NOTED
Date: 10/18/2023

SITE

LOCATION OVERVIEW



Downtown Natick | Walkable, Transit-Oriented MetroWest Living

Located in the heart of Downtown Natick, the property offers immediate access to vibrant local retail, dining, and everyday conveniences, along with direct connectivity to the Natick Center Commuter Rail Station, providing seamless service to Boston. Downtown Natick continues to experience residential momentum, with nearly 100 new multifamily units delivered within the past year, reinforcing strong renter demand and developer confidence in the market.

The area serves as MetroWest's established residential and commercial hub, supported by affluent surrounding communities, growing demographics, and proximity to major employment corridors including Route 9, I-90 (Mass Pike), and I-495, as well as regional destinations such as Natick Mall and Shoppers World. The combination of walkability, transit access, and sustained residential growth positions Downtown Natick as a premier location for high-density multifamily development.

INQUIRE TODAY FOR MORE INFORMATION



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