

# Development Opportunity

2.26  
ACRES

CONCORD

ASSABET RIVER

POWDER MILL ROAD

POWDER MILL ROAD

MAYNARD

Introducing a unique development opportunity in the heart of Maynard, Massachusetts. Spanning over 2.26 acres, the properties at 66, 68, and 70 Powder Mill Road offer an unparalleled chance to shape a thriving neighborhood along the scenic Assabet River.

These three contiguous lots, currently hosting multifamily and retail spaces, are ideally positioned within Maynard's anticipated overlay district. This setting presents a dynamic platform for mixed-use projects, blending residential, retail, restaurant, office, or a number of other uses.

Located strategically within Middlesex County, these properties are not just in a locale that's evolving – they are at the heart of its growth. The overlay district's increased flexibility in zoning opens doors for a diverse range of developments, potentially including hotels and other unique ventures under special permits.

This versatility makes 66, 68, and 70 Powder Mill Road not just a prime spot for development, but a multifaceted investment opportunity in a community that's on the rise.

## O'BRIEN COMMERCIAL PROPERTIES

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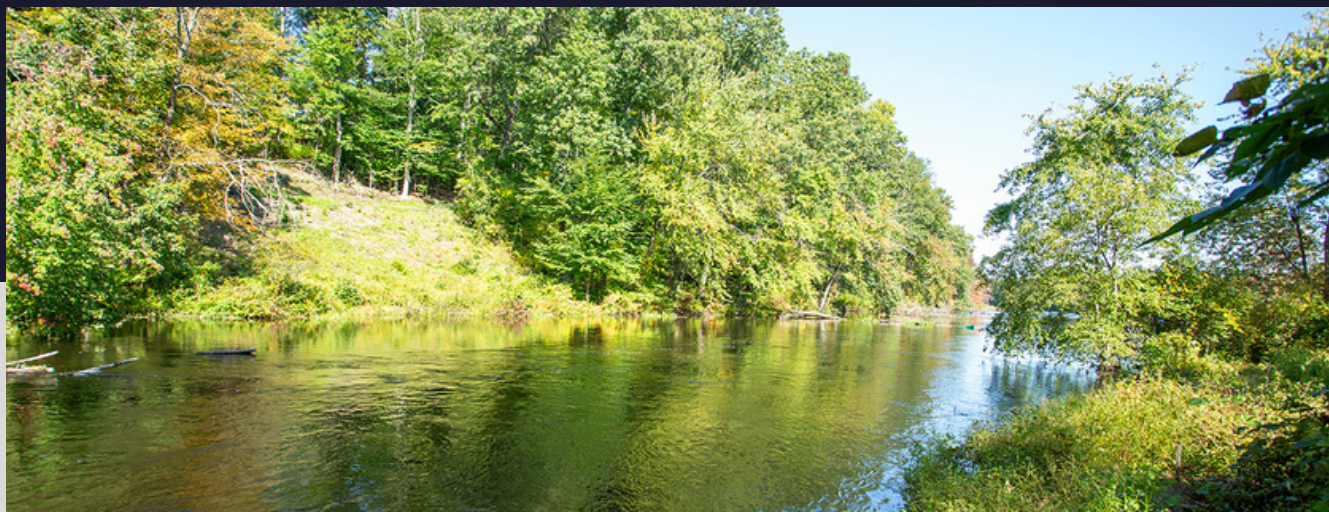




## Overlay District Advantages

- Greater Density:** Developers have the opportunity to maximize land use efficiency with greater density allowances, ensuring optimal utilization of the property.
- Mixed-Use Development:** As-of-right permissions for mixed-use development provide flexibility and capitalize on current market trends that favor vibrant, walkable communities.
- Retail and Commercial Space:** The overlay district allows for the creation of retail spaces, restaurants, and offices, catering to the growing demand for local services.
- Housing:** With a focus on mixed-use, residential units can be integrated seamlessly, providing housing options in a sought-after location.
- Special Permit Potential:** Developers have the option to apply for special permits to accommodate hotels and other unique uses, expanding the range of possibilities.
- High Traffic Exposure:** With a substantial daily traffic count of 9,491 vehicles per day on Powder Mill Road, businesses located here can expect excellent visibility and accessibility.



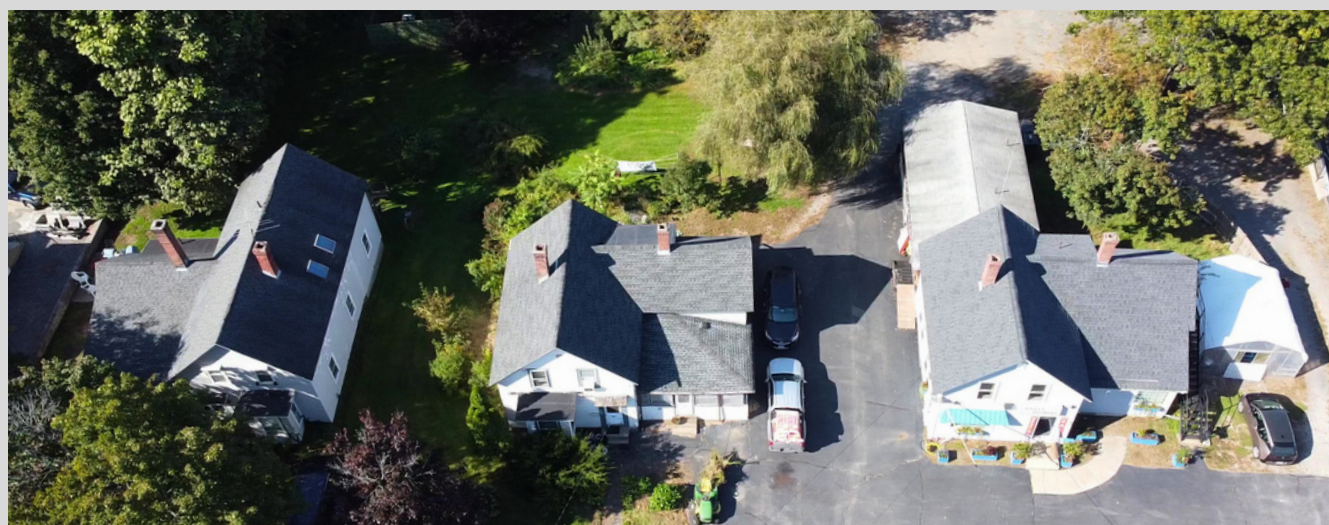


## Riverfront Access

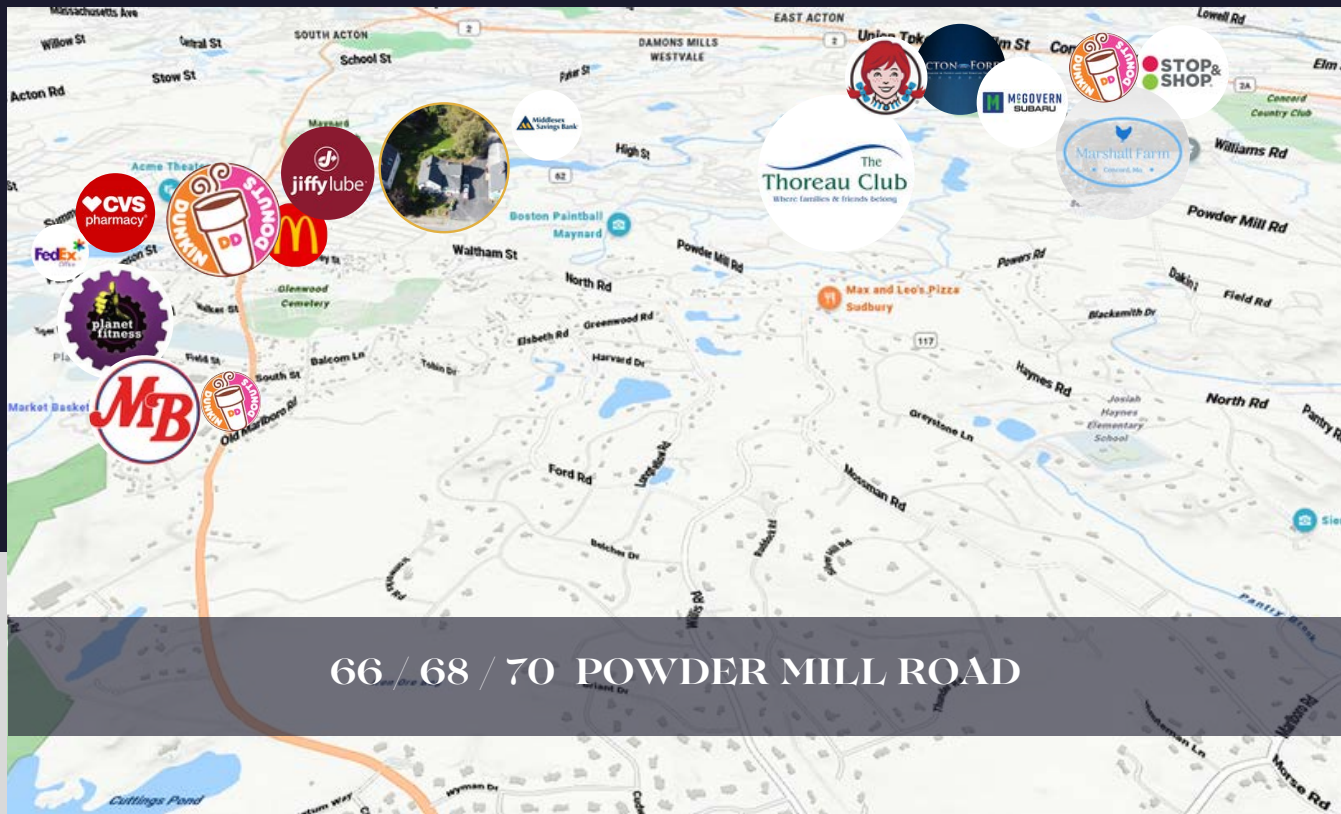
One of the most remarkable features of these properties is their location along the banks of the Assabet River. The Assabet River not only adds to the natural beauty of the site but is also an integral part of the town's initiative to create more community access to the river. This presents a unique opportunity to incorporate riverfront amenities into the mixed-use development project, enhancing its appeal and contributing to the creation of a vibrant waterfront community.

## Population and Demographics

Maynard, Massachusetts, is a part of the greater Boston metropolitan area and boasts a diverse and growing population. As of 2020, Maynard had a population of approximately 10,746. The neighboring town of Acton, located just minutes away, has a population of approximately 23,846. Both communities offer a strong customer base for retail and dining establishments.







## Development Opportunities

**Mixed-Use Housing:** Create a dynamic, live-work-play environment with a mix of residential units, retail, and commercial spaces.

**Retail and Restaurant Space:** Cater to the local community and commuters with convenient retail and dining options.

**Office Space:** Provide office space for local businesses, taking advantage of the area's commercial growth.

**Personal Services:** Explore opportunities for personal services such as fitness centers, salons, and more.

**Special Permits:** Consider the potential for special permits to introduce unique uses like hotels, conference centers, or other innovative concepts.



**66 POWDER MILL ROAD**  
0.56 Acres of Land

**68 POWDER MILL ROAD**  
0.64 Acres of Land

**70 POWDER MILL ROAD**  
1.06 Acres of Land

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