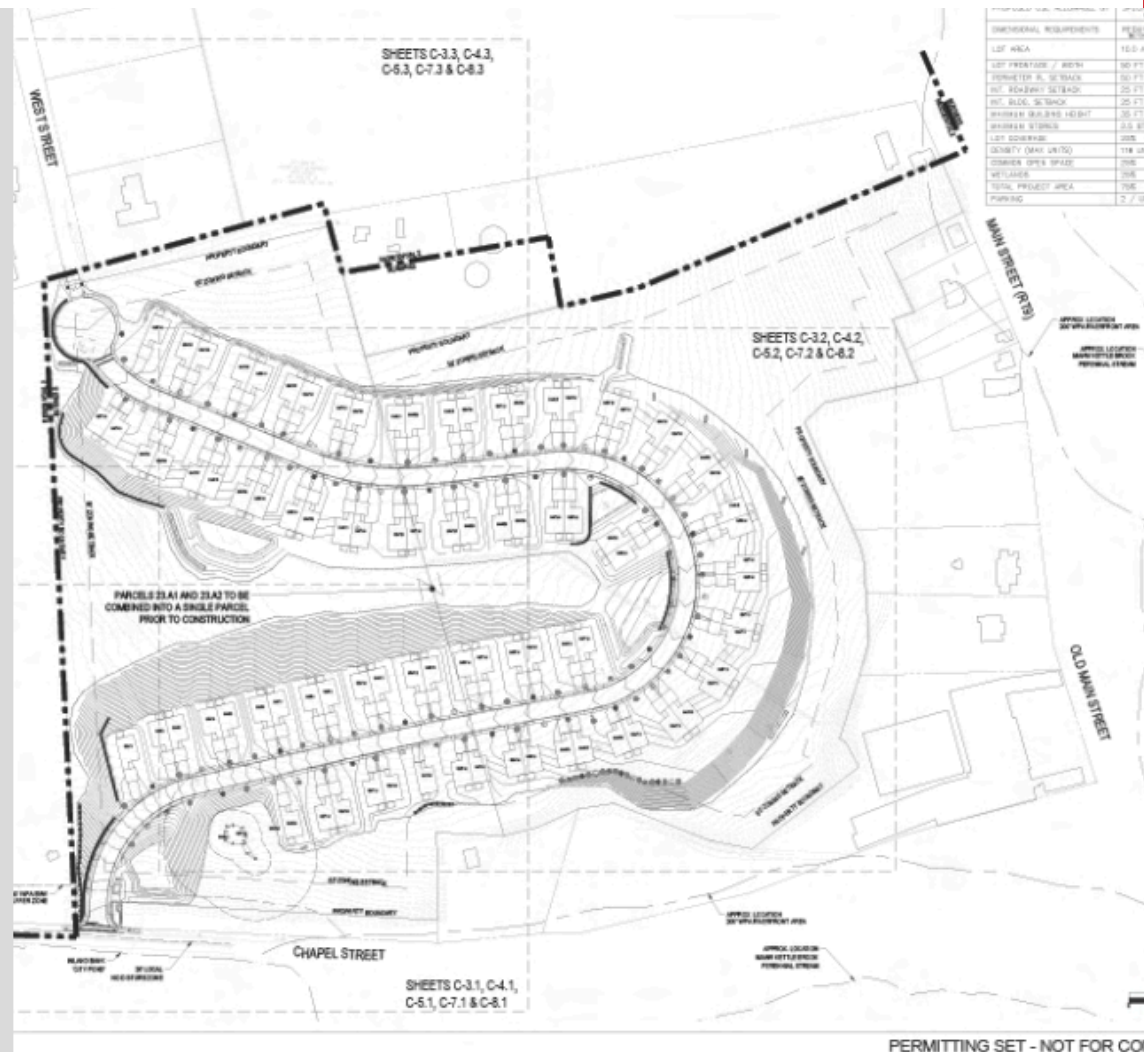


CHAPEL HILL

SENIOR VILLAGE DEVELOPMENT

0&46 CHAPEL STREET
LEICESTER, MA



APPROVED 88-UNIT SENIOR HOUSING DEVELOPMENT SITE
Shovel-Ready | ±29.7 Acres | Fully Entitled | Greater Worcester Market

EXECUTIVE SUMMARY

0&46 CHAPEL STREET LEICESTER, MA

A Fully Entitled, Development-Ready Senior Housing Investment Opportunity

Chapel Hill Senior Village Development presents a rare opportunity to acquire a fully entitled, shovel-ready senior housing development site in the Greater Worcester market. Approved for 88 units across ± 29.7 acres, the property offers investors a streamlined path to construction with key pre-development risks substantially mitigated.

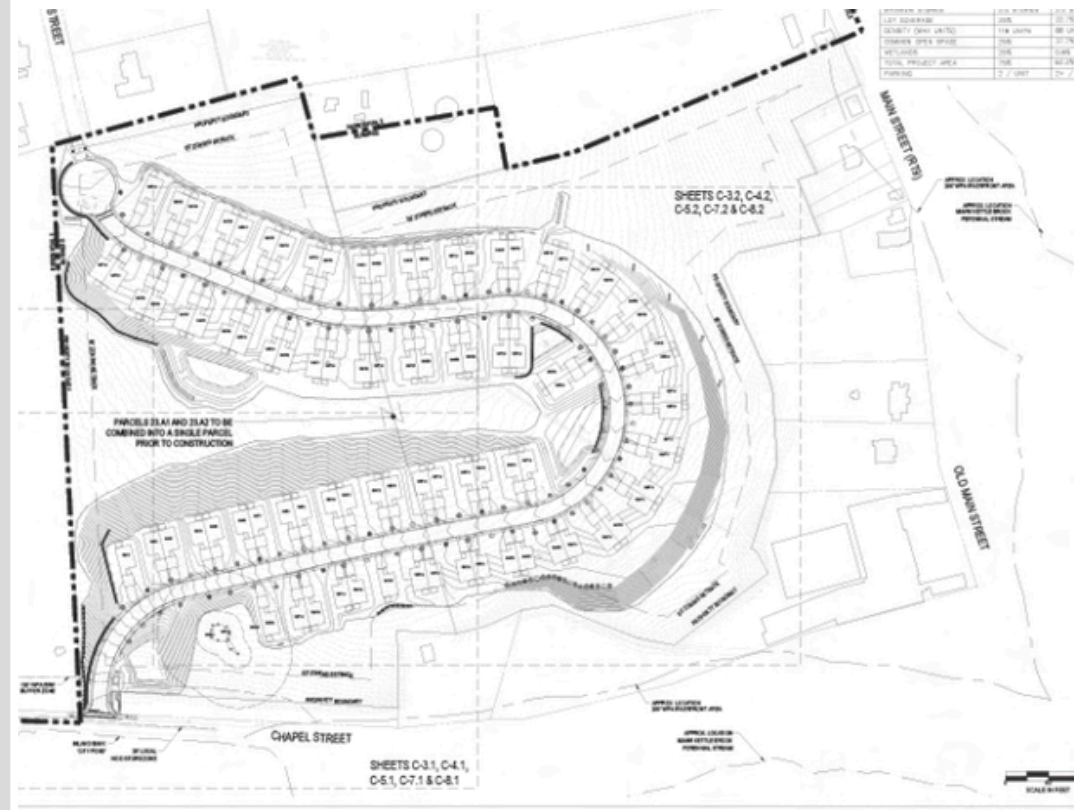
All zoning and Conservation Commission approvals have been secured, and environmental and geotechnical due diligence has been completed. Municipal infrastructure is incorporated into the approved plans, positioning the project for an accelerated development timeline.

The Central Massachusetts market continues to demonstrate favorable demographic trends, including a growing senior population, stable household incomes, and limited supply of comparable entitled senior housing sites. With density approved below zoning maximums and significant upfront diligence completed, Chapel Hill Senior Village offers both execution certainty and long-term value creation potential.

This opportunity is well-suited for developers, operators, and capital partners seeking a de-risked entry into a supply-constrained senior housing market with strong regional access and established demand drivers.

The site is currently being offered for \$2.49 Million. Please reach out to the listing agents for more information or to schedule a site visit.

CHAPEL HILL SENIOR VILLAGE DEVELOPMENT



INVESTMENT HIGHLIGHTS



Value Creation Through Strategic Market Entry

Opportunity to capitalize on durable senior housing demand with potential for stable income generation and institutional-quality exit optionality.



Supply-Constrained Central MA Market

Limited pipeline of comparable senior housing developments in the Greater Worcester market enhances long-term competitive positioning.



Strong Senior Housing Demand Drivers

Located within a stable and growing Central Massachusetts population base supported by favorable income levels and aging demographic trends.

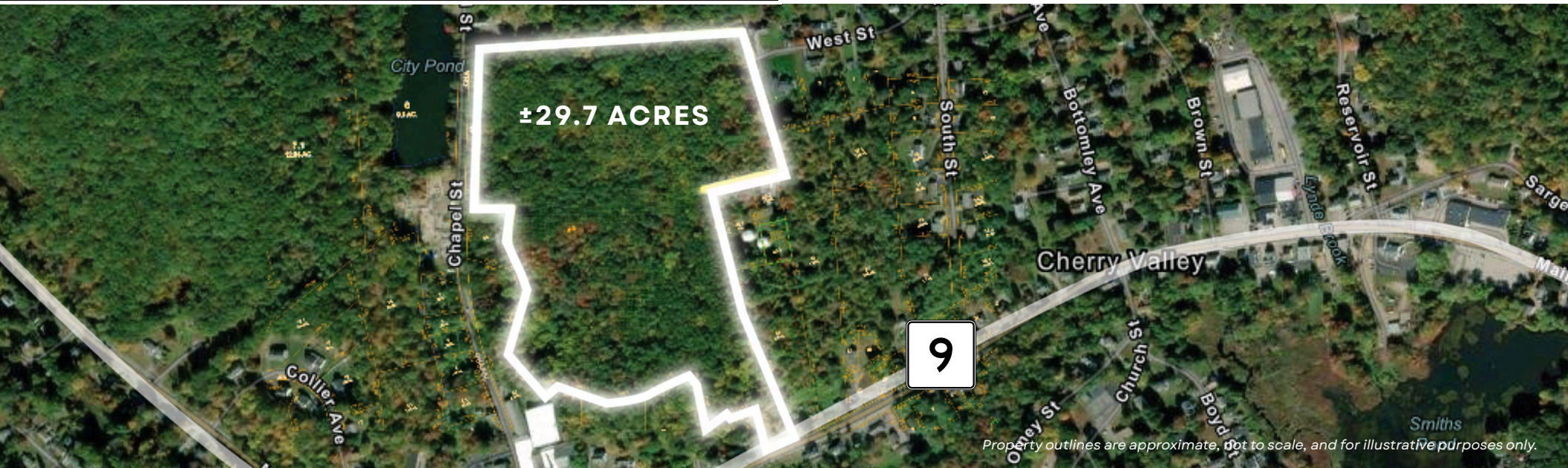
SITE OVERVIEW

Specifications	Chapel Hill Senior Village Development	Specifications	Chapel Hill Senior Village Development
Address	46 Chapel Street (Parcel 23-A2-0) 0 Chapel Street (Parcel 23-A1-0) Leicester, Massachusetts	Entitlements & Approvals	Fully entitled development site Conservation Commission approvals obtained and Zoning approvals secured
Market	Greater Worcester / Central Massachusetts	Utilities	<ul style="list-style-type: none"> No utilities currently on site Municipal water (pumping station) and gravity sewer incorporated into approved plans Other utilities to be extended by developer
Property Type	Senior Housing Development Site	Site Characteristics	<ul style="list-style-type: none"> Wooded, un-cleared site Approximately 40,000 cubic yards of material to be removed (DPW indicated assistance) Minor wetland area present and fully accounted for in approved plans
Approved Use	88-Unit Senior Housing Development		
Site Area	Approximately 29.7 Acres		
Zoning	Zoning: Business District Proposed Use: Senior Village Development (secured via special permit)		

DEVELOPMENT HIGHLIGHTS

CHAPEL HILL

SENIOR VILLAGE DEVELOPMENT



A Rare, Development-Ready Senior Housing Investment Opportunity | Central MA



Fully Entitled Senior Housing Development

Approved for 88 units across ±29.7 acres within the Business Zoning District.



Approvals in Hand

All zoning and Conservation Commission approvals in hand



Due Diligence Completed

Environmental and geotechnical diligence completed, enabling accelerated development timeline



Limited Market Supply

Limited supply of entitled senior housing sites in the Central MA market



Density Advantage

Approved density below zoning maximum, providing flexibility and downside protection



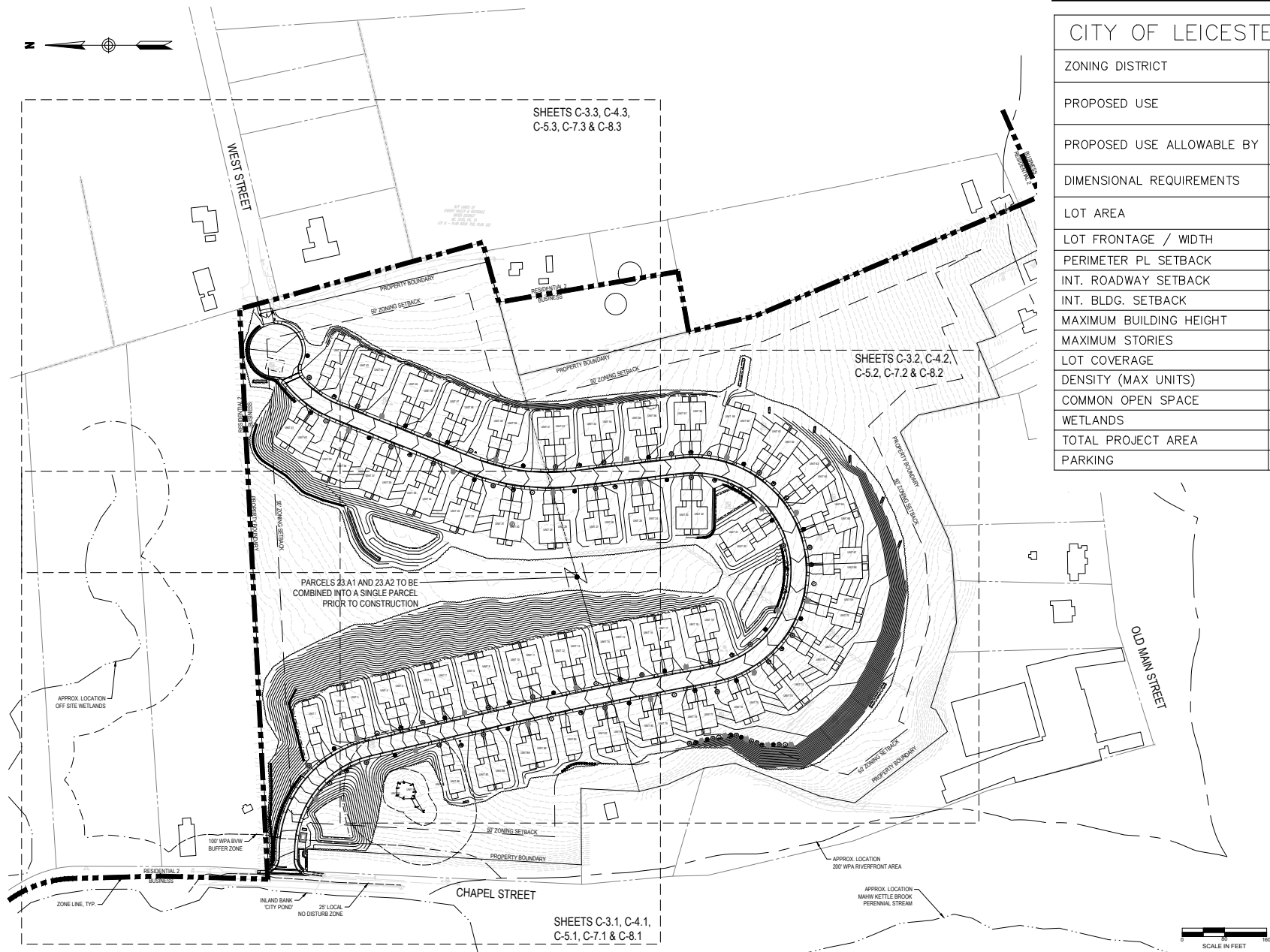
Utilities Integrated

Municipal utilities available and incorporated into the approved plans

CHAPEL HILL

SENIOR VILLAGE DEVELOPMENT

PROPOSED DEVELOPMENT PLANS



CITY OF LEICESTER ZONING TABLE		
ZONING DISTRICT	BUSINESS	
PROPOSED USE	SENIOR VILLAGE DEVELOPMENT §5.7	
PROPOSED USE ALLOWABLE BY	SPECIAL PERMIT §5.7	
DIMENSIONAL REQUIREMENTS	REQUIRED §5.7.04	PROVIDED
LOT AREA	10.0 AC	29.7 AC
LOT FRONTAGE / WIDTH	50 FT	73.89 FT
PERIMETER PL SETBACK	50 FT	56 FT±
INT. ROADWAY SETBACK	25 FT	25 FT
INT. BLDG. SETBACK	25 FT	25 FT
MAXIMUM BUILDING HEIGHT	35 FT	24 FT±
MAXIMUM STORIES	2.5 STORIES	2.5 STORIES
LOT COVERAGE	25%	22.7% (6.7 AC)
DENSITY (MAX UNITS)	118 UNITS	88 UNITS (3/AC)
COMMON OPEN SPACE	25%	37.7% (11.2 AC)
WETLANDS	25%	0.8%
TOTAL PROJECT AREA	75%	62.2% (18.5 AC)
PARKING	2 / UNIT	2+ / UNIT

PERMITTING SET - NOT FOR CONSTRUCTION

CHAPEL HILL

SENIOR VILLAGE DEVELOPMENT

PRIME LOCATION



Strategically Positioned Along Route 9 in Leicester | Regional Connectivity

Chapel Hill Senior Village is prominently located along Route 9, a major east-west commercial corridor connecting Worcester to the broader Central Massachusetts region. The site offers immediate access to I-290, I-90 (Mass Pike), and Route 146, providing seamless connectivity to Downtown Worcester, Providence, Springfield, and the Greater Boston market.

Situated just minutes from Worcester Regional Airport and approximately 15 minutes to Downtown Worcester, the property benefits from proximity to established retail centers, healthcare facilities, and regional employment hubs. Leicester's location within the Greater Worcester market provides residents with a balance of accessibility and suburban character, making it well-suited for senior housing demand.

INQUIRE TODAY FOR MORE INFORMATION

CHAPEL HILL

SENIOR VILLAGE DEVELOPMENT



NAI Parsons Commercial
Group Boston

GARRETT QUINN
Asst. Managing Director- Brokerage
(508) 271-9229
gquinn@parsonscre.com

MATT MCDONALD
Advisor- Brokerage
(508) 271-9211
mmcdonald@parsonscre.com

NAI | Parsons Commercial Group Boston
5 Commonwealth Road, Suite 1A
Natick, MA 01760
www.parsonscre.com | (508) 820-2700

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