

50 MILFORD STREET, MENDON, MA 01756

33± Acre Mixed-Use Development Opportunity



Subject Property

MULTIPLE CONCEPT PLANS PREPARED • FLEXIBLE DEVELOPMENT ALTERNATIVES
• PHASED DEVELOPMENT POTENTIAL

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



Each Office Independently Owned and Operated

PRESENTED BY:

DUNCAN CHAPMAN
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O: (978) 621-1290
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RAJPREET SIDHU
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CHARLES S. VACILIOU LEED AP
Senior Vice President
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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.

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50 MILFORD STREET



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SENIOR VICE PRESIDENT
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KW COMMERCIAL | NORTH CENTRAL

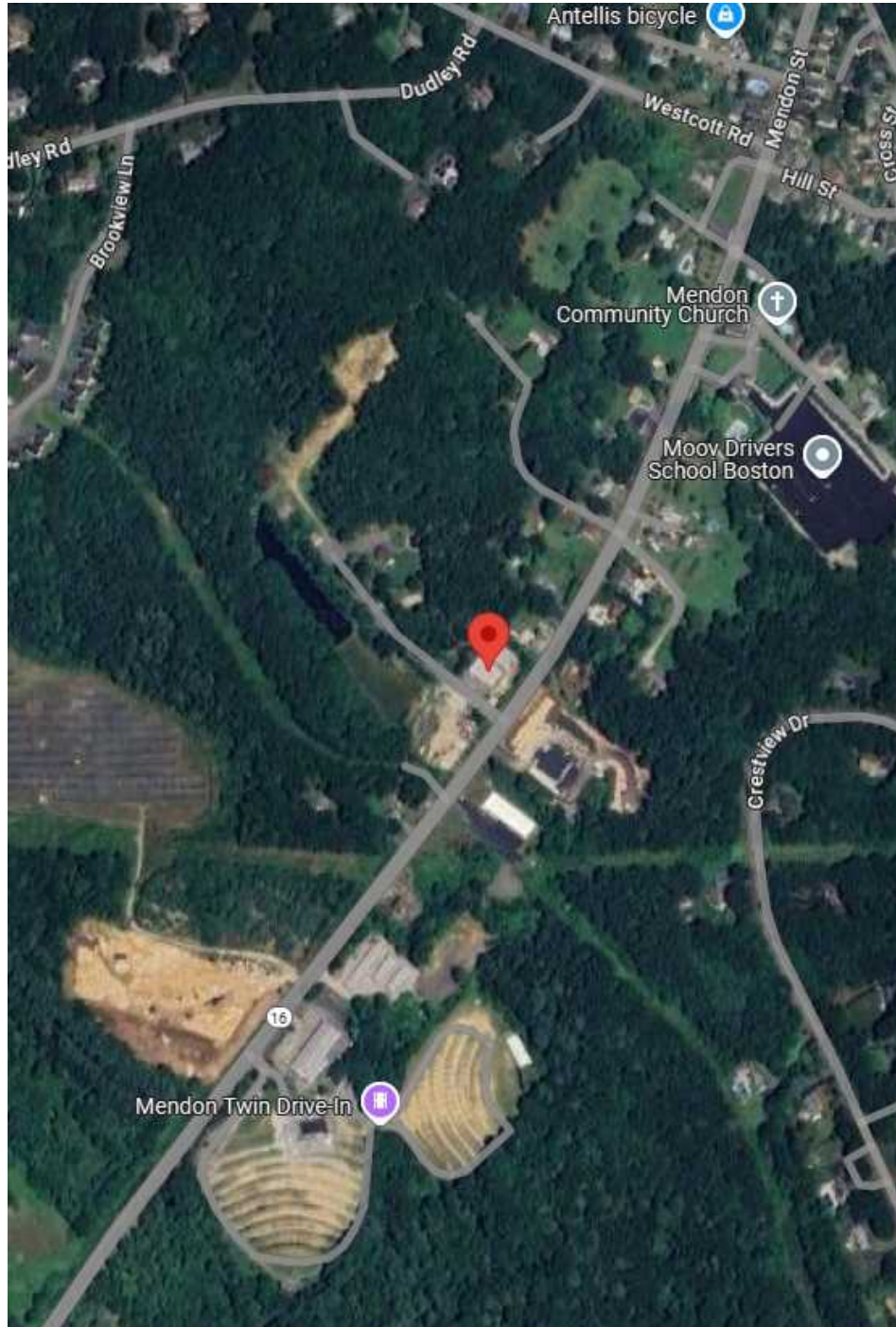
670 Mechanic Street
Leominster, MA 01453



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PROPERTY DESCRIPTION

50 MILFORD STREET



Exceptional Mixed Use Development Opportunity

KW Commercial / Genesis Group Real Estate is pleased to present 50 Milford Street, Mendon MA, a 33 +- acre development opportunity strategically located on Route 16 within the Town's Age Restricted Mixed Use Overlay District.

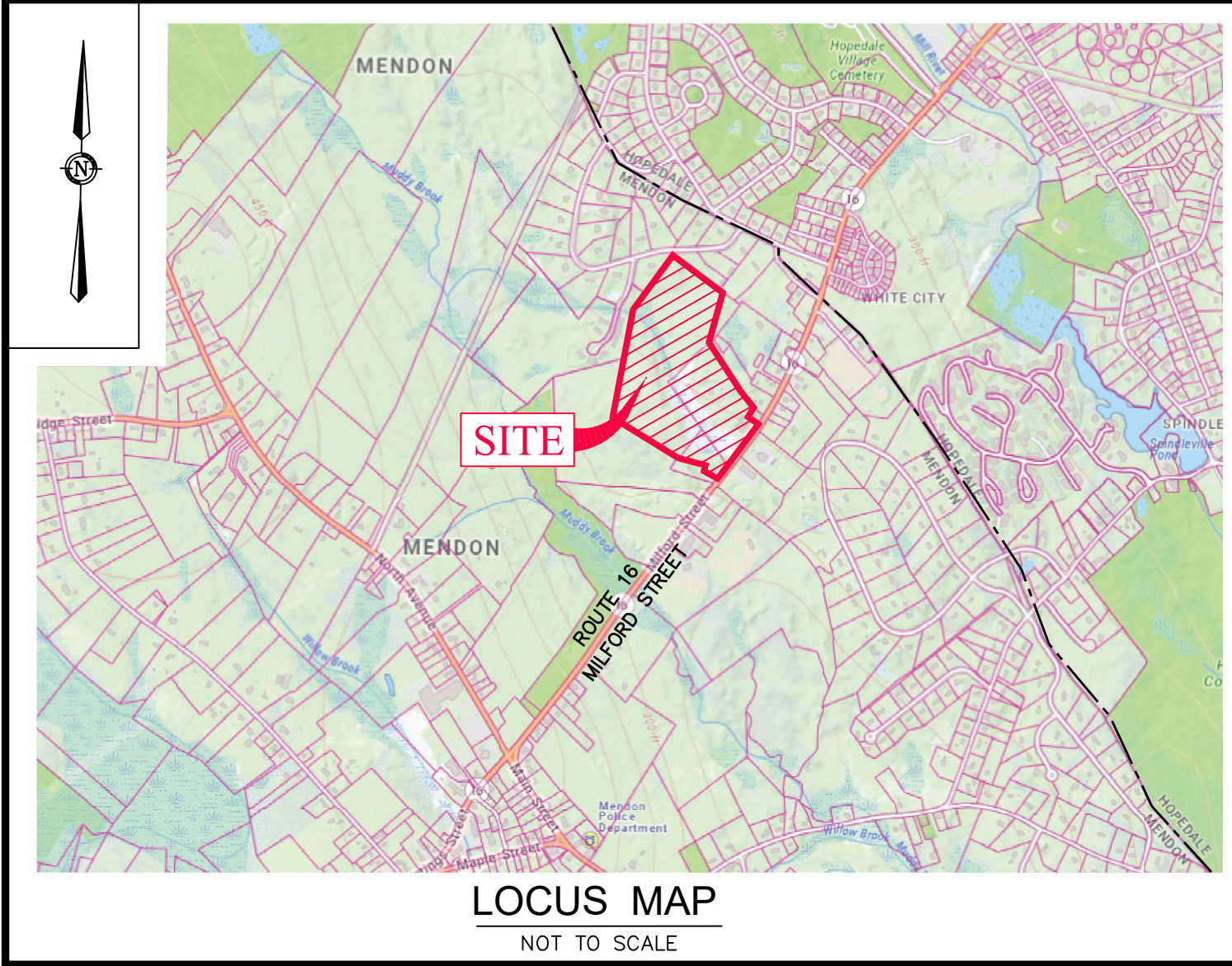
Several preliminary development concepts have been prepared illustrating multiple approaches for maximizing the property's development potential while addressing on-site wastewater limitations and phased construction opportunities.

The property offers developers flexibility to pursue a variety of residential, senior housing, mixed-use, and commercial concepts depending upon market demand and investment strategy.

Asking Price is at \$4,500,000. Could be bought in whole or a part.

Investment Highlights

- 33± Acres
- Route 16 frontage
- Two existing access opportunities
- Age Restricted Mixed Use Overlay District
- Existing commercial component
- Preliminary engineering completed
- Multiple concept plans available
- Phased development potential
- Strong demographics
- Growing Central Massachusetts market



MENDON ZONING TABLE			
ZONE: RURAL RESIDENTIAL DISTRICT (RR)			
OVERLAY: GROUNDWATER PROTECTION DISTRICT			
OVERLAY: AGE RESTRICTED MIXED USE (ARMUD)			
ZONE: RR	REQUIRED SINGLE FAMILY	REQUIRED TWO FAMILY	ZONE: GB REQUIRED
MINIMUM LOT SIZE	60,000 S.F.	90,000 S.F.	40,000 S.F.
MINIMUM LOT FRONTAGE	200 FEET	300 FEET	200 FEET
SETBACKS:			
FRONT	50 FEET	50 FEET	50 FEET
SIDE	20 FEET	20 FEET	20 FEET
REAR	20 FEET	20 FEET	20 FEET

THIS PLAN SHOWS

- 17 NEW DUPLEX BUILDINGS, 36 UNITS.
- A 20 BED ASSISTED FACILITY. BUILDING TO BE A 17,000 S.F. 1-STORY STRUCTURE.
- AN ON-SITE PUBLIC DRINKING WATER SUPPLY. TWO WELLS WITH THE RESPECTIVE ZONE 1 AND INTERIM WELLHEAD PROTECTION AREA (IWPA).
- AN ON-SITE SHARED SEPTIC SYSTEM. DESIGN NOT TO EXCEED 10,000 GALLONS PER DAY. PUMP STATIONS LIKELY NECESSARY AT LOW POINTS.
- A 5,000 S.F. COMMERCIAL/RETAIL BUILDING ALONG MILFORD STREET.
- A 7,500 S.F. COMMERCIAL/RETAIL BUILDING ALONG NEW ACCESS DRIVE. THIS IS IN A RESIDENTIAL ZONE AND WILL NEED SPECIAL PERMITS AND/OR VARIANCES.
- DEMOLISH EXISTING HOME AT #44 MILFORD STREET.
- KEEP EXISTING HOME AT #50 MILFORD STREET.
- 3,200± LINEAR FEET OF NEW ACCESS DRIVEWAYS.
- A WETLAND CROSSING.
- KEEP EXISTING METAL BUILDINGS ON MILFORD STREET.

ISSUES TO BE RESOLVED

- ON-SITE WETLANDS NEEDS TO BE RE-FLAGGED BY PROFESSIONAL WETLAND SCIENTIST.
- SOIL TESTING TO BE PERFORMED IN AREAS OF FUTURE SEPTIC SYSTEM, DRIVEWAY AND DRAINAGE BASIN.
- PERIMETER SURVEY TO CONFIRM LAND AREA AND GAS EASEMENT LOCATION.
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- ANTICIPATED TRIP GENERATION AND TRAFFIC IMPACT STUDY TO BE PERFORMED.
- ARCHITECTURAL PLANS TO BE PREPARED.
- SIGHT DISTANCE TO BE EVALUATED.

ANTICIPATED PERMITS

- PLANNING BOARD:
SITE PLAN / SUBDIVISION
SPECIAL PERMIT (A.R.M.U.D.)
STORMWATER
- CONSERVATION COMMISSION:
NOTICE OF INTENT FOR WORK IN AND NEAR WETLAND RESOURCES.
- MASS DOT:
STATE HIGHWAY ACCESS PERMIT
- USEPA:
CONSTRUCTION GENERAL PERMIT
- MENDON ZONING BOARD:
VARIANCE / SPECIAL PERMIT FOR COMMERCIAL USE IN RESIDENTIAL ZONE.
- GAS PIPELINE EASEMENT:
ACCESS DRIVE CROSSING WITH UTILITIES
- MASSACHUSETTS ENVIRONMENTAL POLICY ACT (MEPA):
WILL BE DEPENDENT ON TRIP GENERATION AND AMOUNT OF LAND DISTURBANCE.

PUBLIC DRINKING
WATER SUPPLY

STORMWATER BASINS

17,000 S.F. ASSISTED
LIVING FACILITY
(20 BEDS @ 150
GPD/BED=3,000 GPD)

1,000 FEET OF NEW
DRIVEWAY
(22' WIDE)

REMOVE EXISTING
HOUSE



PROJECT BOUNDARY

SHARED SEPTIC
SYSTEM
(9,938 GPD TOTAL)

1,600 FEET OF NEW
ROADWAY

17 DUPLEXES 55 AND
OVER HOUSING (34
UNITS @ 150
GPD/UNIT=5,100 GPD)

KEEP EXISTING HOUSE

PROPOSED 7,500
S.F. COMMERCIAL /
RETAIL BUILDING
(563 GPD)

KEEP EXISTING
COMMERCIAL
BUILDING

PROPOSED 5,000 S.F.
COMMERCIAL /
RETAIL BUILDING
(375 GPD)

LEGEND:	
	EDGE OF WETLAND
	WETLAND FLAG
	BUFFER ZONE
	BUILDING
	EXISTING TREE LINE
	EXIST. SPOT GRADE
	DRAINAGE MANHOLE
	DRAIN LINE
	SEWER LINE
	SEWER MANHOLE
	WATER LINE
	WATER VALVE
	TELECOM LINE
	GAS LINE
	GAS VALVE
	UNDERGROUND ELECTRIC
	OVERHEAD WIRES
	UTILITY POLE
	GUARD RAIL
	BIT. CONC. CURB
	CAPE COD BERM
	BOLLARD
	GUY WIRE
	LIGHT POLE
	CATCH BASIN
	HIGH DENSITY POLYETHYLENE DUCTILE IRON
	DRILL HOLE
	STONE BOUND
	REINFORCED CONCRETE PIPE

OWNER & APPLICANT:
Mendon SMC Realty, LLC
50 Milford Street
Mendon, MA 01756

Sweet Living Trust
50 Milford Street
Mendon, MA 01756

TITLE:
CONCEPT PLAN-1
For
"Age Restricted
Mixed Use Development"
In
Mendon, MA 01756

SEAL:
DRAFT
NOT FOR
CONSTRUCTION
4-30-2026

PREPARED BY:

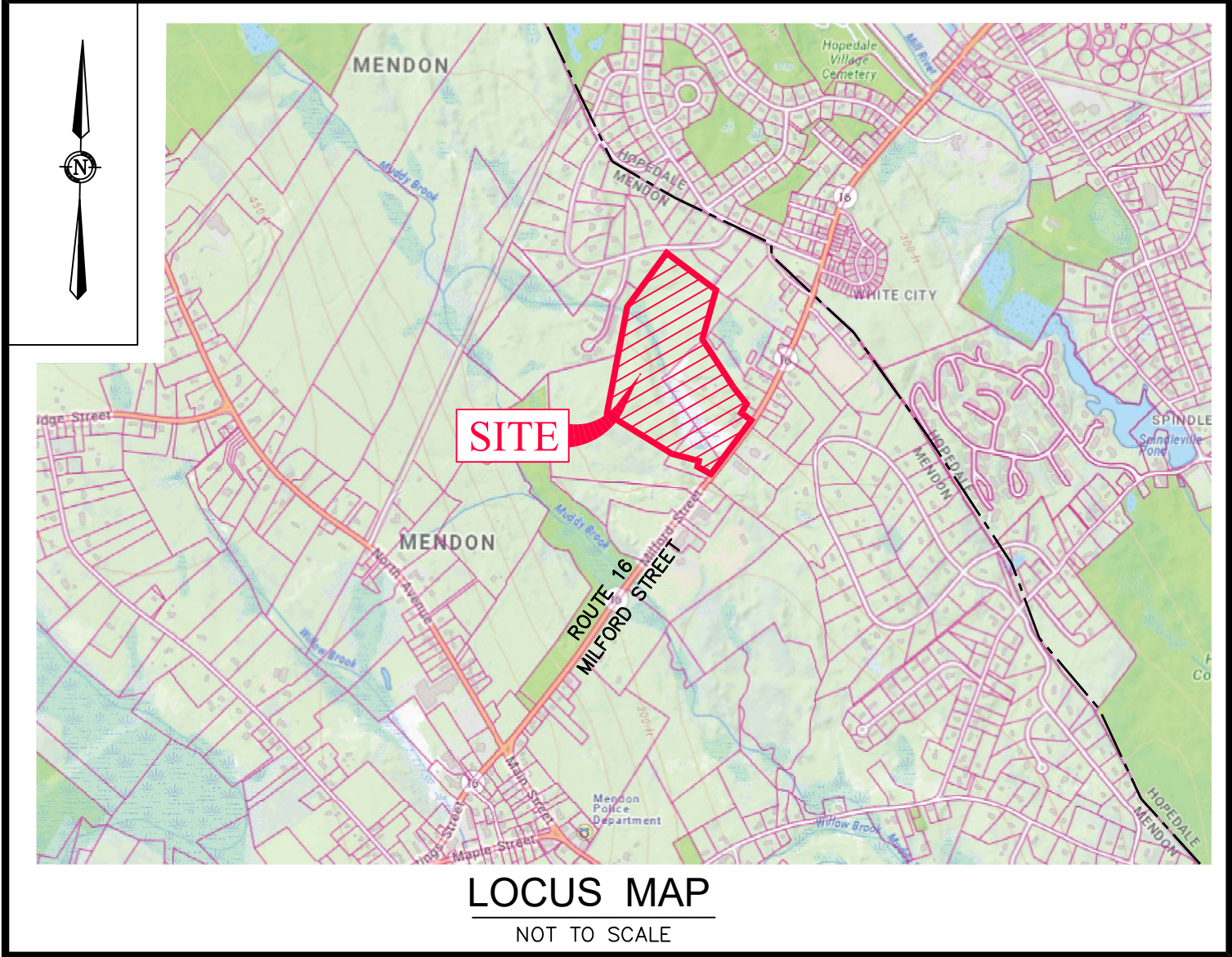
**ALLEN ENGINEERING
& ASSOCIATES, INC.**
Civil Engineers · Surveyors
Land Development Consultants
140 Hartford Avenue East
Hopdale, Ma 01747
(508) 381-3212 · www.allen-ea.com

SCALE: 1"=100 FEET
0 100 200 300

DATE: April 30, 2026

REVISIONS			
#	DATE	DESCRIPTION	INIT

JOB NO: 00889 SHEET: 1 of 1



MENDON ZONING TABLE			
ZONE: RURAL RESIDENTIAL DISTRICT (RR)			
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- 18 UNITS OF SENIOR HOUSING, 5 UNITS IN 3 BUILDINGS AND 3 UNITS IN ONE BUILDING.
- AN ON-SITE PUBLIC DRINKING WATER SUPPLY, TWO WELLS WITH THE RESPECTIVE ZONE 1 AND INTERIM WELLHEAD PROTECTION AREA (IWPA).
- AN ON-SITE SHARED SEPTIC SYSTEM. DESIGN NOT TO EXCEED 10,000 GALLONS PER DAY, PUMP STATIONS LIKELY NECESSARY AT LOW POINTS.
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- USEPA:
CONSTRUCTION GENERAL PERMIT
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PUBLIC DRINKING
WATER SUPPLY

STORMWATER BASINS

18 UNITS IN 4 BUILDINGS OF
55 AND OVER HOUSING (@
150 GPD/UNIT=2,700 GPD)

1,000 FEET OF NEW
DRIVEWAY
(22' WIDE)

REMOVE EXISTING
HOUSE



PROJECT BOUNDARY

SHARED SEPTIC
SYSTEM
(9,938 GPD TOTAL)

1,600 FEET OF NEW
ROADWAY

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PROPOSED 7,500
S.F. COMMERCIAL /
RETAIL BUILDING
(563 GPD)

KEEP EXISTING
COMMERCIAL
BUILDING

PROPOSED 5,000 S.F.
COMMERCIAL /
RETAIL BUILDING
(375 GPD)

LEGEND:

- EDGE OF WETLAND
- WETLAND FLAG
- BUFFER ZONE
- BUILDING
- EXISTING TREE LINE
- EXISTING CONTOUR
- ± 177.5
- DMH (D)
- DRAINAGE MANHOLE
- DRAIN LINE
- SEWER LINE
- SEWER MANHOLE
- WATER LINE
- WATER VALVE
- TELECOM LINE
- GAS LINE
- GAS VALVE
- UNDERGROUND ELECTRIC
- OVERHEAD WIRES
- UTILITY POLE
- GUARD RAIL
- BIT. CONC. CURB
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- DUCTILE IRON
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Mendon, MA 01756

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TITLE:

CONCEPT PLAN-2
For
"Age Restricted
Mixed Use Development"
In
Mendon, MA 01756

SEAL:

DRAFT
NOT FOR
CONSTRUCTION
4-30-2026

PREPARED BY:



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& ASSOCIATES, INC.

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DATE:

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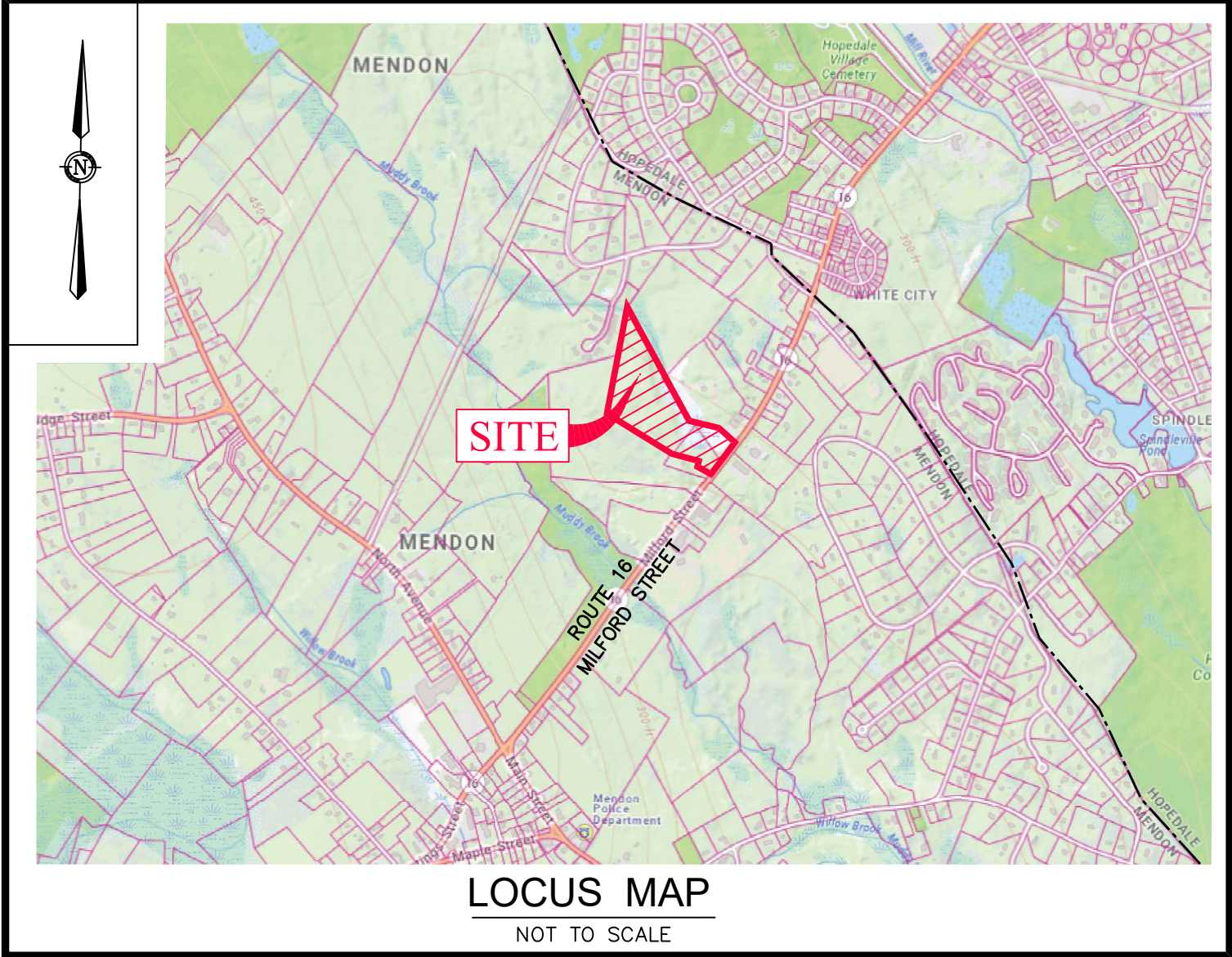
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JOB NO:

00889

SHEET:

1 of 1



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- 16 UNITS OF SENIOR HOUSING. 2 UNITS IN 8 BUILDINGS.
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- A 5,000 S.F. COMMERCIAL/RETAIL BUILDING ALONG MILFORD STREET.
- KEEP EXISTING HOME AT #44 MILFORD STREET.
- KEEP EXISTING HOME AT #50 MILFORD STREET.
- 1,200± LINEAR FEET OF NEW ACCESS DRIVEWAYS.
- KEEP EXISTING METAL BUILDINGS ON MILFORD STREET.

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- PLANNING BOARD:
SITE PLAN / SUBDIVISION
SPECIAL PERMIT (A.R.M.U.D.)
STORMWATER
- CONSERVATION COMMISSION:
NOTICE OF INTENT FOR WORK IN AND NEAR WETLAND RESOURCES.
- MASS DOT:
STATE HIGHWAY ACCESS PERMIT
- USEPA:
CONSTRUCTION GENERAL PERMIT
- MENDON ZONING BOARD:
VARIANCE / SPECIAL PERMIT FOR COMMERCIAL USE IN RESIDENTIAL ZONE.
- GAS PIPELINE EASEMENT:
ACCESS DRIVE CROSSING WITH UTILITIES
- MASSACHUSETTS ENVIRONMENTAL POLICY ACT (MEPA):
WILL BE DEPENDENT ON TRIP GENERATION AND AMOUNT OF LAND DISTURBANCE.

MENDON ZONING TABLE

ZONE: RR	REQUIRED SINGLE FAMILY	REQUIRED TWO FAMILY	ZONE: GB REQUIRED
MINIMUM LOT SIZE	60,000 S.F.	90,000 S.F.	40,000 S.F.
MINIMUM LOT FRONTAGE	200 FEET	300 FEET	200 FEET
SETBACKS:			
FRONT	50 FEET	50 FEET	50 FEET
SIDE	20 FEET	20 FEET	20 FEET
REAR	20 FEET	20 FEET	20 FEET

PUBLIC DRINKING WATER SUPPLY

EMERGENCY ACCESS

SHARED SEPTIC SYSTEM
(2,800 GPD TOTAL)

1,200 FEET OF NEW DRIVEWAY
(22' WIDE)

STORMWATER BASINS

PROPOSED 5,000 S.F. COMMERCIAL / RETAIL BUILDING
(375 GPD)

KEEP EXISTING HOUSE



- LEGEND:
- EDGE OF WETLAND
 - WETLAND FLAG
 - W F A252
 - W F 1000
 - W F 1100
 - W F 1200
 - W F 1300
 - W F 1400
 - W F 1500
 - W F 1600
 - W F 1700
 - W F 1800
 - W F 1900
 - W F 2000
 - W F 2100
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 - W F 9500
 - W F 9600
 - W F 9700
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TITLE:
PHASE 1
CONCEPT
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SEAL:
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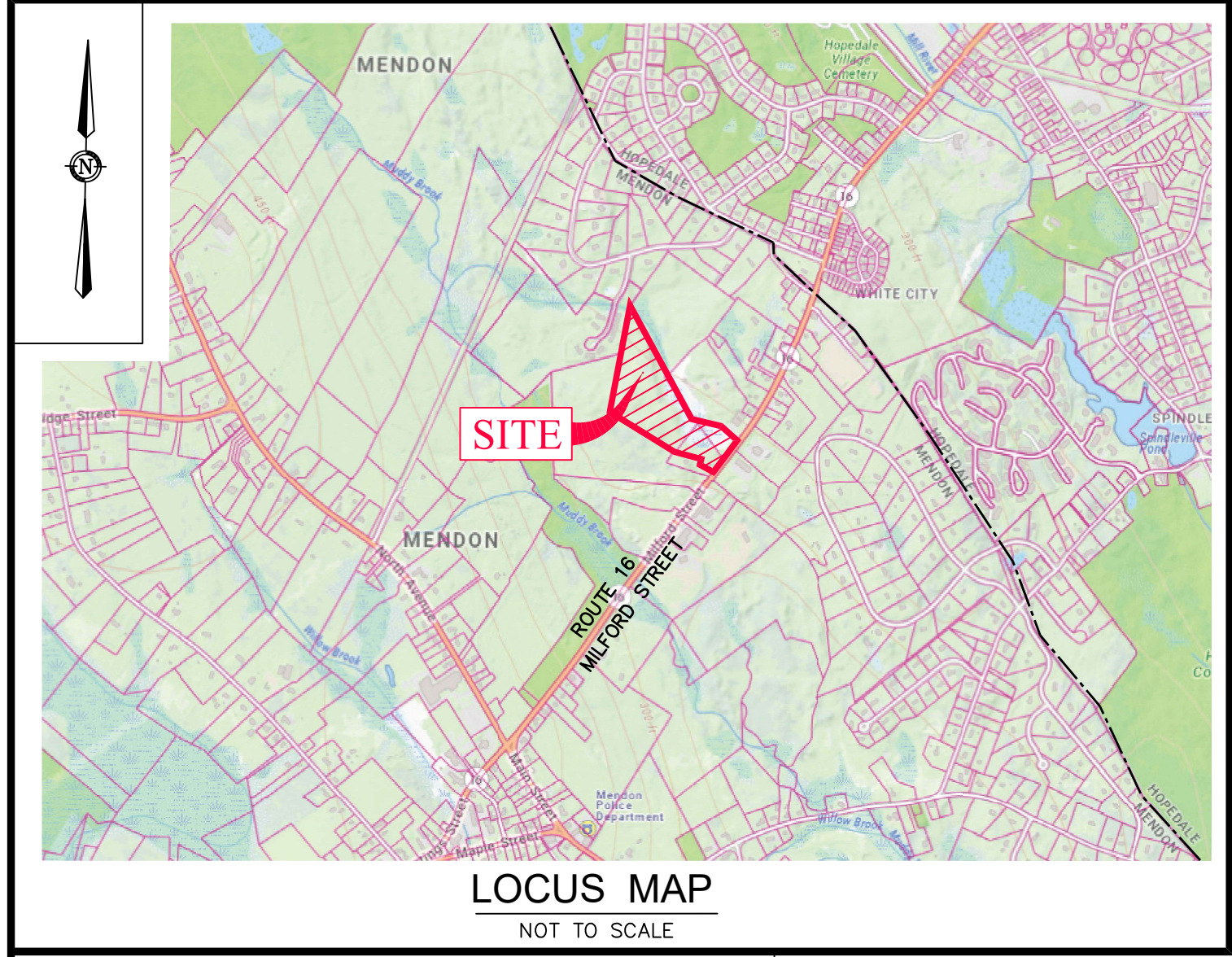
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SCALE: 1"=100 FEET
0 100 200 300

DATE: June 25, 2026

REVISIONS			
#	DATE	DESCRIPTION	INIT

JOB NO: 00889 SHEET: 1 of 1



THIS PLAN SHOWS

- 8 NEW DUPLEX BUILDINGS, 16 UNITS.
- 16 UNITS OF SENIOR HOUSING. 2 UNITS IN 8 BUILDINGS.
- FOUR (4) INDIVIDUAL WELLS. EACH WELL WILL SERVE TWO DUPLEXES OR 4 UNITS. MASS DEP TO VERIFY THESE WILL NOT BE CONSIDERED "PUBLIC WATER SUPPLY"
- AN ON-SITE SHARED SEPTIC SYSTEM. DESIGN NOT TO EXCEED 3,000 GALLONS PER DAY. PUMP STATIONS LIKELY NECESSARY AT LOW POINTS.
- A 5,000 S.F. COMMERCIAL/RETAIL BUILDING ALONG MILFORD STREET.
- KEEP EXISTING HOME AT #44 MILFORD STREET.
- KEEP EXISTING HOME AT #50 MILFORD STREET.
- 1,200± LINEAR FEET OF NEW ACCESS DRIVEWAYS.
- KEEP EXISTING METAL BUILDINGS ON MILFORD STREET.

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SETBACKS:			
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SIDE	20 FEET	20 FEET	20 FEET
REAR	20 FEET	20 FEET	20 FEET

4 PRIVATE WELLS

EMERGENCY ACCESS

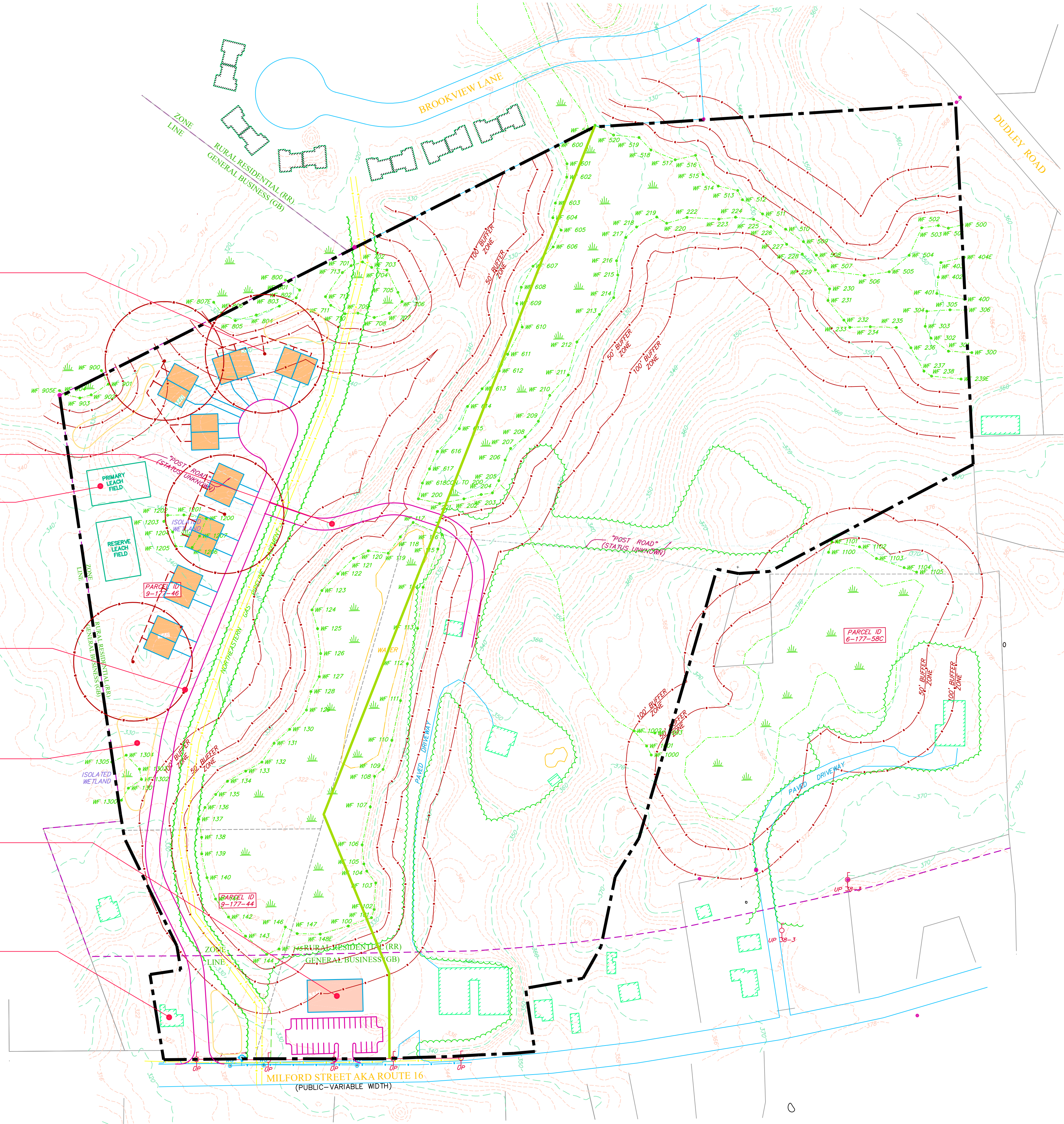
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(2,800 GPD TOTAL)

1,200 FEET OF NEW DRIVEWAY
(22' WIDE)

STORMWATER BASINS

PROPOSED 5,000 S.F. COMMERCIAL / RETAIL BUILDING
(375 GPD)

KEEP EXISTING HOUSE



LEGEND:	
	EDGE OF WETLAND
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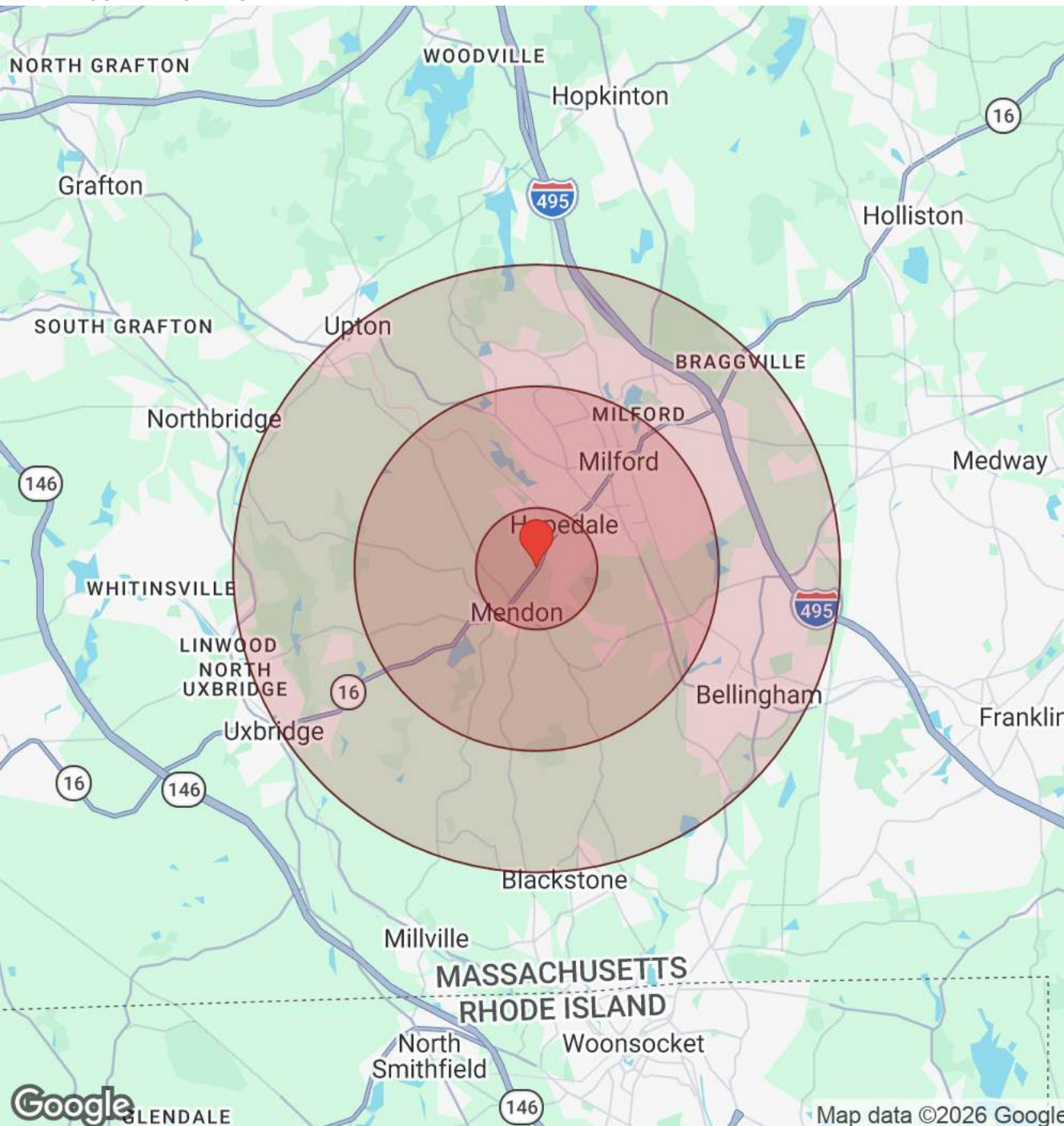
DATE: June 26, 2026

REVISIONS			
#	DATE	DESCRIPTION	INIT

JOB NO: 00889 SHEET: 1 of 1

DEMOGRAPHICS

50 MILFORD STREET



Population	1 Mile	3 Miles	5 Miles
Male	1,406	16,255	32,359
Female	1,472	15,956	32,380
Total Population	2,878	32,211	64,739

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,442	24,438	50,645
Black	45	1,330	2,473
Am In/AK Nat	3	35	58
Hawaiian	N/A	N/A	N/A
Hispanic	230	4,036	6,752
Asian	97	1,163	2,738
Multiracial	57	982	1,729
Other	5	225	343

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,194	12,751	25,816
Occupied	1,164	12,414	25,127
Owner Occupied	899	8,113	18,125
Renter Occupied	265	4,301	7,002
Vacant	31	337	689

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	441	5,414	10,405
Ages 15 - 24	335	3,780	7,361
Ages 25 - 54	1,023	12,934	25,263
Ages 55 - 64	458	4,331	9,483
Ages 65+	620	5,750	12,227

Income	1 Mile	3 Miles	5 Miles
Median	\$113,717	\$103,595	\$111,472
Under \$15k	32	553	990
\$15k - \$25k	55	611	1,069
\$25k - \$35k	31	482	957
\$35k - \$50k	105	941	1,912
\$50k - \$75k	137	1,712	2,966
\$75k - \$100k	152	1,687	3,335
\$100k - \$150k	214	2,406	4,911
\$150k - \$200k	154	1,537	3,421
Over \$200k	285	2,487	5,567

Distance: 1 Mile 3 Miles 5 Miles

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50 MILFORD STREET



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