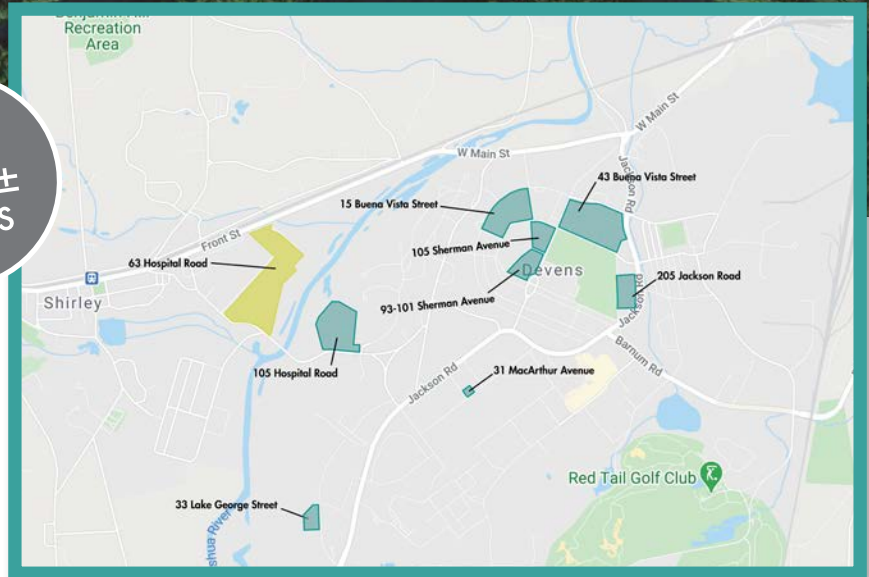




SIZE
32.0±
acres

Located in the Shirley Village Growth District, this 32-acre sub-divisible lot has the potential for up to 350,000 square feet of development. Allowable uses include senior housing, retail, office, commercial, conference, lodging, and institutional uses.



PROPERTY TYPE

- Senior housing
- Retail
- Office
- Commercial
- Conference
- Lodging
- Institutional

UTILITIES

- Sewer
- Water
- Electric
- Natural Gas
- Telephone

FEATURES

- Build-to-suit opportunity
- Highly desirable location near Route 2
- Regional shuttle stop with connection to high-speed commuter rail line
- High capacity utility infrastructure

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- Competitively-priced land
- Commercial infrastructure including:
 - » Competitive utility rates
 - » No personal property tax

ONE-STOP PERMITTING

- 75-day maximum
- Single regulatory authority for all local permits

FINANCIAL INCENTIVES

- Pre-development assistance
- Loans and loan guarantees
- Tax-exempt financing

WORKFORCE FRIENDLY

- Continuing education programs through Mount Wachusett Community College
- 18-hole Red Tail Golf Club
- Mirror Lake & waterfront beach
- Bike lanes; walking and running trails
- Hotels and conference center
- Restaurants and services

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