

# Benson Heights | Worcester, MA

## Permitted 67 Unit Development Opportunity



William D. Kelleher, IV  
508-596-5395  
[wkelleher@kelleher-sadowsky.com](mailto:wkelleher@kelleher-sadowsky.com)

Drew Higgins  
508-735-1783  
[higgins@kelleher-sadowsky.com](mailto:higgins@kelleher-sadowsky.com)

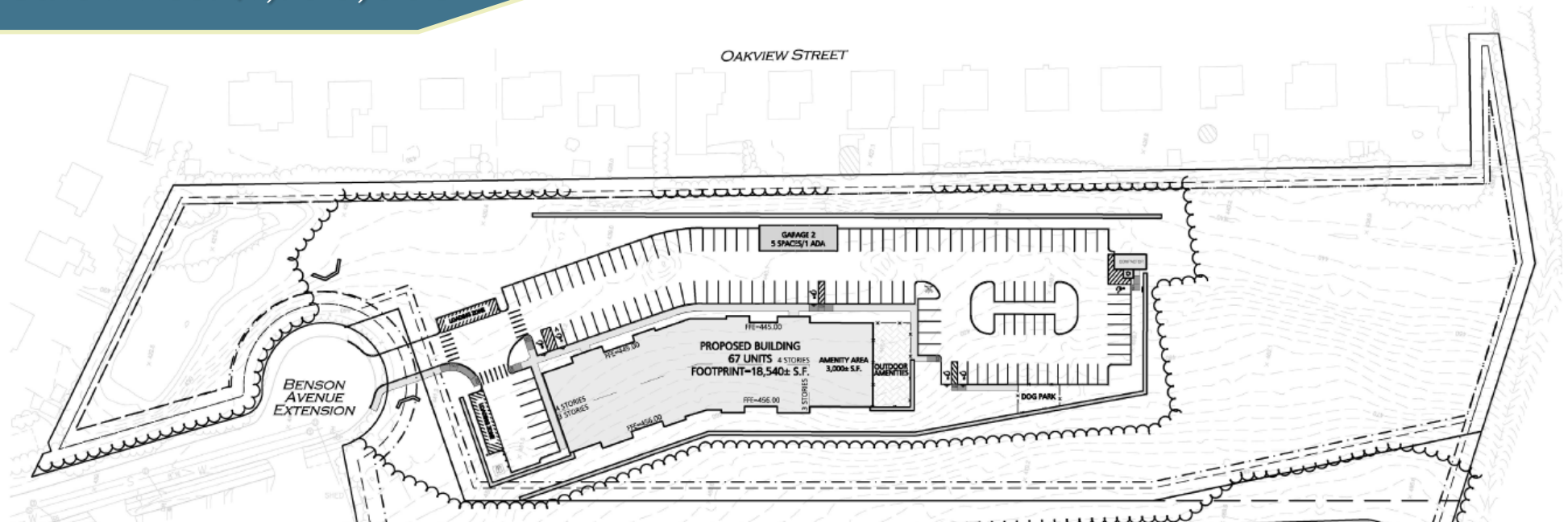
# PROPERTY OVERVIEW

Kelleher & Sadowsky Associates is pleased to present a premier 67-unit multi-family development opportunity located on Benson Avenue Extension in Worcester, Massachusetts.

This ±6 acre site, zoned RG-5, benefits from excellent highway accessibility, with convenient proximity to Interstates 190 and 290, Route 9, and the Mass Pike (I-90), positioning it perfectly for regional commuting and connectivity. Located in an area undergoing significant transformation, anchored by TCR's adjacent 220-unit luxury development set for completion in early 2026, this parcel presents a compelling opportunity for a complementary project in a rapidly evolving neighborhood.

A fully permitted and approved 67-unit plan, designed by The Architectural Team, was granted approval by the City of Worcester without any affordable housing requirements. These approvals remain valid through 2028, offering flexibility for near-term development or the opportunity to re-permit a larger or phased project. A development of 250+ units is allowed by-right, with only the units exceeding the initial 67 subject to inclusionary zoning requirements.

**Sale Price: \$1,950,000**





# DEVELOPMENT IN WORCESTER, MA



As Massachusetts' second-largest city, Worcester has experienced a transformational period of economic and demographic growth. The city's vibrant healthcare, education, life sciences, and advanced manufacturing sectors continue to drive population growth and urban revitalization. Worcester is home to more than 10 colleges and universities, a growing downtown core, and robust investment in infrastructure and commercial development—including the Polar Park stadium and numerous private multifamily and mixed-use projects.

Despite this momentum, housing production has struggled to keep pace with demand, particularly in the rental and affordable housing sectors. Vacancy rates in quality apartment communities remain low, while rental rates continue to rise, reflecting the urgency and market support for new residential development. The Benson Avenue Extension site offers a rare opportunity to deliver much-needed housing in a proven and expanding market. With partial entitlements in place, thoughtful design plans, and a location that balances neighborhood character with regional access, this project is well positioned to meet both investor objectives and community housing needs.

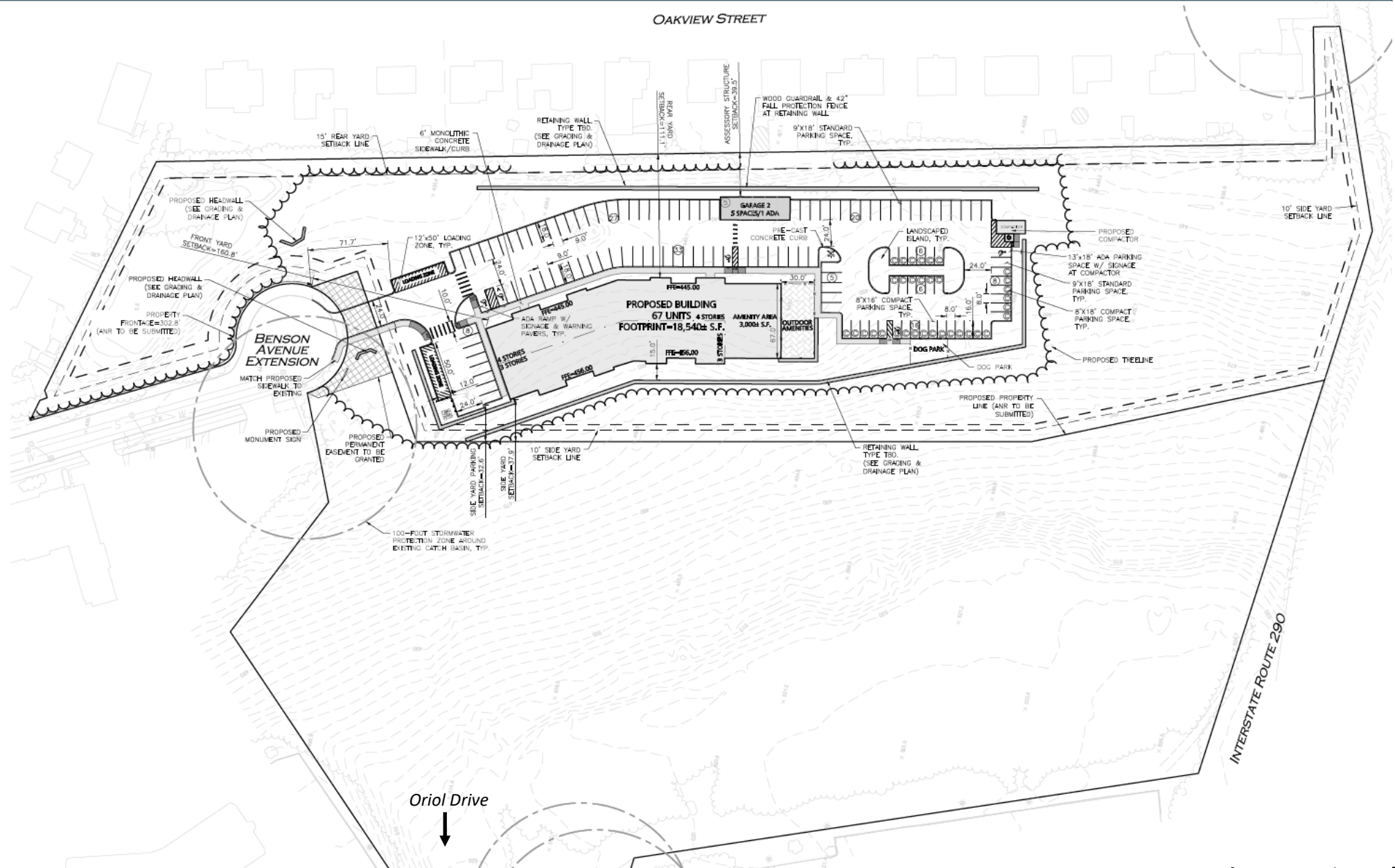


# PROPERTY SPECIFICATIONS

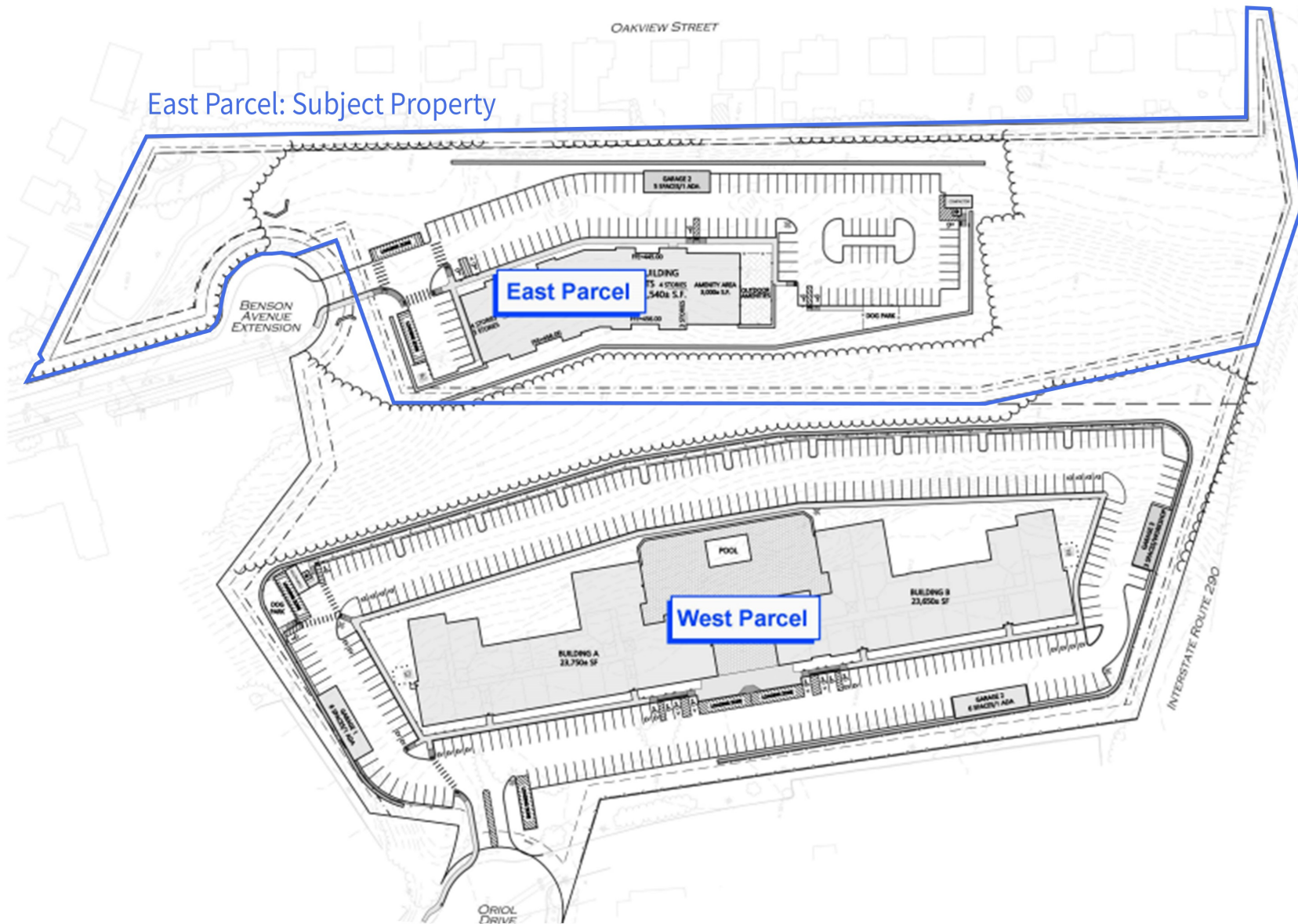
<b>SALE PRICE</b>	\$1,950,000
<b>LAND AREA</b>	±5.98 ACRES
<b>ZONING</b>	RG 5.0
<b>RESIDENTIAL UNITS</b>	67 APPROVED
<b>PARKING</b>	134 SPACES
<b>UTILITIES</b>	<ul style="list-style-type: none"><li>• PUBLIC WATER</li><li>• SEWER</li><li>• NAURAL GAS</li></ul>



# SITE PLAN

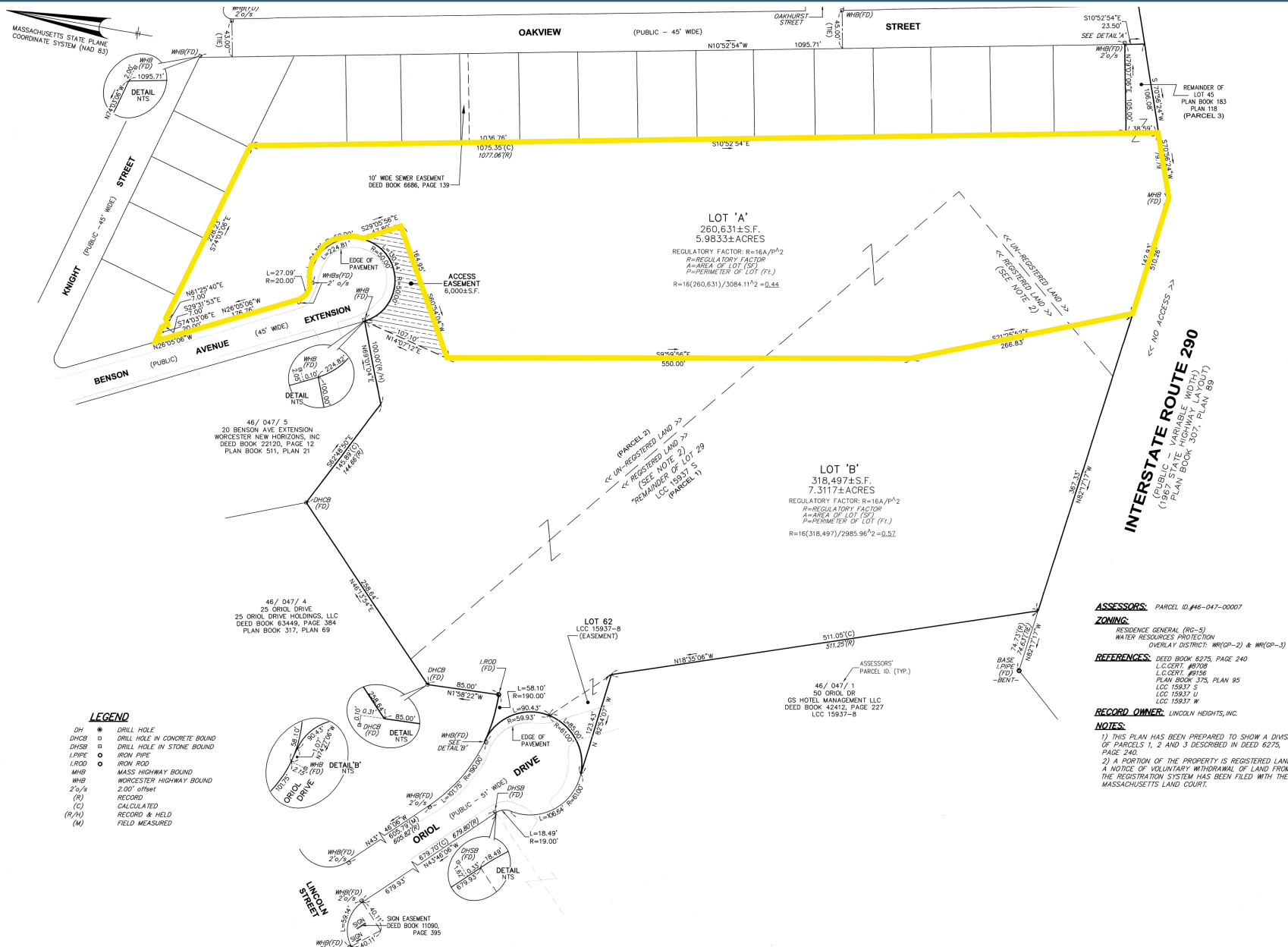


# SITE PLAN

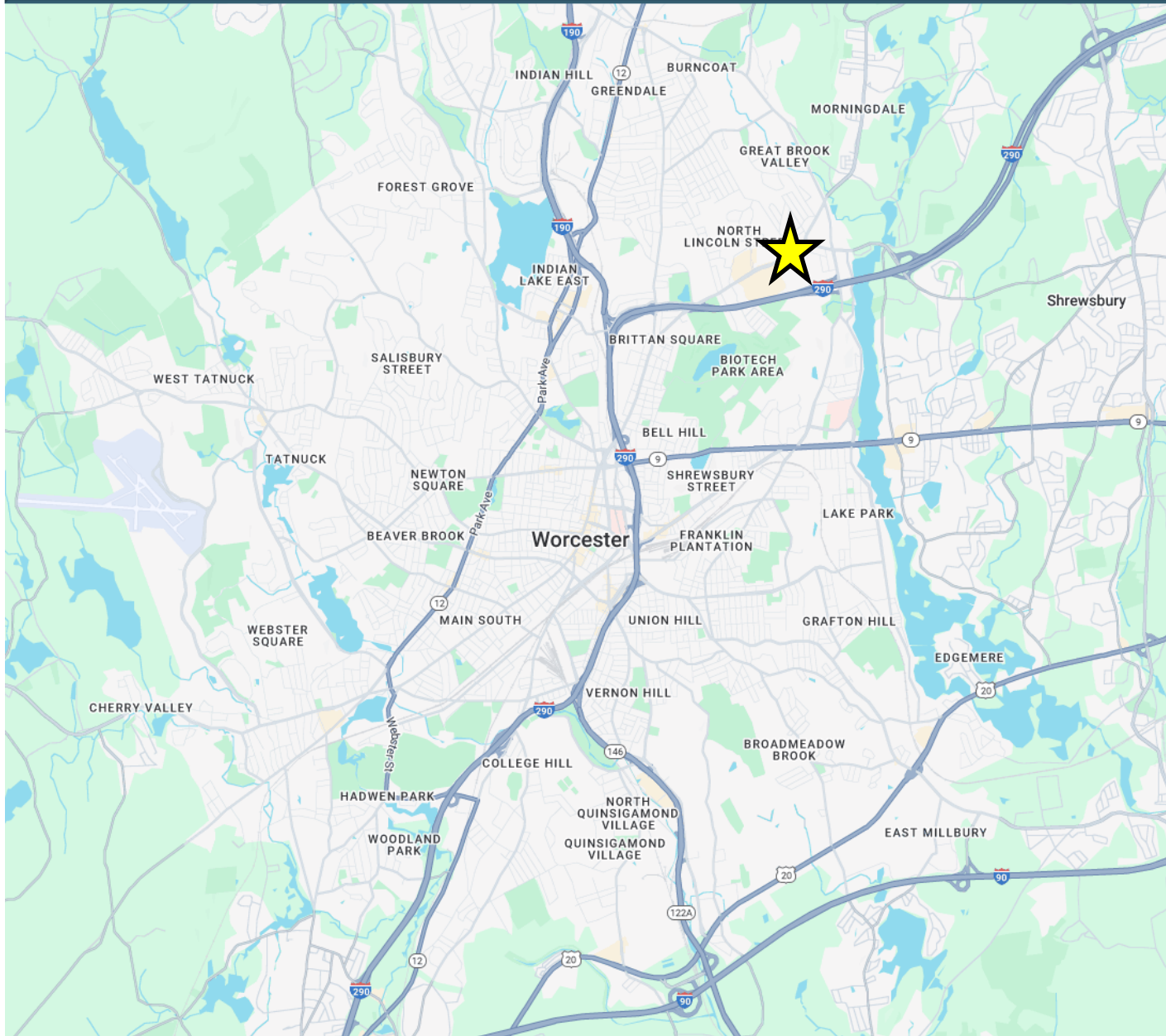




# SITE | ±5.9 ACRES



# ACCESSIBILITY TO MAJOR ROUTES



**I-290: 2 MINUTES**

**I-190: 6 MINUTES**

**I-90 (MASS PIKE): 12 MINUTES**

**ROUTE 146: 9 MINUTES**

**ROUTE 20: 12 MINUTES**

**ROUTE 12: 6 MINUTES**

**ROUTE 9: 7 MINUTES**



# LOCATION & NEIGHBORHOOD AMENITIES



# Benson Heights

## Benson Avenue Extension

### WORCESTER, MA

**William D. Kelleher, IV**  
508-596-5395  
wkelleher@kelleher-sadowsky.com

**Drew Higgins**  
508-735-1783  
higgins@kelleher-sadowsky.com



120 Front Street, Suite 210, Worcester, MA | Office: 508-755-0707 | Fax: 508-755-0808 | [www.kelleher-sadowsky.com](http://www.kelleher-sadowsky.com)