

RESIDENTIAL DEVELOPMENT LAND FOR SALE

49 UPLAND STREET

Worcester, Massachusetts



DREW HIGGINS

508.635.6784

higgins@kelleher-sadowsky.com

JAMES UMPHREY

508.635.6790

umphrey@kelleher-sadowsky.com





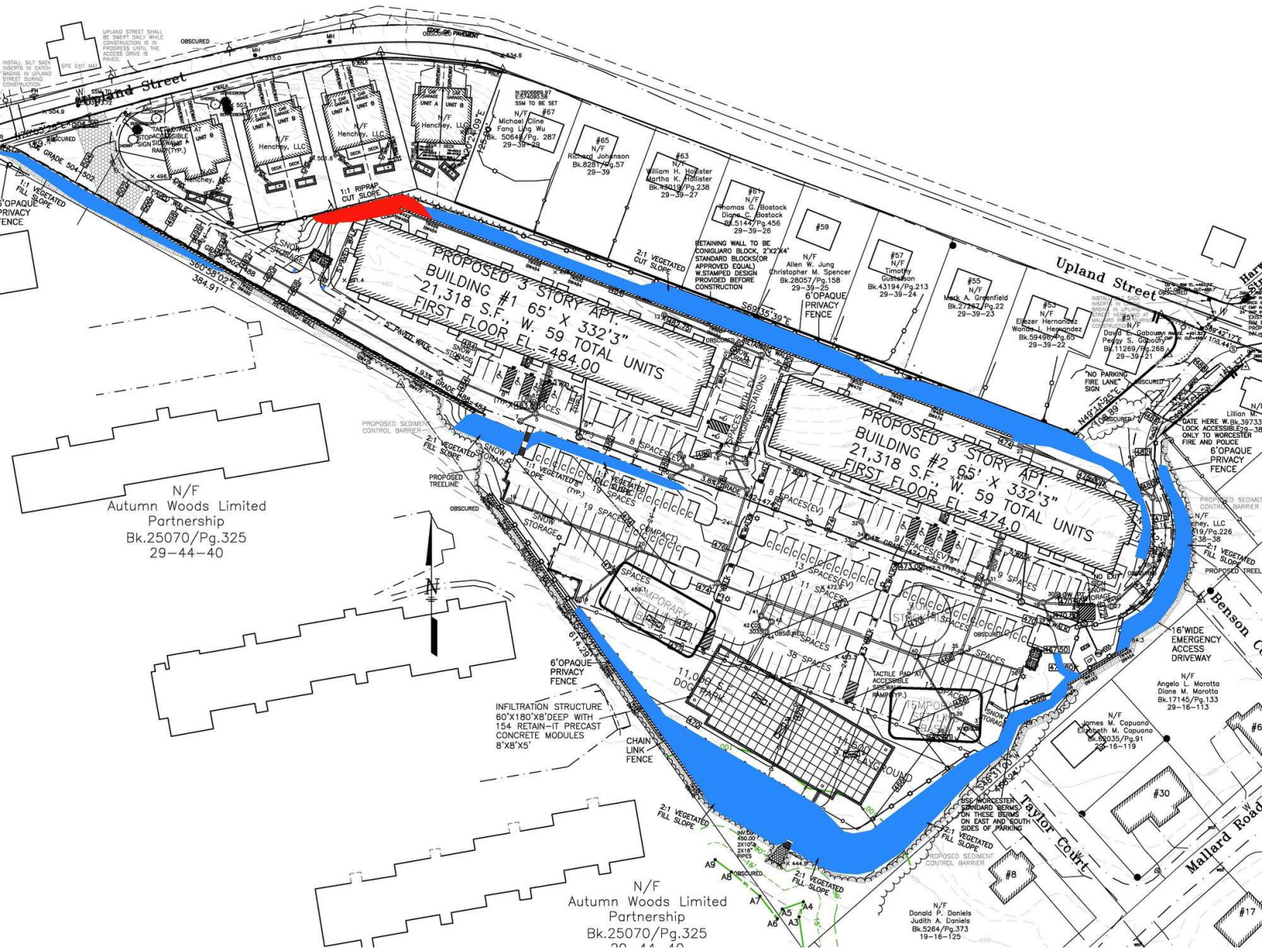
PROPERTY DESCRIPTION

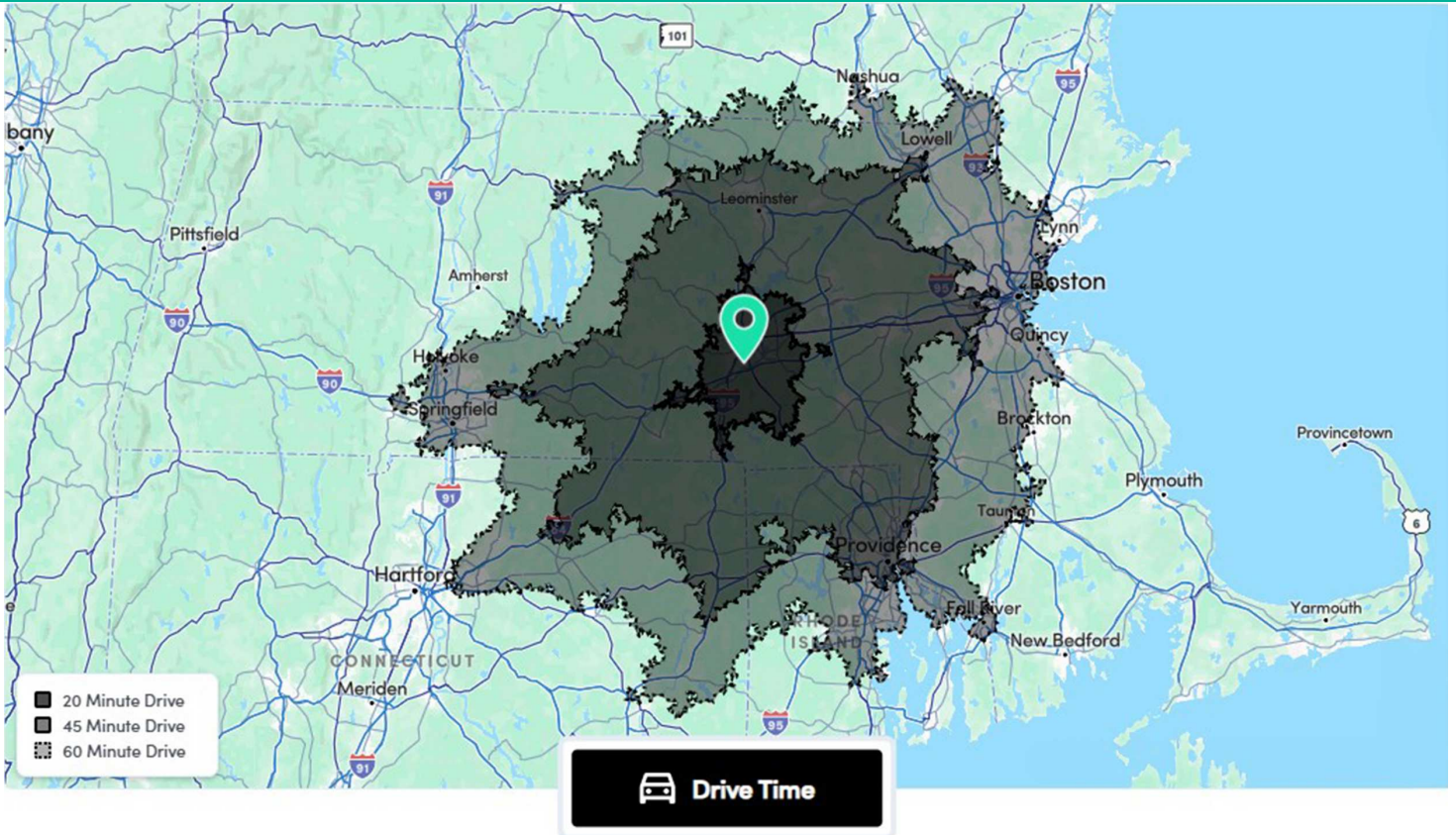
Kelleher & Sadowsky is pleased to introduce 49 Upland Street in Worcester to the market for sale. This ± 6.25-acre land site has conditional approvals for two (2) multi-family residential apartment buildings totaling 118 units. The development has approximately ± 200 surface parking spaces and a ± 11,000 SF dog park planned for the development. This development site is in very close proximity to several major highways including the Route 146 & Mass Pike (I-90) connector and is also minutes away from Downtown Worcester and College of the Holy Cross. Please call Drew Higgins or Jim Umphrey to review the full set of engineered plans or to tour the land site.

OFFERING SUMMARY

Sale Price:	\$2,950,000
Lot Size:	6.25 Acres
Units Conditionally Approved:	118 Units
Transportation:	WRTA bus stop on-site
Utilities:	Public water, sewer, gas
Zoning:	RL-7.0
Surface Parking:	± 200 spaces

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,835	44,370	84,368
Total Population	10,130	116,325	217,241
Average HH Income	\$88,880	\$84,313	\$93,664





WORCESTER, MA - ACCESSIBLE TO MAJOR NEW ENGLAND CITIES WITHIN 1 HOUR

CITY	DISTANCE	DRIVE TIME
Providence, RI	40 miles	45 minutes
Boston, MA	47 miles	50 minutes
Springfield, MA	52 miles	55 minutes
Hartford, CT	63 miles	60 minutes



Located in the heart of Massachusetts, Worcester combines the historic charm of a small, New England town with the conveniences and attractions of a thriving metropolis. Home to the newly renovated DCU Center - Arena and Convention Center, The Hanover Theatre for Performing Arts, Worcester Art Museum, Mechanics Hall, and Polar Park the city offers an inviting and entertaining arts scene.

WORCESTER ENTERTAINMENT & CULTURE

DCU Center—Arena and Convention Center is a multi-purpose venue comprised of a 14,000-seat arena and attached convention center, featuring panoramic views of the city’s skyline. In addition to hosting a wide array of concerts, sporting events, and family shows, the DCU Center is available to rent for conventions, trade shows, private banquets, meetings, graduations, proms, and competition space.

The Hanover Theatre continues to draw over 196,000 patrons annually with world-class performances and headlining acts including Broadway hits , comedians, musical acts and everything in between. POLLSTAR consistently ranks The Hanover Theatre as one of the Top Theatres in the World.

Worcester Art Museum's encyclopedic 37,500-piece collection covers 51 centuries of art. The Museum is internationally known for its collection of European and American art. It was the first in America to acquire paintings by Monet and Gauguin and one of the first to collect photography.

Mechanics Hall is the premier event venue and concert hall in Central Massachusetts. Renowned for its elegance and sound qualities, the Hall's cultural significance, its stunning décor and architectural detail have earned it a listing on the National Register of Historic Places. The Hall is known as the finest pre-Civil War performance hall in America. Mechanics Hall is an acoustical masterpiece sought after by musicians and recording artists worldwide, and it is a beloved meeting space ideally suited for special events .

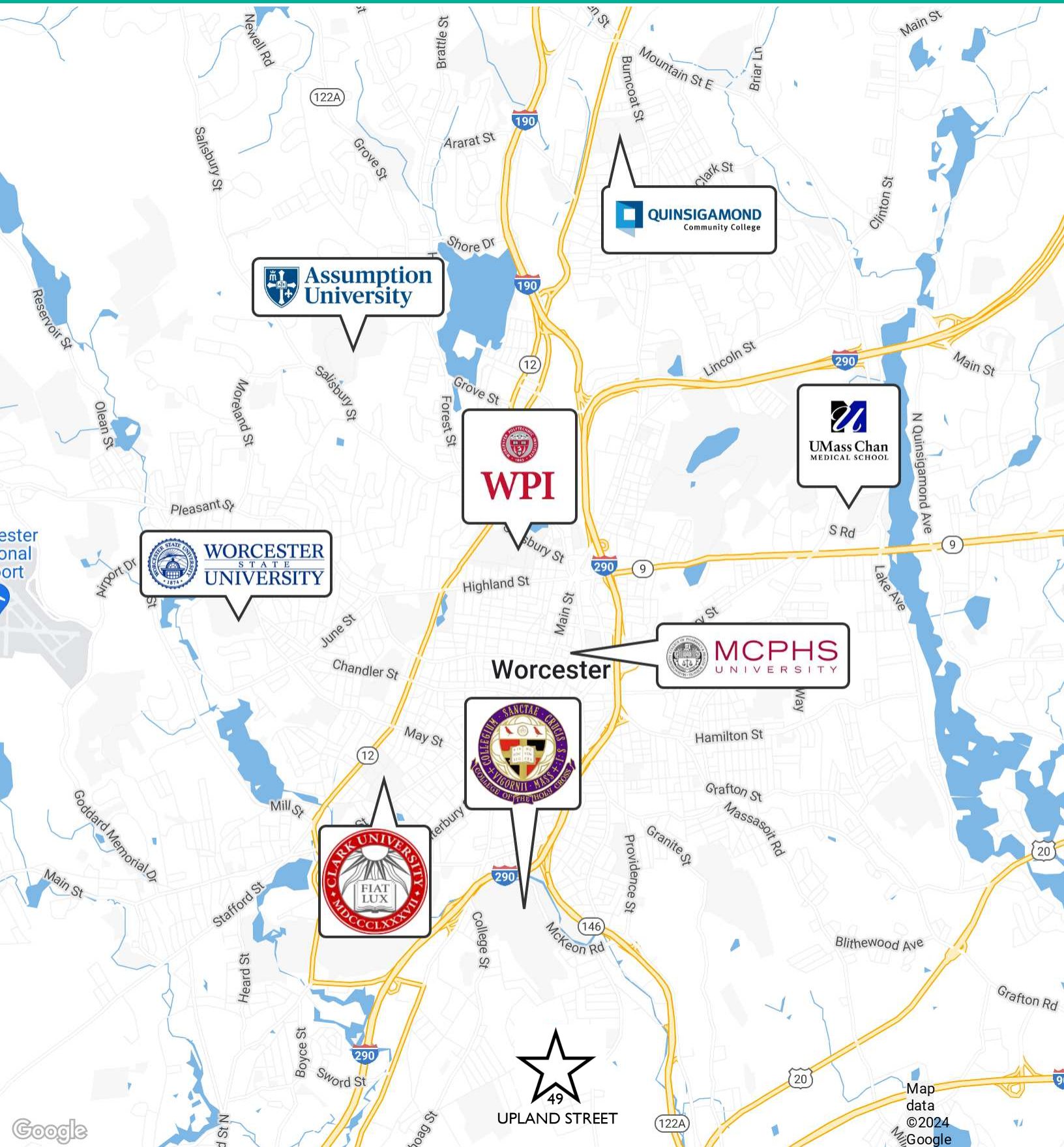
Polar Park is the centerpiece of a revitalized Canal District. Polar Park hosts 125-year-round events including family affordable baseball games, outdoor concerts, other sporting events and community meetings/events. The Worcester Red Sox, nicknamed the WooSox, began play at Polar Park for the 2021 season competing in the Triple-A East Division. The WooSox are affiliated with the Boston Red Sox and often host Red Sox players on rehab assignments.



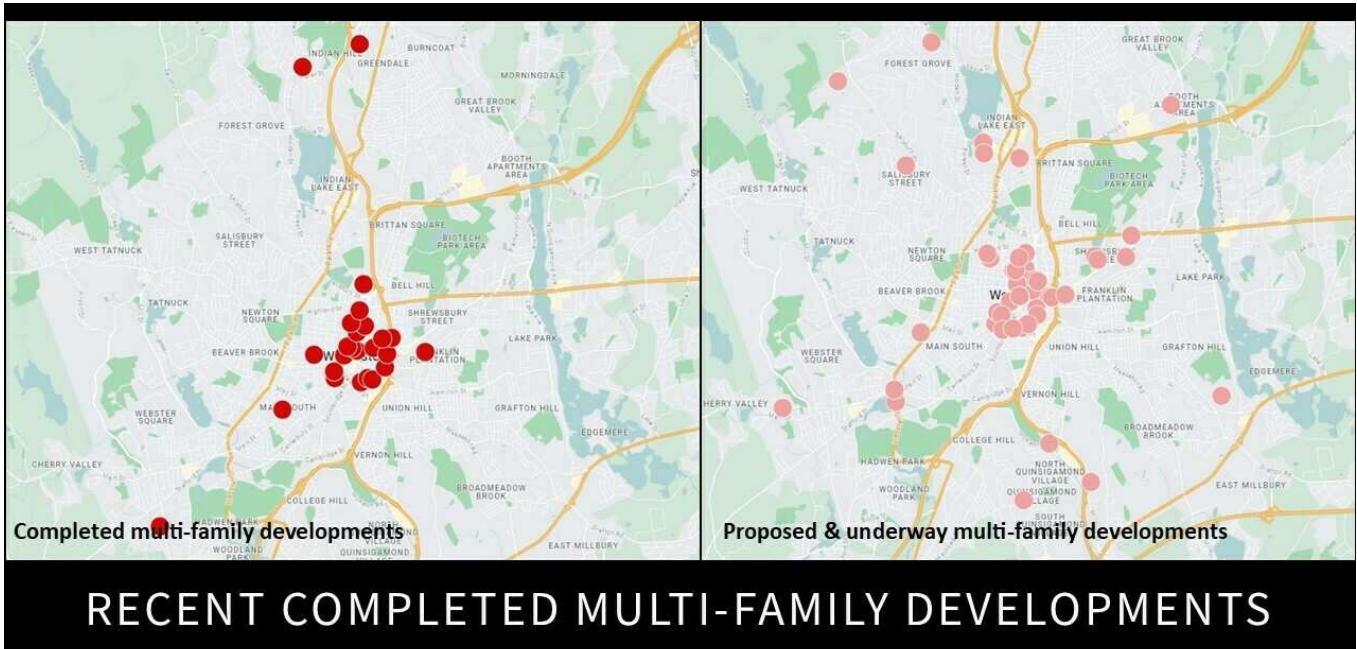
Worcester is uniquely located in the center of Massachusetts and at the crossroads of many major highway systems. With I-290 running through the heart of Worcester it allows easy access to all other roadways such as I-190, I-495, Route 9 and Route 146, which directly connects to I-90 (Massachusetts Turnpike) and I-84. In addition, Worcester is fortunate to have beautiful Union Station providing train and bus services for local commuters. The MBTA operates daily and non-stop trains from Worcester to Boston as well as Amtrak services. The Worcester Regional Airport is conveniently located just three miles away from downtown Worcester, they offer a modern terminal with hassle-free check-in and security checkpoint, free Wi-Fi, rental car service, and flights with American Airlines, Delta Air Lines, and jetBlue.

FOR SALE • 49 UPLAND STREET

Worcester - Home to 8 Higher Education Institutions







Botany Bay Townhouses (Creative Paper factory) - 261 Clover Street, Worcester, MA

Investment: \$20 million

Worcester-based Botany Bay Construction built a 90-unit townhouse development in 2023 at the site of former Creative Paper & Packaging.

The Revington - Madison Properties—Madison Street, Worcester, MA

Investment: \$89 million

Madison Properties' first building on their planned ballpark campus of residential and commercial properties is the Revington, a 228-unit, 7-story market-rate building with ground-floor retail.

Rossi Development at Table Talk—153 Green Street, Worcester, MA

Rossi Development, a multifamily developer with 4 other projects ongoing and completed in the city, purchased part of the Table Talk site from Tremont Development Partners (formerly Boston Capital). They plan to perform an adaptive reuse of the old Table Talk Pie Store, where Table Talk sold excess pies produced in their abutting bakery. The site plan calls for 43 new units of housing in Kelley Square.

Kelley Square Lofts—Green Street, Worcester, MA

Investment: \$21 Million

The Harding Green Building was built on a former dirt parking lot wedged between Kelley Square and the Crompton Building on Green Street. The Public Market occupies the first floor with 20,000 square feet of food hall space, while the Lofts occupy the top 3 floors with 48 market-rate housing units.

The Grid District—50 Franklin Street, Worcester, MA

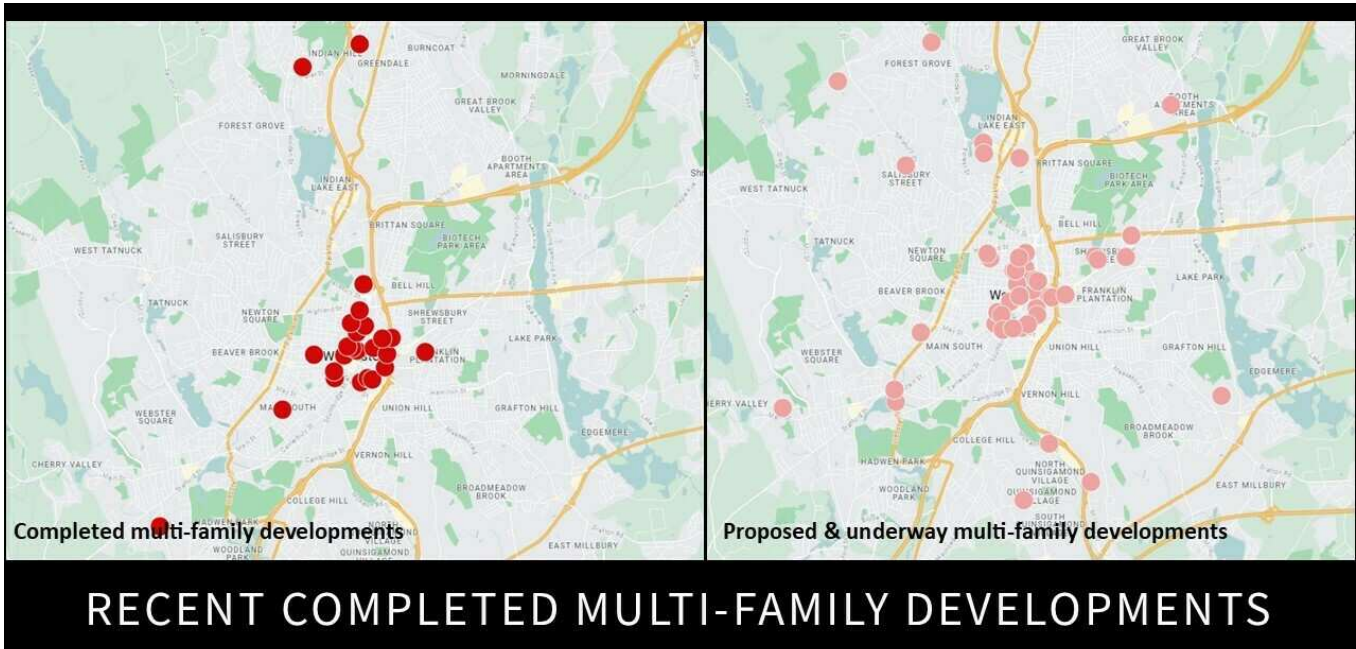
Investment: \$42 Million

The Grid is a 6-acre set of developments with over 900 apartments on Franklin and Portland Streets across eight different properties owned and operated by MG2 Group.

Chatham Lofts—Chatham Street, Worcester, MA

Investment: \$10.7 Million

The old Performing Arts School of Worcester building was redeveloped by Menkiti Group in cooperation with the City to create 24 market-rate apartments in the six-story building with a four-story rear attachment.



145 Front—Front Street, Worcester, MA

Investment: \$92 million

145 Front is a high-end apartment complex with 365 units consisting of two five-story buildings on the block between Front and Franklin Streets. The housing complex was the first high-end multifamily development in Worcester. Completed in 2018.

Edge Union Station—Grafton Street, Worcester, MA

Investment: \$32.7 Million

Edge is a fully furnished high-end apartment development in the historic 8-story Osgood Bradley Building behind Union Station. A TIE deal with the City to provide a 70% break on taxes over 10 years helped incentivize the development and will net the developer about \$2 million over the period while creating new taxes for the City.

Alta on the Row (Mount Carmel Church) - 28 Mulberry Street, Worcester, MA

Investment: \$106 million

A five-story, 371-unit housing development built by Wood Partners on the site of the former Mount Carmel Church, which was torn down in 2019. The building features a connected parking garage with enough parking for at least one car per unit. The development features a new public park and a community room for Shrewsbury Street neighborhood associations to utilize freely.

Sudbury Street - Rossi Development—17 Sudbury Street, Worcester, MA

Investment: \$13.3 Million

Rossi Development is redeveloping a historic downtown property and an adjacent parking lot into housing. The firm purchased a 5-story office building which will undergo \$13 million in renovations to become 108 units of housing. The Project has been completed and units are for rent.

The Voke Lofts—21 Salisbury Street, Worcester, MA

WinnCompanies worked with the Worcester Business Development Corporation in 2012 to purchase the old Worcester Technical High School building and convert it to housing for the city to complement the Gateway Park complex on Prescott Street. Winn turned the building into condos, making a stylishly redesigned multifamily building with 84 two- and three-bedroom apartment homes for roughly 140 tenants offered at market-rate prices.