

223 ACRES OF DEVELOPMENT LAND FOR SALE

180 BREAKNECK ROAD

Sturbridge, Massachusetts



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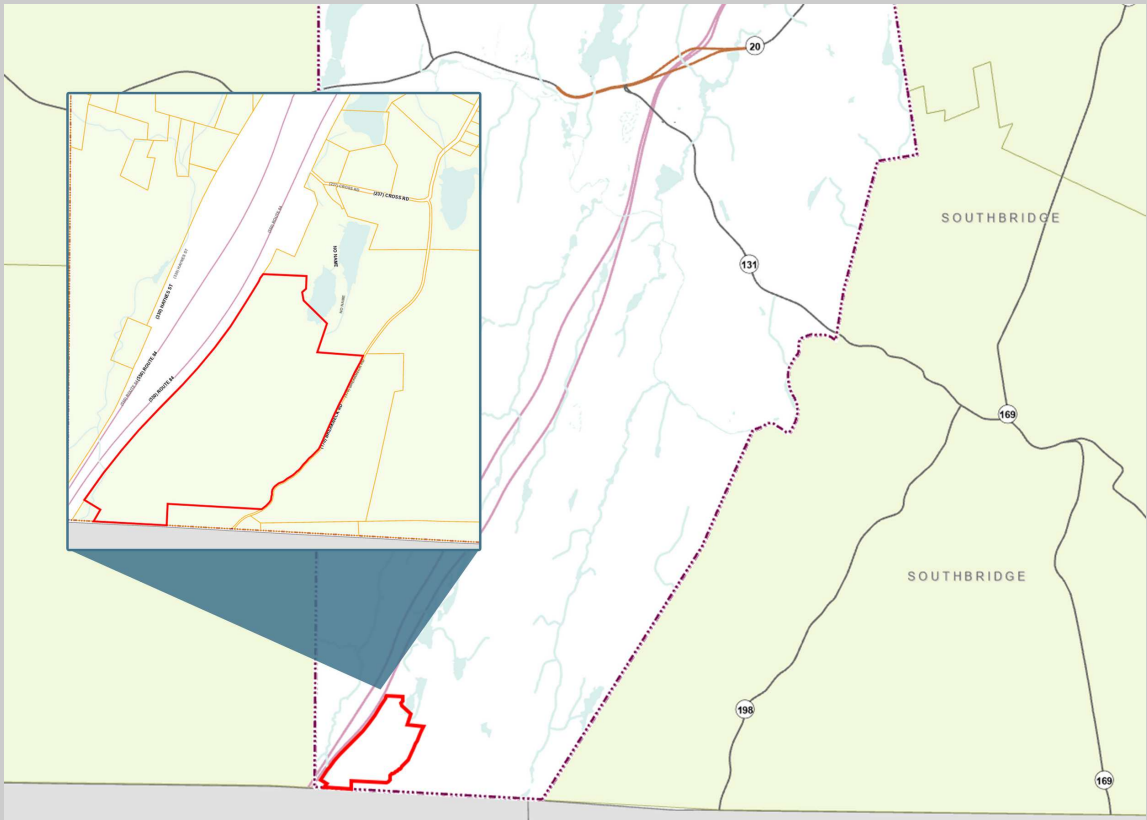
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PROPERTY DESCRIPTION

Kelleher & Sadowsky is pleased to present the rare opportunity to acquire approximately 223 acres of development land at 180 Breakneck Road in Sturbridge, Massachusetts. Ideally located along Interstate 84, the property offers direct access to major regional highways including Routes 395, 290, 20, and the Massachusetts Turnpike (I-90), and sits just north of the Connecticut border.

Zoned Rural Residential, the site supports a wide range of uses by right, including:

- Single-family residential development
- Agricultural operations
- Religious and educational facilities
- Micro-breweries
- Adult care facilities

Additionally, uses such as private clubs, campgrounds, mobile home parks, hospitals, golf courses, and senior housing are permitted by special permit, offering significant flexibility for future development.

Currently enrolled in Chapter 61 of the Massachusetts General Laws, the property benefits from a reduced tax assessment while maintaining its long-term development potential. With minimal wetlands and substantial road frontage, this expansive parcel is well-positioned for a variety of residential, institutional, or recreational uses. Contact us today to learn more about this exceptional development opportunity.

OFFERING SUMMARY

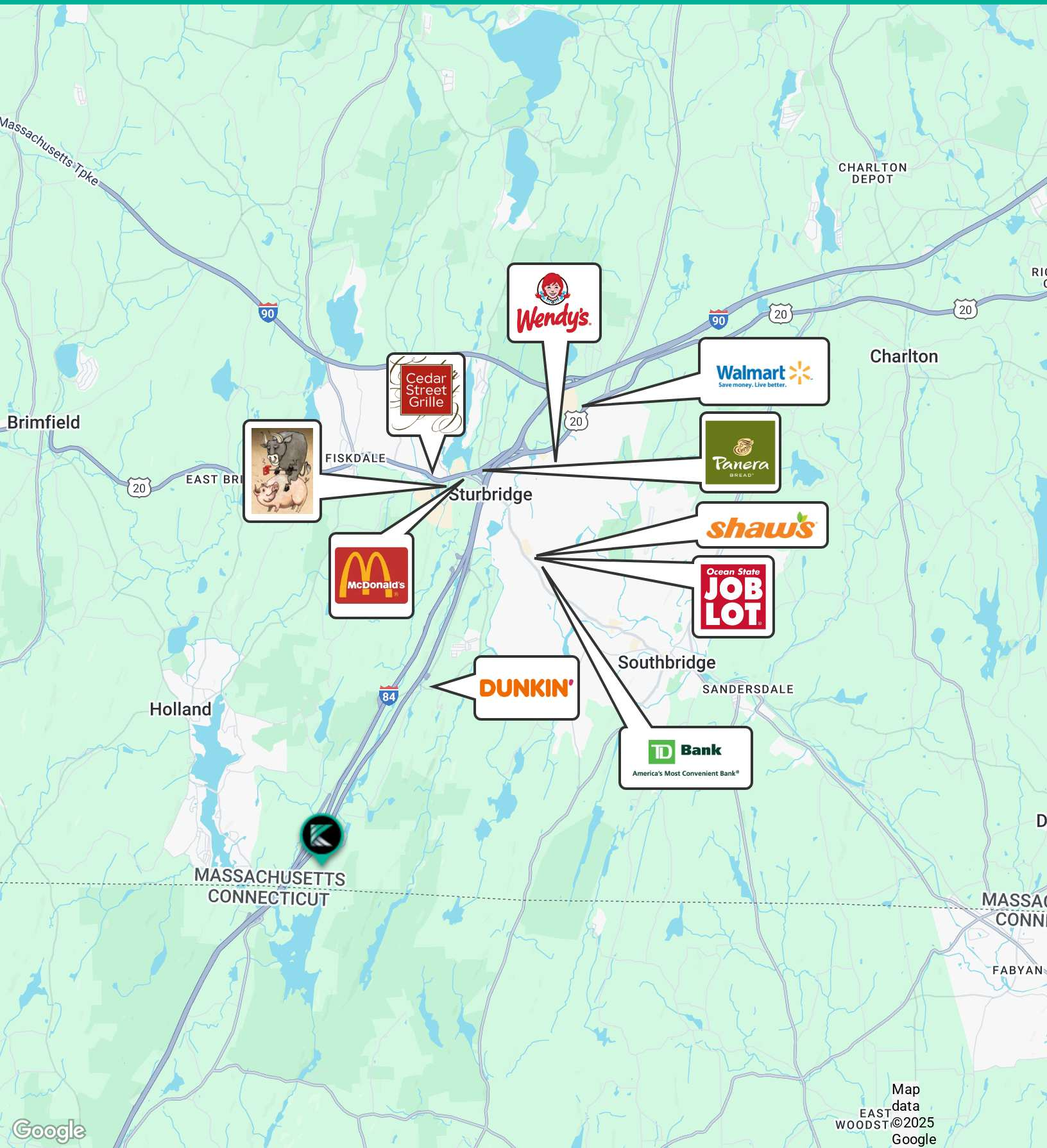
Sale Price:	\$3,500,000
Lot Size:	±223 Acres
Zoning:	Rural Residential
2025 Taxes:	\$6,939

DEMOGRAPHICS	3 MILES	7 MILES	10 MILES
Total Households	1,191	13,998	22,984
Total Population	2,737	33,921	56,422
Average HH Income	\$112,683	\$103,528	\$111,414



FOR SALE • 180 BREAKNECK ROAD

Location & Amenity Map



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Highway Accessibility

