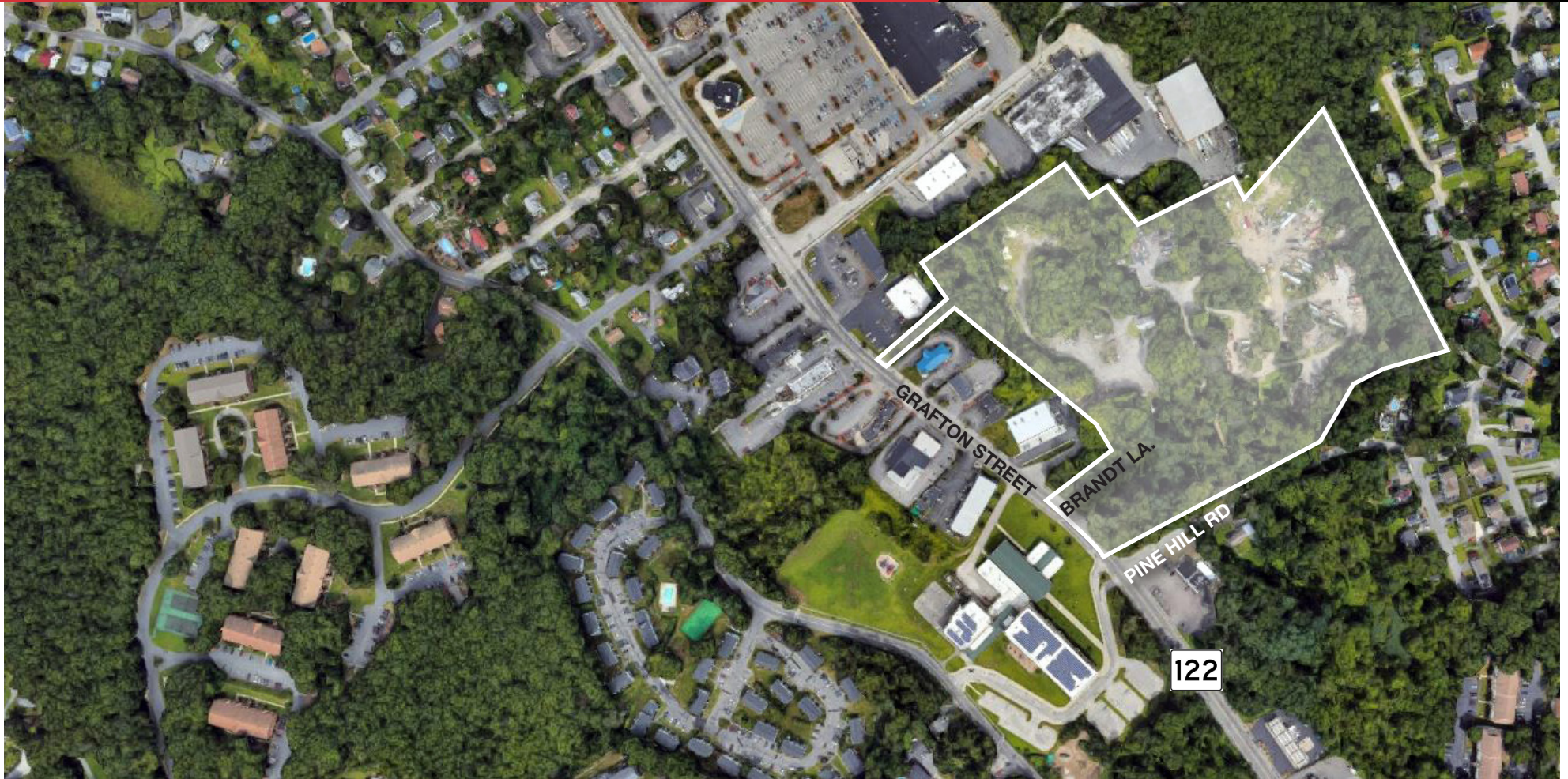


# 17.7 Acres - Developable Land in Exceptional Location For Sale

1029 Grafton St. and 4 Brandt Lane  
Worcester, MA



Proven Multi-Family, Assisted Living and Retail Location

**NAI Glickman Kovago & Jacobs**

1 Mercantile Street Suite 510 | Worcester MA 01608

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BROKERAGE SERVICES

CONSTRUCTION MANAGEMENT

PROPERTY MANAGEMENT





## Grafton Street | Worcester, MA

### Premium 17.7 Acre Development Site

NAI Glickman Kovago & Jacobs is pleased to present the 17.7 acre property located on the corner Grafton Street and Brandt Lane in Worcester. This parcel offers one of the last large tracts of land with potential for major development. It is located in an area with a multitude of amenities as well as easy access to the I-90 (Mass Turnpike) and Downtown Worcester. Adjacent shopping options including Stop & Shop Supermarket, Rockland Trust Bank, Berkshire Bank, Crunch Fitness, AP Fish Market, Dairy Queen and many others. The site is directly adjacent to the Perkins Farm Conservation Area and nearby Broad Meadow Brook Conservation Center & Wildlife Sanctuary both offering miles of hiking trails.

#### SPECIFICATIONS

Address	Corner of Grafton Street and Brandt Lane
Land Area	17.7 acres
Zoning	RL 7, BL 1.0, BG 2.0
Utilities Available	<ul style="list-style-type: none"> <li>City of Worcester water and sewer</li> <li>Natural gas</li> </ul>
Traffic Count	19,160 (2018)

All information regarding property for sale or lease is from sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no warranty or representation to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale or lease or withdrawal without notice. Any projections and assumptions are used for convenience and example only and do not represent actual future performance. You and your trusted advisors should independently verify all information and projections.

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## AREA AMENITIES

### Perkins Farm Marketplace:

- Stop & Shop
- Subway
- Spectrum Store
- Dollar Tree
- Papa Gino's
- Rockland Trust Bank
- Aaron's

### 99 Restaurant Plaza:

- 99 Restaurant
- CVS Pharmacy
- Chuck E Cheese's

### United Bank Strip Mall:

- United Bank
- La Cucina Italiana Restaurant

### Domino's Pizza Strip Mall:

- Domino's Pizza
- Family Dollar
- Little Smiles pediatric dentist



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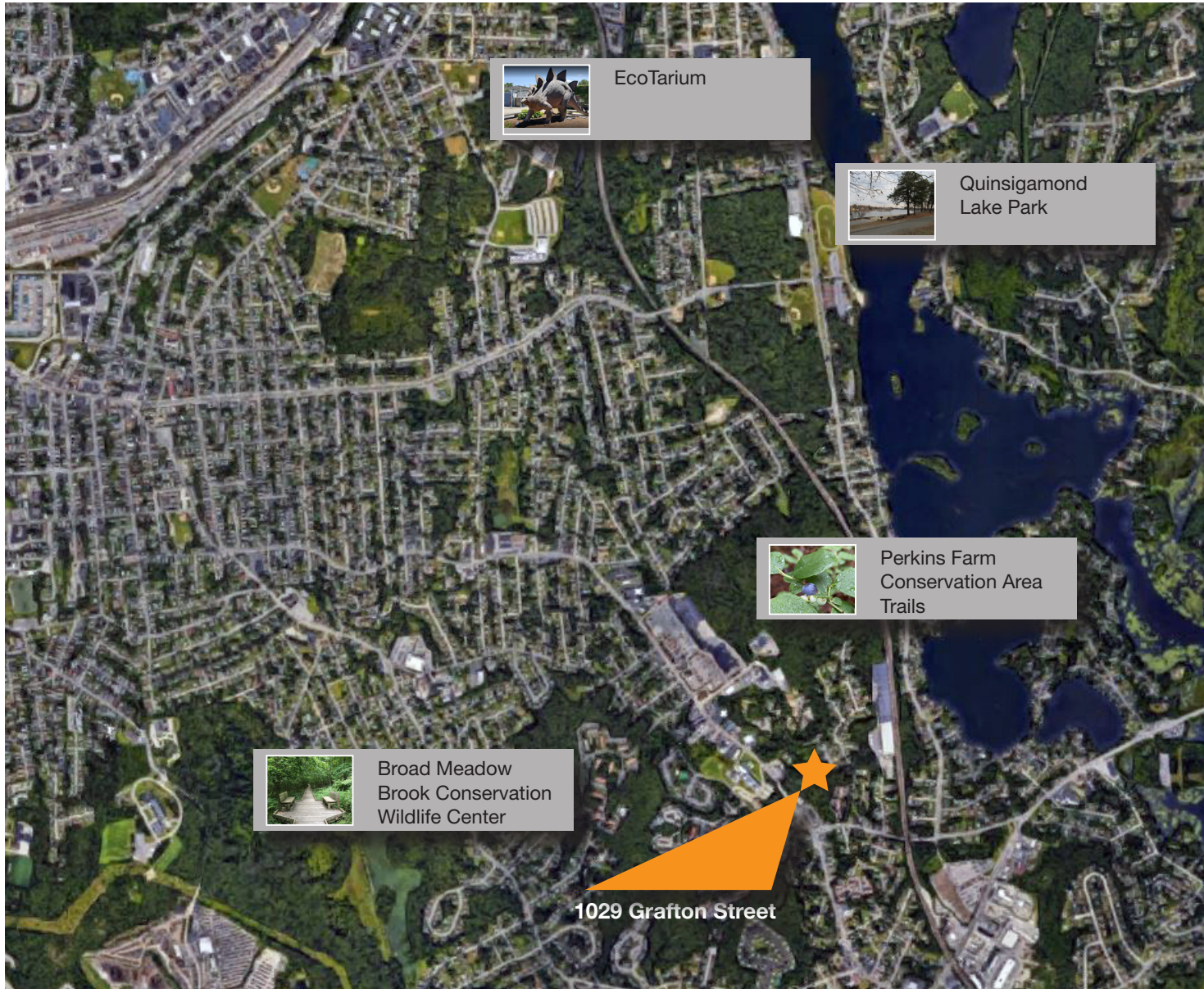


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## LOCAL RECREATION

**Perkins Farm Trail** is a 1.1 mile moderately trafficked loop trail that features a lake and is good for all skill levels. It is accessible year-round.

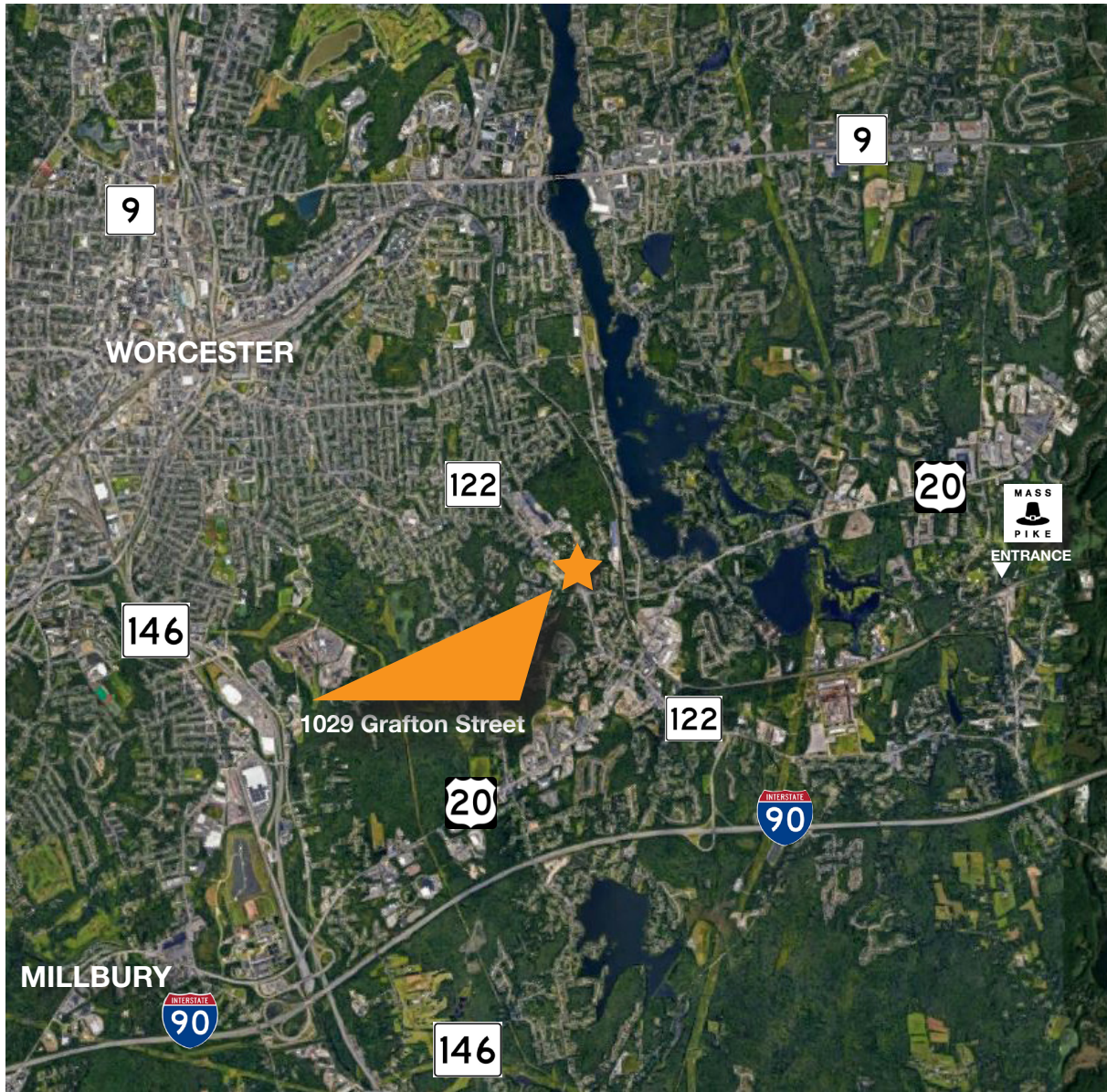
**Broad Meadow Brook Trail** is a 2.8 mile loop trail offering the chance to see wildlife and is good for all skill levels. It is primarily used for hiking, walking and nature trips.

**Quinsigamond Lake Park** is Worcester's third largest municipal park and is located directly across from Lake Quinsigamond. Here you can swim in the lake, enjoy a picnic, play tennis or walk along the paths.

The **EcoTarium** museum of science and nature offers an indoor-outdoor experience to everyone with interactive exhibits, live animal habitats, planetarium shows, hikes, and more.







## THE HEART OF THE COMMONWEALTH

Worcester, a five-time recipient of the All-American City Award, is located in the heart of the Commonwealth. It is the second largest city in New England and includes many world-class colleges and universities, access to diverse culture, sports, restaurants and entertainment, affordable housing, quality public schools and reliable local and regional transportation.

The city's close proximity to Boston makes it a prime investment alternative to the increasingly expensive Boston market.

## BY THE NUMBERS

- Population | 185,143 with 40% age 34 or younger
- Population within 75 mile radius: 8+ million
- Median family income | \$66,482
- 12 area colleges and universities more than 38,000 students
- 5,000+ businesses
- 20 round trip MBTA trains to Boston
- More than 2 million visitors annually
- 13,700-seat arena | 100,000 sf exhibitor space

	1 Mile	3 Mile	5 Mile
Population	10,806	98,129	220,890
No. of Households	4,758	39,332	85,929
Average Income	\$84,934	\$72,325	\$79,967

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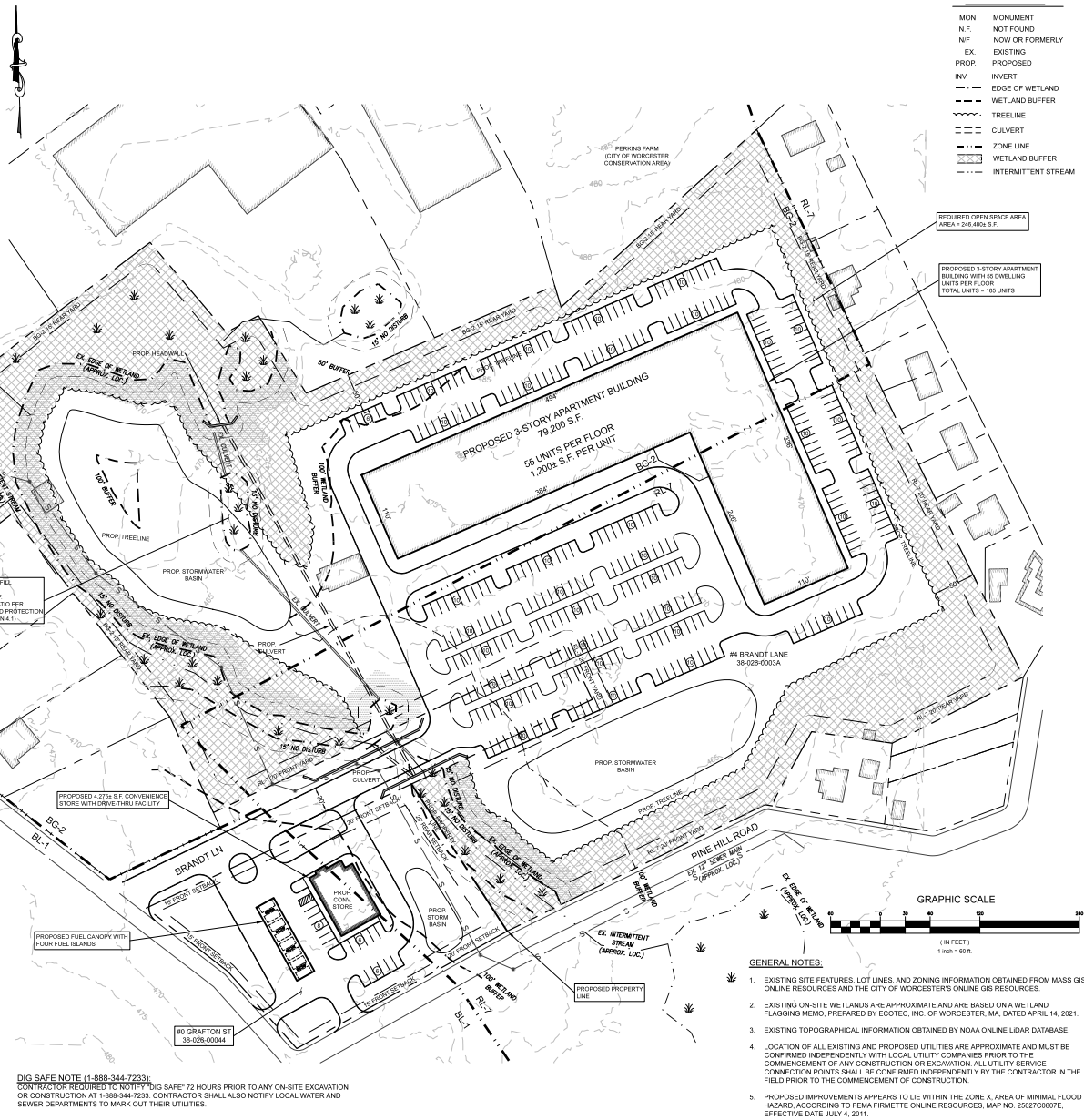






# APARTMENT COMPLEX CONCEPT

ZONING INFORMATION TABLE - WORCESTER, MA			
#4 BRANDT LANE			
CURRENT OWNER: BRANDT LIVING TRUST			
ASSESSOR'S MAP ID: 38-026-0003A DEED: BK 56931 PG 288 (#4 BRANDT LN)			
ZONING: SPLIT ZONE - RESIDENCE LIMITED (RL-7), BUSINESS GENERAL (BG-2.0)			
EXISTING USE: MATERIAL STOCKPILE AREA & CONTRACTOR YARD			
PROPOSED USE: CLUSTER MULTI-FAMILY APARTMENT BUILDING DEVELOPMENT (ALLOWED THROUGH SPECIAL PERMIT IN RL-7 & BG-2 ZONING DISTRICTS)			
EXISTING ZONING REQUIREMENTS	RL-7	BG-2.0	PROPOSED
LOT SIZE (MIN.)	3,000 S.F.	5,000 S.F.	661,981 S.F.
FRONTAGE	75 FT.	40 FT.	762± FT.
LOT WIDTH (MIN.)	—	—	—
FRONT SETBACK	20 FT.	—	—
SIDE SETBACK	20 FT.	—	—
REAR SETBACK	20 FT.	15 FT.	63 FT.
MAX. BLDG. HEIGHT	45 FT. (3+ STY)	50 FT.	—
MAX. ALLOWED UNITS	165 UNITS	99 UNITS	165 UNITS
MIN. OPEN SPACE	165,495 S.F.	165,495 S.F.	240,944 S.F.
PROPOSED PARKING CALCULATION:			
Proposed Multi-family Apartment Building (2 Spaces / Dwelling Unit)	REQUIRED	PROPOSED	
165 Dwelling Units x (2 Spaces/ Dwelling Unit)	330 Spaces	336 Spaces	
DENSITY CALCULATION (ASSUME REZONE FROM BG-2.0 TO RL-7)			
RL-7 Zone			
ARTICLE VIII: CLUSTER ZONING			
MAXIMUM UNITS = Gross Sq. Footage ÷ Ch. 131 Land - 25% / Minimum Parcel Size Allowed in Zone			
= (661,981 s.f. - (661,981 s.f. x .25)) / 3,000 s.f.*			
= 165 Units (Max)			
PROPOSED UNITS = 165 UNITS			
* MINIMUM LOT SIZE WITHIN THE RL-7 DISTRICT FOR A SINGLE-FAMILY ATTACHED DWELLING IS 3,000 S.F. THEREFORE, #4 BRANDT LANE WOULD NEED TO BE REZONED TO FULL RL-7 TO ALLOW FOR THE MAXIMUM NUMBER OF 165 UNITS.			
DENSITY CALCULATION (ASSUMES CURRENT SPLIT ZONING)			
BG-2 Zone & RL-7 Zone			
ARTICLE VIII: CLUSTER ZONING			
MAXIMUM UNITS = Gross Sq. Footage ÷ Ch. 131 Land - 25% / Minimum Parcel Size Allowed in Zone			
= (661,981 s.f. - (661,981 s.f. x .25)) / 5,000 s.f.*			
= 99 Units (Max)			
PROPOSED UNITS = 165 UNITS			
* MINIMUM LOT SIZE WITHIN THE BG-2 DISTRICT FOR A SINGLE-FAMILY ATTACHED DWELLING IS 5,000 S.F. THEREFORE, BG-2 IS THE MORE RESTRICTIVE ZONE.			
OPEN SPACE CALCULATION:			
ARTICLE VII: CLUSTER ZONING			
AT LEAST 25% OF THE SITE SHALL BE PRESERVED AS OPEN SPACE. THE DESIGNATED OPEN SPACE MUST BE ACCESSIBLE AND CAPABLE OF BEING USED. IT CANNOT BE CONSTITUTED ONLY OF "UNBUILDABLE LAND".			
REQUIRED OPEN SPACE = 25% OF TOTAL LOT			
= 25% x 661,981 S.F.			
= 165,495 S.F.			
ZONING INFORMATION TABLE - WORCESTER, MA			
#0 GRAFTON STREET			
CURRENT OWNER: BRANDT LIVING TRUST			
ASSESSOR'S MAP ID: 38-026-00044 DEED: BK 56931 PG 292 (#0 GRAFTON ST)			
ZONING: SPLIT ZONE - RESIDENCE LIMITED (RL-7), BUSINESS LIMITED (BL-1.0)			
EXISTING USE: VACANT LAND			
PROPOSED USE: FUELING STATION WITH CONVENIENCE STORE AND DRIVE-THRU FACILITY (FUEL STATION AND DRIVE-THRU ALLOWED BY SPECIAL PERMIT IN RL-7 & BL-1.0 DISTRICTS)			
EXISTING ZONING REQUIREMENTS	RL-7	BL-1.0	PROPOSED
LOT SIZE (MIN.)	7,000 S.F.	5,000 S.F.	70,244± S.F.
FRONTAGE	75 FT.	40 FT.	282± FT.
LOT WIDTH (MIN.)	—	—	—
FRONT SETBACK	20 FT.	10 FT.	44± FT.
SIDE SETBACK	20 FT.	10 FT.	—
REAR SETBACK	20 FT.	20 FT.	122 FT.
MAX. BLDG. HEIGHT	45 FT. (3+ STY)	40 FT. (3+ STY)	—
PROPOSED PARKING CALCULATION:			
Retail: (1 Space/ 300 s.f. gfa)	REQUIRED	PROPOSED	
1,275 s.f. Gas Station x (1 Space/ 300 s.f. gfa)	15 Spaces	20 Spaces	





# CONDO COMPLEX CONCEPT

## ZONING INFORMATION TABLE - WORCESTER, MA #4 BRANDT LANE

CURRENT OWNER: BRANDT LIVING TRUST

ASSESSOR'S MAP ID: 38-026-0003A DEED: BK 56931 PG 288 (#4 BRANDT LN)  
 ZONING: SPLIT ZONE - RESIDENCE LIMITED (RL-7), BUSINESS GENERAL (BG-2.0)  
 EXISTING USE: MATERIAL STOCKPILE AREA & CONTRACTOR YARD  
 PROPOSED USE: CLUSTER SINGLE-FAMILY TOWNHOUSE DEVELOPMENT  
 (ALLOWED THROUGH SPECIAL PERMIT IN RL-7 & BG-2 ZONING DISTRICTS)

EXISTING ZONING REQUIREMENTS	RL-7	BG-2.0	PROPOSED
LOT SIZE (MIN.)	3,000 S.F.	5,000 S.F.	861,981 s.f.
FRONTAGE	75 FT.	40 FT.	763 ft
LOT WIDTH (MIN.)	20 FT.	20 FT.	20 FT.
FRONT SETBACK	20 FT.	20 FT.	20 FT.
SIDE SETBACK	20 FT.	15 FT.	63 FT.
REAR SETBACK	20 FT.	50 FT.	50 FT.
MAX. BLDG. HEIGHT	45 FT. (3+ STY)	50 FT.	50 FT.
MAX. ALLOWED UNITS	165 UNITS	99 UNITS	108 UNITS
MIN. OPEN SPACE	165,495 S.F.	165,495 S.F.	240,944 S.F.

**PROPOSED PARKING CALCULATION:**

	REQUIRED	PROPOSED
Proposed Town Houses: (2 Spaces / Dwelling Unit)		
108 Dwelling Units x (2 Spaces / Dwelling Unit)	216 Spaces	232 Spaces

### DENSITY CALCULATION: (ASSUME REZONE FROM BG-2.0 TO RL-7) RL-7 ZONE

ARTICLE VIII: CLUSTER ZONING  
 MAXIMUM UNITS = Gross Sq. Footage - Ch. 131 Land - 25% / Minimum Parcel Size Allowed in Zone  
 = (861,981 s.f. - (861,981 s.f. x 25%) / 3,000 s.f.  
 = 165 Units (Max)

PROPOSED UNITS = 108 UNITS

\* MINIMUM LOT SIZE WITHIN THE RL-7 DISTRICT FOR A SINGLE-FAMILY ATTACHED DWELLING IS 3,000 S.F. THEREFORE, #4 BRANDT LANE WOULD NEED TO BE REZONED TO FULL RL-7 TO ALLOW FOR THE MAXIMUM NUMBER OF 165 UNITS.

### DENSITY CALCULATION: (ASSUME CURRENT SPLIT ZONE) BG-2 ZONE & RL-7 ZONE

ARTICLE VIII: CLUSTER ZONING  
 MAXIMUM UNITS = Gross Sq. Footage - Ch. 131 Land - 25% / Minimum Parcel Size Allowed in Zone  
 = (861,981 s.f. - (861,981 s.f. x 25%) / 5,000 s.f.  
 = 99 Units (Max)

PROPOSED UNITS = 108 UNITS

\* MINIMUM LOT SIZE WITHIN THE BG-2 DISTRICT FOR A SINGLE-FAMILY ATTACHED DWELLING IS 5,000 S.F. THEREFORE, BG-2 IS THE MORE RESTRICTIVE ZONE.

### OPEN SPACE CALCULATION:

ARTICLE VIII: CLUSTER ZONING  
 AT LEAST 25% OF THE SITE SHALL BE PRESERVED AS OPEN SPACE. THE DESIGNATED OPEN SPACE MUST BE ACCESSIBLE AND CAPABLE OF BEING USED. IT CANNOT BE CONSTITUTED ONLY OF "UNBULIDABLE LAND".

REQUIRED OPEN SPACE = 25% OF TOTAL LOT  
 = 25% x 861,981 S.F.  
 = 165,495 S.F.

## ZONING INFORMATION TABLE - WORCESTER, MA #0 GRAFTON STREET

CURRENT OWNER: BRANDT LIVING TRUST

ASSESSOR'S MAP ID: 38-026-00044 DEED: BK 56931 PG 292 (#0 GRAFTON ST)  
 ZONING: SPLIT ZONE - RESIDENCE LIMITED (RL-7), BUSINESS LIMITED (BL-1.0)  
 EXISTING USE: VACANT LAND  
 PROPOSED USE: DAY CARE CENTER (ALLOWED BY RIGHT IN RL-7, BL-1, & BG-2 ZONES)

EXISTING ZONING REQUIREMENTS	RL-7	BL-1.0	PROPOSED
LOT SIZE (MIN.)	7,800 S.F.	5,000 S.F.	70,242 S.F.
FRONTAGE	75 FT.	40 FT.	249 ft
LOT WIDTH (MIN.)	20 FT.	20 FT.	20 FT.
FRONT SETBACK	20 FT.	10 FT.	58 ft
SIDE SETBACK	20 FT.	10 FT.	58 ft
REAR SETBACK	20 FT.	20 FT.	116 FT.
MAX. BLDG. HEIGHT	45 FT. (3+ STY)	40 FT. (3+ STY)	40 FT.

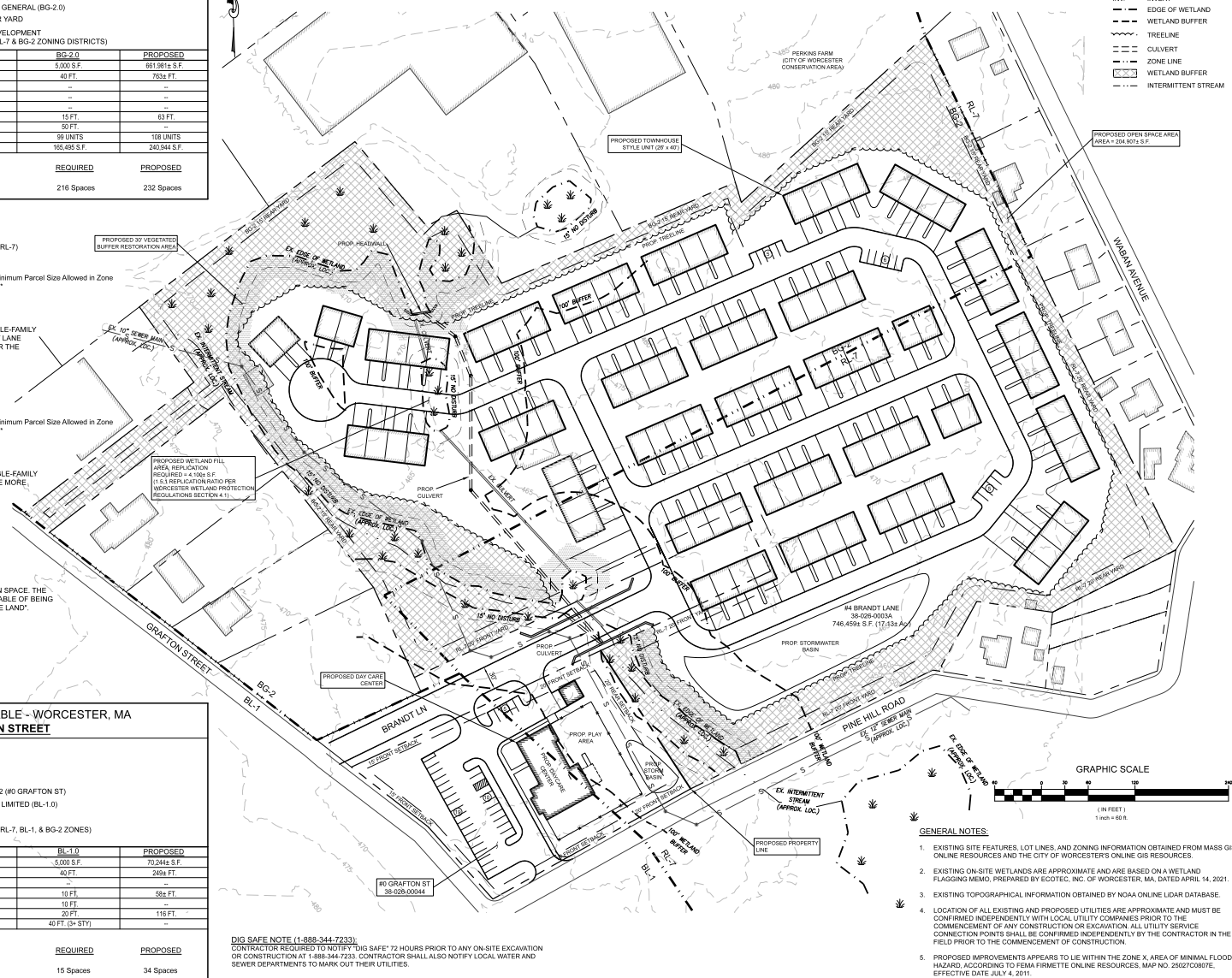
**PROPOSED PARKING CALCULATION:**

	REQUIRED	PROPOSED
Day Care Center: (1 Space / Staff Member)		
15 Staff Members x (1 Space / Staff Member)	15 Spaces	34 Spaces

**DIG SAFE NOTE (1-888-344-7233):**  
 CONTRACTOR REQUIRED TO NOTIFY "DIG SAFE" 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION OR CONSTRUCTION AT 1-888-344-7233. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.

## LEGEND

MON	MONUMENT
N.F.	NOT FOUND
N.F.	NOW OR FORMERLY
EX	EXISTING
PROP	PROPOSED
INV.	INVERT
---	EDGE OF WETLAND
---	WETLAND BUFFER
---	TREELINE
---	CULVERT
---	ZONE LINE
---	WETLAND BUFFER
---	INTERMITTENT STREAM



### GENERAL NOTES:

- EXISTING SITE FEATURES, LOT LINES, AND ZONING INFORMATION OBTAINED FROM MASS GIS ONLINE RESOURCES AND THE CITY OF WORCESTER'S ONLINE GIS RESOURCES.
- EXISTING ON-SITE WETLANDS ARE APPROXIMATE AND ARE BASED ON A WETLAND FLAGGING MEMO, PREPARED BY ECOTEC, INC. OF WORCESTER, MA, DATED APRIL 14, 2021.
- EXISTING TOPOGRAPHICAL INFORMATION OBTAINED BY NOAA ONLINE LIDAR DATABASE.
- LOCATION OF ALL EXISTING AND PROPOSED UTILITIES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- PROPOSED IMPROVEMENTS APPEARS TO LIE WITHIN THE ZONE X AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FEMA FIRMETTE ONLINE RESOURCES, MAP NO. 25027C0807E, EFFECTIVE DATE: JULY 4, 2015.



## WORCESTER DEVELOPMENT PIPELINE

### Completed Projects:

- **Polar Park (Worcester Red Sox Stadium):**  
10,000 person capacity professional ballpark
- **145 Front Street:**  
5-story, 230 unit residential with street level retail
- **AC Marriott:**  
168 room hotel
- **Assumption College Family Academic Center:**  
62,000 sf academic building
- **Courthouse Lofts Worcester:**  
118 residential units
- **The Edge at Union Station:**  
81 residential units
- **Hampton Inn & Suites:**  
100 room hotel
- **Homewood Suites at Washington Square:**  
118 suites
- **Kelley Square Improvement Project:**  
3-intersection rotary development
- **Kelley Square Lofts/Worcester Public Market:**  
4 story, 48 residential units with street level retail
- **The Trolley Yard:**  
retail plaza at former WRTA bus facility
- **The Voke Lofts:**  
84 residential units
- **Worcester Common Garage:**  
300 space underground municipal parking garage

### Projects Underway

- **1 Lincoln Square:**  
95-100 unit senior housing development
- **Alta Seven Hills:**  
5-story, 371 unit housing development
- **Amazon Distribution Center:**  
Redevelopment of the former Greendale Mall
- **Goodridge Brook Estates:**  
51 unit housing development
- **Grand Street Commons:**  
48 unit income-restricted housing units
- **Picket Plaza at Polar Park:**  
Pedestrian plaza outside Polar Park
- **Polar Park municipal parking garage:**  
350 space parking garage across street from Polar Park
- **SilverBrick Skyhouse:**  
312 residential units with retail
- **The Cove:**  
13 story residential with street level retail and 2nd floor offices
- **The Mercantile Restaurant:**  
500 seat restaurant with rooftop bar at the Mercantile Center in Mercantile Plaza
- **Worcester Memorial Auditorium Renovation:**  
300 seat IMAX style theatre
- **Off the Rails Restaurant and Bar:**  
Expansion to DCU Center to include rooftop bar and restaurant
- **Ruth's Chris Steakhouse:**  
340 seat restaurant in the Mercantile Center tower

### Proposed Projects

- **Notre Dame Site at City Square:**  
150 unit affordable apartment building
- **Boston Capital (Table Talk Pies Redevelopment):**  
360 affordable housing units
- **St. Vincent Senior Center:**  
Possible extension to the current Senior Center



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