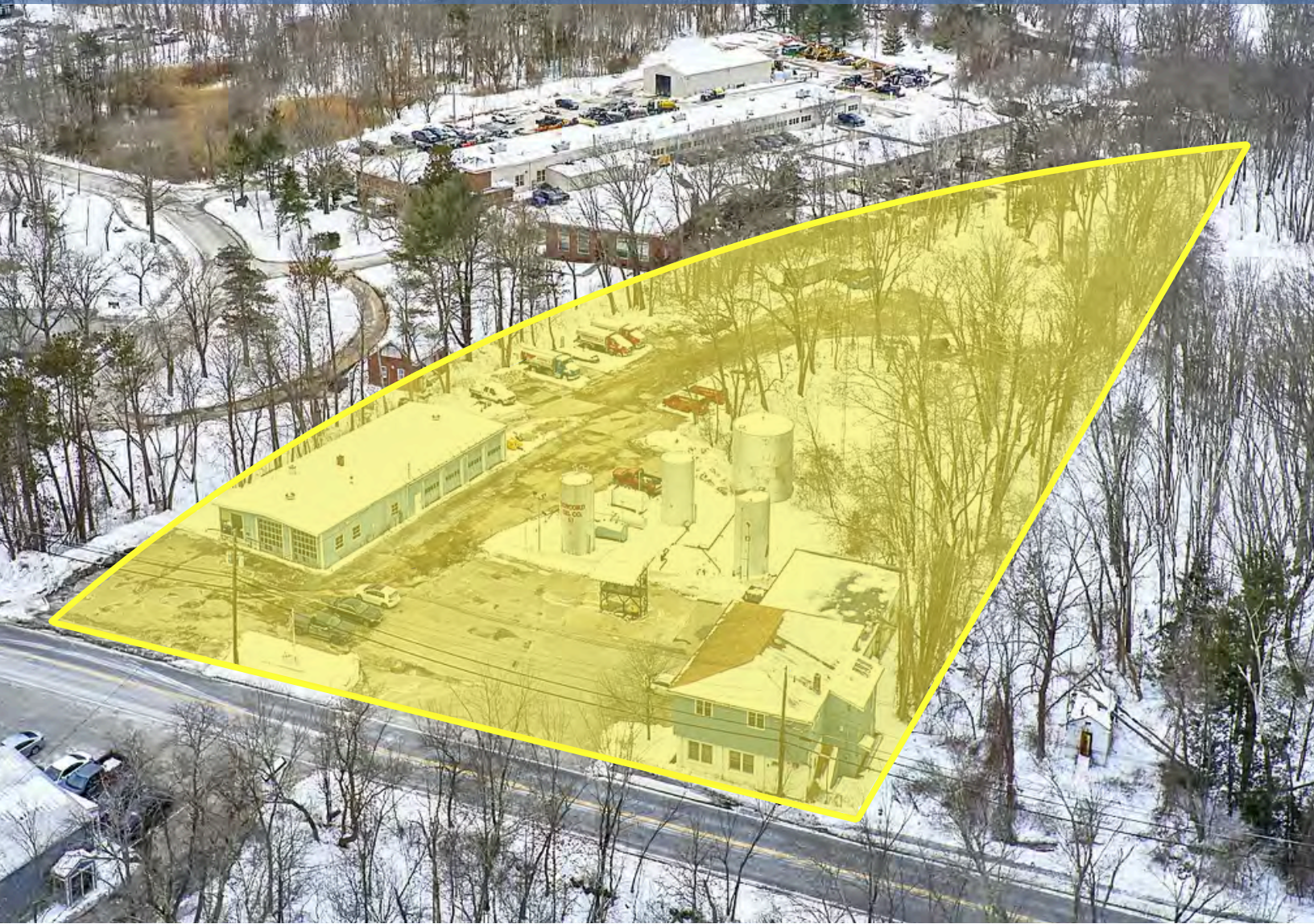


Call for Offers

129 - 147 Lowell Road

Concord, MA 01742



Chris Everest

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(978) 762-0500 x 101

www.NordlundAssociates.com

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**NORDLUND
ASSOCIATES**

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is the responsibility of all parties interested to independently confirm its accuracy and completeness. All parties may solicit their own advisor (s) to conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Rendering for illustrative purposes only.



Call for Offers

129 - 147 Lowell Road

Concord, MA 01742

As exclusive agent, Nordlund Associates Inc. is pleased to present 129-147 Lowell Road, Concord, MA for acquisition.

129-147 Lowell Road Concord, Massachusetts consists of approximately 2.54 acres, currently improved with two buildings totaling +/- 7,427 SF. The site is within the newly created MBTA Multi Family Overlay District – Subdistrict 2. Preliminary conceptual plan supports a multi-family residential development, consisting of a 3-story, +/- 45,850 SF, 38 unit building with associated parking.

The property sits 1 mile from the Concord MBTA commuter station and 0.25 miles from downtown Concord, providing convenient access to area amenities. This site represents a rare opportunity in one of Greater Boston's most sought after communities, with an average household income of \$212,315 and single family home value of \$1,134,500.

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Property Summary

The following is a multifamily residential concept showing a 3-story building totaling 45,850+/- SF yielding approximately 38 Units with an associated parking field. A portion of the building is being shown as podium-style with parking at ground level and building above to achieve the parking ratio consistent with unit density and working within the confines of the wetland buffers and floodplain.

Zoning Summary:

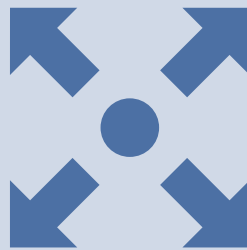
- Situated on 2.54 acres
- Two (2) building improved with 7,427 SF zoned B2
- Site is within newly created MBTA Multi-Family Overlay District – Subdistrict 2
- Maximum density in this zone is 15 units/acre – allowing 38 units max. on this site (2.54 acres)
- Zoning requires 2 parking spaces per unit, requiring 76 spaces



Property Highlights



Desirable Location



2.54 Acres

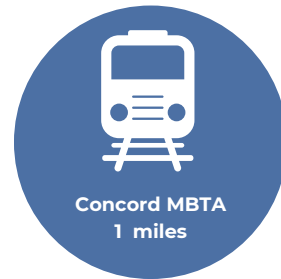


MBTA 3A District

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Market Overview



History | Community | Opportunity

Concord, MA, is one of Greater Boston's most desirable suburban communities, known for its historic charm, top-ranked schools, and strong residential market. Located just 20 miles from Boston, Concord offers a blend of classic New England character and modern convenience, making it an ideal location for families, professionals, and investors.

The town is home to highly regarded public and private schools, including Concord-Carlisle High School and Middlesex School, and boasts a high median household income with consistently appreciating home values. With a walkable town center filled with boutique shops, local cafés, and cultural landmarks, Concord maintains a vibrant yet peaceful atmosphere.

Residents enjoy easy access to Boston via Route 2 and the MBTA Commuter Rail, as well as an abundance of parks, conservation land, and outdoor recreation. Rich in Revolutionary War history, Concord attracts visitors to sites like Minute Man National Historical Park, Walden Pond, and the Old North Bridge, further enhancing its appeal. With its prestigious reputation, strong community, and excellent connectivity, Concord remains a highly sought-after market for multi-family development and long-term investment.



Population

18,226+



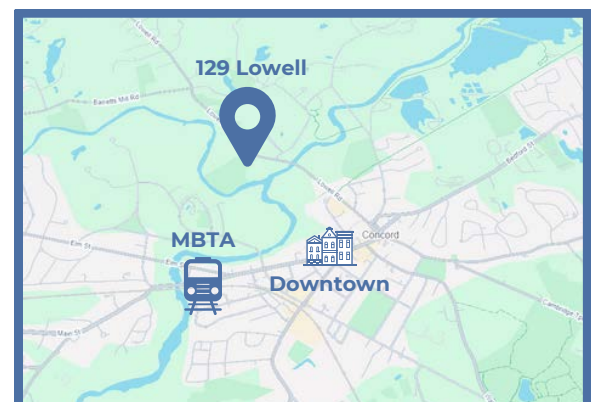
Household Income

\$212,315+



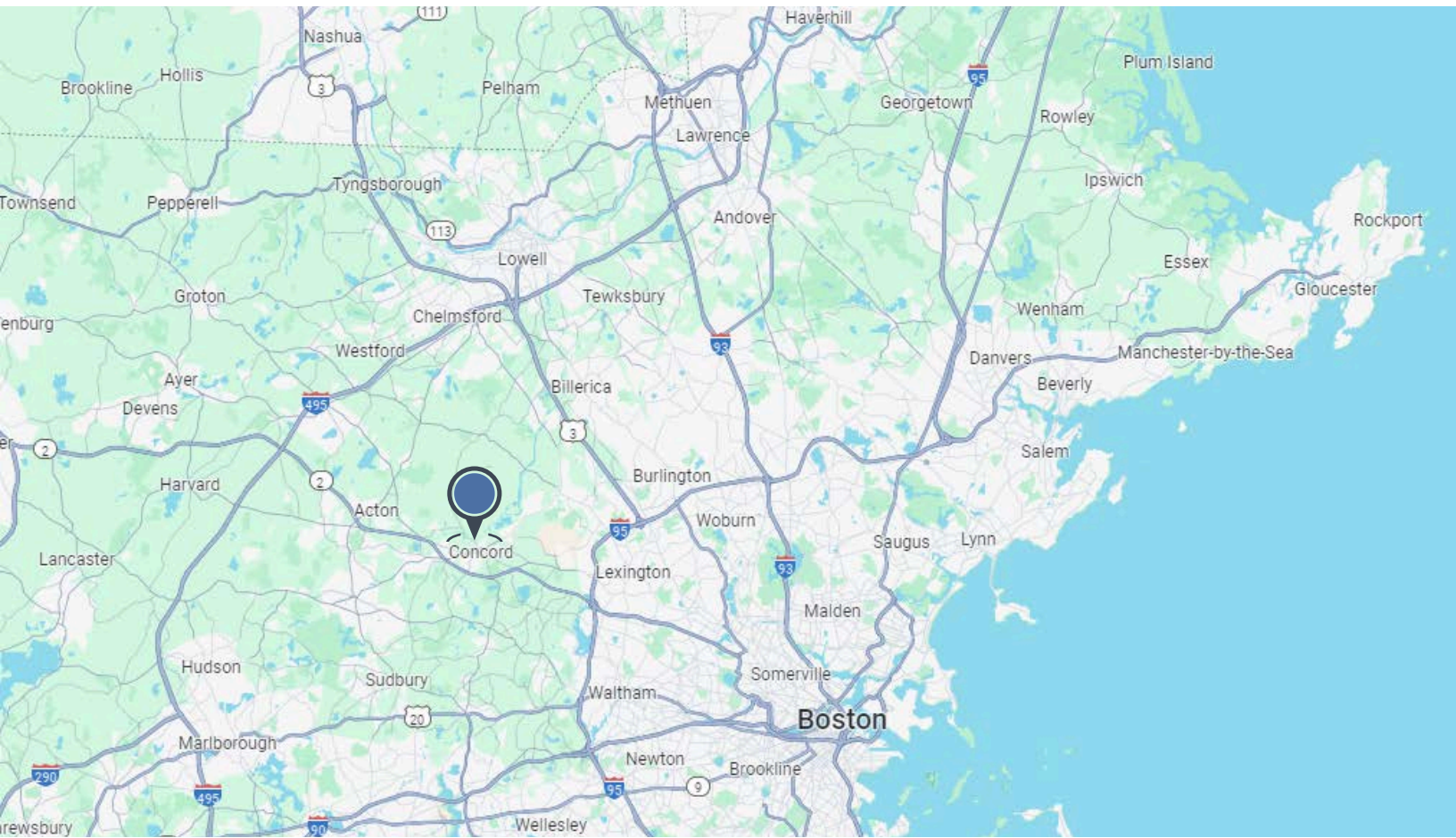
Home Value

\$1,134,500



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Map



Distances

MA Route 2: **4 Minutes / 2 Miles**

2

I-95: **15 Minutes / 6.5 Miles**



Boston and

Logan Airport:

31 Minutes / 22 Miles



Term Sheet

Offers to purchase the property are to be accompanied by this term sheet filled out in its entirety.

Price: \$ _____

Deposit: \$ _____

Equity: \$ _____

Debt: \$ _____

Buyer Information:

Name of Entity Making Offer: _____

Proposed Use: _____

Contingencies

Due Diligence Period: _____

Time from Commitment to Closing: _____

Proposed Closing Date: _____

Miscellaneous: _____

The offering part hereby acknowledges that if it prevails in purchasing the property it will accept it in "As is" condition, subject only to the contingencies above.

Agreed to and Accepted by

Date

Calls for offers on the property are due by 4:00 PM Tuesday April 1st, 2025. Please contact us with any questions regarding the property and/or schedule a tour.

FOR MORE INFORMATION

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