

LAND FOR SALE

LOWELL, MA



278-316 MIDDLESEX ST AND 5-11 GARNET ST.

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COMMERCIAL REAL ESTATE GROUP

PROPERTY SUMMARY



PROPERTY OVERVIEW

Bell Tower Commercial Real Estate Group, LLC, is pleased to offer seven (7) lots of contiguous land located for sale at 278-316 Middlesex St. and 5-11 Garnet St., Lowell, Massachusetts. on behalf of Learn To Lead Foundation of Lowell, Inc. Combined, these parcels total approximately 28,518+/- square feet of unimproved land. These parcels benefit from close proximity to public transportation, the Lowell Judicial Center, Hamilton Canal Innovation District, UML IHub, Lowell Community Health Center, JAM business district and other urban amenities, including a range of retail, food and service-oriented businesses.

The property is located in the Lowell's Transit-Oriented Development (TOD) Overlay District, created to comply with the Commonwealth's MBTA Communities Act. The TOD Overlay zone was established to encourage higher-density residential development, including certain waiver requirements. All subjects to municipal review and approval. Note, the parcels are presently being used as staging for unrelated construction.

PROPERTY HIGHLIGHTS

- 28,518+/- SF of contiguous land
- Zoning: DMU (Downtown Mixed Use)
- Overlay District: Transit Oriented Development (TOD) Overlay
- Key downtown location, with expanding public, residential, business and service uses, proximity to Lowell Connector, I-495 and Route 3, MBTA Lowell Commuter Rail and Gallagher Transit Terminal.

LISTING PRICE

The sale of the Properties will be conducted through a competitive "Subject to Offer" process. Initial offers are requested no later than the end of day on March 2, 2026; however, the Owner reserves the right to accept a qualifying offer prior to this date or to modify the submission timeline at its discretion. All offers must include a proposed purchase price, a description of the intended use, and financial documentation sufficient to support the offer.

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ADDITIONAL PROPERTY DETAILS



Photo of Current Construction Staging Area

PROPERTY DESCRIPTION AND PARCEL COMPOSITION

The properties offered for sale consist of multiple parcels, 278-316 Middlesex Street and 5-11 Garnet Street. These parcels represent 30,518+/-SF, less Lot 7C, which is 2,000+/- SF, and has been sold to Lowell Business Associates, an abutter, to square off the properties. This makes the net property area 28,518+/- SF. It is assumed that the future buyer will consolidate all contiguous properties. This will be the responsibility of the buyer. The plan attached here presents existing property conditions. A red line has been added to the plan to define the current perimeter of the property.

SALE PROCESS AND CURRENT SITE USE

The properties are now on the market for purchase, subject to price and terms. Prospective buyers are encouraged to conduct their own due diligence, with reference to the information provided herein and in the accompanying listing materials. Potential buyers should be aware that the properties are now being used as a staging area for a nearby construction project. The initial use as a staging site should be completed by June 30, 2026. The owner will retain the option, through a land use agreement, to continue to use the properties or a portion of the properties for the staging of their development of the adjoining property, Mill No. 5.

This use and schedule may be negotiable based on the successful offeror's potential calendar for permitting and construction.

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ZONING AND TRANSIT ORIENTED DISTRICT

The Subject Properties are designated Downtown Mixed Use (DMU), per the City Zoning Ordinance. The DMU zoning district is intended to promote high-density, pedestrian-friendly development by eliminating parking minimums for certain projects and allowing a mix of residential, commercial, and office uses. Further enhancing the development potential, an October 2023 zoning amendment—enabled by recent state legislation establishing MBTA districts—allows municipalities to adopt overlay districts that remove certain regulatory constraints for residential projects. The Subject Properties benefit directly from this initiative, as they are located within the City of Lowell's Transit-Oriented Development (TOD) District. This may allow for:

- < Higher residential density and unit counts based on property area;
- < More flexible height requirements;
- < Limited or no setbacks;
- < Other reduced development requirements (e.g, setbacks, height), and;
- < No parking requirements

Note that all offerors should read the ordinance and consult with the City of Lowell Department of Planning and Development (DPD) to draw their own conclusions about zoning and other conditions. The Broker and Owner make no representations regarding zoning or permitting, and all due diligence is the responsibility of the offeror. While residential development is discussed herein, other permitted uses, including commercial uses, may also be allowed.

RESIDENTIAL CALCULATIONS FOR TRANSIT ORIENTED DISTRICT

The total square footage for the Subject Property is approximately 28,518 SF. In this TOD area, there is a minimum lot area per dwelling per residential unit of 200 SF. This calculation is as follows:

$$28,518 \text{ SF (lot)} / 200 \text{ SF} = 142 \text{ units}$$

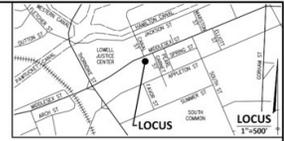
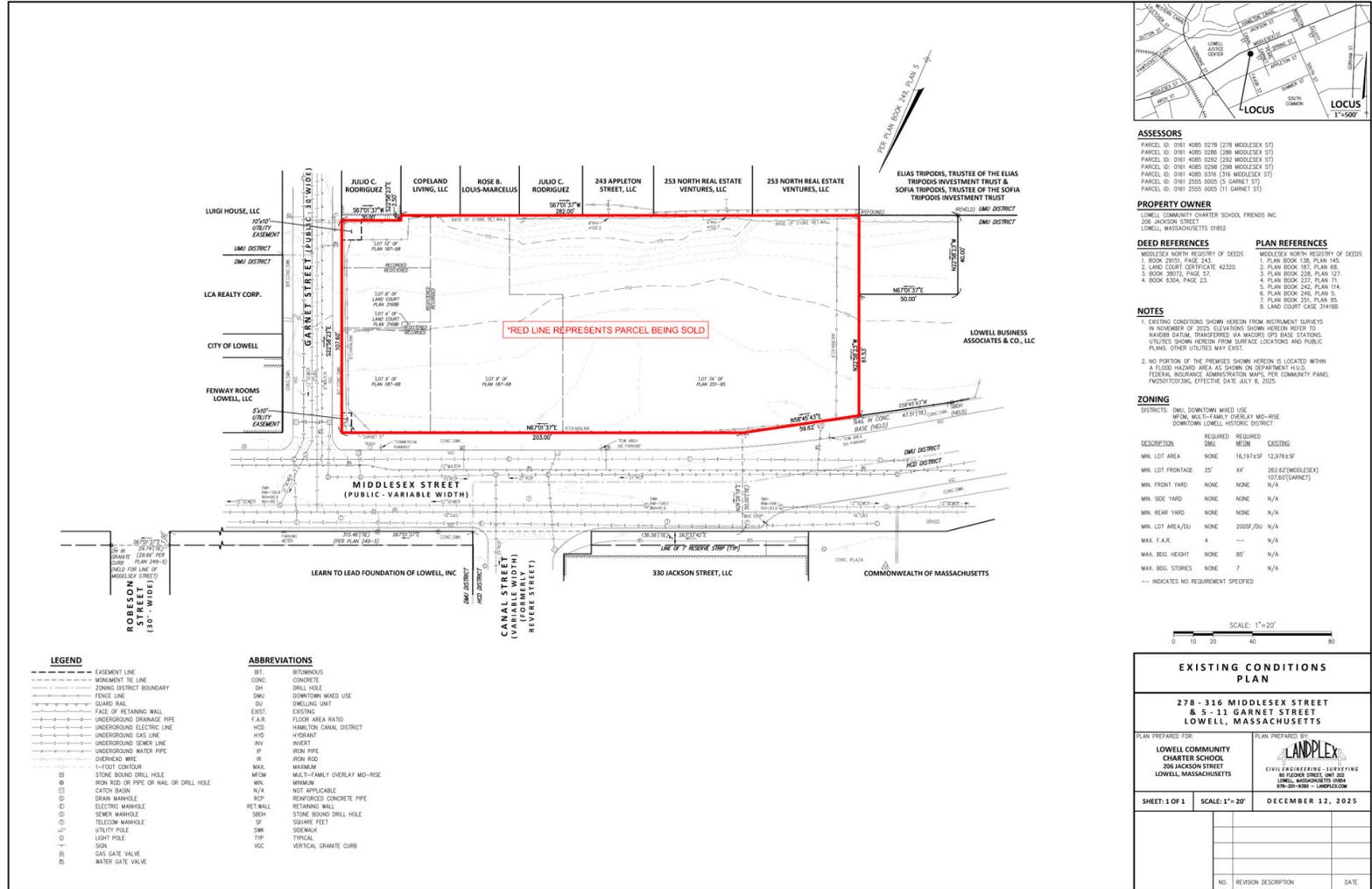
Subject to the permitting process, in theory, up to a maximum of 142 units could be constructed. It is not suggested that 142 units can be permitted or constructed. Economics, green space, pull-off areas, façade variations, building heights, and obviously, unit sizes, will all affect unit counts. Determining the achievable and desired unit count is the responsibility of the buyer

ENVIRONMENTAL DISCLOSURE

A 2021 McPhail Associates study and subsequent follow-up commissioned by the seller may indicate factors or constraints on the development of the Subject Property. This study and subsequent filings are available to potential offerors upon execution of a Confidentiality Agreement. These materials include: Phase I and II, Permanent Solution and an Activity and Use Limitation.

Offerors are encouraged to review these materials carefully and to consult, as appropriate, with an environmental consultant or Licensed Site Professional to fully understand any property limitations and potential buyer follow-up responsibilities.

(Not to Scale)



ASSESSORS

PARCEL ID: 0161 4085 0278 (278 MIDDLESEX ST)
 PARCEL ID: 0161 4085 0286 (286 MIDDLESEX ST)
 PARCEL ID: 0161 4085 0292 (292 MIDDLESEX ST)
 PARCEL ID: 0161 4085 0298 (298 MIDDLESEX ST)
 PARCEL ID: 0161 4085 0316 (316 MIDDLESEX ST)
 PARCEL ID: 0161 2555 0005 (5 GARNET ST)
 PARCEL ID: 0161 2555 0005 (11 GARNET ST)

PROPERTY OWNER

LOWELL COMMUNITY CHARTER SCHOOL FRIENDS INC.
 206 JACKSON STREET
 LOWELL, MASSACHUSETTS 01852

DEED REFERENCES

MIDDLESEX NORTH REGISTRY OF DEEDS
 1. BOOK 2825, PAGE 243.
 2. LAND COURT CERTIFICATE 42300.
 3. BOOK 3807, PAGE 27.
 4. BOOK 6304, PAGE 23.

PLAN REFERENCES

MIDDLESEX NORTH REGISTRY OF DEEDS
 1. PLAN BOOK 120, PLAN 145.
 2. PLAN BOOK 167, PLAN 68.
 3. PLAN BOOK 228, PLAN 177.
 4. PLAN BOOK 311, PLAN 11.
 5. PLAN BOOK 242, PLAN 114.
 6. PLAN BOOK 246, PLAN 6.
 7. PLAN BOOK 251, PLAN 95.
 8. LAND COURT CASE 24486.

NOTES

1. EXISTING CONDITIONS SHOWN HEREON FROM INSTRUMENT SURVEYS IN NOVEMBER OF 2025. ELEVATIONS SHOWN HEREON REFER TO BENCH MARKS TRANSFERRED AS INDICATED ON BASE STATION. UTILITIES SHOWN HEREON FROM SURFACE LOCATIONS AND PUBLIC PLANS. OTHER UTILITIES MAY EXIST.

2. NO PORTION OF THE PREMISES SHOWN HEREON IS LOCATED WITHIN A FLOOD HAZARD AREA AS SHOWN ON DEPARTMENT OF ENVIRONMENTAL AFFAIRS FEDERAL INSURANCE ADMINISTRATION MAPS. FIRM COMMUNITY PANEL FN250702136G, EFFECTIVE DATE: JULY 8, 2025.

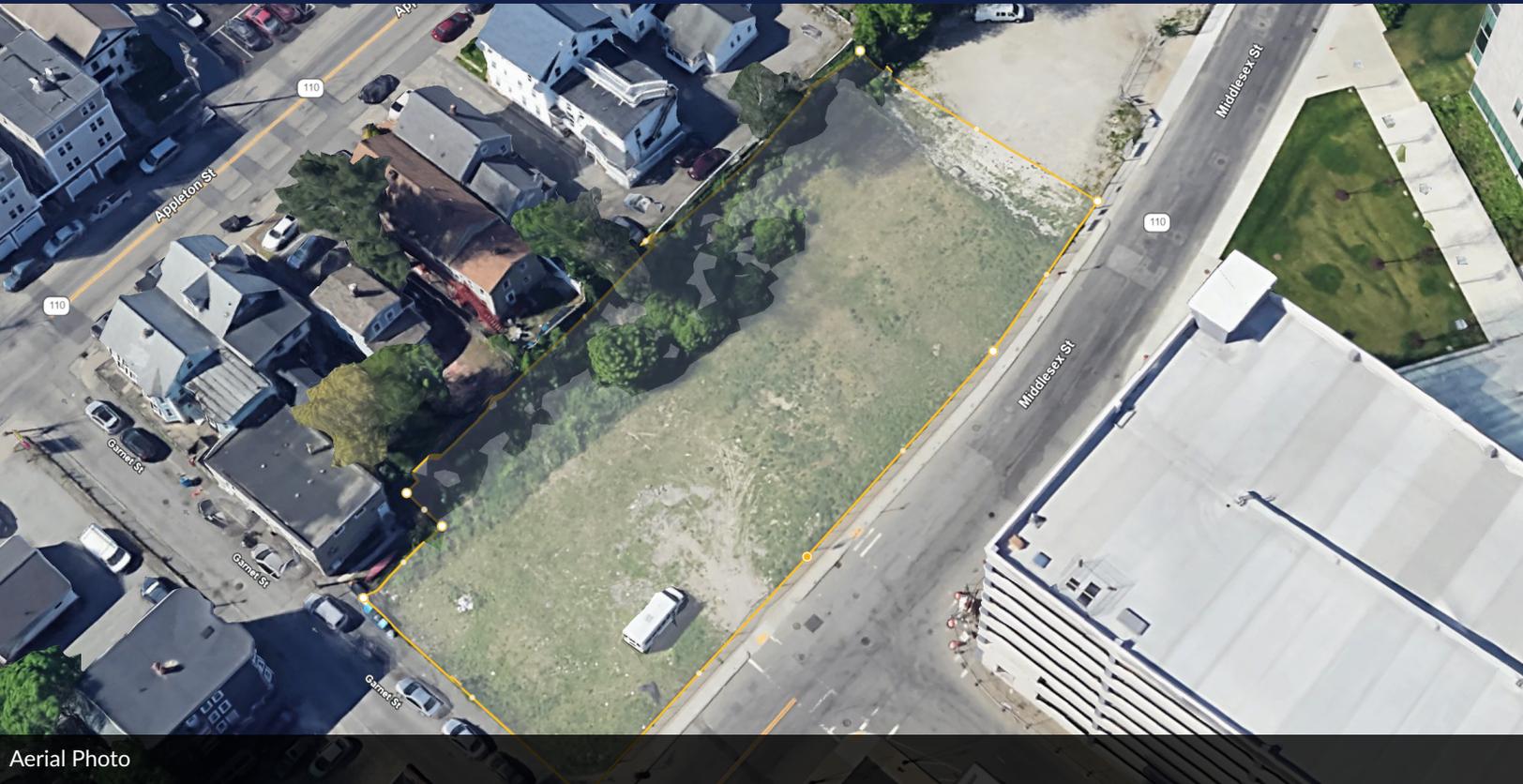
ZONING

DISTRICT: DMU, DOWNTOWN MIXED USE
 MFLW, MULTI-FAMILY OVERLAY MID-RISE
 DOWNTOWN LOWELL HISTORIC DISTRICT

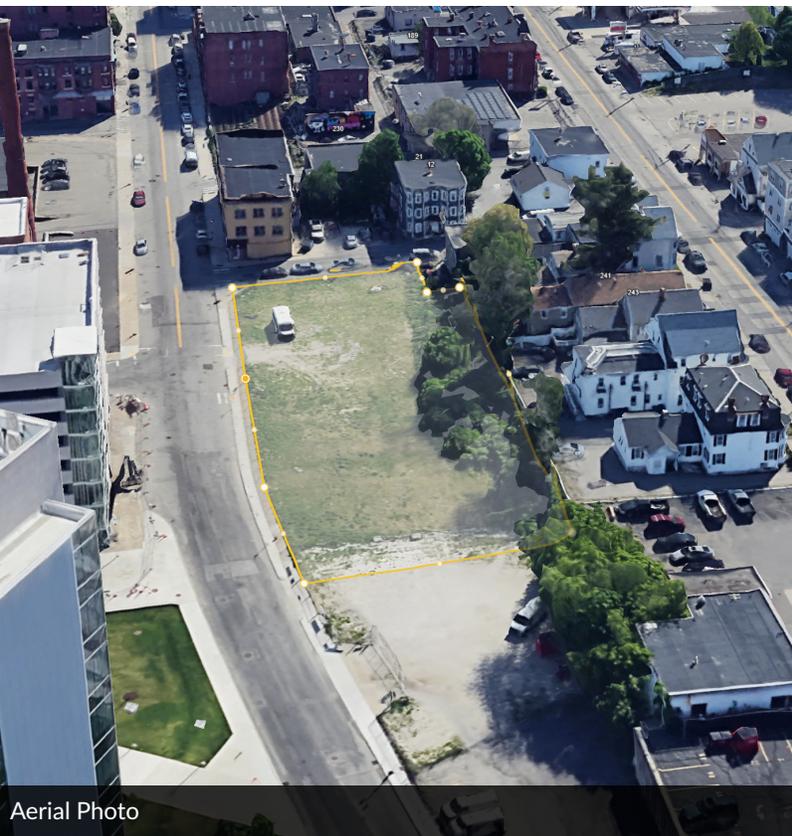
DESCRIPTION	REQUIRED	REQUIRED EXIST	EXISTING
MIN. LOT AREA	NONE	16,197.5F	12,876.5F
MIN. LOT FRONTAGE	25' XX'	282.62'(MIDDLESEX)	107.80'(GARNET)
MIN. FRONT YARD	NONE	NONE	N/A
MIN. SIDE YARD	NONE	NONE	N/A
MIN. REAR YARD	NONE	NONE	N/A
MIN. LOT AREA/DU	NONE	200SF/DU	N/A
MAX. F.A.R.	4	---	N/A
MAX. BLDG. HEIGHT	NONE	85'	N/A
MAX. BLDG. STORES	NONE	7	N/A

--- INDICATES NO REQUIREMENT SPECIFIED

ADDITIONAL PHOTOS



Aerial Photo



Aerial Photo



Google Street View

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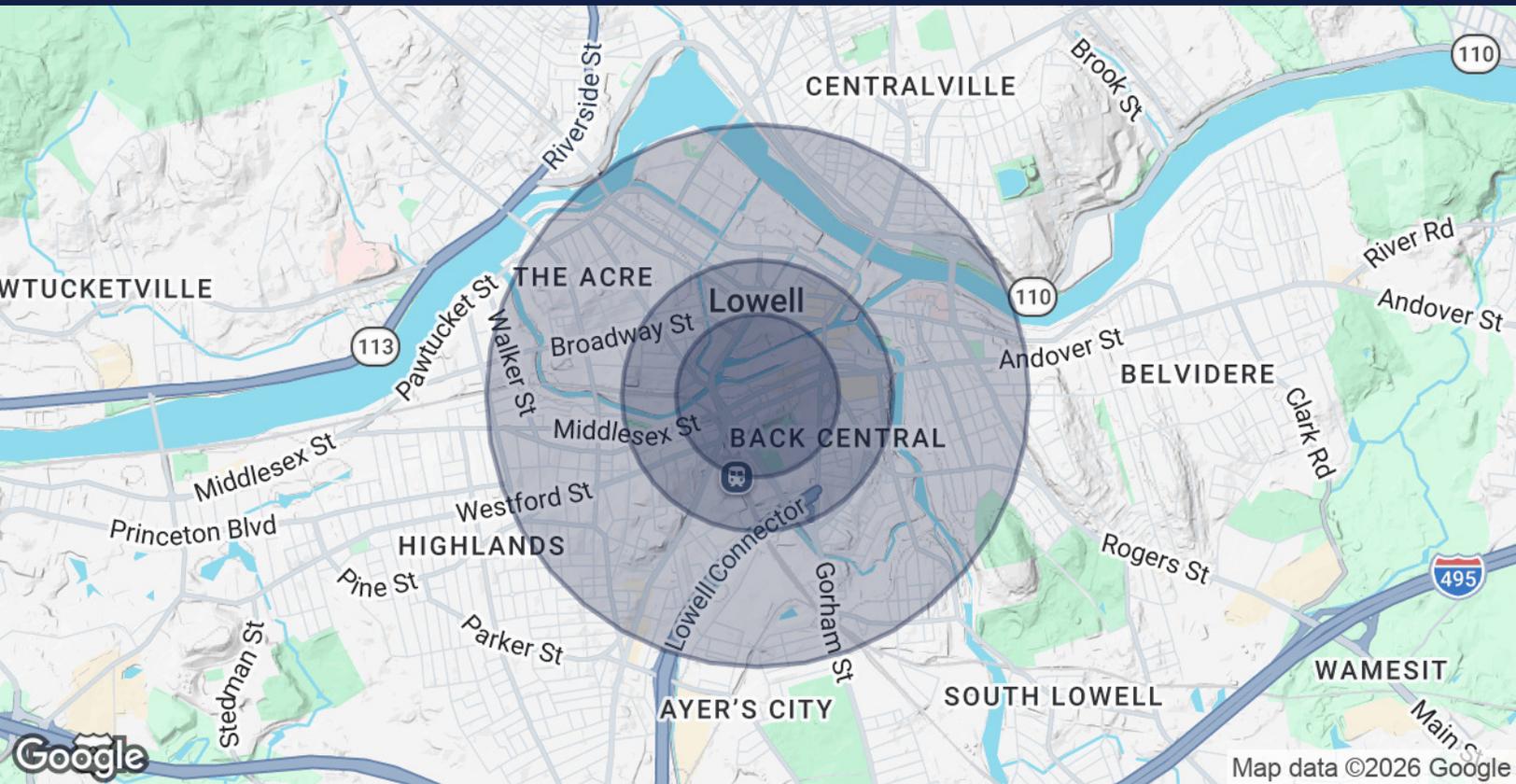
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,348	11,957	48,326
Average Age	41	39	37
Average Age (Male)	41	38	36
Average Age (Female)	42	39	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,137	5,000	17,357
# of Persons per HH	2	2.4	2.8
Average HH Income	\$71,715	\$73,105	\$81,582
Average House Value	\$298,722	\$327,849	\$383,420

Demographics data derived from AlphaMap