

# Maple Meadows

75-ACRE LAND SITE • WILMINGTON, MASSACHUSETTS



**Boston Realty Advisors**

ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.



# Executive Summary

Boston Realty Advisors is pleased to present the exceptional opportunity to acquire **Maple Meadows**, a 75-acre land site at 923 Main Street, Wilmington, MA. The property was formerly home to a Wilmington town dump, but has been officially inactive since 1976. The site features a landfill that takes up approximately 35% of the acreage and rises to about 4 stories in height. 71 acres of the property is zoned for low-density residential use, and the other 4 acres are zoned for general industrial use.

**Maple Meadows** is bordered on the west by a predominantly residential part of Wilmington and on the east by an industrial hub that is concentrated around Interstate-93. This industrial hub is one of the preeminent last-mile delivery locations in Massachusetts, as it resides at the junction of I-93 and I-95; it is comprised of over 7.5 million SF of industrial space. Some of the notable industrial/warehouse tenants are Crate & Barrel, Pepsi, FedEx Ground, and Keystone Automotive. Nearby employers and retailers include Raytheon, American Tower Corporation, Target, Boston Sports Club, Starbucks, and Chipotle. The Wilmington/Woburn town line sits about a quarter-mile to the south of the site. Maple Meadows itself is about two and a half miles from the nearest exit/entrance to I-93.

**Maple Meadows** offers investors a myriad of opportunities to create value on a vast swathe of land. There are very few unimproved sites of this size within 10 miles of downtown Boston left. While much of the site is use-restricted by the landfill and by wetlands, there is still substantial acreage that is potentially developable into industrial and/or residential uses.

**Maple Meadows** is offered for sale on an un-priced basis. We will be conducting tours of the property with a "call-for-offers" to follow.



## Investment Highlights



### DEVELOPMENT POTENTIAL

**Maple Meadows** offers developers the opportunity to invigorate a long-unimproved site.



### SCALE

There are few land sites of this size left within 10 miles of downtown Boston.



### LOCATION

**Maple Meadows** sits in a densely-developed industrial hub with significant last-mile demand, superior retail amenities, and convenient interstate access.



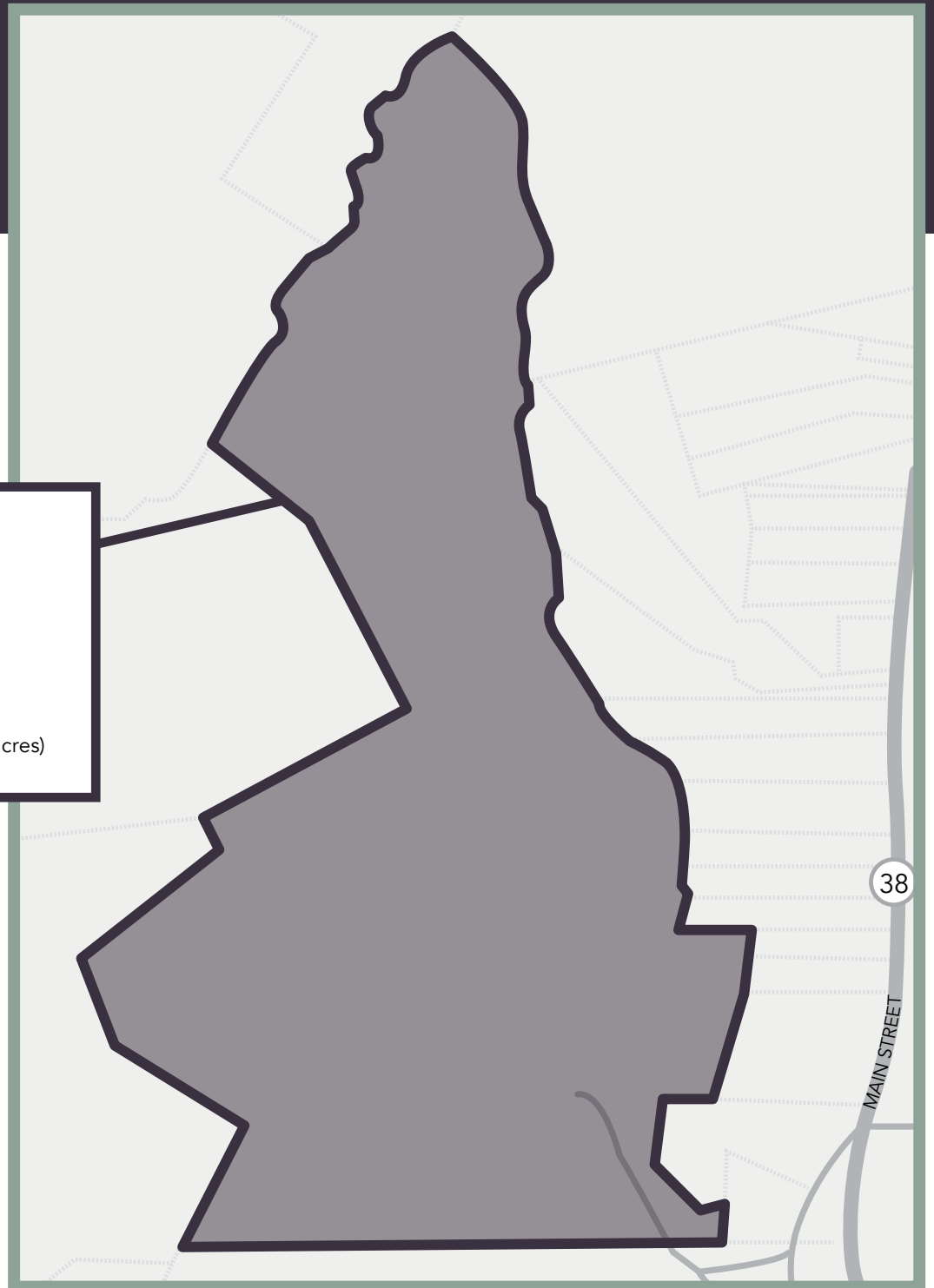
# Site Plan

## Maple Meadows

Address: 923 Main Street,  
Wilmington, MA 01887

Lot Area: 75 Acres  
(3,267,000 SF)

Zoning: Residence 60 (71 acres)  
& General Industrial (4 acres)



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