

FOR SALE

±135.96 ACRES DEVELOPABLE LAND

Flanagan Hill Road, Sterling, MA & Brockelman Road, Lancaster MA



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# PROPERTY OVERVIEW

Drew Higgins and Brian Johnson of Kelleher & Sadowsky are pleased to present the availability of ±135.96 acres, across 11 parcels, of developable land in Sterling and Lancaster, Massachusetts.

Six (6) parcels are located in Sterling's Rural Residential & Farming ("RR") zoning district, one (1) parcel in Sterling's Light Industrial ("LI") zoning district and four (4) parcels are located in Lancaster's Residential ("R") zoning district.

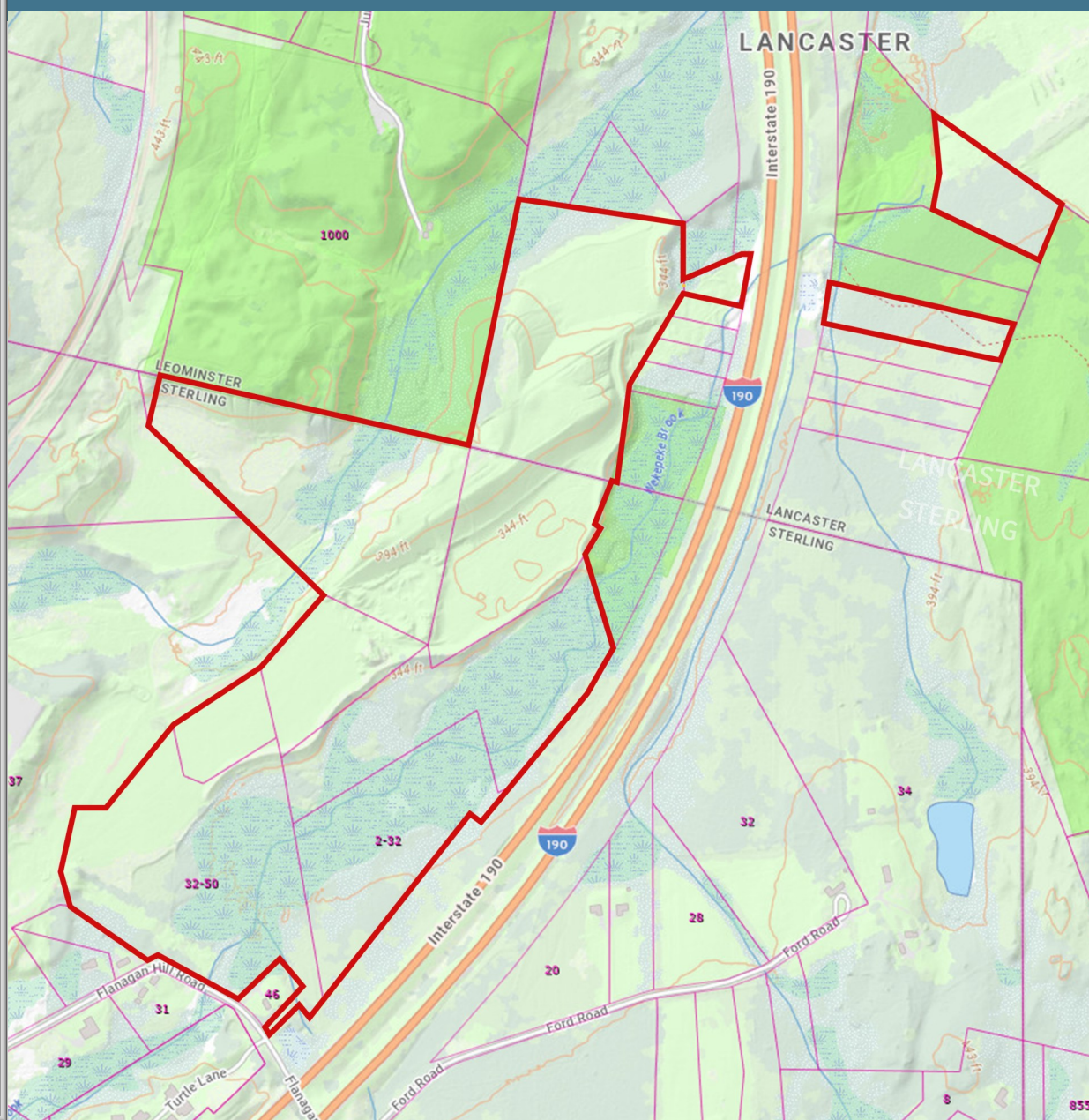
Allowed uses within the RR zoning district are single family dwelling, two-family dwelling, religion and educational, child-care, agricultural and farming. A special permit allows for multi-family, group residence, assisted elderly housing, and other uses.

Light industrial zoning allows for a variety of uses by right, or with a special permit, including, business and professional office, manufacturing, assembly, processing, packaging, service & repair trade shops, and commercial recreational sports facilities.

Lancaster's Residential district allows for single-family and two-family by-right with multi-family and senior living allowed by special permit.

The site is located off Flanagan Hill Road in Sterling providing easy access to I-190 and Route 2.

## SALE PRICE: \$3,750,000

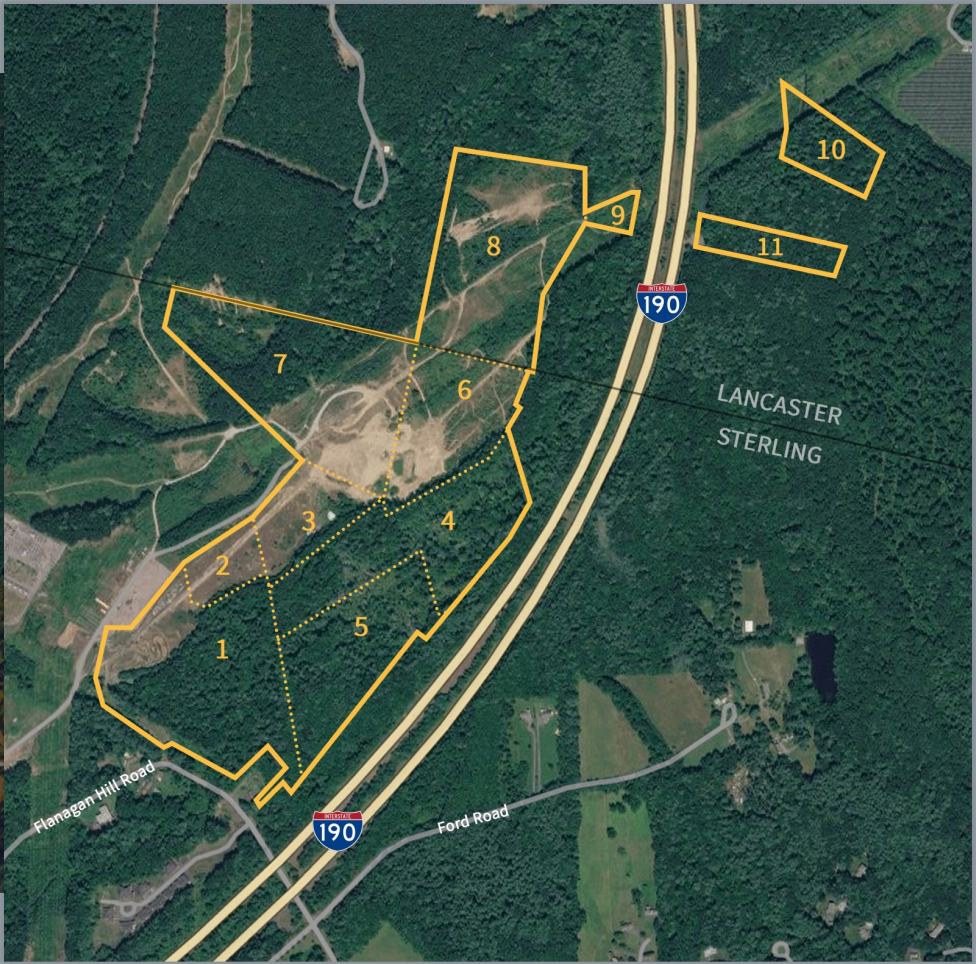


# PARCEL SPECIFICATIONS



| Parcel | Address & Parcel ID                                 | Land Area (Acres) | Zoning                 |
|--------|---|-------------------|------------------------|
| 1      | 32-50 Flanagan Hill Road Sterling   PID: 768        | ±22.02            | RR (Rural Residential) |
| 2      | Off Flanagan Hill Road Sterling   PID: 766          | ±3.5              | RR (Rural Residential) |
| 3      | Off Flanagan Hill Road Sterling   PID: 765          | ±6.80             | RR (Rural Residential) |
| 4      | Off Flanagan Hill Road Sterling   PID: 888          | ±17.80            | RR (Rural Residential) |
| 5      | 2-32 Ford Road, Sterling   PID: 767                 | ±16.50            | RR (Rural Residential) |
| 6      | Off Flanagan Hill Road Sterling   PID: 769          | ±12.01            | RR (Rural Residential) |
| 7      | Off Flanagan Hill Road Sterling   PID: 265          | ±23.76            | LI (Light Industrial)  |
| 8      | 0 Brockelman Road Lancaster   PID: 023.0-0000-00009 | ±23.60            | R (Residential)        |
| 9      | 0 Brockelman Road Lancaster PID: 023.0-0000-0013    | ±0.9              | R (Residential)        |
| 10     | 0 Brockelman Road Lancaster PID: 023.0-0000-0013    | ±5.00             | R (Residential)        |
| 11     | 0 Brockelman Road Lancaster PID: 023.0-0000-0016    | ±4.07             | R (Residential)        |

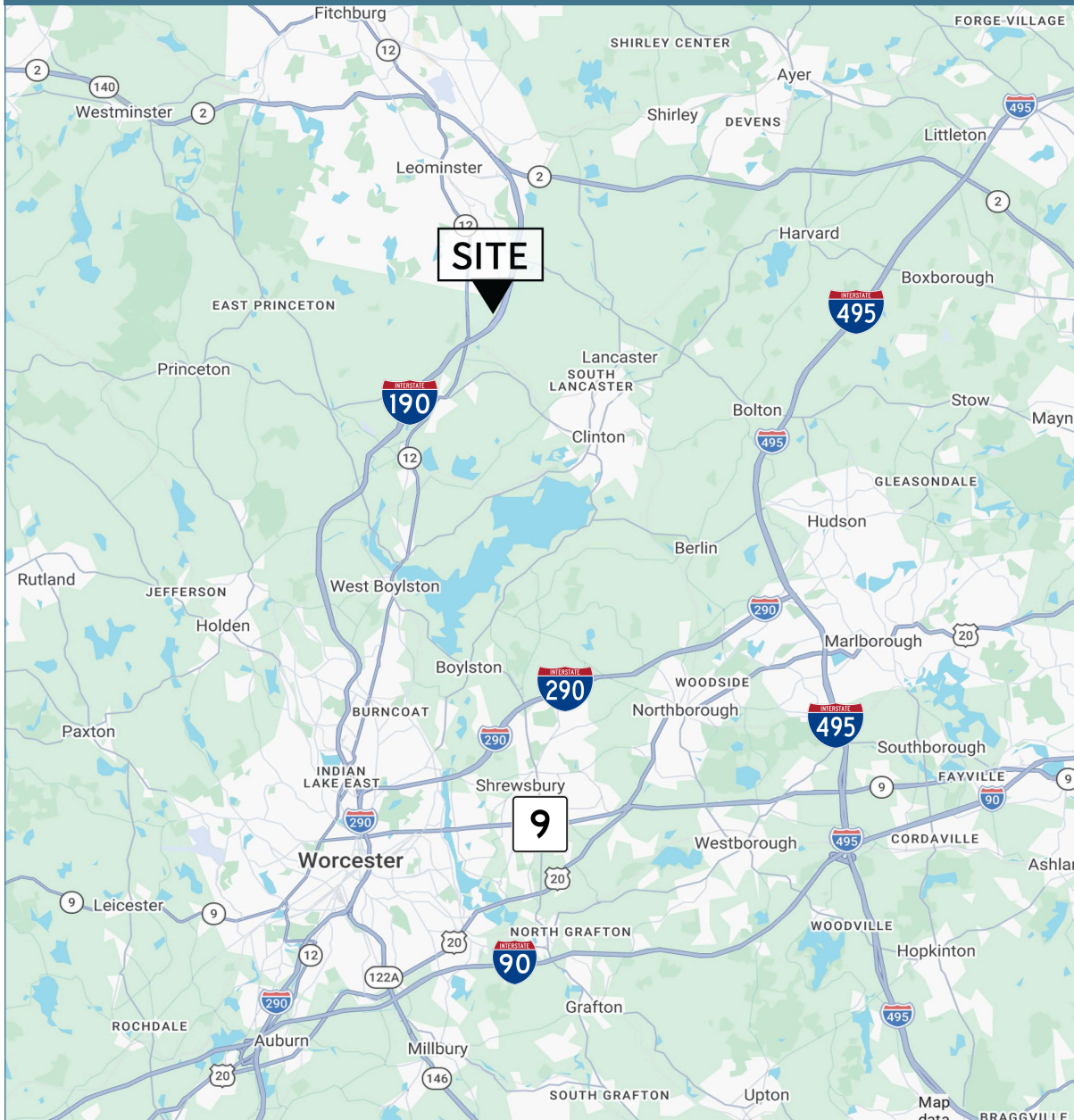
# AERIAL IMAGE



# LOCATION, AREA AMENITIES & REGIONAL ACCESSIBILITY



# PROXIMITY TO MAJOR ROUTES



1.5 MILES  
5 MINUTES



15 MILES  
16 MINUTES



22 MILES  
25 MINUTES



8.5 MILES  
17 MINUTES

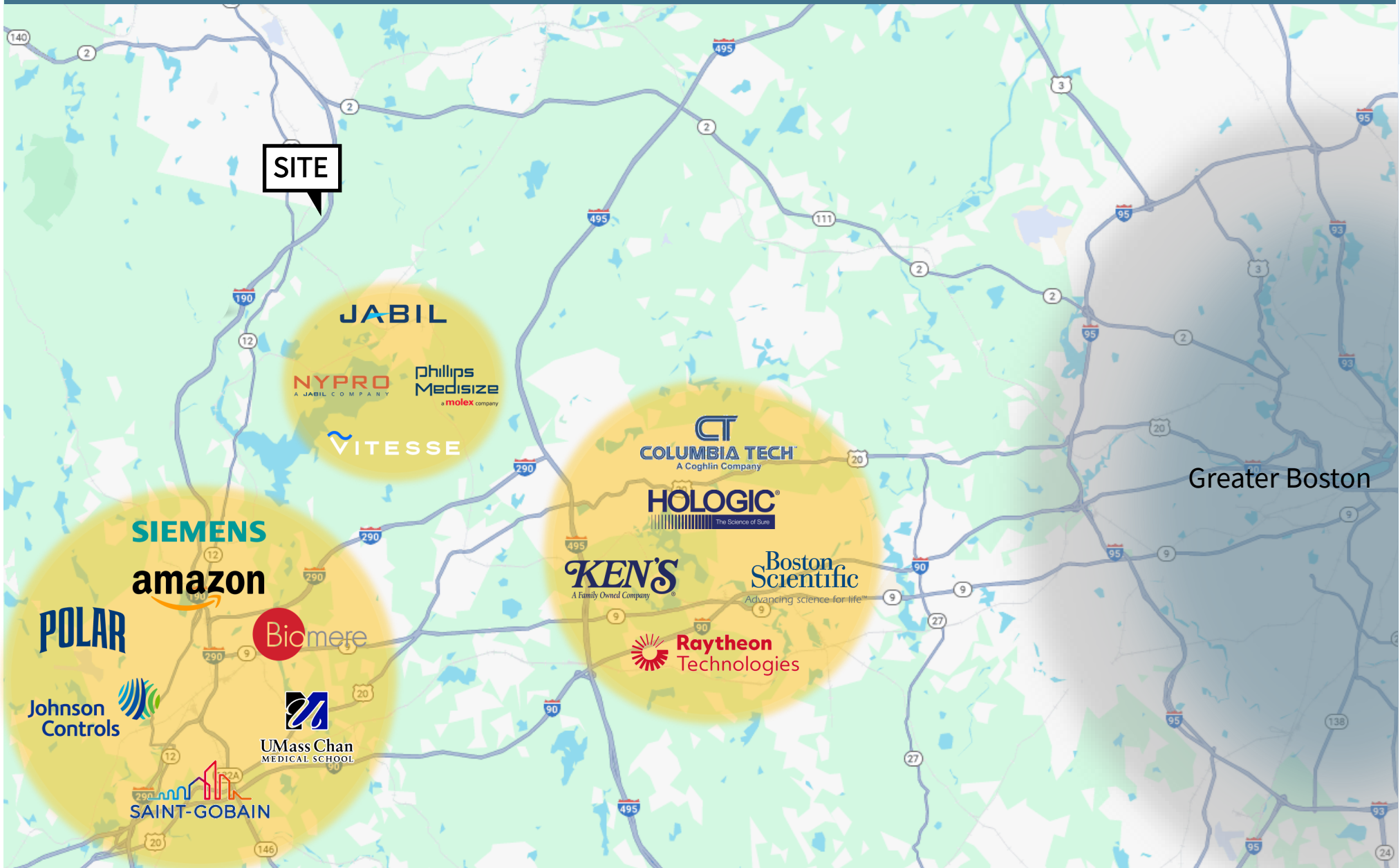


17 MILES  
22 MINUTES



7 Miles  
9 Minutes

# CENTRAL MA CORPORATE NEIGHBORS



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