



±13.33 Acre Site

Available For Sale

3 Oriol Drive, Worcester, MA



Kelleher & Sadowsky Associates, Inc. would like to present the commercial real estate community with this 13-acre land site for sale.

This property has been preliminarily engineered for a single development parcel that has been designed for two separate but compatible developments: the upper and lower. The upper ±7 acres of the site provides spectacular water views of Lake Quinsigamond, and is designed to provide 140 apartments and the requisite parking. The lower ±6 acres is preliminarily designed for 26 duplex units, which makes this property a marquee residential development site accompanied with RG-5 zoning.

Of significant interest is the superb commuter location of the property, located less than a mile from I-290 with one traffic signal for immediate highway access. Additionally, the site is a short 2 minute walk to Lincoln Plaza one of Worcester's largest retail centers including; Stop & Shop, Barnes and Noble, Five Guys, Dicks Sporting Goods, Target, Dunkin Donuts, Lowes, McDonalds, Denny's, Wendy's, Texas Roadhouse, and Country Club Plaza.

- Residential Developable RG-5 Zoning
- ±13.33 Acre Site
- Minutes to major highways and routes
- 2 Level Zones; Upper and Lower
- Total Sale price at \$4,750,000

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Aerial Photographs



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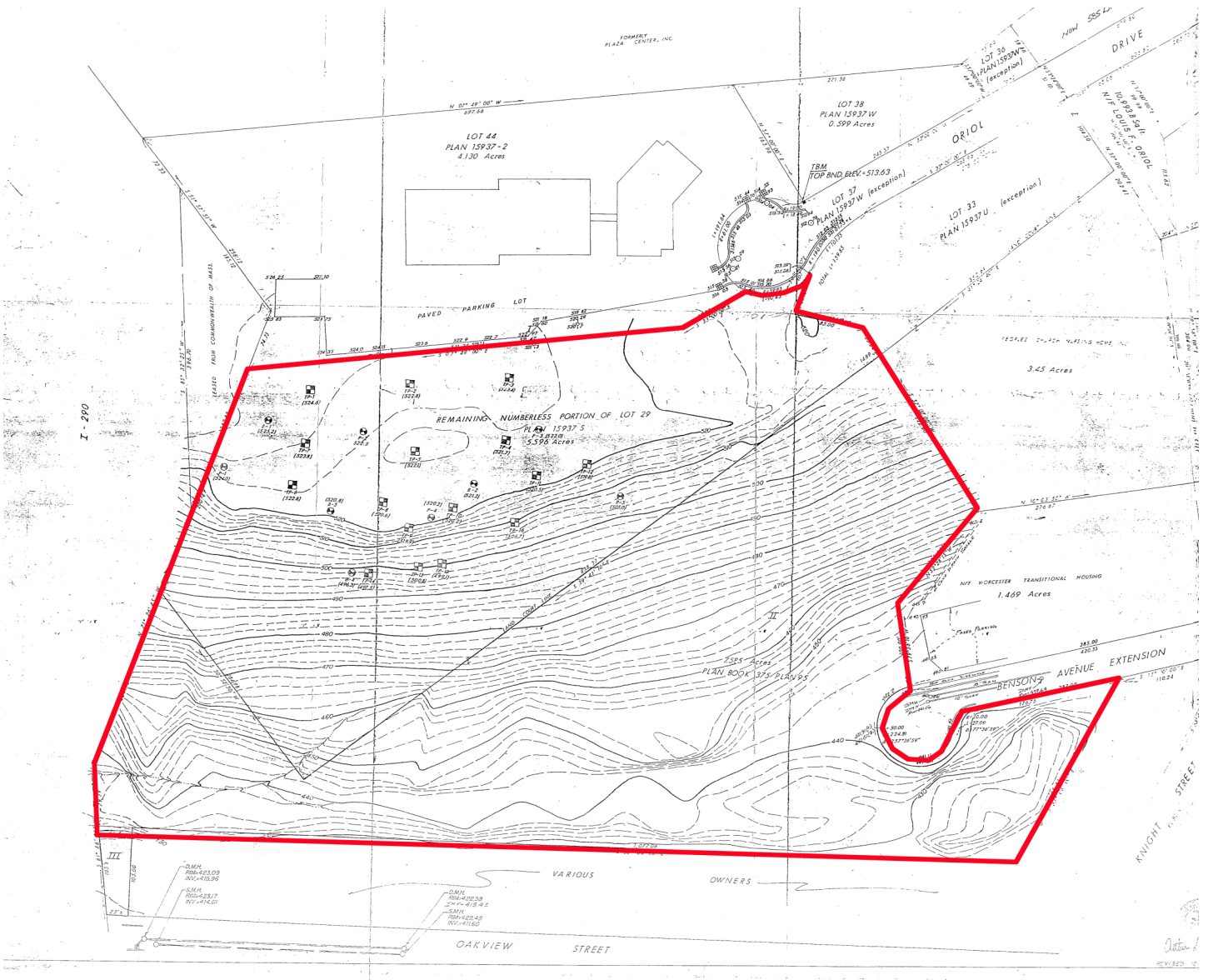
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Plot Plan



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Conceptual Design



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