

# REGION

Commercial Real Estate

**DEVELOPMENT OPPORTUNITY**

**GRANBY ROUTE 202 LAND**

**GRANBY, MA**

**SALE PACKAGE**



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# PROPERTY OVERVIEW

Region Commercial is pleased to offer on an exclusive basis, two land parcels (Property ID #4\_A\_7-\_2 and #4\_A\_7-\_1) totaling  $\pm 15.51$  acres located on West State Street in Granby, MA, available for sale.

The offering consists of two parcels along West State Street with multiple concept plans available for review, illustrating potential retail, commercial, and residential configurations. The concepts include free-standing retail and quick-service restaurant uses, as well as a residential layout consisting of 13 units. The front parcel also offers sufficient frontage to accommodate the potential subdivision into two lots, providing additional flexibility for future development.

The property's location along West State Street (Route 202), immediately adjacent to the area commonly known as Five Corners, provides convenient access to Granby, South Hadley, Belchertown, Ludlow, Holyoke, and Route 91. This well-traveled regional connection serves as a significant commuter route throughout the surrounding communities. Average daily traffic counts are estimated at 18,915 vehicles traveling north and southbound.

With  $\pm 15.51$  acres, two separate parcels, multiple conceptual development plans, and strong visibility and accessibility along a busy regional roadway, the offering provides a versatile opportunity for a variety of potential commercial, retail, restaurant, and residential uses.



# SITE DETAILS

|                   |                                             |
|-------------------|---------------------------------------------|
| Land Area         | 15.51 Acres                                 |
| Taxes             | Front lot \$1,685.48<br>Rear lot \$1,568.16 |
| Zoning            | Mixed-use Overlay District                  |
| Topography        | Gently Rolling                              |
| Electric Provider | National Grid                               |
| Gas               | Eversource Energy                           |
| Sewer             | On-Site                                     |
| Electric          | 3 Phase                                     |
| Access            | 2 curb cuts, 1 per lot                      |







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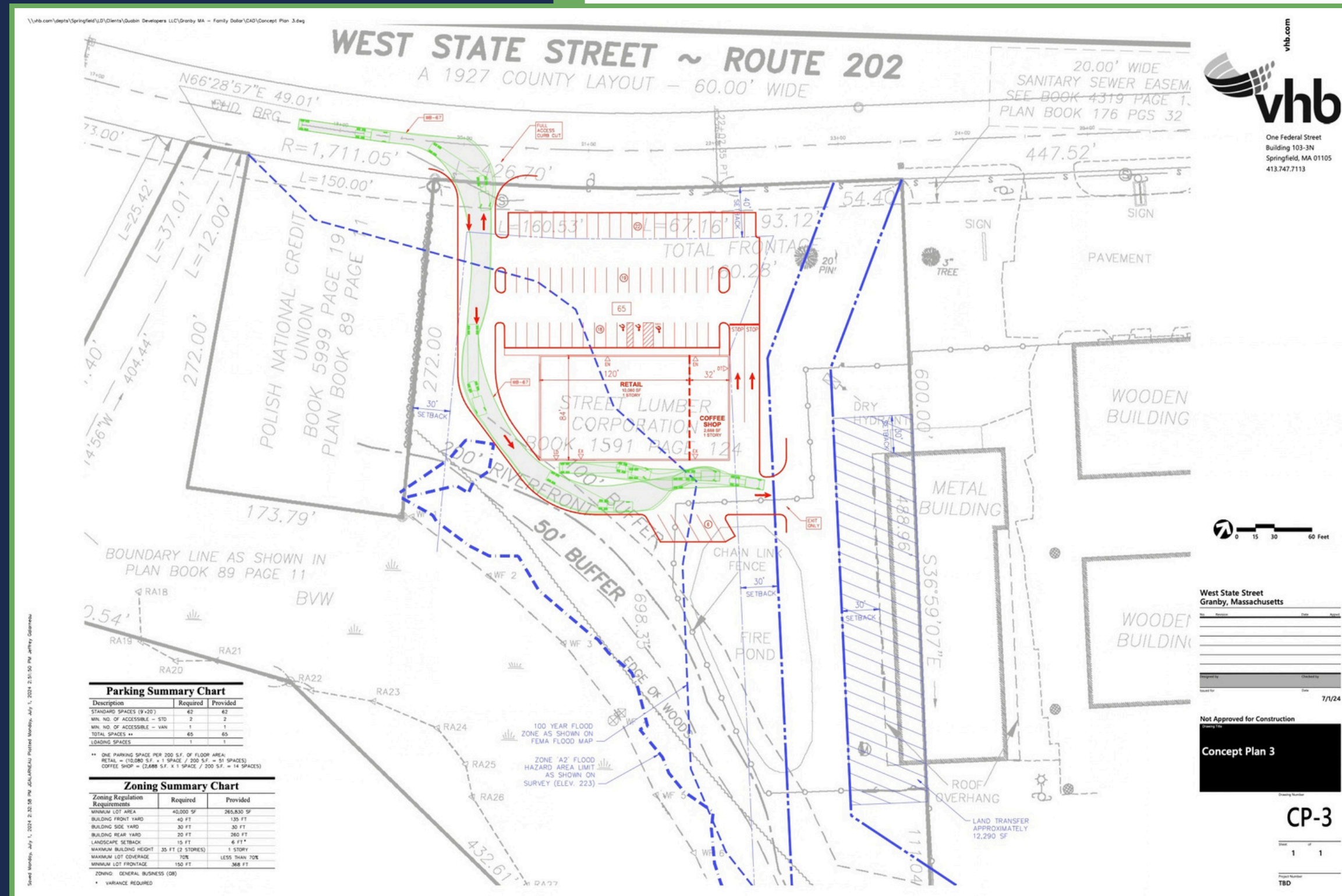


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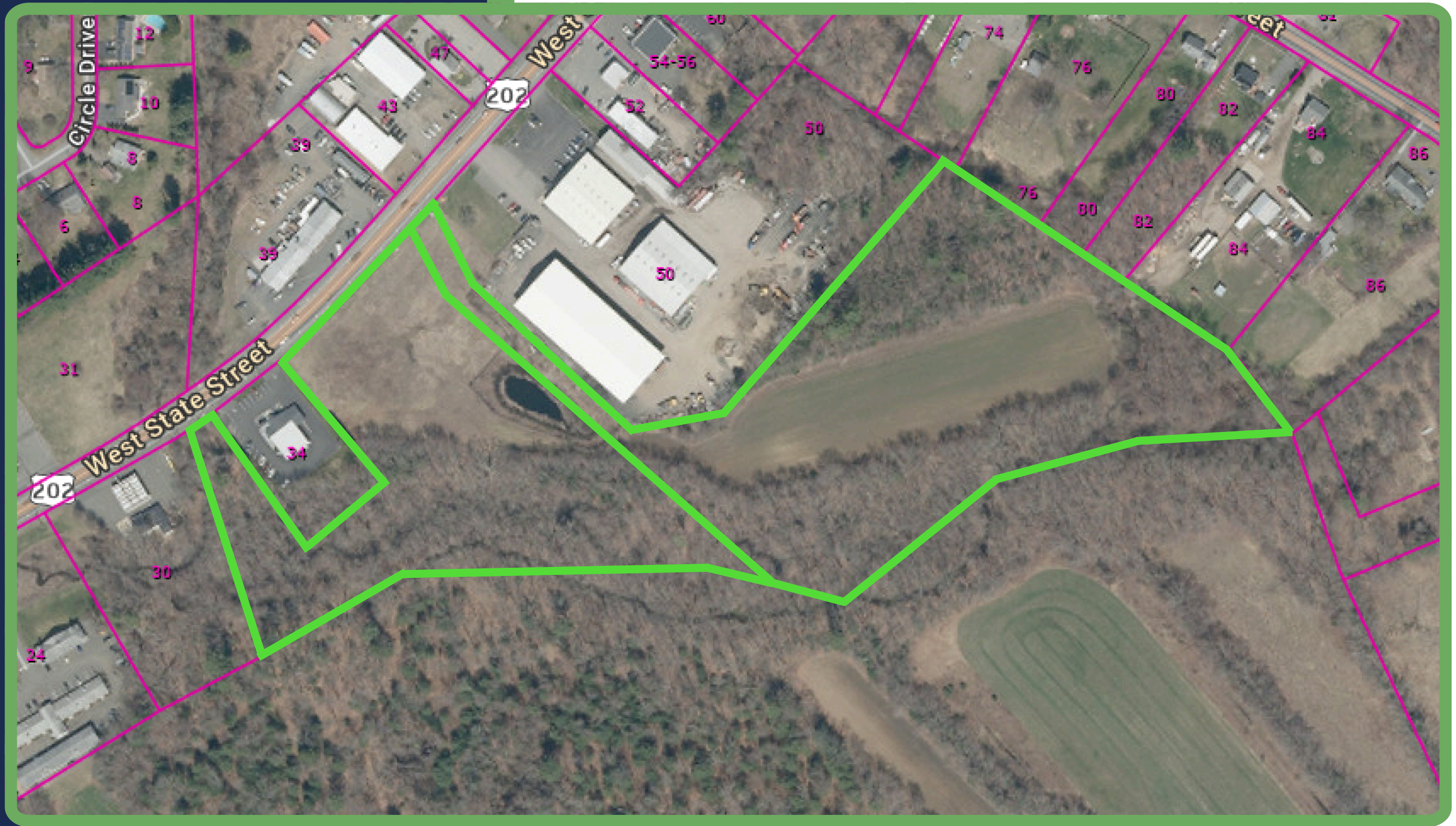




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# SITE MAP

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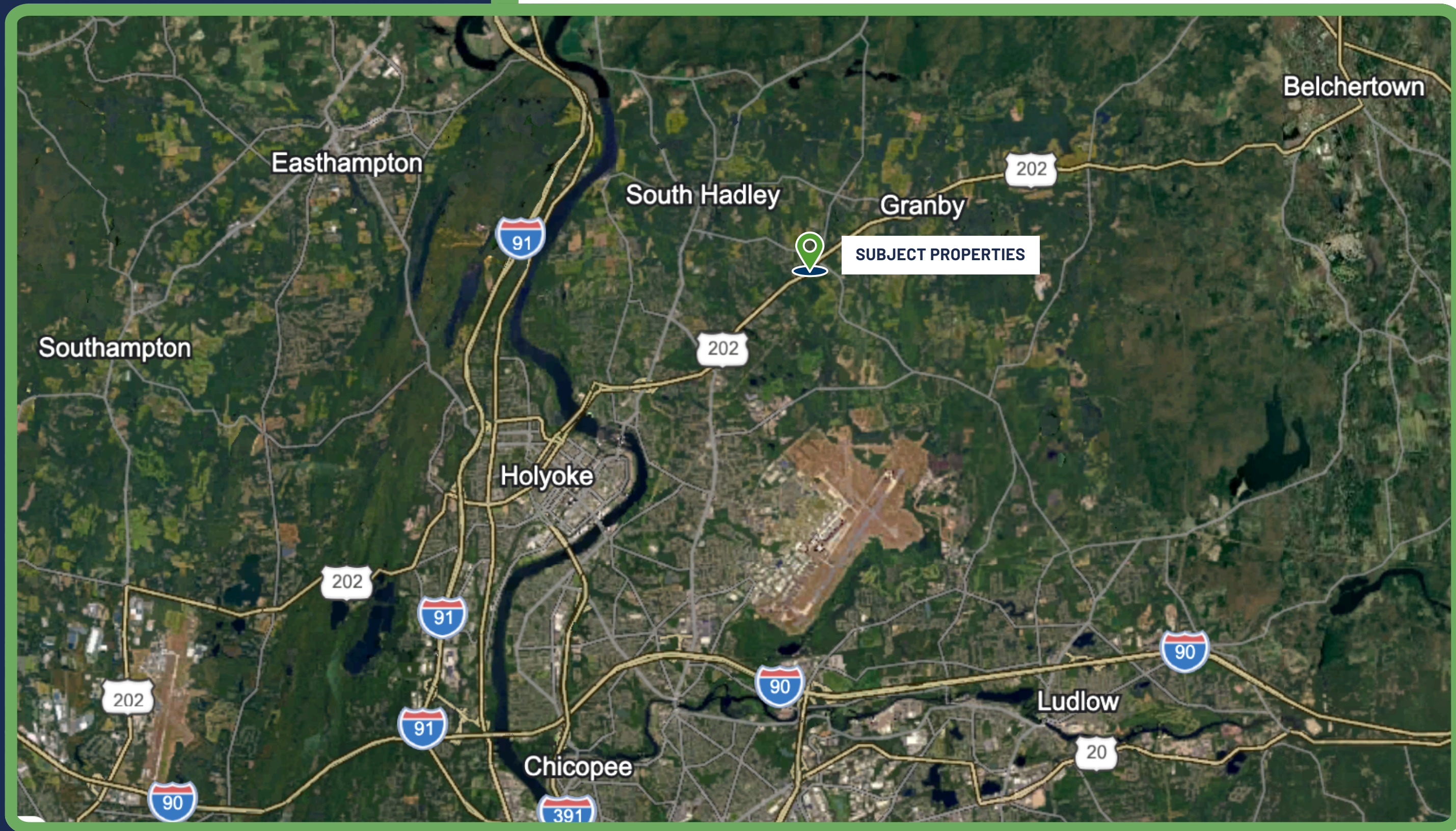




# AREA MAP

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# REGIONAL MAP

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