



FOR SALE

# Atlantic Farms

Main Rd, Colrain, MA 01340

eXp Commercial | 51 Melcher Street | Boston, MA 02210 |

**Christopher Brown**

978.850.1111

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Main Rd, Colrain, MA 01340

PROPERTY INFORMATION	3	eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.
INVENTORY (FF&E)	7	
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DEMOGRAPHICS	16	It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.
ADVISOR BIOS	18	

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By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at [legal@exprealty.net](mailto:legal@exprealty.net).

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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# 1

## PROPERTY INFORMATION

# FOR SALE | Executive Summary

Main Rd, Colrain, MA 01340



## Offering Summary

Sale Price:	\$990,000
Available SF:	
Lot Size:	12 Acres
Price / Acre:	\$82,500
Zoning:	Agriculture
Market:	I-91 Corridor
Submarket:	Pioneer Valley

## Property Overview

Discover a prime investment opportunity at Main Rd, Colrain, MA, 01340. This expansive parcel is a versatile gem, with active Tier 7 License Outdoor (50,001- 60,000) square foot cultivation operation on two of the twelve acres. Space for a multitude of investment opportunities including greenhouse expansion. Strategically located in the sought-after Colrain area, abutting The North River while utilizing a private well. Fully equipped cultivation operation featuring office with restroom, four containers with HVAC, 8' perimeter fencing with state of art security system. A back-up generator ensures continuous power.

## Property Highlights

- Expansive parcel offering ample space for diverse use in addition to cannabis production.
- Strategic location in the sought-after Colrain area abutting The North River
- Versatile level, fertile land suitable for crop development or greenhouse expansion.
- 70,000 square feet of fertile silt soil.
- Ideal for capitalizing on the growing demand for land investments
- Potential for new infrastructure development
- Four (4) shipping containers with HVAC
- Office trailer with restroom

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# FOR SALE | Property Description

Main Rd, Colrain, MA 01340



## Property Description

Discover a prime investment opportunity at Main Rd, Colrain, MA, 01340. This expansive parcel is a versatile gem, with active Tier 7 License Outdoor (50,001- 60,000) square foot cultivation operation on two of the twelve acres. Space for a multitude of investment opportunities including greenhouse expansion. Strategically located in the sought-after Colrain area, abutting The North River while utilizing a private well. Fully equipped cultivation operation featuring office with restroom, four containers with HVAC, 8' perimeter fencing with state of art security system. A back-up generator ensures continuous power.

## Location Description

Discover the charm of Colrain, MA, a quaint New England town with a rich history and natural beauty. Nestled in the picturesque Pioneer Valley, this area offers a peaceful retreat away from the hustle and bustle of city life. Enjoy the tranquility of living amidst lush greenery, rolling hills, and meandering streams. Explore nearby attractions such as Catamount State Forest and the tranquil North River. Delight in the rural charm and small-town hospitality that define the essence of this area. With its idyllic setting and close proximity to nature, the location offers a unique opportunity for land or other investment ventures.

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# FOR SALE | Complete Highlights

Main Rd, Colrain, MA 01340



## Property Highlights

- - Expansive parcel offering ample space for diverse use in addition to cannabis production.
- - Strategic location in the sought-after Colrain area abutting The North River
- - Versatile level, fertile land suitable for crop development or greenhouse expansion.
- - 70,000 square feet of fertile silt soil.
- - Ideal for capitalizing on the growing demand for land crop development investments
- - Potential for additional infrastructure development
- - Four (4) shipping containers with HVAC and dehumidification
- - Office trailer with restroom
- - 8' perimeter fence with state of art security system
- - Back-up Generator for continuous service
- - Dedicated well for reliable irrigation
- - Ideal for Biomass production with 2,500 lbs of annual production
- Existing business relationships in place
- Ideal opportunity for existing cannabis seeking to enter Massachusetts market or expand within the market

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## Inventory (FF&E)

## **Atlantic Farms**

133 Main Road, Colrain, MA

### **Exhibit A (Inventory of FF&E)**

- Security Fence
- Electrical connections
- Security System
- Reefer Container 40' (Four) 4
- Climate Control System
- Harnett Plumbing
- Campbell Iron
- Lights for container



# 3

## LOCATION INFORMATION

eXp Commercial | 51 Melcher Street | Boston, MA 02210 |

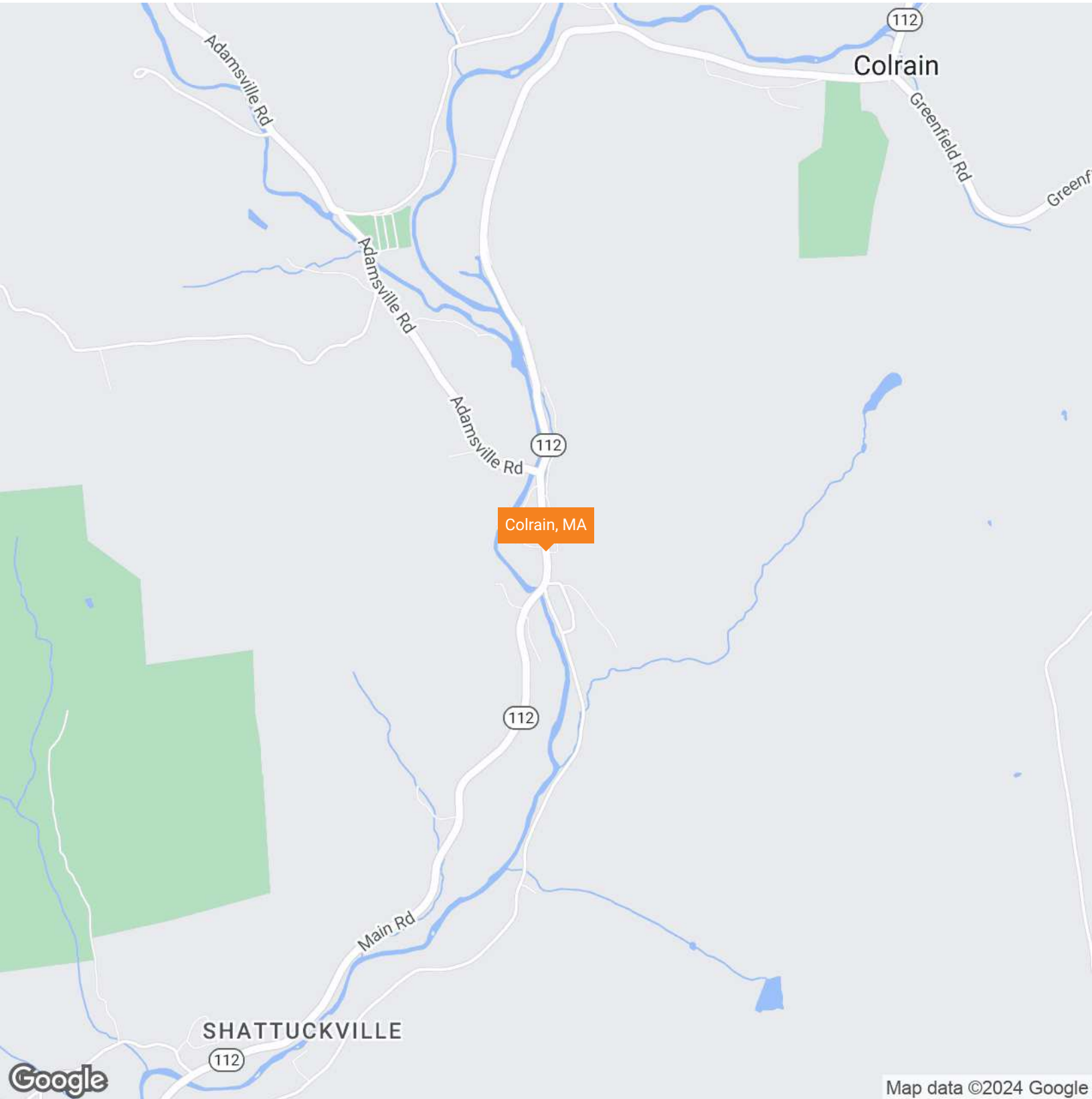
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# FOR SALE | Regional Map

Main Rd, Colrain, MA 01340



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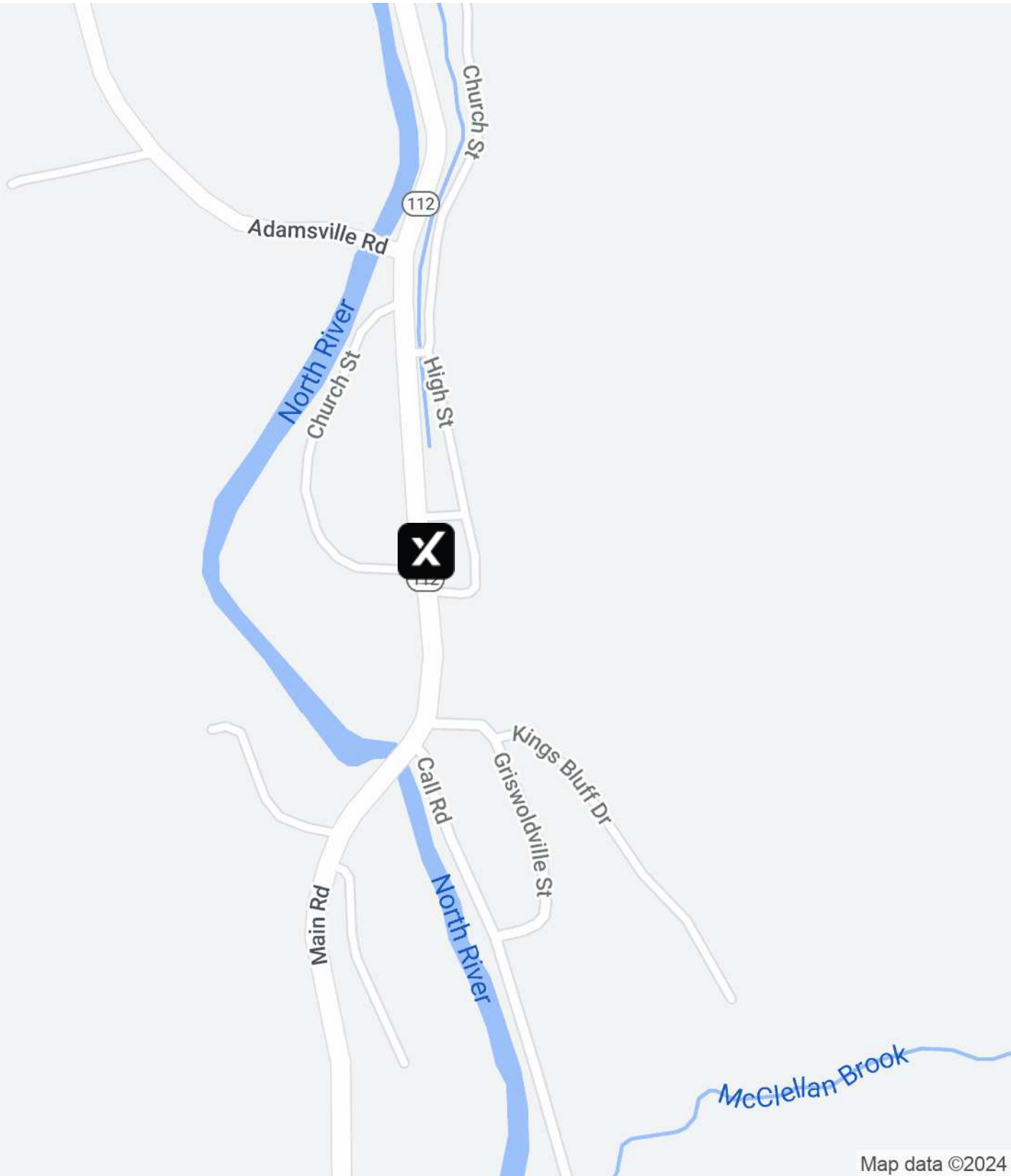
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# FOR SALE | Location Map

Main Rd, Colrain, MA 01340



Google

Map data ©2024

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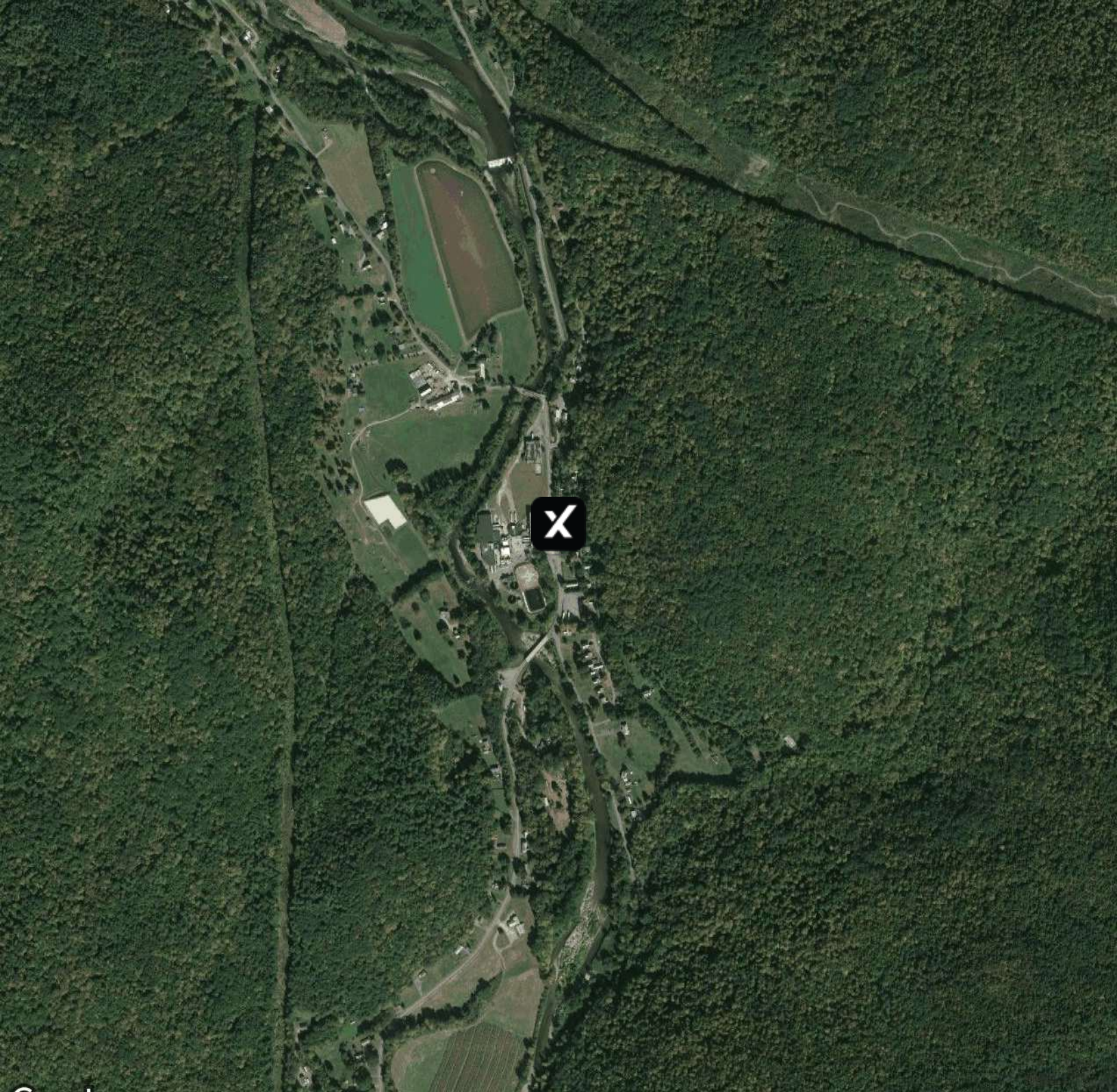
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# FOR SALE | Aerial Map

Main Rd, Colrain, MA 01340



Google

Imagery ©2024 CNES / Airbus, MassGIS, Commonwealth of Massachusetts EOEA, Maxar Technologies, USDA/FPAC/GEO

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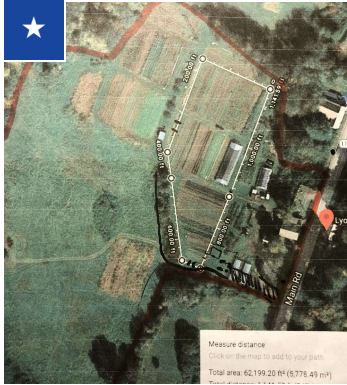
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## SALE COMPARABLES

# FOR SALE | Sale Comps

Main Rd, Colrain, MA 01340



## Atlantic Farms

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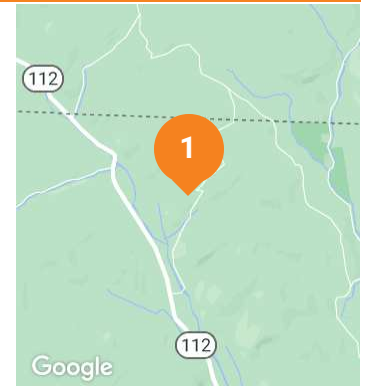
Price: \$990,000 Bldg Size: 0 SF  
Lot Size: 12 Acres



## 120 Franklin Hill Road

Colrain, MA 01340

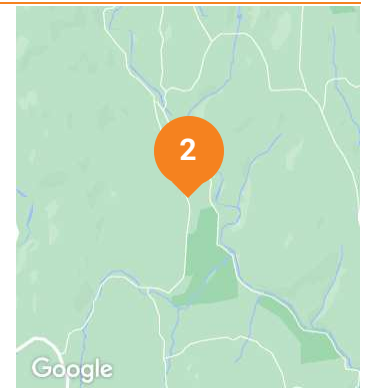
Price: \$232,000 Lot Size: 28.90 Acres



## 253 W Leyden Road

Colrain, MA 01340

Price: \$375,000 Lot Size: 78.00 Acres



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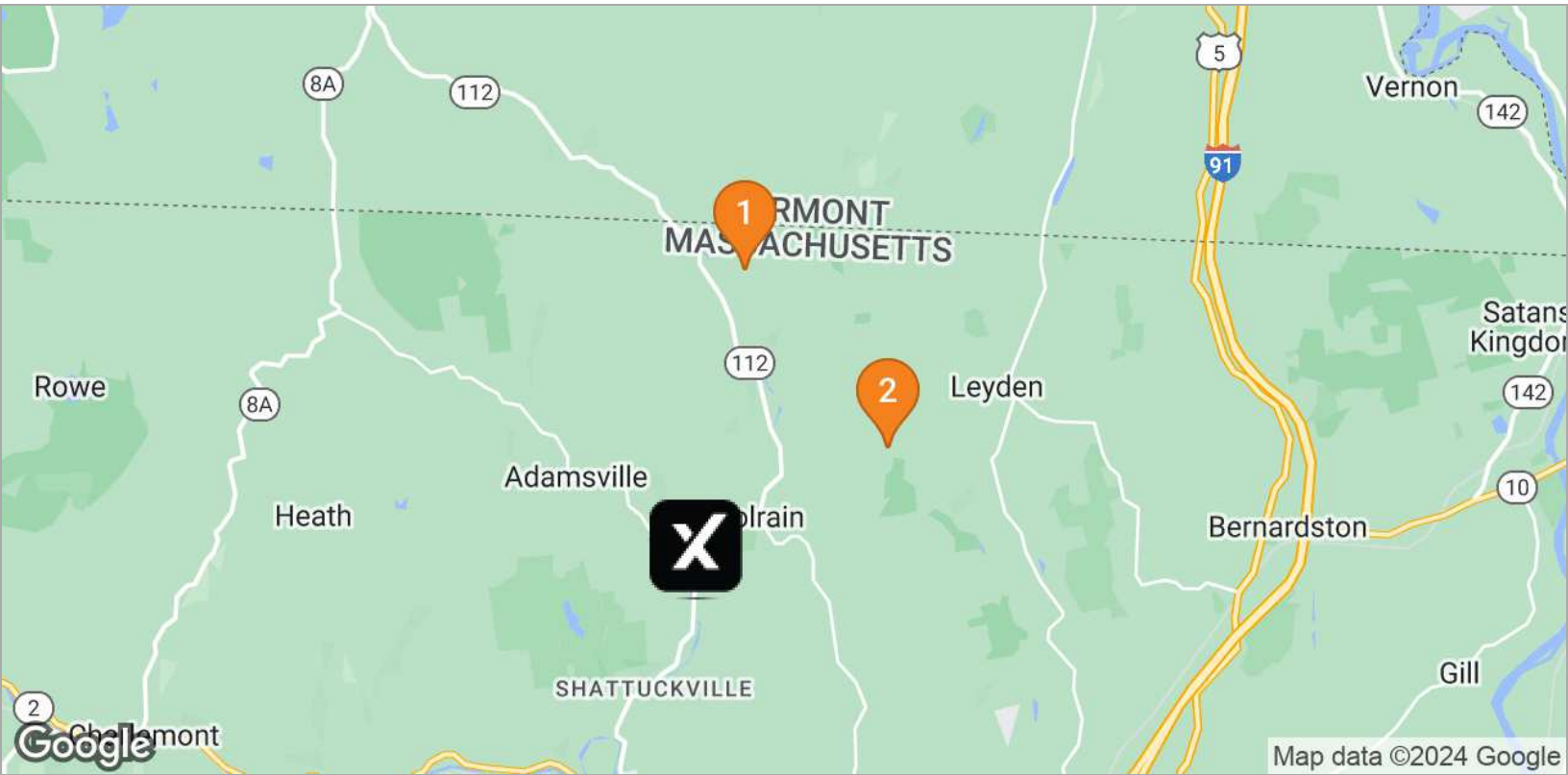
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# FOR SALE | Sale Comps Map & Summary

Main Rd, Colrain, MA 01340



Name/Address	Price	Bldg Size	Lot Size
★ Atlantic Farms Main Rd Colrain, MA	\$990,000	0 SF	12 Acres
1 120 Franklin Hill Road Colrain, MA	\$232,000	-	28.90 Acres
2 253 W Leyden Road Colrain, MA	\$375,000	-	78.00 Acres
<b>Averages</b>	<b>\$303,500</b>	<b>NaN SF</b>	<b>53.45 Acres</b>

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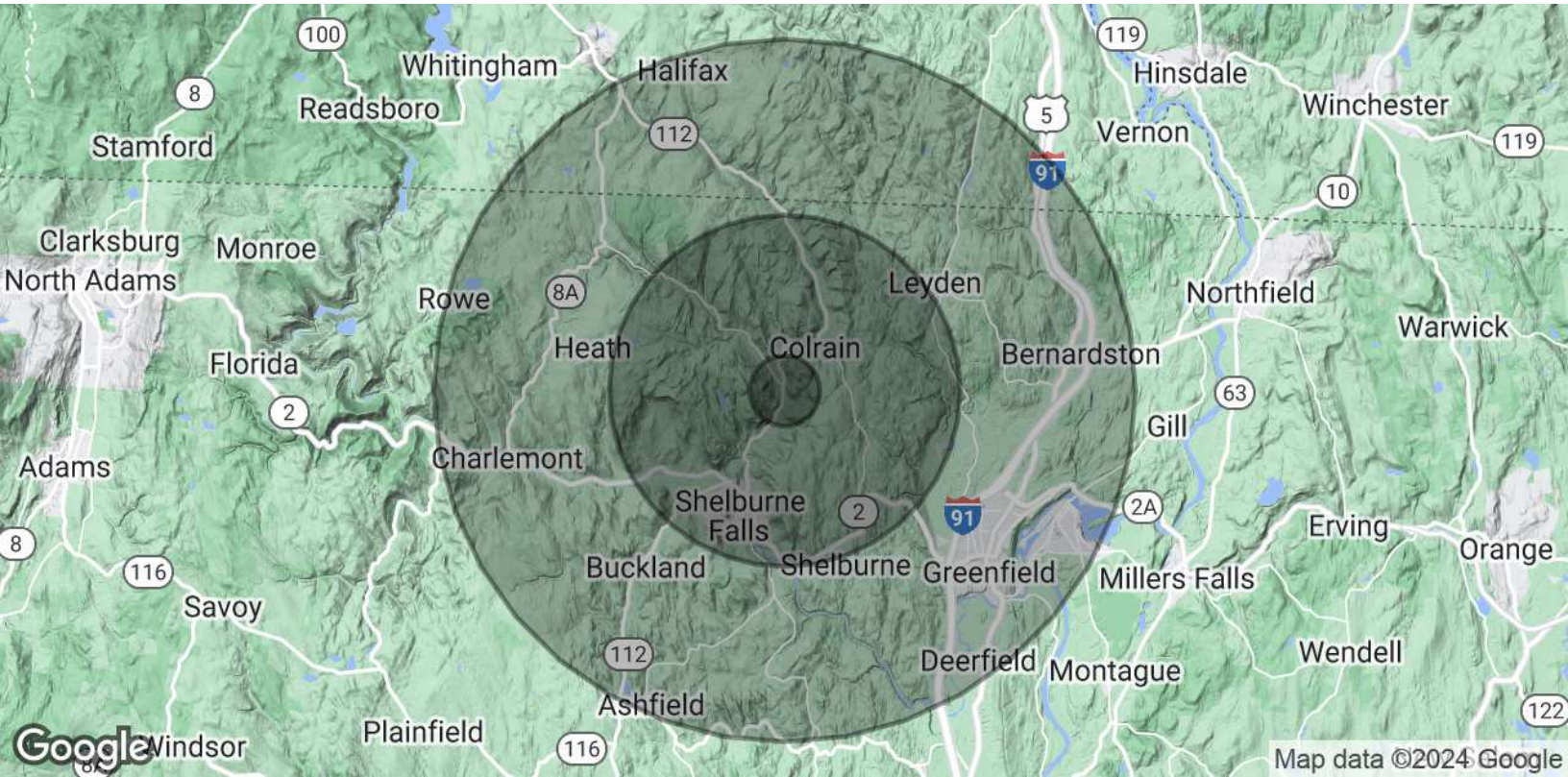
# 5

## DEMOGRAPHICS



# FOR SALE | Demographics Map & Report

Main Rd, Colrain, MA 01340



Population	1 Mile	5 Miles	10 Miles
Total Population	120	5,075	35,443
Average Age	50.9	50.5	47.6
Average Age (Male)	49.1	49.3	45.8
Average Age (Female)	52.8	52.1	48.8

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	70	2,782	18,164
# of Persons per HH	1.7	1.8	2.0
Average HH Income	\$57,851	\$61,763	\$64,245
Average House Value	\$223,918	\$250,653	\$227,422

\* Demographic data derived from 2020 ACS - US Census

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# 5

## ADVISOR BIOS

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# FOR SALE | Advisor Bio 1

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## Christopher Brown

Commercial Broker

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MA #9552112 // NH #071582

### Professional Background

Christopher has managed, developed and transacted over thirty branded hotels in multiple states. He led the Pentagon Renovation of commercial areas 2000-2003 while reporting to Department of Defense Real Estate Division. Returned to New England in 2003 as the District General Manager of The John Hancock campus in Boston's Back Bay. Holding brokers licenses in Massachusetts and New Hampshire he has successfully closed hundreds of transactions since 2004, with a focus and commitment to commercial real estate. Currently Brown is a leader in volume production statistics within markets North of Boston.

### Education

University of Massachusetts Amherst B.S.

### Memberships

Greater Boston Commercial Brokers Association  
Massachusetts Association of Realtors  
Asian American Hotel Owners Association  
Lynn Chamber of Commerce  
BOMA

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