

FOR SALE > LUXURY DEVELOPMENT OPPORTUNITY

# 25+ Acres in Affluent Community

PAWTUCKET BOULEVARD, TYNGSBOROUGH, MA 01879



Concept Imagery



- > High-end condominium project
- > Order of Resource Area (ORAD) issued on 10/24/2017 for the Wetland Delineation Plan; ORAD is valid for 3 years
- > 55 units: site plan accommodates up to fifty-five 3,500± SF luxury condominiums
- > Merrimack River views
- > Across from prestigious Vesper Country Club & abutting Stonehedge Hotel & Spa
- > Serene & private setting, yet convenient to highways and shopping

## DEMOGRAPHICS | 3 Mile Radius

AVERAGE HH  
INCOME



**\$100,348**

# OF  
HOUSEHOLDS



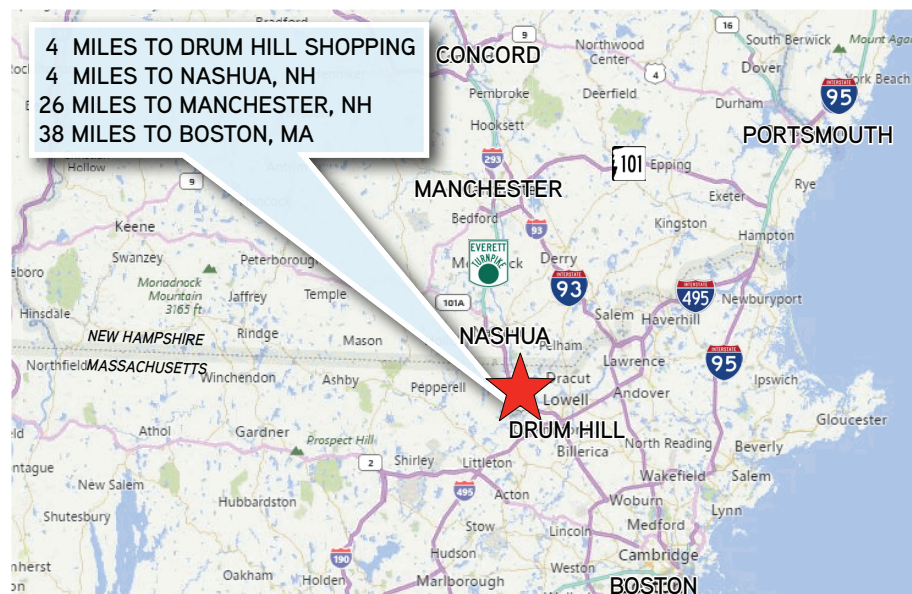
**15,984**

POPULATION



**42,418**

Source: Esri forecasts for 2017.

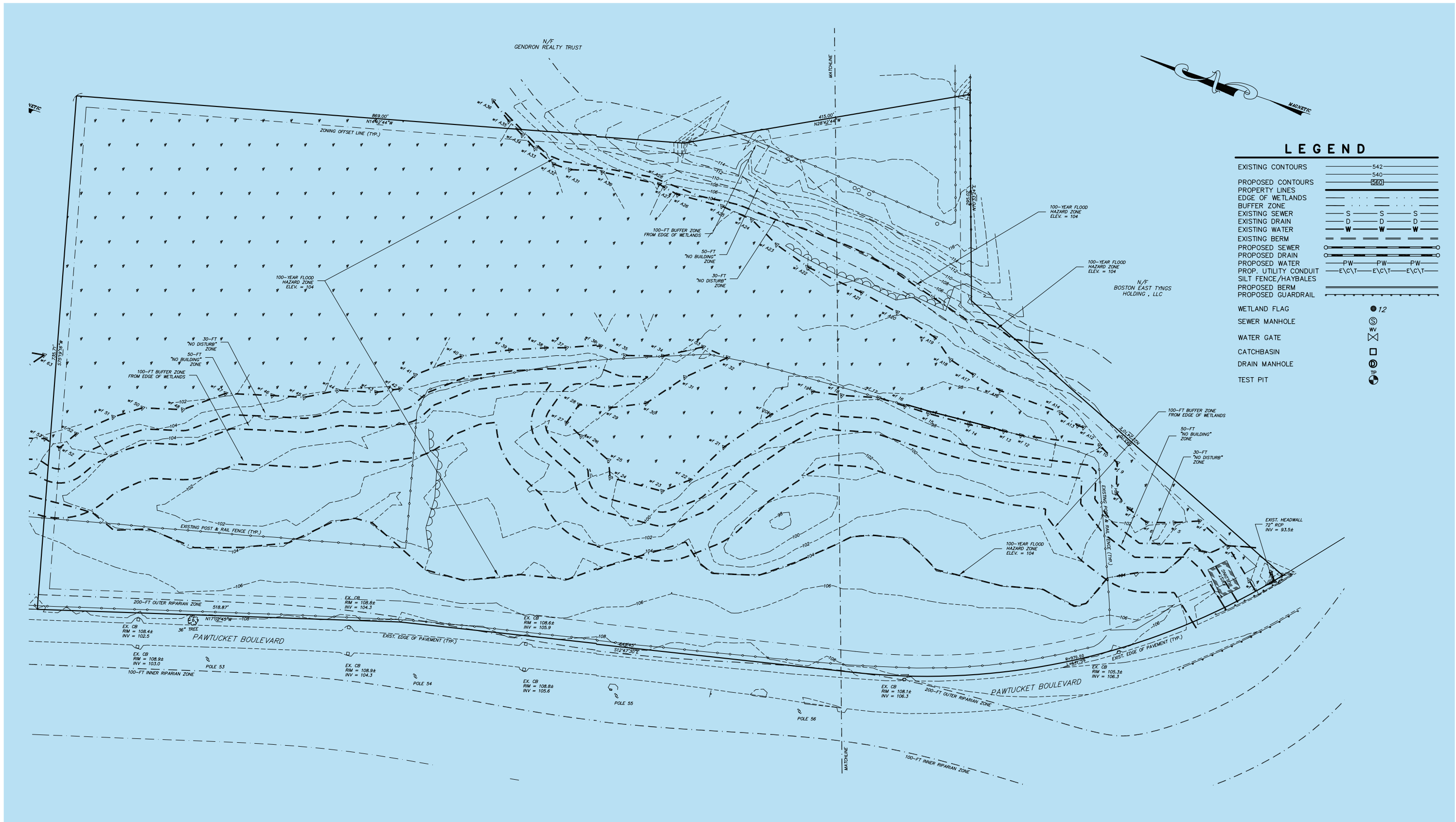


**List Price \$2,975,000**

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# Wetland Delineation Plan





### PROPOSED SITE LAYOUT - 55 UNITS

SCALE: 1" = 60'

