

# DEVELOPMENT LAND FOR SALE

# 31 RANDOLPH ROAD

*Worcester, Massachusetts*



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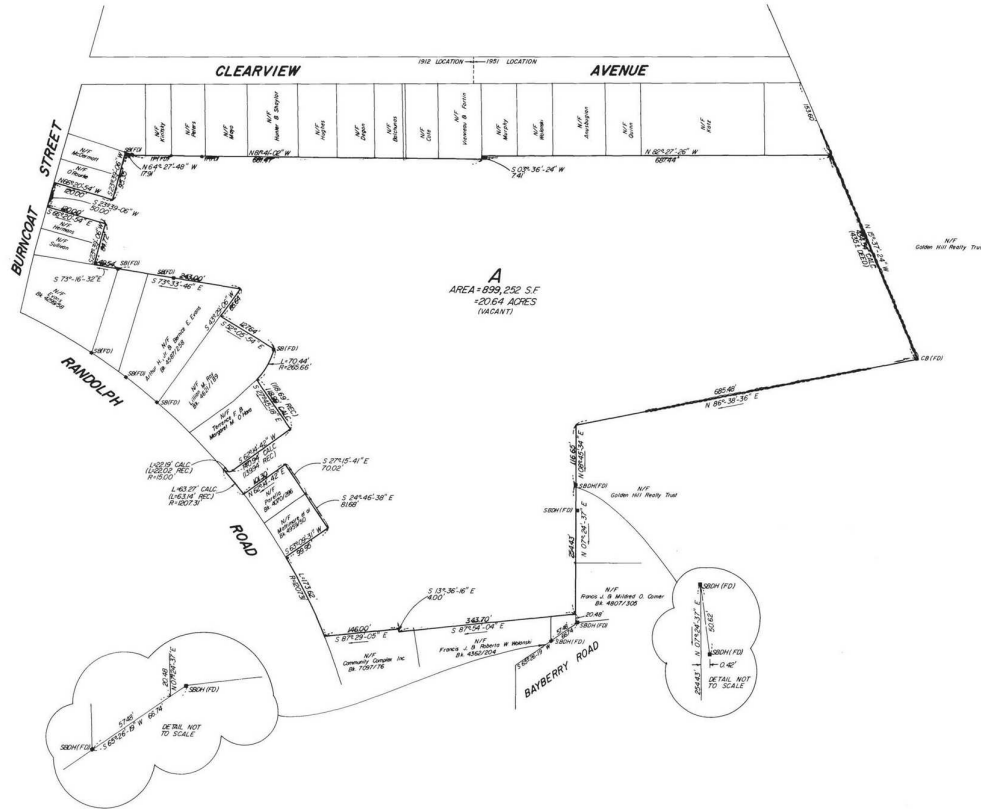
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## PROPERTY DESCRIPTION

David V. Cohen and Drew Higgins of Kelleher & Sadowsky are pleased to introduce 31 Randolph Road, Worcester, MA 01606 – an enticing opportunity for residential developers. This prime 20.64-acre property, zoned RS-7, boasts an ideal location in the sought-after Worcester area. With its zoning that allows for single family homes by right and strategic placement with easy access to I-290, this investment promises abundant potential for residential development. Electric, gas, water, and sewer are available in the street. A conceptual plan has been created for a 50 lot single-family subdivision.

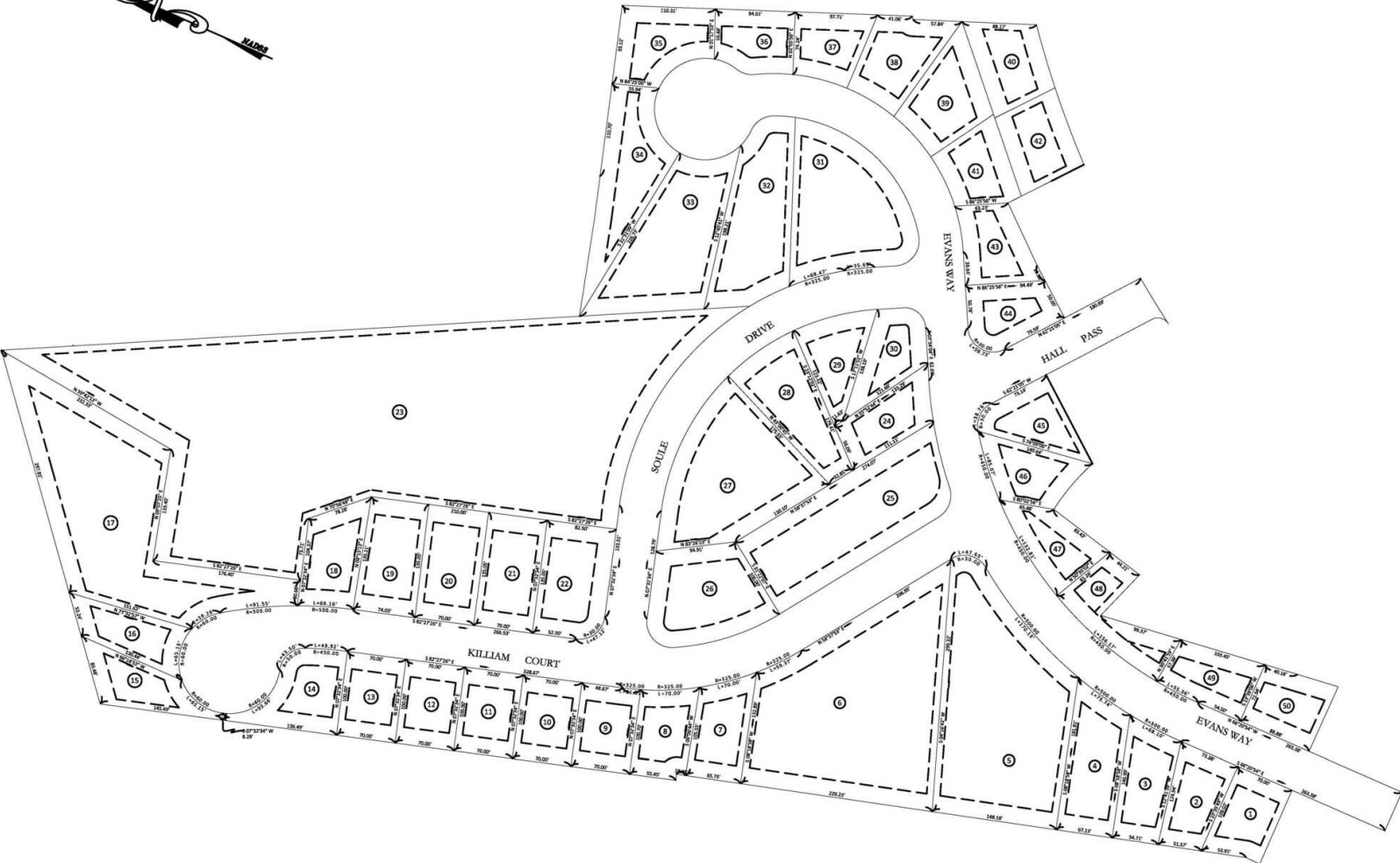
## OFFERING SUMMARY

Land Area:	20.64 acres
Zoning:	RS-7
Water & Sewer:	At street
Gas/Electric:	At street
Proposed Use:	Single family development
Conceptual Plans:	50 single-family lots

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	6,929	96,520	155,625
Total Population	16,725	252,265	405,637
Average HH Income	\$95,192	\$103,892	\$122,305







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Location Map

