

141 ARMSBY ROAD SUTTON, MA

OFF ROUTE 146

±57 Acre Development Opportunity Off Route 146 in Sutton, MA



EXECUTIVE SUMMARY

**141 ARMSBY ROAD
SUTTON, MA**

OFF ROUTE 146

Premier ±57 Acre Development Opportunity

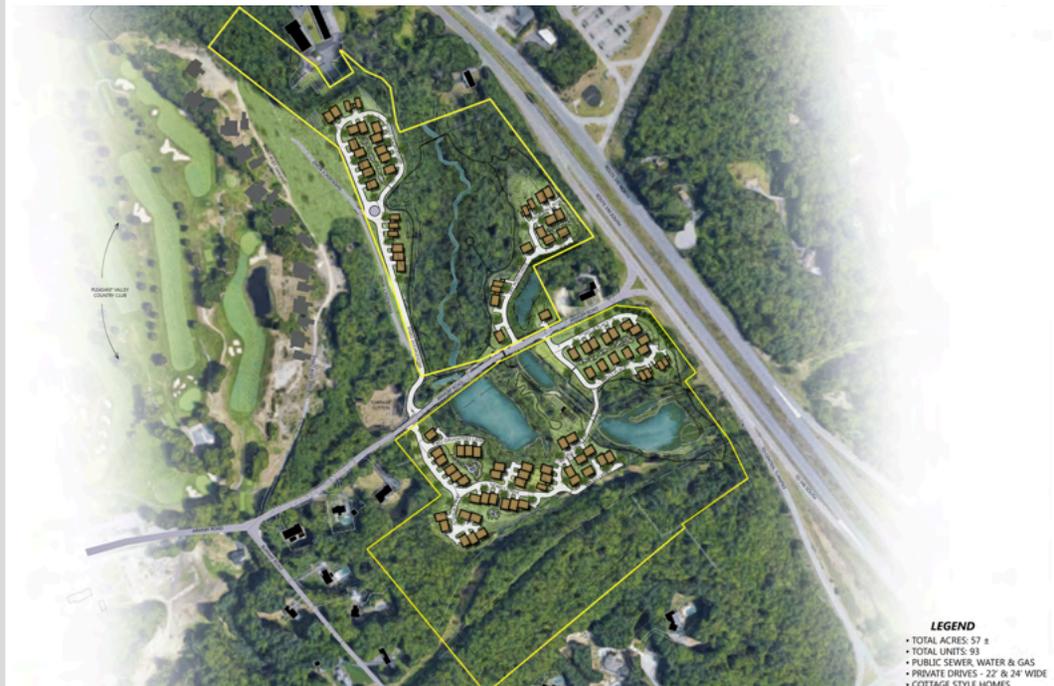
Located at 128 & 141 Armsby Road, Sutton, Massachusetts, this ±57-acre property presents a rare opportunity for a large-scale market-rate residential development in a growing and well-positioned suburban market. The site has undergone prior planning efforts, including a fully permitted 93-unit senior housing layout and a 130-unit residential concept, demonstrating development feasibility and establishing a clear path forward for residential buildout.

With direct access to sewer and water, the property benefits from strong underlying housing demand and supportive municipal planning initiatives. It is ideally suited for a thoughtfully designed, market-rate senior housing subdivision that capitalizes on its scale, flexibility, and the groundwork already completed.

The property is ideally situated just off Route 146, providing convenient access to I-90 (Mass Pike), I-290, and I-495. Sutton offers a desirable suburban setting with strong schools, open space, and proximity to major employment centers in Worcester, Providence, and Greater Boston- making it an attractive location for residential growth.

For more information, please contact the listing agents, Matt Cuneo, Jay Cannon, or Victor Galvani.

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PROPERTY OVERVIEW



±57 Acre Development Opportunity Off Route 146 in Sutton, MA

Parcel/Address	18-129- 141 Armsby Road Sutton, MA 18-17 - 128 Armsby Road Sutton, MA
Site Area	Approximately 57 Acres
Frontage	±1,750 feet on both Armsby Road and Route 146
Site Work	Minimal site work is needed. As a former gravel pit, the property has little bedrock and will require minimal, if any, blasting, and there is enough gravel on site to build the proposed roads.
Town Water Expansion	The Town of Sutton will be adding 100,000 gallons of additional water capacity in the coming months, increasing development potential to accomplish the attached 130 unit concept layout.
Utilities	Public sewer, water & gas available.
Town Housing Outlook	Sutton recently updated its housing production plan, taking a comprehensive look at future housing needs, which passed overwhelmingly at Town Meeting.

FULLY PERMITTED 93 UNIT SENIOR HOUSING OPPORTUNITY

141 ARMSBY ROAD
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OFF ROUTE 146



93 Unit Senior Housing Conceptual Plan - Fully Permitted

RESIDENTIAL DEVELOPMENT OPPORTUNITY
Flexible Potential for Single-Family Homes, Townhomes, or Duplex Residences

130 Unit Senior Housing Conceptual Plan



FULLY PERMITTED 93 UNIT SENIOR HOUSING OPPORTUNITY

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DOUBLE CLUSTER TYPE A UNIT - FRONT ELEVATION



TRIPLEX CLUSTER TYPE A UNIT - FRONT ELEVATION



DOUBLE CLUSTER TYPE B UNIT - FRONT ELEVATION



TYPE A UNIT - FRONT ELEVATION



TYPE A UNIT - SIDE ELEVATION

board & batten siding and vinyl trim

Stained Cedar Clapboards

Standing Seam Metal Roof



TYPE A ALTERNATE UNIT - FRONT ELEVATION

Gooseneck Light

7'-8"

Second Fl. +0'-6"

8'-6"

First Fl. +0'-0"

24'-0"

LOCATION OVERVIEW

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OFF ROUTE 146



DEMOGRAPHICS

Radius	2 Mile	5 Mile	10 Mile
Population			
2029 Projection	5,541	51,416	343,530
2024	5,574	51,517	345,955
Households 2024	2,096	20,136	133,359
Avg Household Income	\$151,869	\$132,993	\$109,134
Med Household Income	\$124,814	\$112,007	\$85,531

Walmart
WAYBACK BURGERS
Olive Garden

WORCESTER
18 Minute Drive

RANDWHITNEY

Ted's PIZZA
Burlington
McDonald's
Price Chopper
Wendy's
DOLLAR TREE

DOWNTOWN
MILLBURY

Goretti's Supermarket
DUNKIN' DONUTS
MYKONOS CAFE & BAKERY
A&D PIZZERIA & PUB
THE COOP WINGS & BBQ

PLEASANT VALLEY
CROSSING

MAPLE MARKET
Pizzeria Bruno
verizon
ConvenientMD URGENT CARE
UNIBANK
FIVE GUYS
Starbucks

UNIFIED²
GLOBAL PACKAGING GROUP

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800,000 SF
SHOPPES AT
BLACKSTONE

TARGET HomeGoods
Marshalls
KOHL'S OLD NAVY
QDOBA MEXICAN EATS 110 Grill
Panera BREAD Red Robin
LONGHORN STEAKHOUSE crumbl cookies

SUTTON SQUARE
RKCenters

UNITED STATES POSTAL SERVICE
Quest Diagnostics
Sutton Dental
The Little Coffee Bean

PLEASANT VALLEY
Country Club

MAJOR EMPLOYERS

UNIFIED² GLOBAL PACKAGING GROUP
Walmart
amazon
SOURCE
CHAMPION CONTAINER CORPORATION
MEDLINE

INQUIRE TODAY FOR MORE INFORMATION

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