

Real Estate Development For Sale

201 West Main St., Ayer, MA

Investment Opportunity

The Genesis Group Real Estate is pleased to present 201 West Main Street, a strategically located 170 plus Multi-Family/ Mixed Use Development opportunity at the entrance to the Devens Commerce Center, one of New England's premier employment hubs.

The site offers the ability to deliver new multifamily housing in a supply-constrained market, supported by strong regional demand and limited inventory.



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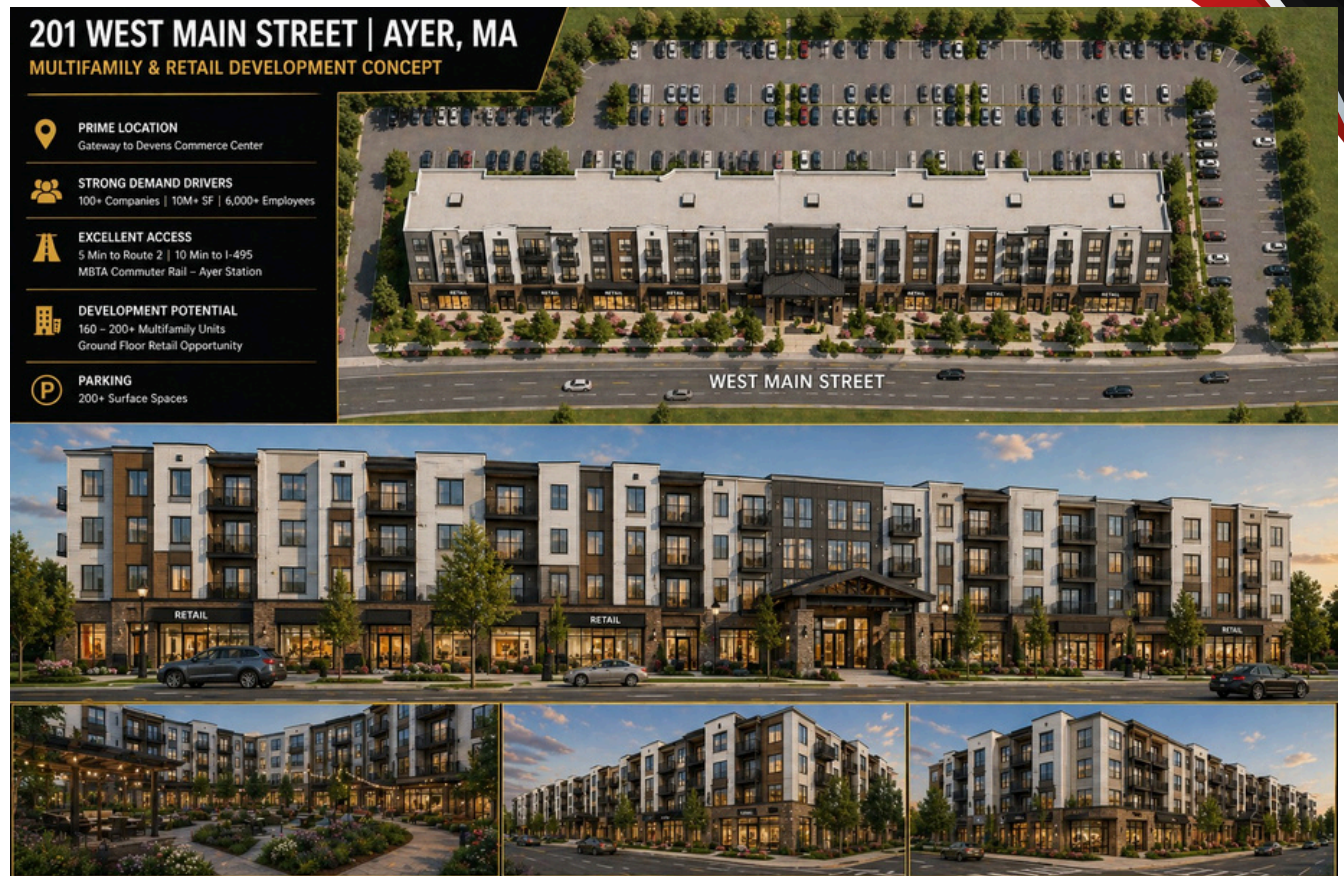


Housing Market Fundamentals

- Extremely limited supply (~0.73 months inventory)
- Median home price: ~\$490K
- Strong absorption / low days on market

Market Implication

- The region is undersupplied for new housing
- New multifamily product is positioned for strong absorption



Conceptual Rendering



**Reduced
Entitlement Risk**



**Scalable Density
Potential**



**Strong Rent
Market**

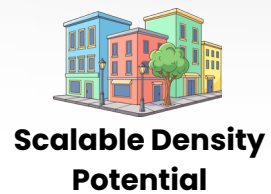


**Infrastructure
Investment**



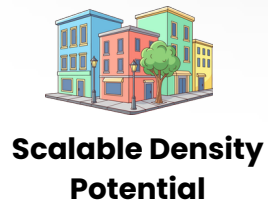
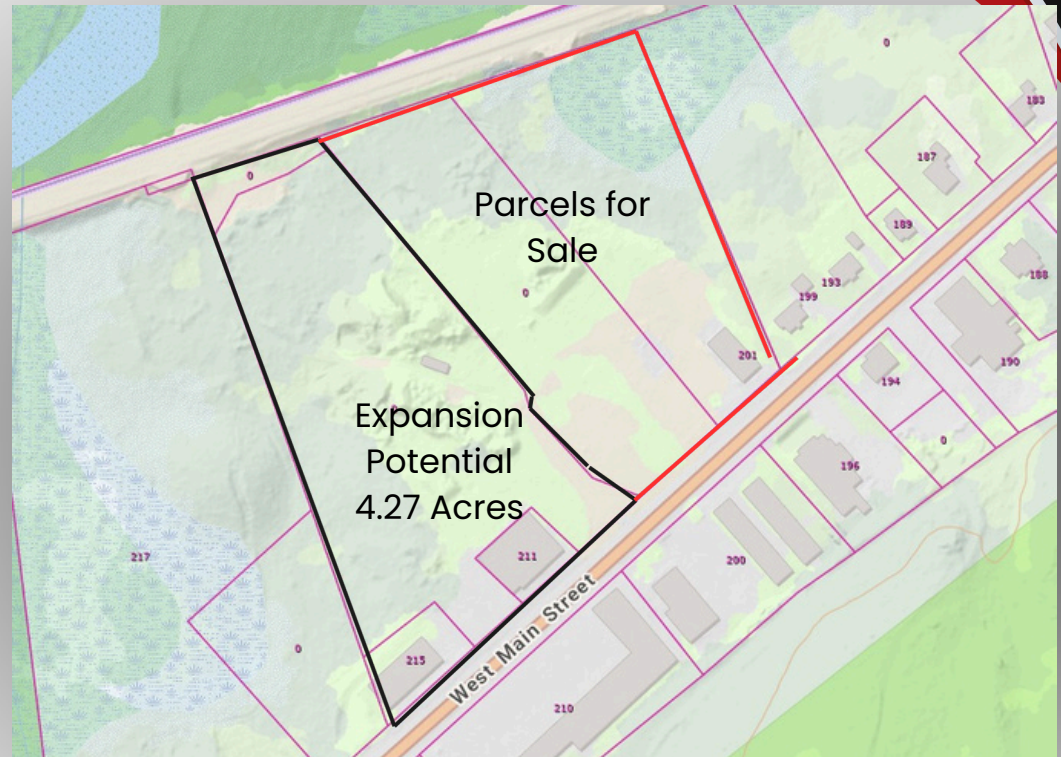
Infrastructure

- Part of 2020 Massworks Infrastructure Improvements
- Water stub into Site
- Sewer Stub into Site
- New Walks / Curbing



Expansion Potential

- Additional Acreage - 4.27 Acres
- Increase Unit Count to over 200



Strategic Location

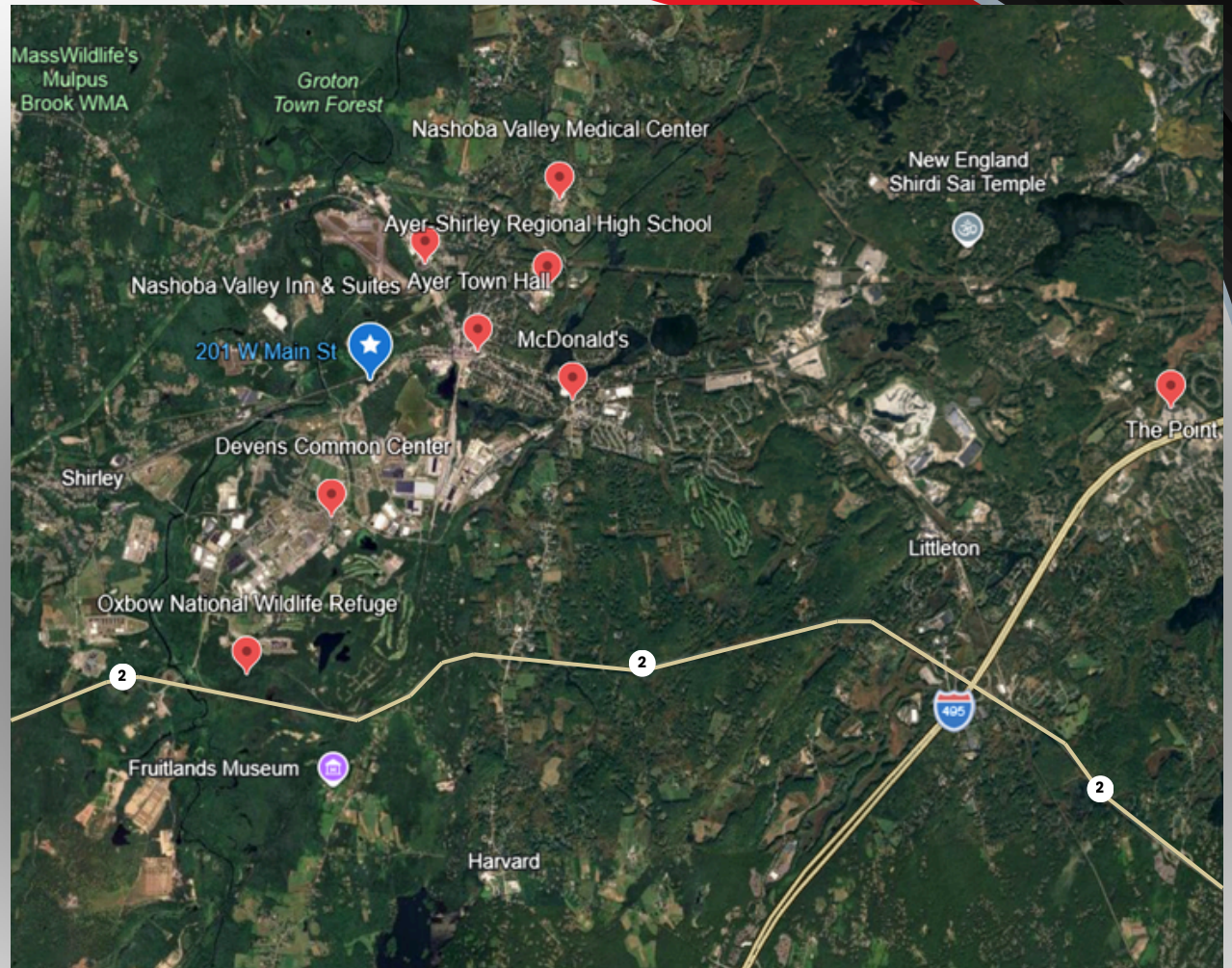
- 5 minutes to Route 2
- 10 minutes to I-495
- MBTA Commuter Rail access

Devens Commerce Center

- 100+ Companies
- 10M+ SF Commercial Space
- 6,000+ Employees
- Major driver of housing needs

Retail & Amenities

- The Point – Littleton
- Ayer Town Center
- Regional dining & services



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REAL ESTATE**
Advisors in Real Estate & Construction Strategy

Trade Area Snapshot

- Median Household Income: ~\$67K
- Median Age: ~45
- Homeownership: ~72%

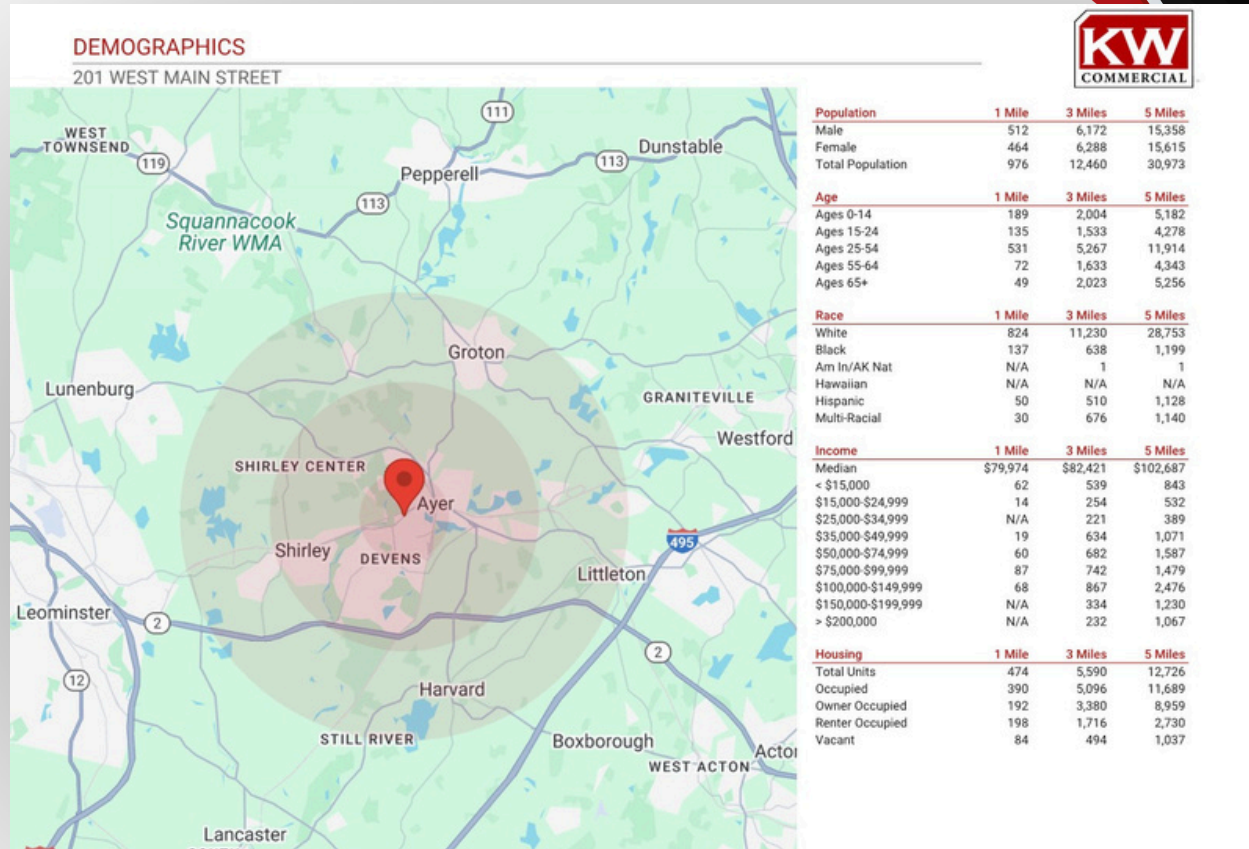
Demand Profile

Workforce-Based Market

- Manufacturing & industrial workforce
- Stable employment base
- Strong rental demand

Key Insight

- Ideal for workforce and market-rate housing



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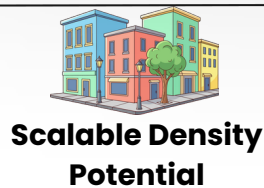
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Key Highlights

- Gateway location to Devens Commerce Center
- Direct access to Route 3 & I-495
- Strong demand for workforce & market-rate housing
- Limited housing inventory (~0.73 months supply)
- Median home pricing ~\$490K+
- Scalable development potential (170–200+ units)





We are actively reaching out to qualified developers, investors, and operators seeking to capitalize on this unique opportunity at the gateway to the Devens Commerce Center.

WHY ENGAGE NOW?

- Extremely Limited Housing Supply
- Strong Employment Base Driving Demand
- Scalable Development Opportunity
- Prime Gateway Location with Regional Access

Next Steps?

- Request Offering Memorandum
- Seek all available Materials
- Submit preliminary interest or Pricing Guidance



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DISCLAIMER

201 WEST MAIN STREET



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KW COMMERCIAL | NORTH CENTRAL

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