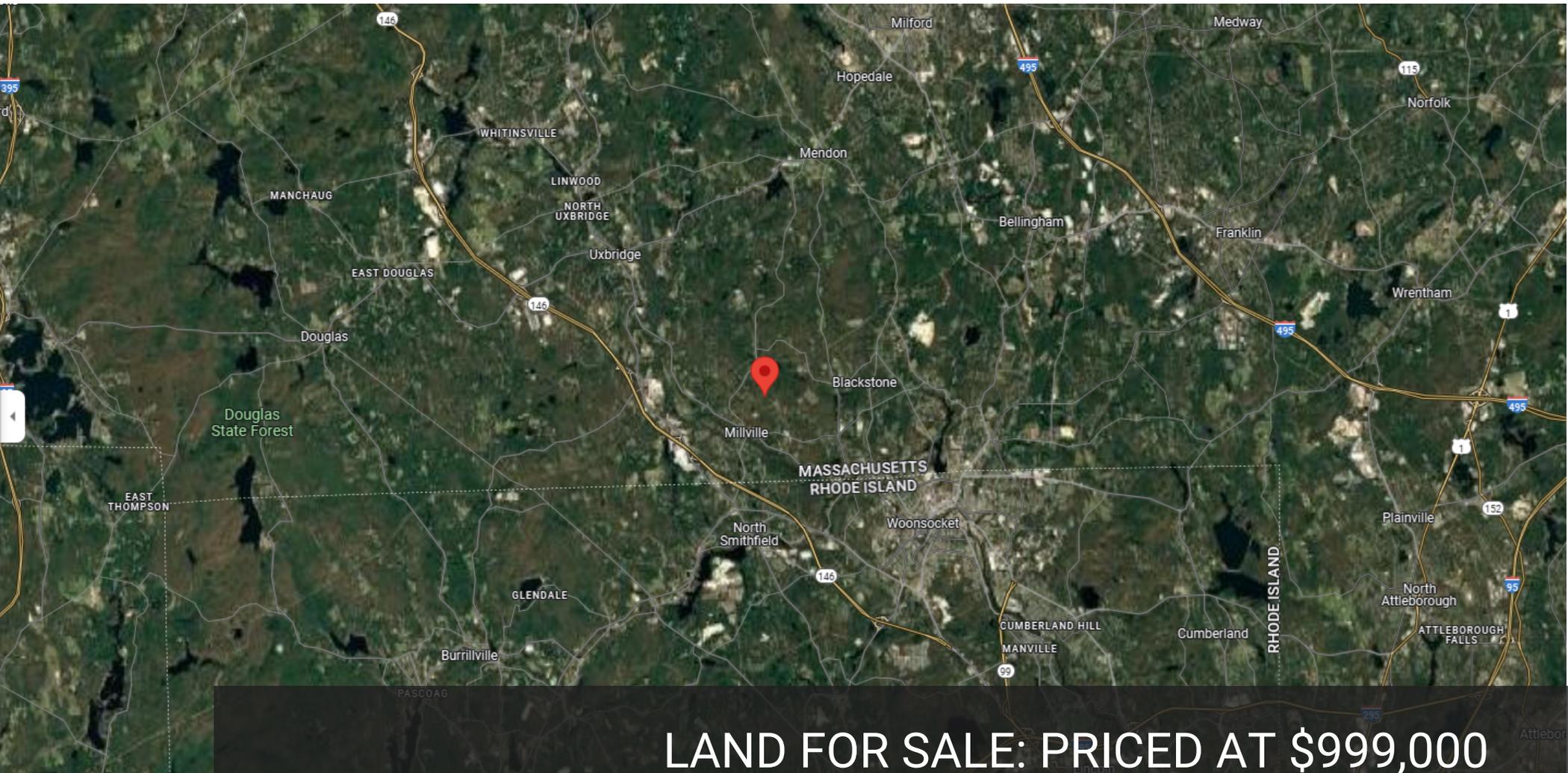


17-UNIT MULTI-FAMILY PERMITTED DEVELOPMENT

179 THAYER STREET, MILLVILLE, MA 01529



LAND FOR SALE: PRICED AT \$999,000

KW COMMERCIAL | NORTH CENTRAL
670 Mechanic Street
Leominster, MA 01453

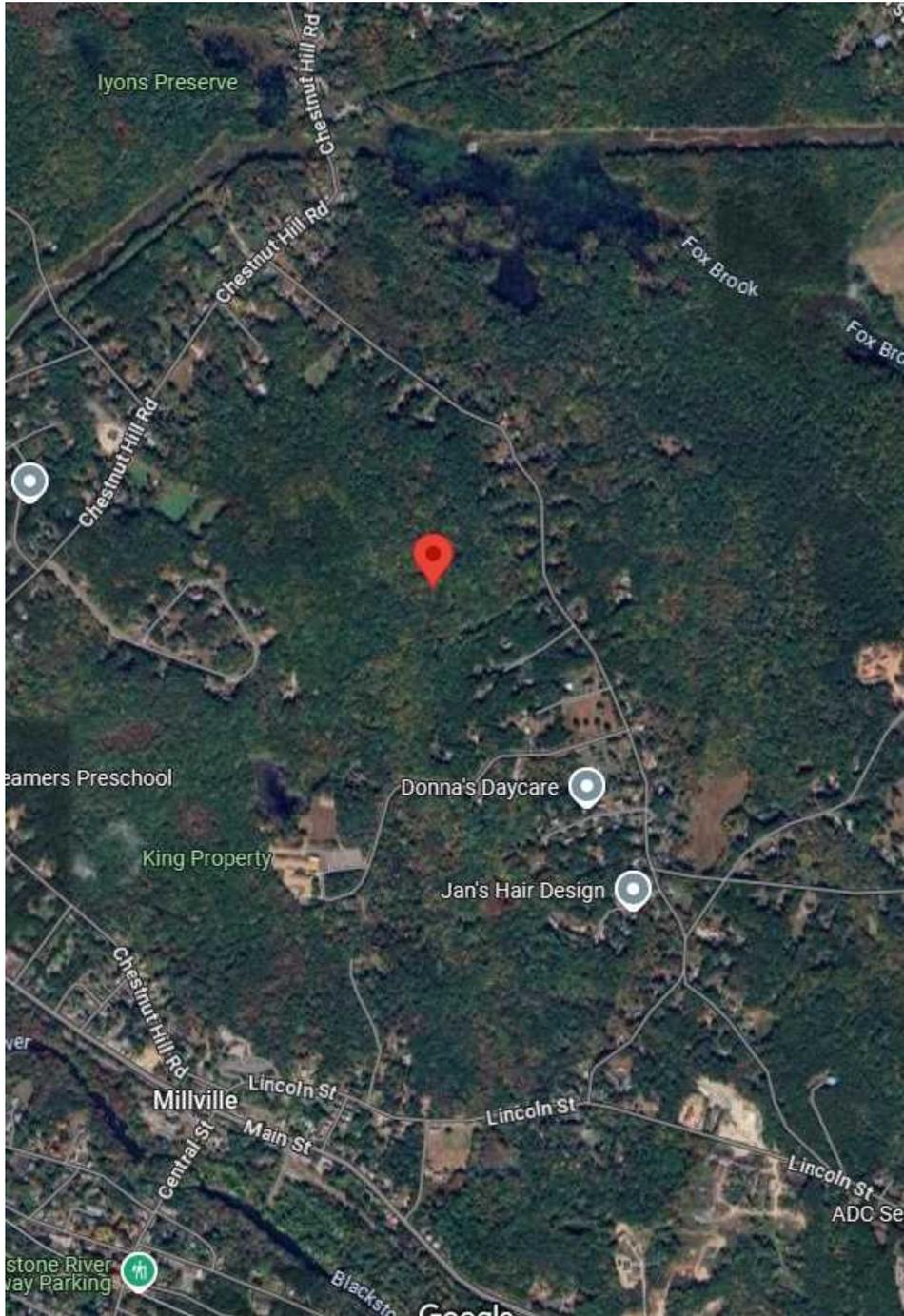


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Permitted Condominium Development - \$999,000 - Break Ground Summer 2026 17-Unit Multi-Family Project – 179 Thayer St, Millville, MA 31 Acres Proforma Pricing of \$58,820/unit yields an annual return higher than ten percent Zoned for Multi-Family Housing. Unlock the potential of this Millville development.

Planned and approved for 17 multi-family units (8 duplexes and one single) to utilize one well and septic system per building. Located in a growing community with easy highway access to Worcester & Providence metros, this land offers a rare opportunity for developers and investors.

Key Highlights:

Location – Quiet yet convenient, near local amenities and major routes with strong demand for quality housing.

Adapt your vision to finalize plans for unit sizing, approvals and condominium documents for this construction year.

Scenic Setting – Wooded areas, open space for a desirable residential feel

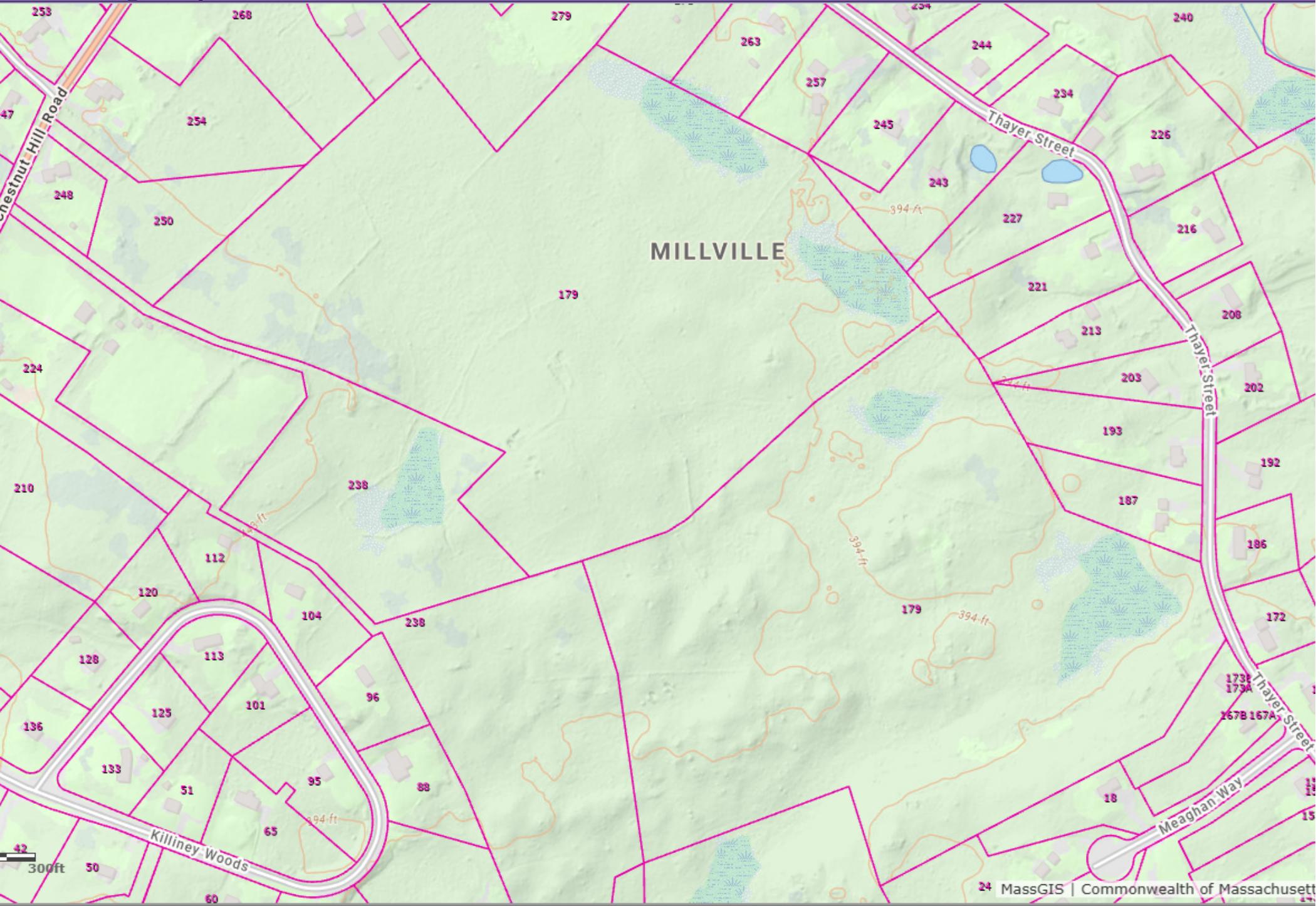
Contact us today to explore the possibilities! Call Now for Details!

Call/contact Duncan Chapman at 978-621-1290 Duncan@kw.com.

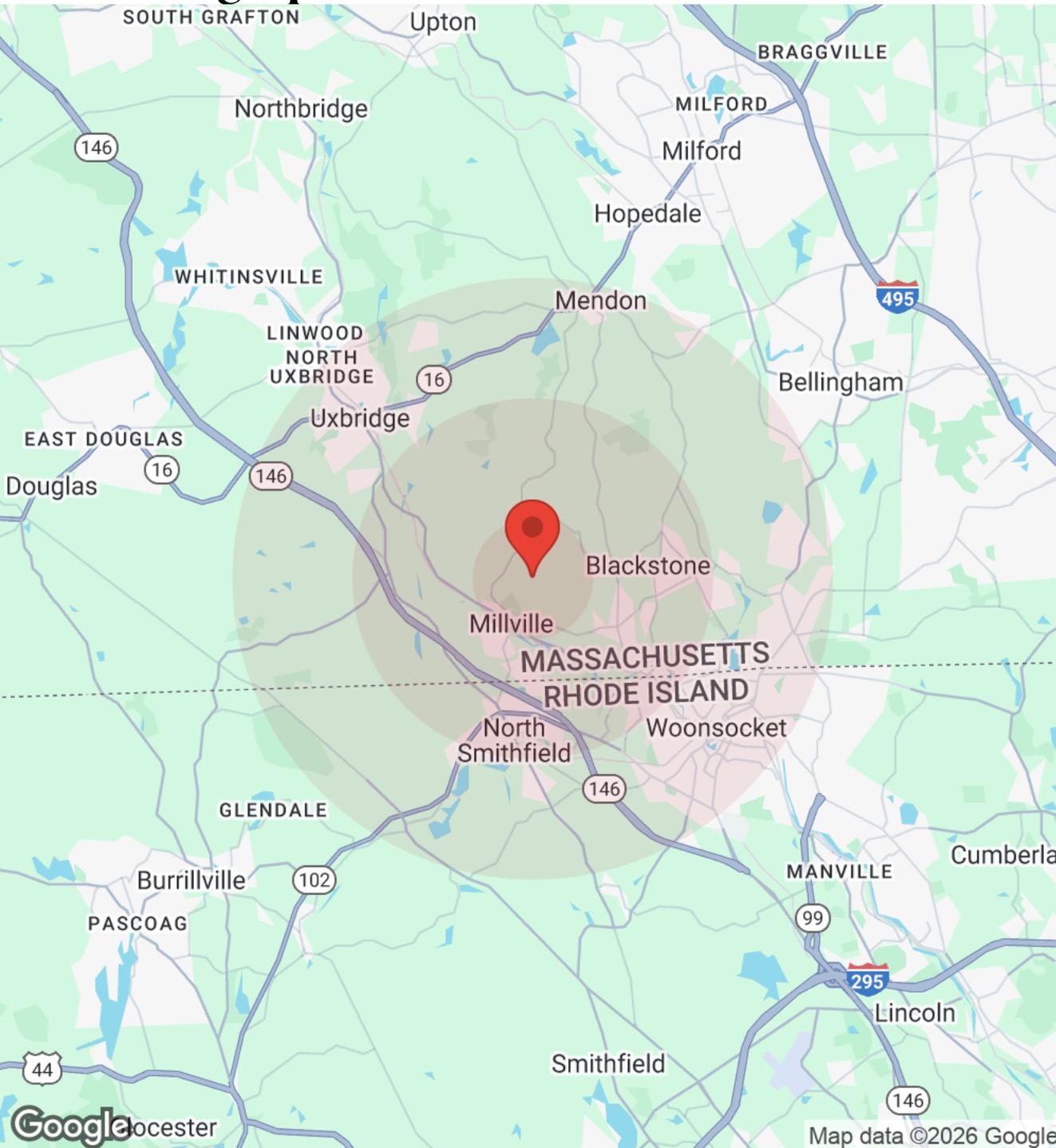
Concept Plan



Property Photos



Demographics



Population	1 Mile	3 Miles	5 Miles
Male	764	8,416	40,330
Female	754	8,506	40,857
Total Population	1,518	16,922	81,186

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	227	2,605	13,678
Ages 15-24	190	1,801	8,999
Ages 25-54	596	6,303	32,626
Ages 55-64	242	2,672	11,674
Ages 65+	263	3,540	14,206

Race	1 Mile	3 Miles	5 Miles
White	1,344	13,934	56,441
Black	25	635	6,535
Am In/AK Nat	N/A	5	65
Hawaiian	N/A	N/A	8
Hispanic	103	1,584	12,762
Asian	20	408	3,402
Multi-Racial	24	325	1,672
Other	1	30	300

Income	1 Mile	3 Miles	5 Miles
Median	\$121,499	\$116,699	\$87,020
<\$15,000	14	328	2,741
\$15,000-\$24,999	36	218	2,255
\$25,000-\$34,999	14	455	2,378
\$35,000-\$49,999	28	419	2,719
\$50,000-\$74,999	91	867	4,603
\$75,000-\$99,999	47	533	3,932
\$100,000-\$149,999	146	1,528	6,135
\$150,000-\$199,999	79	1,033	3,949
>\$200,000	100	1,378	4,460

Housing	1 Mile	3 Miles	5 Miles
Total Units	572	6,945	34,141
Occupied	557	6,757	33,171
Owner Occupied	462	4,758	17,833
Renter Occupied	95	1,999	15,338
Vacant	15	188	970



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DUNCAN CHAPMAN

MANAGING BROKER | FOUNDER

PERSONAL PROFILE

A retired Colonel, Duncan has extensive large-scale U.S. and international real estate brokerage experience. He has successfully worked on many private and public real estate transactions at all levels: local, state, federal and quasi-government (e.g., military base redevelopments).

WORK EXPERIENCE

Duncan is the Managing Broker of Northeast Real Estate Solutions, Inc., a New England-based real estate brokerage and consulting firm. He helps clients with all of their real estate needs from development and implementation of complex projects to standard real estate brokerage services. Duncan has over 30 years of commercial and corporate real estate experience. Prior to Northeast, he was a Senior Vice President at The Staubach Company for seven years, based in Boston, MA.

Duncan's diverse experience includes working with large institutional clients such as Texas Instruments, Kaman Aerospace and Cisco Systems. At one point, he was responsible for over 22 million square feet of real estate.

Duncan is a community leader, serves as a Commissioner on the Devens Enterprise Commission. He has succeeded in completing complex projects for a diverse group of public and private clients and organizations.

CONTACT INFO

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<https://www.linkedin.com/in/duncan-chapman-002824128>

SKILLS SUMMARY

Real Estate Negotiations

Project Management

Budgeting and Cost Analysis

Short & Long Term Planning

Staff and Client Training

Process Improvement

STATES LICENSED

Massachusetts

Rhode Island

EDUCATION

Norwich University

B.S. Civil Engineering

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Each office is independently owned and operated.



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Jammie Geddis

PERSONAL PROFILE

Jammie Geddis is a commercial realtor in Central Massachusetts.

Like back in his running back days of football, he will assure you he is the guy you want to be hand off to and let him carry your transaction into the endzone.

When he is not wrapped up in a real estate transaction, he is working on medicine for stage four cancer with a passion for human life and empathy for the health and wellbeing of all people. If you work with Jammie you will see that he is invested in your quality of life and his claim to fame, is he picks up the phone when you are looking for a real estate professional

WORK EXPERIENCE

Driven and motivated over the last decade with a turn in focus to commercial real estate, his first commercial deal was taking on a national giant alone learning the ropes and in that becoming there point man. He has had successes over all facets of real estate experiences, starting with residential properties, selling land, industrial buildings, developing large multi family construction but has now become grounded in retail sale. Also tenant representation, growing and managing retail assets.

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jammie.geddis@kw.com

SKILLS SUMMARY

Commercial Real Estate

Multi-Family Housing

Tenant Representation

Management

Retail Listings

STATES LICENSED

 Massachusetts

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Exclusively Listed by

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