



State Street Lot

Front Street and State Street (RT 202)

Belchertown, MA

MC State, LLC

Matt Anziano

413-559-7944

State Street Lot

About the Lot

- Located on the corner of State Street (RT 202) and Front Street Belchertown, MA
- 2.257 acres; 98,446 square feet; 354-foot frontage (Route 202/ State Street)
- Over 14,000 Annual Average Daily Traffic (October 2018)
- Also located on Route 202 within 1 mile:
 - Pride Gas Station, Tractor Supply, Planet Gas, Dunkin Donuts, Planet Fitness, Easthampton Savings Bank, Ace Hardware Store, Checkers General Store, Chubby's Ice Cream, Krispy's Restaurant, Doctors offices, Physical Therapy office, Lawyers office, Pizza Restaurant, B'town Motors, Senior Center, Court House
 - Daycare, Elementary school, middle school, high school
 - Baseball, softball, soccer, lacrosse, football fields, tennis courts, public pool, basketball gym, playground, and skate park

About Belchertown

- Located in Western Massachusetts in the eastern half of Hampshire County
- Belchertown is 52.74 square miles
- Abuts Amherst (University of Massachusetts); 15 miles Northeast of Springfield
- 10 miles from Massachusetts Turnpike (Interstate 90) and Interstate 91
- Junction of Routes 9, 181, 202, and 21
- Population of 15,279 (2021)
- Population grew 22.6% to 12,968 people from 1990-2000. Then grew 12.96% to 14,649 people from 2000-2010
- Average income per household of \$101,109 (2021)
- Median age is 41.3 years old
- Recent Development
 - Pride Gas Station, Stop & Shop, Tractor Supply, Planet Fitness, Family Dollar, Easthampton Savings Bank, Eastern Hampshire Country Court House, Doctors office
 - **Construction of Pride Gas Station**
 - **Completed construction of a \$15 million, 83-unit assisted living facility (See article below)**
 - **Completed 4.7 million road improvements to State Street.**
 - **Completed stop light at our intersection.**
 - **Completed day care center on Front Street**
 - **Proposed development of old State School property (abuts our property)**

Daily Hampshire Gazette

Brewery, day care center, trail set for old Belchertown State School property

By JACQUELYN VOGHEL Published: 3/8/2019 12:48:58 PM

BELCHERTOWN — Once the site of a dark piece of Belchertown's history, the former Belchertown State School property is set to host a brewery, day care facility, multipurpose trail and roadway as part of an ongoing project to bring a brighter economic future to the community.

MassDevelopment, which oversees the former State School project, has received "dozens of inquiries," said Claire O'Neill, vice president of planning and development, around 10-12 of which are currently active. "We're very hopeful that those will transform into developments over the next few months," O'Neill said.

Belchertown Day School and Arcpoint are the only serious inquiries at this time, according to the town's Economic Development Industrial Corporation (EDIC) Chairman William Terry.

CJ Eldridge, co-owner of Arcpoint, said that he thinks there's a "99 percent chance" that the brewery will end up there. The company is currently in negotiations with MassDevelopment for purchase price and design approval.

Arcpoint received its brewery license in Oct. 2017 but does not currently have a permanent taproom location. Eldridge hopes that the state school location will break ground within the next few months, with the goal of opening for business in mid-to-late fall 2019. The location would be the only brewery taproom in Belchertown.

"I think just the general area and the location itself is prime for commercial use in the future," Eldridge said, "and I think the new development area is going to be key and instrumental to how Belchertown looks in the future."

Eldridge called Belchertown a "great central area" between communities such as Amherst, Ludlow and Granby and said he also sees the brewery's involvement with the State School property as an opportunity to influence the town's economic profile.

"To be one of the first people in the new developing area, we can kind of set the tone," Eldridge said, adding that the business would help to "have a town that's seen as growing and open the door to new entrepreneurs."

The new child care facility, which will replace the current Belchertown Day School site on State Street, will be around 8,400 square feet in size and capable of serving 110 students at a time, said Pat Bruni, executive director of Belchertown Day School. The Day School received site approval at a Feb. 26 Planning Board meeting, and Bruni said that a sale agreement is slated to go through in late May or early June.

Aside from bringing in new businesses, MassDevelopment is also continuing construction on a roadway and multipurpose trail, O'Neill said.

In 2017, the town received a \$3 million state grant for constructing the Carriage Drive roadway as well as related electrical and sewer work. MassDevelopment has spent about \$2-2.3 million of the funding so far, O'Neill said.

The Lake Wallace Sensory Trail, which stretches from 7,000 to 8,000 feet and is intended for pedestrians and bicyclists, will also loop through the neighborhood.

Since the 90s, the town's Economic Development Industrial Corporation (EDIC) has been looking to use the location to invest in the town's future.

The developing neighborhood, called Carriage Grove, has residential lots of up to 24 acres available, as well as commercial lots of up to 9 acres, according to MassDevelopment. In addition, 7.5 acres are available for office, retail or medical establishments.



Sign in

Piper Farm

Parks & Recreation Department

Lampson Brook

Chubby Checkers

Dunkin' Donuts

Stadler Hardware

Swift River Elementary School

Chestnut Hill Community School

Belchertown High School

Chestnut Hill Recreation

Tractor Supply Co

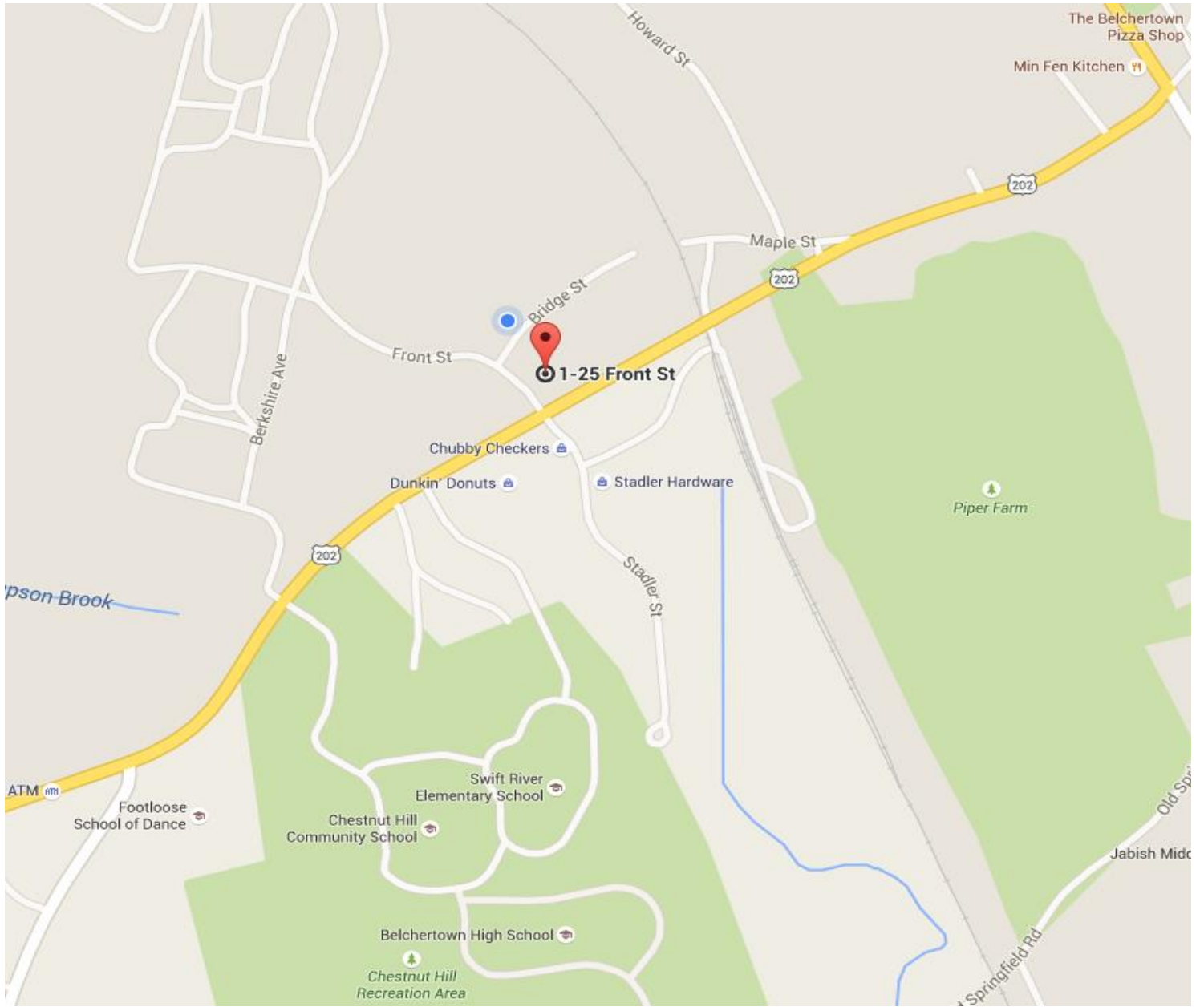
Anytime Fitness

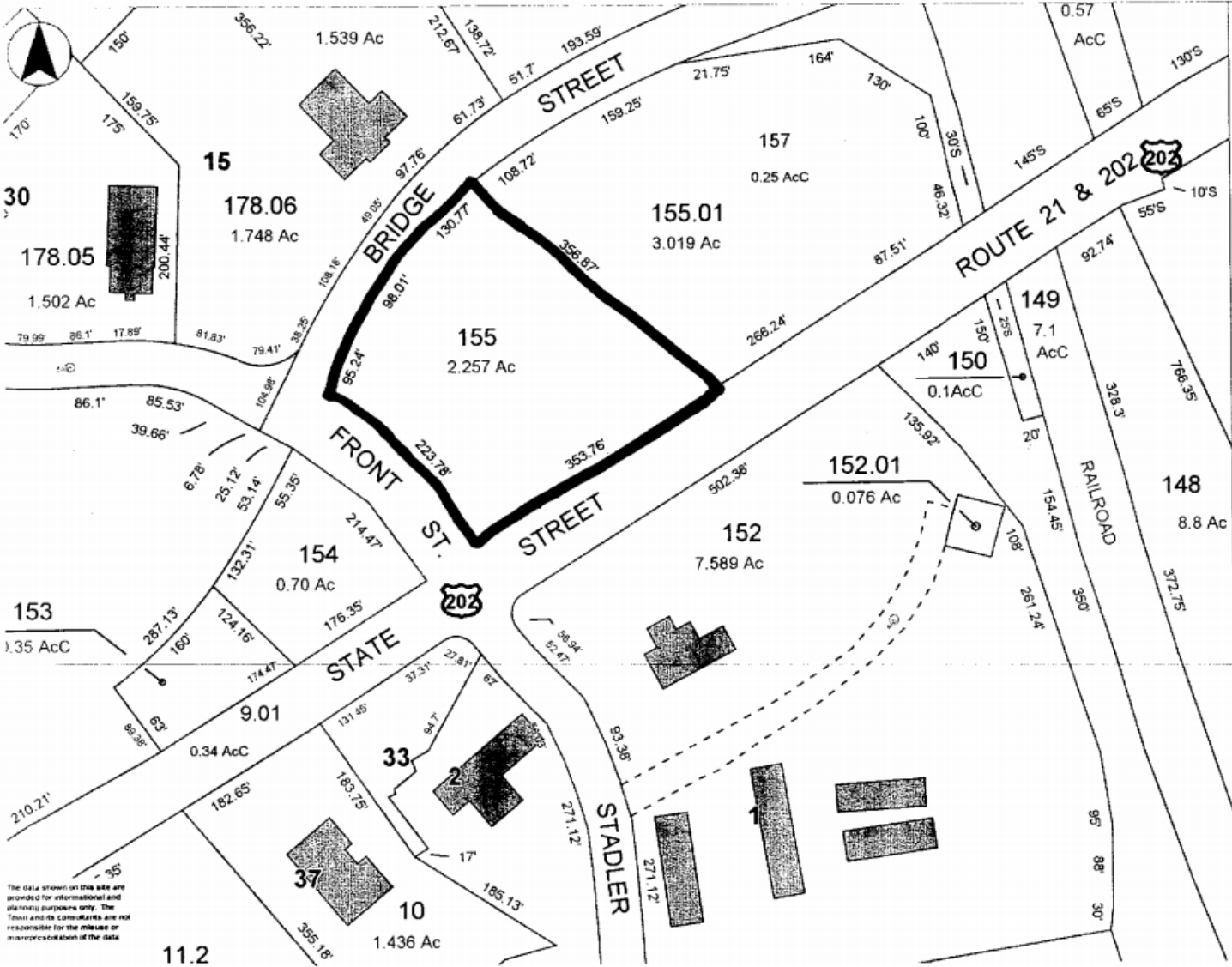
Eastern Hampshire District Court



net Fitness

2-4 US-202
Belchertown, MA 01007
42.273274, -72.410340





- Buildings
- Open Water
- Misc. Water
- Miscellaneous Lines
- MA Highways
- Interstate
- US Highway
- State Highway
- Town Boundary
- Abutting Towns
- Abutting Towns Sold
- RTF Roads

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Belchertown MapsOnline