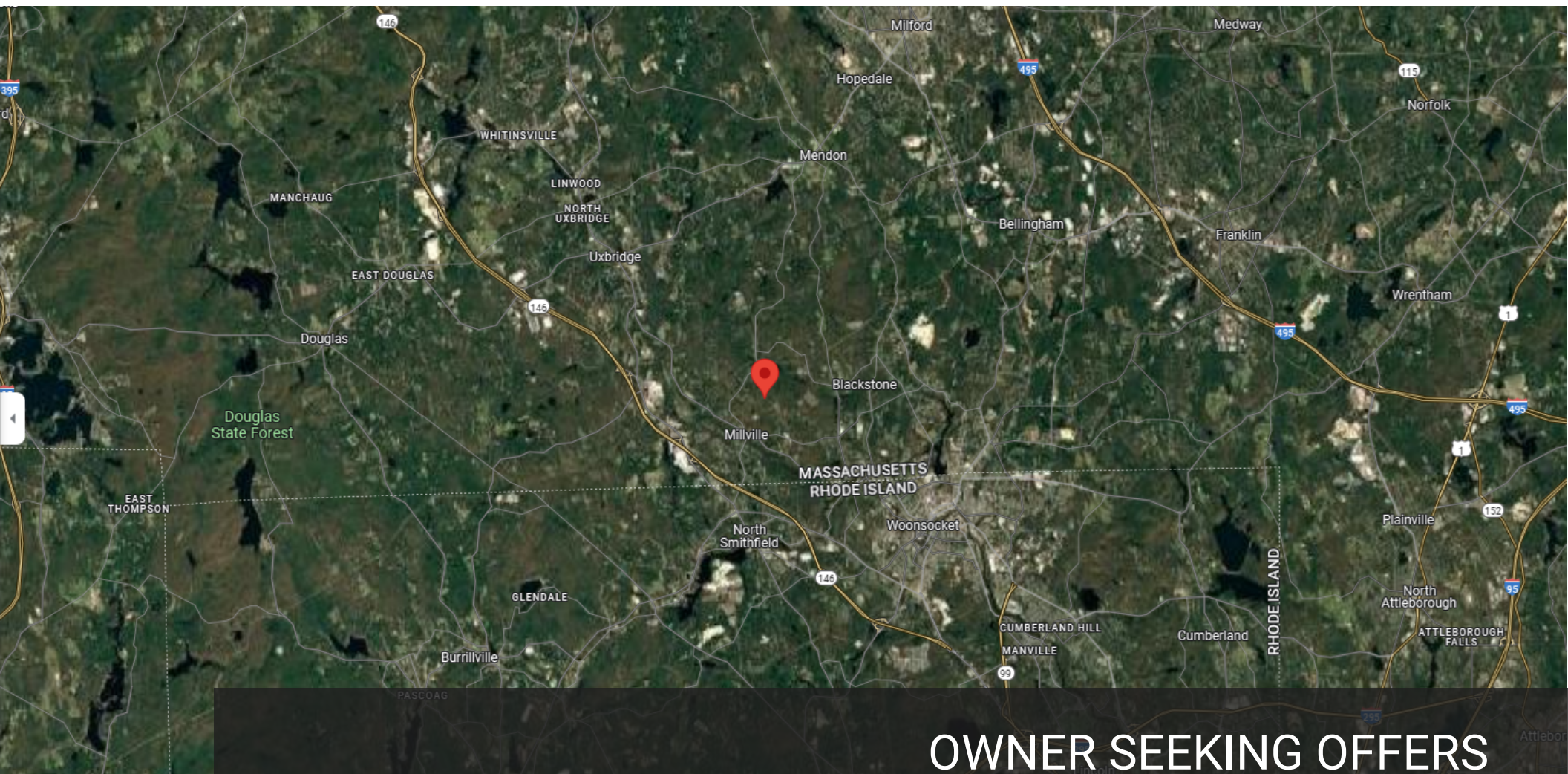


17-UNIT MULTI-FAMILY PERMITTED DEVELOPMENT

179 THAYER STREET, MILLVILLE, MA 01529



OWNER SEEKING OFFERS

KW COMMERCIAL | NORTH CENTRAL
670 Mechanic Street
Leominster, MA 01453



**NORTHEAST
SOLUTIONS**

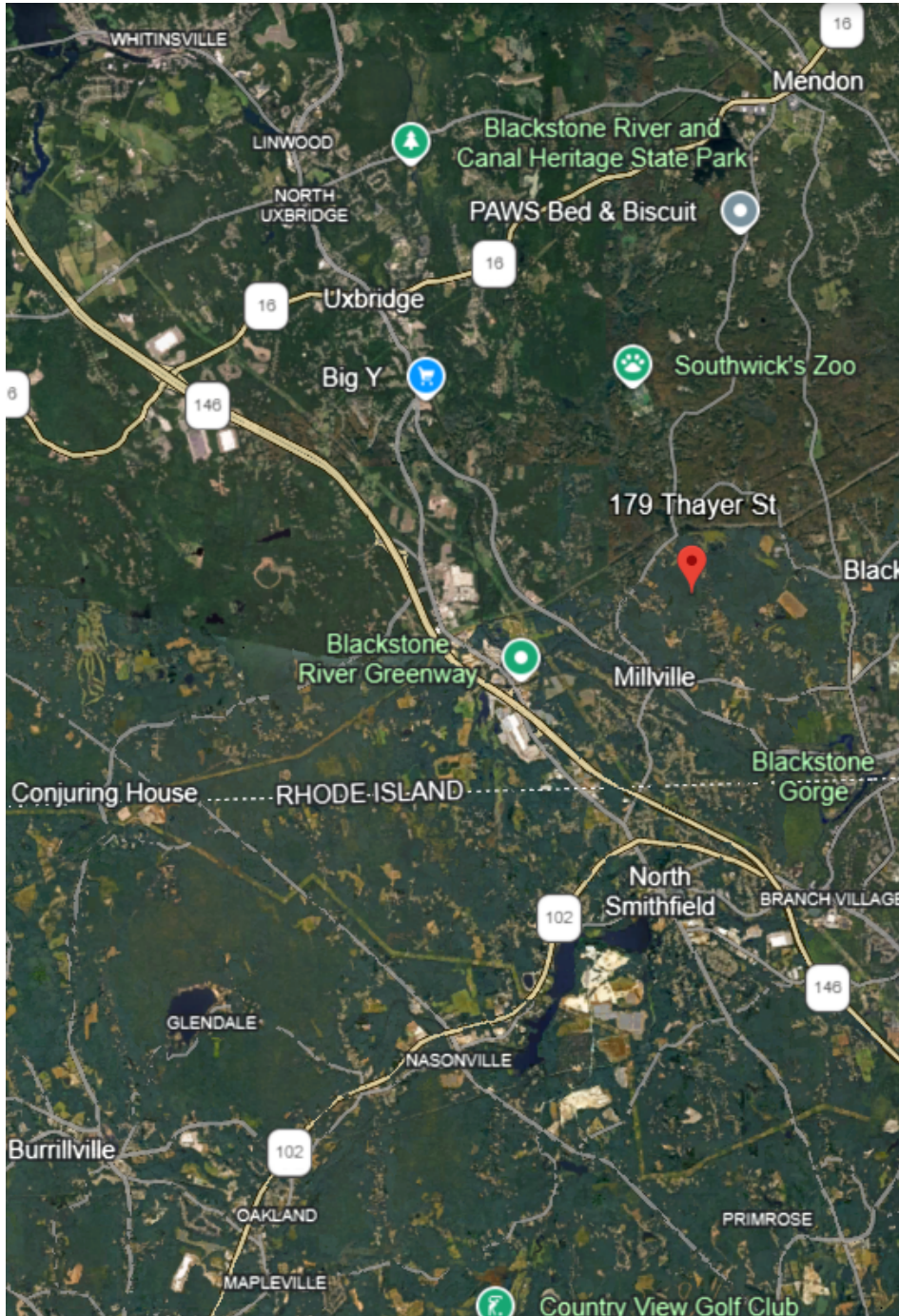
PRESENTED BY:

DUNCAN CHAPMAN
Director
office: (978) 621-1290
duncan@kw.com
147900, Massachusetts

RANGA PARVATANENI
Commercial Realtor
office: 508-656-9248
ranga@kw.com

CHUCK VACILIOU
Real Estate Advisor
office: 781-953-2939
CVaciliou@erland.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



Property Description

Permitted Development Opportunity

Located at 179 Thayer St, Millville, MA is a 31-acre site that offers a rare opportunity for residential developers and investors. This site offers a quiet scenic setting with wooded areas and open space, yet in a convenient location, near local amenities with strong demand for quality housing with easy highway access to Worcester & Providence metros. Unlock the potential of this Millville development. The owner has completed and permitted two sets of plans for this site.

Scenario One

A permitted 17-Unit Multi-Family Project, see the attached plan. Zoned for Multi-Family Housing. There will be eight (8) duplexes and one single to utilize one well and septic system per building. The developer will be able to adapt their vision to finalize plans for unit sizing, approval and condominium document for this construction year.

Scenario Two

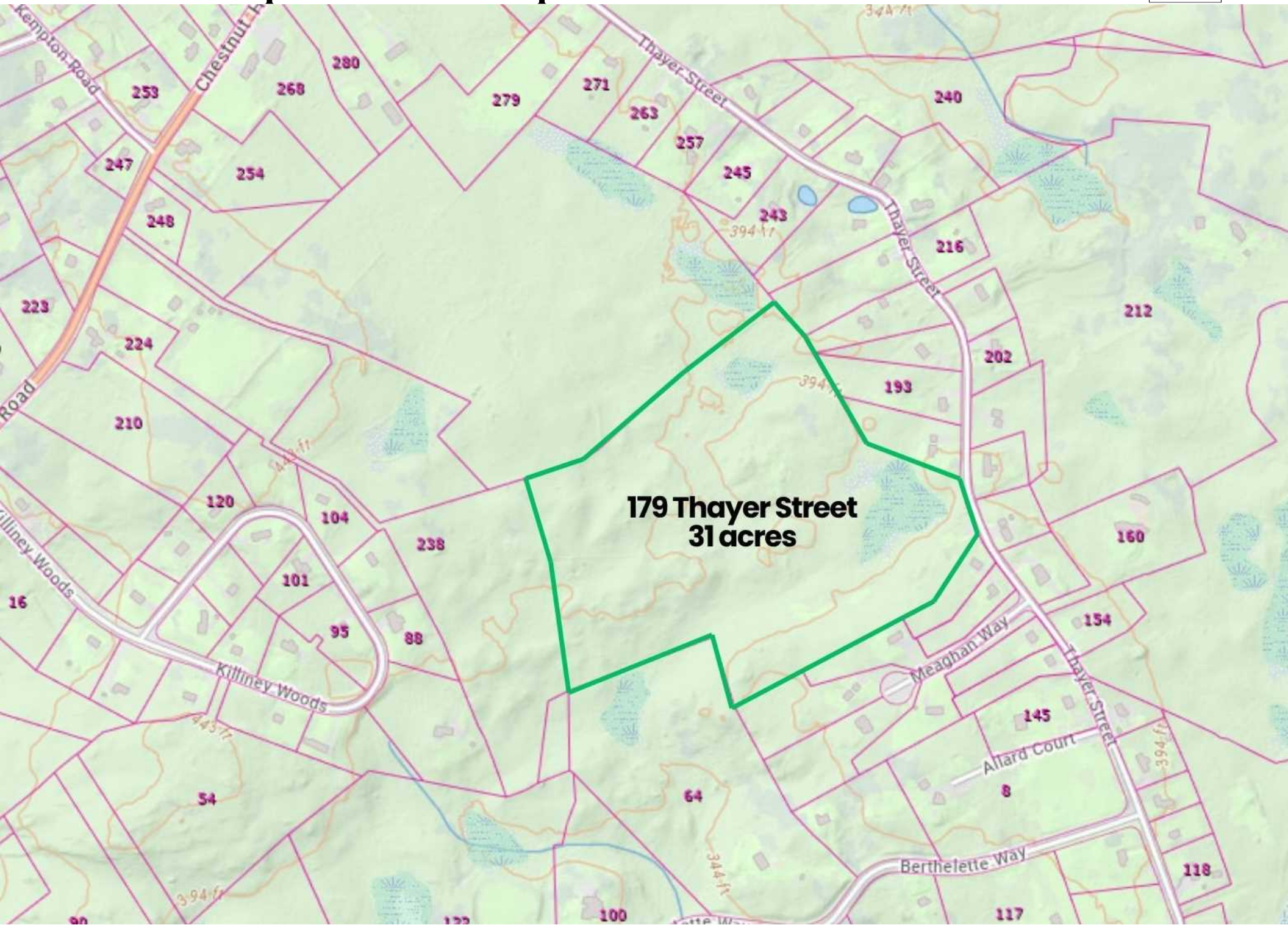
A permitted 17 parcel sub-division, see the attached plan with most lots above the minimum acreage providing an abundant amount of wooded privacy. This scenario will allow the developer to phase the project in 3-4 trenches, thereby completing pre-sales to improve cash flow to address the completion of infrastructure components. i.e. road, well, septic, wetland crossings and utilities.

The Seller would consider a JV partnership that could jump start construction this year. Contact us today to explore the potential!

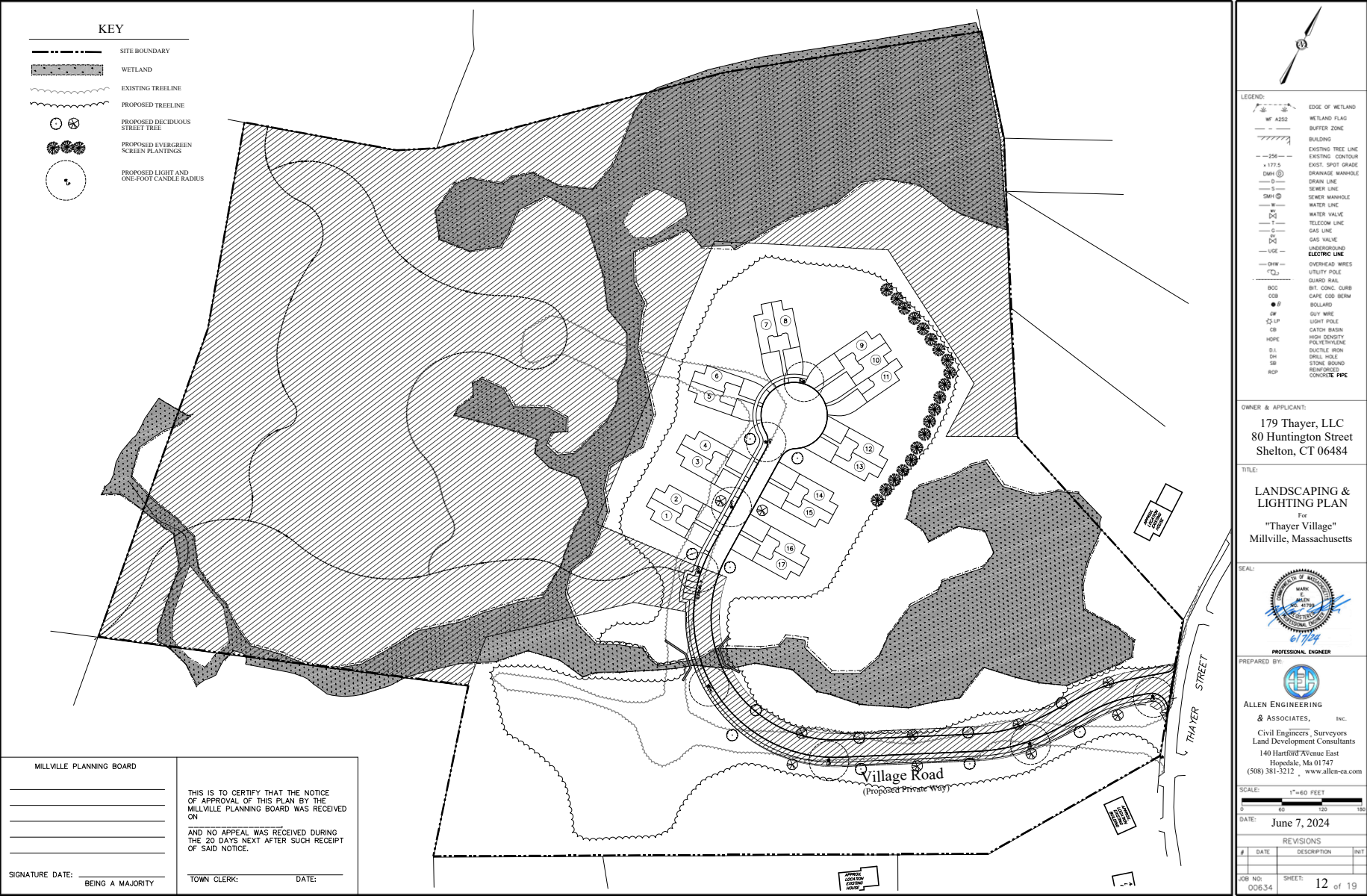
Call/contact:

Duncan Chapman 978-621-1290 Duncan@kw.com
 Chuck Vaciliou 781-953-2939 CVaciliou@erland.com
 Ranga Parvataneni 508-656-9248 ranga@kw.com

Assessor Map: 31-acre Development



Scenario One 17 Unit Duplex Plan

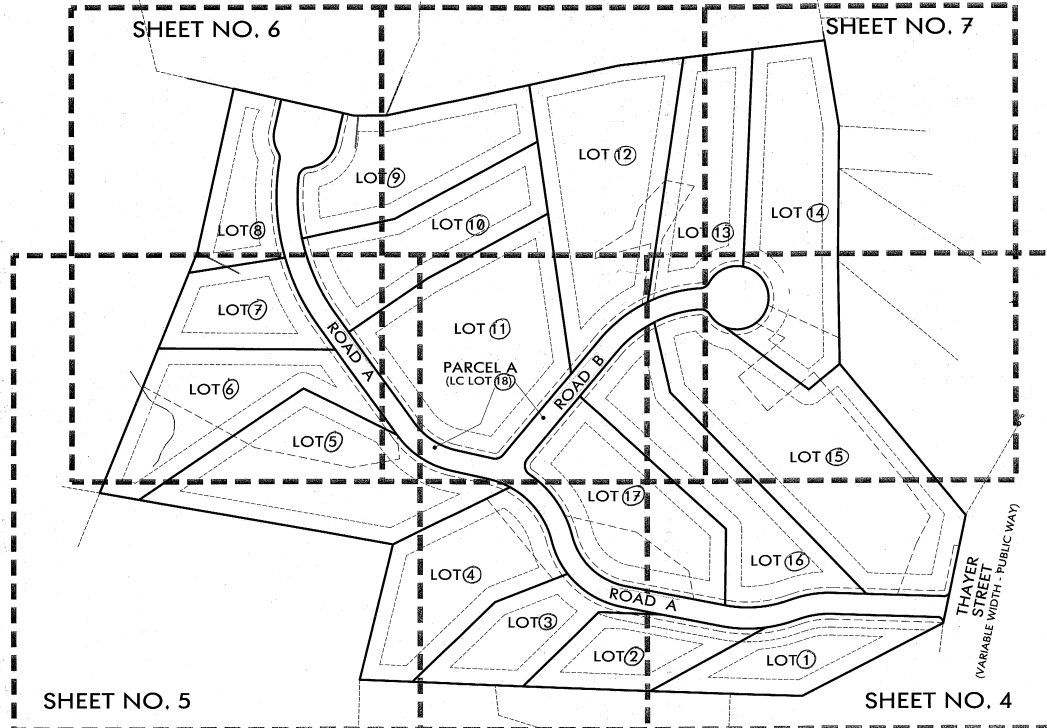


Scenario Two Subdivision Plan



REGISTERED LAND
WORKING PLAN
UNOFFICIAL

FOR REGISTRY USE ONLY



HERITAGE DESIGN GROUP

PLANNERS • SURVEYORS • ENGINEERS
LANDSCAPE ARCHITECTS
ONE MAIN STREET
WYTHSVILLE, MASSACHUSETTS 02568
TEL 508-288-2268 • FAX 508-288-2267
ALFRED L. GILBERT, III, P.E.

OWNER OF RECORD
MILLVILLE ASSOCIATES, INC.
15 WHITE PINE DRIVE
BROOKFIELD, CT 06804

APPLICANT
MILLVILLE ASSOCIATES, INC.
15 WHITE PINE DRIVE
BROOKFIELD, CT 06804

ZONING REQUIREMENTS
ZONE: VILLAGE RESIDENTIAL (VR)
MIN. LOT AREA: 48,000 SF
MIN. LOT FRONTAGE: 200 FT
MIN. BUILDING SETBACKS:
FRONT: 48 FT
SIDE: 30 FT
REAR: 30 FT

ASSESSORS REFERENCE
MAP 117 - LOT 25
DEED REFERENCE
DEED BOOK 246, PAGE 153

PLAN REFERENCE
PLAN BOOK 852, PLAN 187

PARCEL AREA
WETLAND: 300,815 +/- SF / 7.24 +/- AC.
UPLAND: 1,097,141 +/- SF / 25.19 +/- AC.
TOTAL: 1,417,956 +/- SF / 32.53 +/- AC.

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF
THIS PLAN BY THE MILLVILLE PLANNING BOARD HAS
BEEN RECEIVED AND RECORDED ON
August 31, 2017
AT Millville, Town Hall, AND NO APPEAL WAS RECEIVED
DURING THE 28 DAYS NEXT AFTER SUCH RECEIPT AND
RECORDING OF SAID NOTICE.

TOWN CLERK: *Janet C. Johnson* DATE: 8/31/17

REVISIONS

NO.	DATE	DESCRIPTION	BY
3	5/11/17	LAND COURT COMMENTS	TAB
2	10/12/16	PLANNING BOARD COMMENTS	FDW
1	9/28/16	PLANNING BOARD COMMENTS	WCH/EDW

42453^B
LAND COURT
SEP 6 8 2017
FILED
SHEET 1 OF 5
(For Lots 1 thru 18)
Millville Estates
Thayer Street
A DEFINITIVE SUBDIVISION PLAN
In The Town Of
Millville, Massachusetts
For
MILLVILLE ASSOCIATES, INC.
15 White Pine Drive
Brookfield, CT 06804

SCALE: 1" = 100' DATE: JUNE 12, 2006

FOR NUMBER: 2005-237 DRAWING FILE NAME: 2005-237-DEFIN.DWG
DRAWN BY: WCH CHECKED BY: CP

DEFINITIVE SUBDIVISION INDEX PLAN
SUBMISSION SHEET 3 OF 30
LAND COURT SHEET 1 OF 5

NOTE:
NO PERMANENT STRUCTURES ARE TO BE LOCATED
WITHIN THE EASEMENT AREAS CONTAINING THE
EMERGENCY ACCESS. PERMANENT STRUCTURES INCLUDE
BUT ARE NOT LIMITED TO THE FOLLOWING: FENCES,
WALLS, LANDSCAPING, LIGHTS, SIGNS, BUILDINGS,
POOLS, FOUNTAINS, ANIMAL RUNS OR SHELTERS, FARM
EQUIPMENT, ETC.

APPROVAL UNDER SUBDIVISION CONTROL LAW.
MILLVILLE PLANNING BOARD

John Hadley
Richard Hurteau
Clarence

BEING A MAJORITY DATE: August 31, 2017

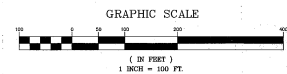
I CERTIFY THAT THIS ACTUAL SURVEY WAS
MADE ON THE GROUND IN ACCORDANCE WITH
THE LAND COURT INSTRUCTIONS OF 2006
BETWEEN NOVEMBER 20 AND DECEMBER 10,
2008.

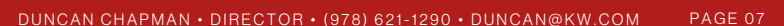
I CERTIFY THAT THE CONDITIONS ON THE
GROUND ARE THE SAME NOW AS AT THE
TIME OF THE ORIGINAL SURVEY, NOVEMBER
20, 2008.

W. Robert Knapik DATE: 6-7-17
W. ROBERT KNAPIK, PLS NO. 38363

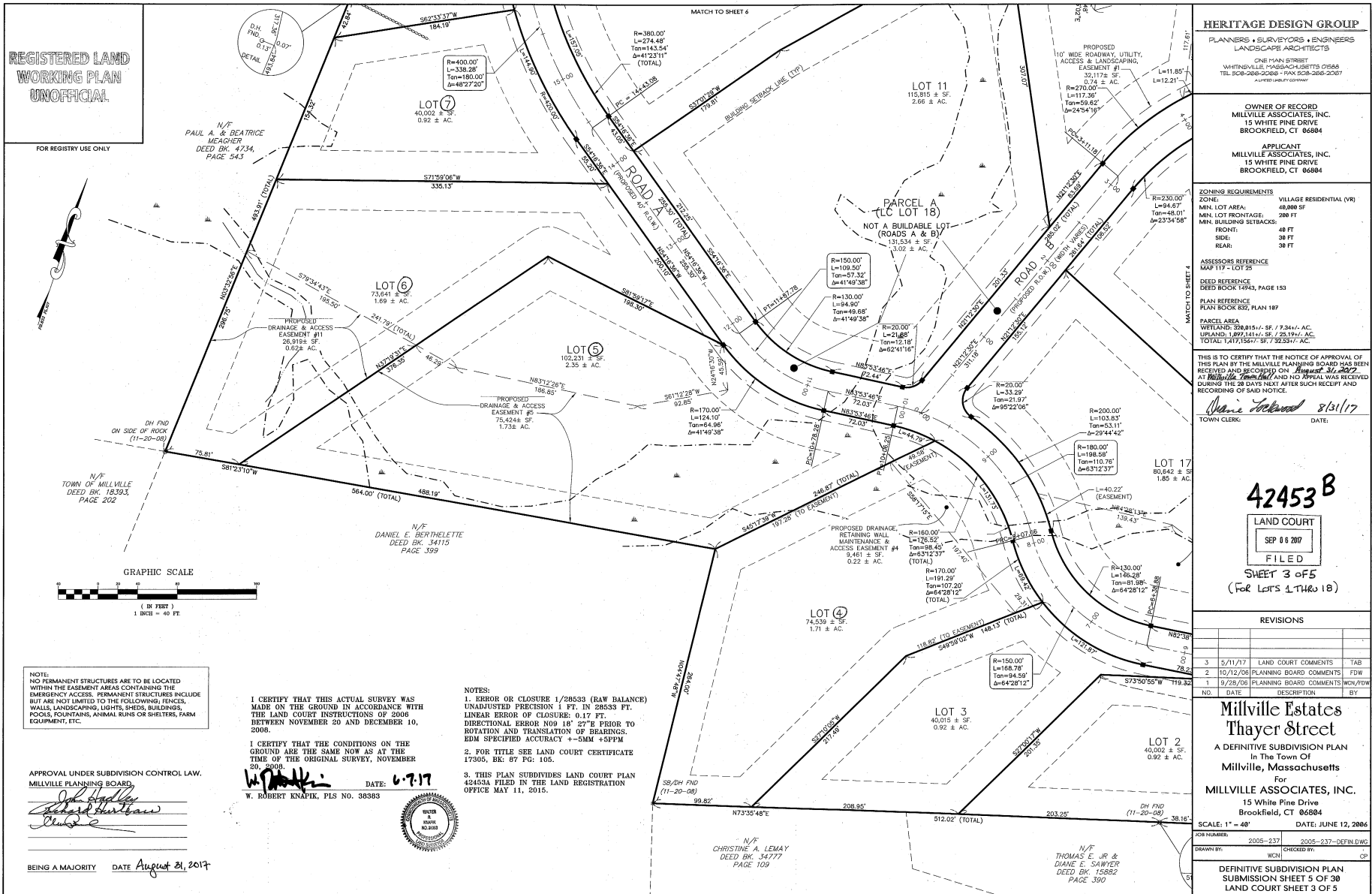


NOTES:
1. ERROR OR CLOSURE 1/28533 (RAW BALANCE)
UNADJUSTED PRECISION 1 FT. IN 28533 FT.
LINEAR ERROR OF CLOSURE: 0.17 FT.
DIRECTIONAL ERROR N09 10° 27' E PRIOR TO
ROTATION AND TRANSLATION OF BEARINGS.
SDM SPECIFIED ACCURACY ±0.04M ±0.02PM
2. FOR TITLE SEE LAND COURT CERTIFICATE
17305, BE: 87 PG. 105.
3. THIS PLAN SUBDIVIDES LAND COURT PLAN
42453A FILED IN THE LAND REGISTRATION
OFFICE MAY 11, 2015.





Scenario Two Subdivision Plan



Scenario Two Subdivision Plan



**REGISTERED LAND
WORKING PLAN
UNOFFICIAL**

FOR REGISTRY USE ONLY

APPROVAL UNDER SUBDIVISION CONTROL LAW.
MILLVILLE PLANNING BOARD

Richard Williams
Cassie

BEING A MAJORITY DATE August 31, 2017

GRAPHIC SCALE



NOTE:
NO PERMANENT STRUCTURES ARE TO BE LOCATED
WITHIN THE EASEMENT AREAS CONTAINING THE
EMERGENCY ACCESS. PERMANENT STRUCTURES INCLUDE
BUT ARE NOT LIMITED TO THE FOLLOWING: FENCES,
WALLS, LANDSCAPING, LIGHTS, SHEDS, BUILDINGS,
POOLS, FOUNDATIONS, ANIMAL RUNS OR SHELTERS, FARM
EQUIPMENT, ETC.

I CERTIFY THAT THIS ACTUAL SURVEY WAS
MADE ON THE GROUND IN ACCORDANCE WITH
THE LAND COURT INSTRUCTIONS OF 2006
BETWEEN NOVEMBER 20 AND DECEMBER 10,
2006.

I CERTIFY THAT THE CONDITIONS ON THE
GROUND ARE THE SAME NOW AS AT THE
TIME OF THE ORIGINAL SURVEY, NOVEMBER
20, 2006.

W. Robert Knapik
W. ROBERT KNAPIK, PLS NO. 36383

DATE: 6-7-17



NOTES:
1. ERROR OR CLOSURE 1/28533 (RAW BALANCE)
UNADJUSTED PRECISION 1 FT. IN 28533 FT.
LINEAR ERROR OF CLOSURE: 0.17 FT.
DIRECTIONAL ERROR: NOD 10' 20" PRIOR TO
ROTATION AND TRANSLATION OF BEARINGS.
EDM SPECIFIED ACCURACY +/-5MM +5PPM

2. FOR TITLE SEE LAND COURT CERTIFICATE
17305, BK: 87 PG: 105.

3. THIS PLAN SUBDIVIDES LAND COURT PLAN
42453A FILED IN THE LAND REGISTRATION
OFFICE MAY 11, 2015.

HERITAGE DESIGN GROUP

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ONE HAN STREET
WHITENVILLE, MASSACHUSETTS 01888
TEL 508-266-2068 • FAX 508-266-2067
WWW.HERITAGEDSG.COM

OWNER OF RECORD
MILLVILLE ASSOCIATES, INC.
15 WHITE PINE DRIVE
BROOKFIELD, CT 06804

APPLICANT
MILLVILLE ASSOCIATES, INC.
15 WHITE PINE DRIVE
BROOKFIELD, CT 06804

ZONING REQUIREMENTS

ZONE: VILLAGE RESIDENTIAL (VR)
MIN. LOT AREA: 40,000 SF
MIN. LOT FRONTAGE: 200 FT
MIN. BUILDING SETBACKS:
FRONT: 40 FT
SIDE: 30 FT
REAR: 30 FT

ASSESSORS REFERENCE

MAP 117 - LOT 25

DEED REFERENCE

DEED BOOK 1494, PAGE 153

PLAN REFERENCE

PLAN BOOK 832, PLAN 187

PARCEL AREA

WETLAND: 330,815 +/- SF / 7.34 +/- AC.

UPLAND: 1,977,151 +/- SF / 45.19 +/- AC.

TOTAL: 1,417,164 +/- SF / 32.53 +/- AC.

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THIS
PLAN BY THE MILLVILLE PLANNING BOARD HAS BEEN
RECEIVED AND RECORDED ON August 31, 2017
AT Millville, MA AND NO APPEAL WAS RECEIVED
DURING THE 30 DAYS NEXT AFTER SUCH RECEIPT AND
RECORDING OF SAID NOTICE.

Janie Jackson 8/31/17
TOWN CLERK DATE:

42453 B

LAND COURT

SEP 08 2007

FILED

SHEET 4 OF 5
(For Lots 1 thru 18)

REVISIONS

NO.	DATE	DESCRIPTION	BY
3	5/11/17	LAND COURT COMMENTS	TAD
2	10/12/06	PLANNING BOARD COMMENTS	FDW
1	9/28/06	PLANNING BOARD COMMENTS	WCH/TDW

**Millville Estates
Thayer Street**
A DEFINITIVE SUBDIVISION PLAN
In The Town Of
Millville, Massachusetts

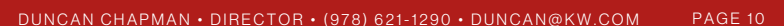
For
MILLVILLE ASSOCIATES, INC.
15 White Pine Drive
Brookfield, CT 06804

SCALE: 1" = 40' DATE: JUNE 12, 2006

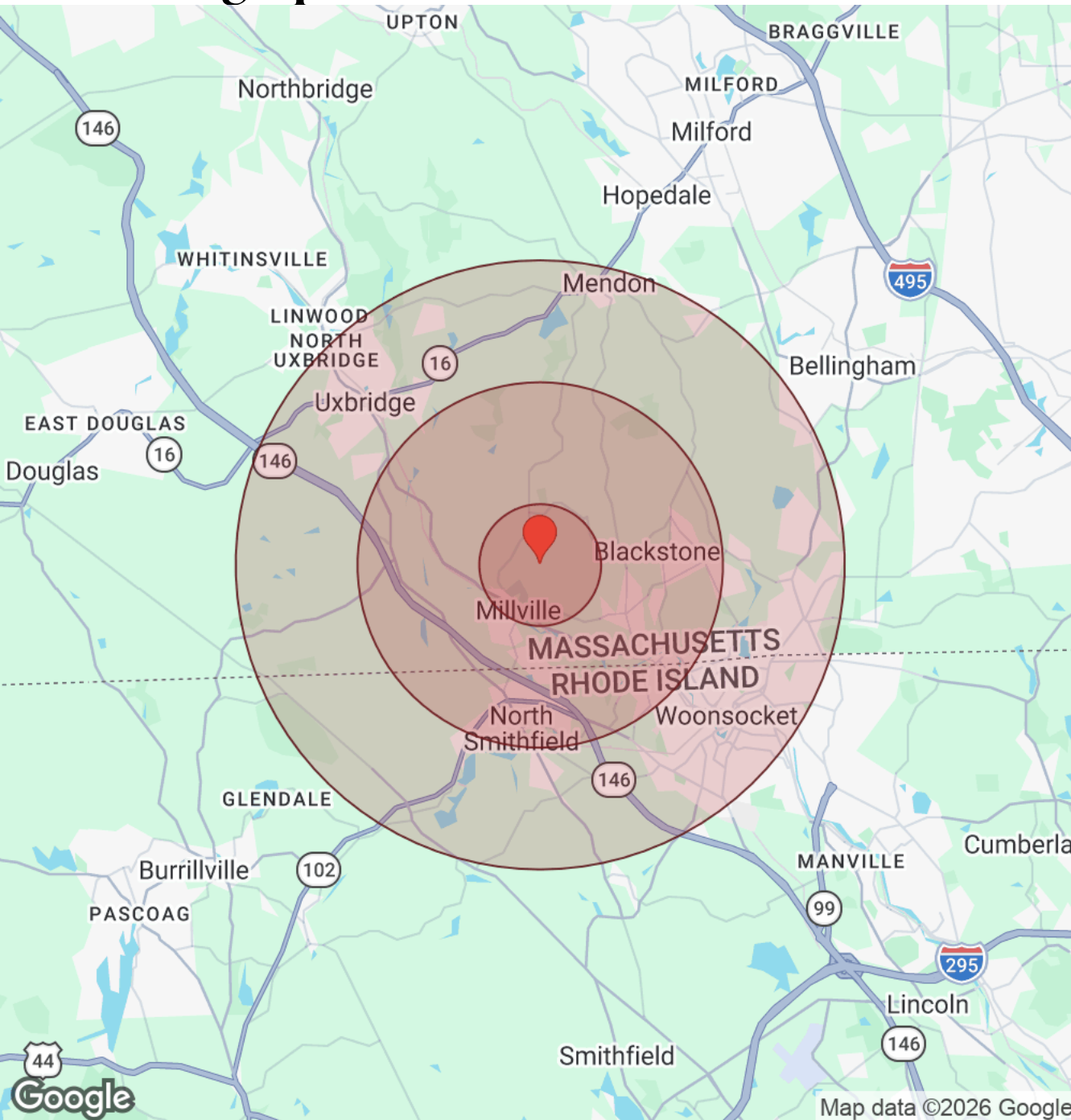
JOB NUMBER: 2005-237 2005-237-DEFIN.DWG

DRAWN BY: WCH CHECKED BY: CP

DEFINITIVE SUBDIVISION PLAN
SUBMISSION SHEET 6 OF 30
LAND COURT SHEET 4 OF 5



Demographics



Distance: ● 1Mile ● 3Miles ● 5Miles

Population	1 Mile	3 Miles	5 Miles
Male	763	8,285	40,254
Female	752	8,366	40,771
Total Population	1,515	16,651	81,025

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,340	13,670	56,264
Black	26	639	6,563
Am In/AK Nat	N/A	7	65
Hawaiian	N/A	N/A	8
Hispanic	103	1,580	12,770
Asian	19	403	3,387
Multiracial	25	321	1,661
Other	1	32	308

Housing	1 Mile	3 Miles	5 Miles
Total Units	574	6,960	34,278
Occupied	561	6,799	33,462
Owner Occupied	462	4,607	17,791
Renter Occupied	99	2,192	15,671
Vacant	12	160	816

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	228	2,568	13,663
Ages 15 - 24	189	1,775	8,980
Ages 25 - 54	596	6,232	32,567
Ages 55 - 64	239	2,609	11,630
Ages 65+	263	3,466	14,184

Income	1 Mile	3 Miles	5 Miles
Median	\$122,684	\$120,751	\$87,150
Under \$15k	23	301	2,812
\$15k - \$25k	21	194	1,968
\$25k - \$35k	27	401	2,467
\$35k - \$50k	24	415	2,841
\$50k - \$75k	88	946	4,848
\$75k - \$100k	54	538	3,694
\$100k - \$150k	92	1,415	6,379
\$150k - \$200k	112	1,007	3,649
Over \$200k	119	1,582	4,804

Disclaimer



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Exclusively Listed by

Duncan Chapman - Director

☎ (978) 621-1290

✉ duncan@kw.com

📍 147900, Massachusetts

Ranga Parvataneni - Commercial Realtor

☎ 508-656-9248

✉ ranga@kw.com

Chuck Vaciliou - Real Estate Advisor

☎ 781-953-2939

✉ CVaciliou@erland.com

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NORTHEAST
SOLUTIONS

DUNCAN CHAPMAN

MANAGING BROKER | FOUNDER



PERSONAL PROFILE

A retired Colonel, Duncan has extensive large-scale U.S. and international real estate brokerage experience. He has successfully worked on many private and public real estate transactions at all levels: local, state, federal and quasi-government (e.g., military base redevelopments).

WORK EXPERIENCE

Duncan is the Managing Broker of Northeast Real Estate Solutions, Inc., a New England-based real estate brokerage and consulting firm. He helps clients with all of their real estate needs from development and implementation of complex projects to standard real estate brokerage services. Duncan has over 30 years of commercial and corporate real estate experience. Prior to Northeast, he was a Senior Vice President at The Staubach Company for seven years, based in Boston, MA.

Duncan's diverse experience includes working with large institutional clients such as Texas Instruments, Kaman Aerospace and Cisco Systems. At one point, he was responsible for over 22 million square feet of real estate.

Duncan is a community leader, serves as a Commissioner on the Devens Enterprise Commission. He has succeeded in completing complex projects for a diverse group of public and private clients and organizations.

CONTACT INFO

Office Address: 670 Mechanic Street
Leominster, MA 01453

Office: 978-840-9000

Cell: 978-621-1290

Duncan@KW.com

<https://www.linkedin.com/in/duncan-chapman-002824128>

SKILLS SUMMARY

Real Estate Negotiations

Project Management

Budgeting and Cost Analysis

Short & Long Term Planning

Staff and Client Training

Process Improvement

STATES LICENSED

Massachusetts

Rhode Island

EDUCATION

Norwich University

B.S. Civil Engineering

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NATIONAL COMMERCIAL REAL ESTATE EXPERIENCE!**

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Advisors in Real Estate & Construction Strategy



CHUCK VACILIOU

FOUNDER | REAL ESTATE ADVISOR

PERSONAL PROFILE

Chuck Vaciliou is a seasoned real estate advisor and construction executive with over 40 years of experience helping developers, investors, and landowners navigate complex real estate opportunities with clarity and confidence.

As Founder of The Genesis Group Real Estate, Chuck specializes in multifamily development, land acquisition, and value-add investment opportunities throughout Massachusetts, New Hampshire, and Southwest Florida. His unique approach combines brokerage expertise with deep construction and development knowledge—allowing clients to evaluate opportunities not just on market value, but on feasibility, execution strategy, and long-term investment potential.

WORK EXPERIENCE

Chuck serves as Senior Vice President at Erland Construction and has played a key role in client services, business development, strategic planning, and project execution. Throughout his career, he has been directly involved in over 8.3 million square feet of residential construction across more than 40 projects totaling approximately 6,000 units.

This real-world experience gives Chuck's clients a distinct advantage in identifying opportunity, mitigating risk, and maximizing value. He works closely with multifamily developers, investors, and landowners to evaluate highest and best use scenarios, entitlement considerations, construction feasibility, and strategic positioning.

CONTACT INFO

Email: cvaciliou@rognest.com

Mobile: 781.953.2939

Office: 978.255.4394

Massachusetts | Florida

CORE EXPERTISE

- Multifamily Development
- Land Acquisition & Disposition
- Construction Feasibility
- Value-Add Investments
- Highest & Best Use Analysis
- Strategic Advisory

EXPERIENCE HIGHLIGHTS

- 40+ Years Industry Experience
- 8.3M SF Residential Development
- 40+ Residential Projects
- 6,000+ Units

***We advise on what to buy, what to build,
and what it will actually cost."***



NORTHEAST
SOLUTIONS

RANGA PARVATANENI

COMMERCIAL REALTOR



PERSONAL PROFILE

A highly creative, game-changing, award-winning, and hands-on entrepreneurial technology leader with two decades in high-tech and consulting in key areas of data, storage, analytics, Bus. Intelligence, & cloud.

With years of experience in the real estate industry, we are dedicated to helping you navigate the complexities of buying, selling, or investing in properties. Our team of expert realtors is committed to providing personalized and professional services tailored to your unique needs.

WORK EXPERIENCE

As a manager and a leader, I have organized large teams and worked with them with a unifying approach to deliver on each mission by inspiring them, by providing hands-on guidance, and by developing their capacity to reach stretch goals. Despite daunting challenges in pursuing breakthrough objectives, my teams have always come through in delivering on their stretch goals and going above-and-beyond.

Led global teams of cross-domain experts to establish new platforms, tools, and automation to enable agile business delivery of IT services (ITaaS, IaaS, DBaaS, DLaaS, Cloud) for IT Delivery for EMC.

CONTACT INFO

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Office: 978-840-9000

Cell: 508-656-9248

Ranga@KW.com

<https://www.linkedin.com/in/rangaparvataneni/>

SKILLS SUMMARY

Business Intelligence

Project Management

Industrial Property Consulting

Multi-family Properties

STATES LICENSED

Massachusetts

EDUCATION

M.S. Engineering

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