

FOR SALE



±35 ACRE DEVELOPMENT OPPORTUNITY

86 MAPLE AVENUE, RUTLAND, MA 01543



JIM EGAN

Vice President

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EXECUTIVE SUMMARY



OFFERING SUMMARY

MBLU: 41 / A / 3

Property Type: Land

Available SF: -

Lot Size: 35 Acres

Zoning: Heights Planned Development District

Utilities: Public water / Sewer

Sale Price: Negotiable

PROPERTY OVERVIEW

Rutland Heights is a beautiful (+/-) 35-Acre parcel located along Route 56 in Rutland, MA. The former site of Rutland State Hospital, this location offers easy accessibility for residents throughout the region. Perfect for redevelopment into senior housing, assisted living, retail, and other uses. The site is entirely vacant and most of the land rests on relatively flat ground at the top of the hill and near street level. Town leadership very much supports the redevelopment and reuse of this distinguished property. Please call today for a tour!

- ±35 Acres across 3 Lots
- Lots available together or individually
- Former site of Rutland State Hospital
- On Route 56
- Half mile from town center
- On-Site: Electricity, telephone, internet, water, sewer
- Seller: Town of Rutland



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120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

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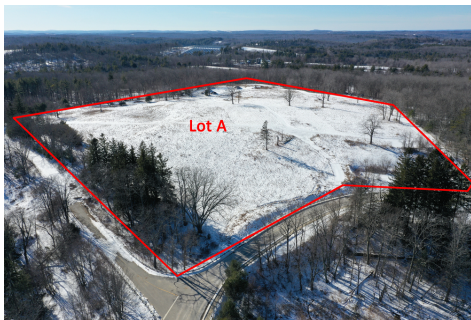
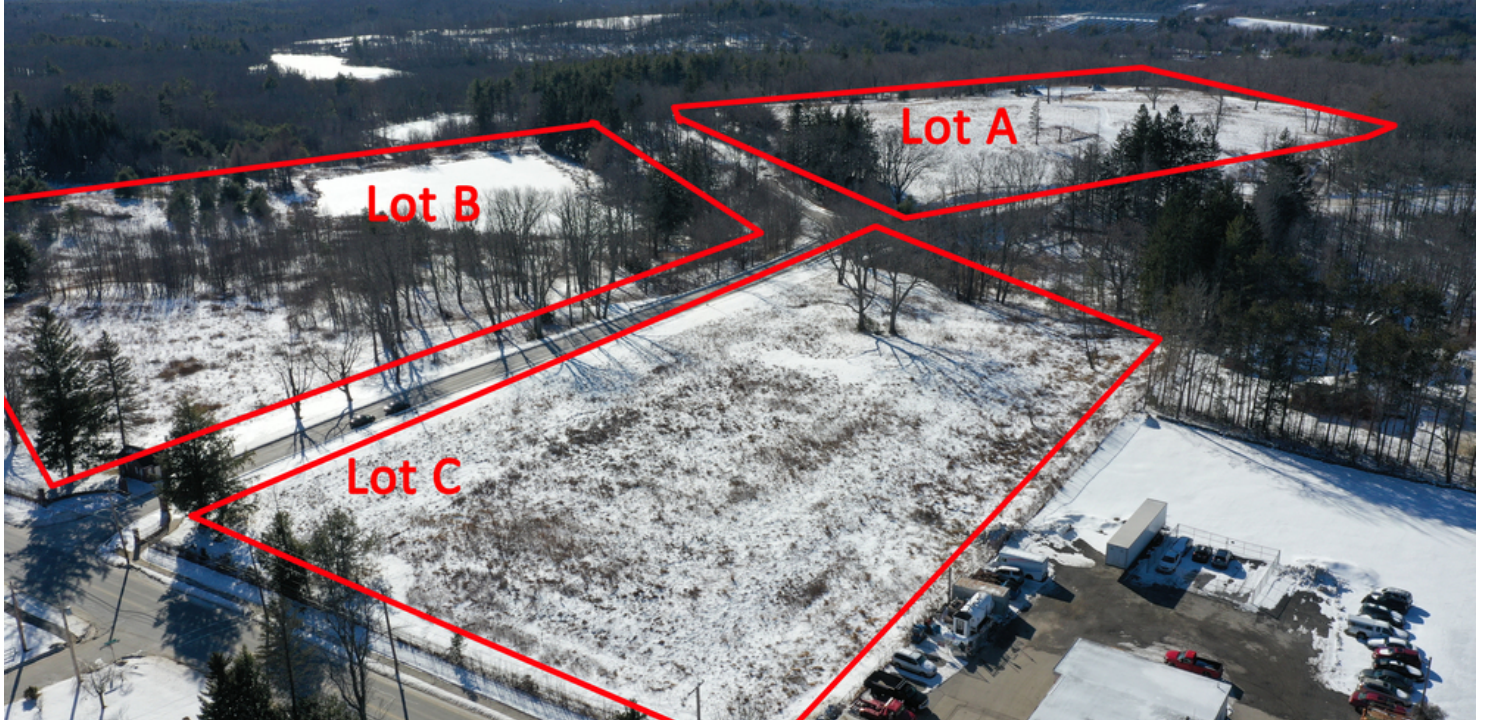
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ADDITIONAL PHOTOS



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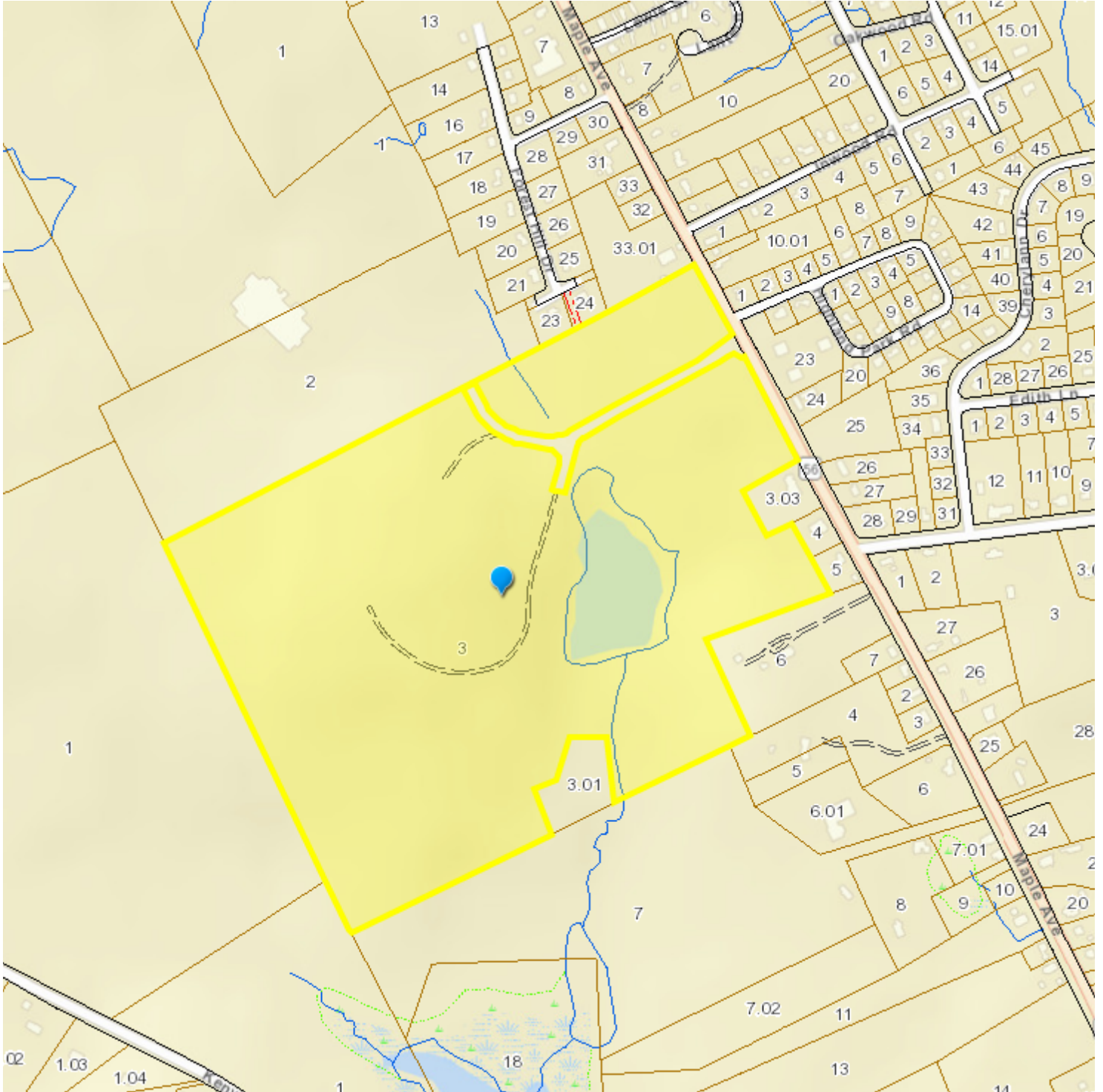
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ASSESSOR PLOT PLAN



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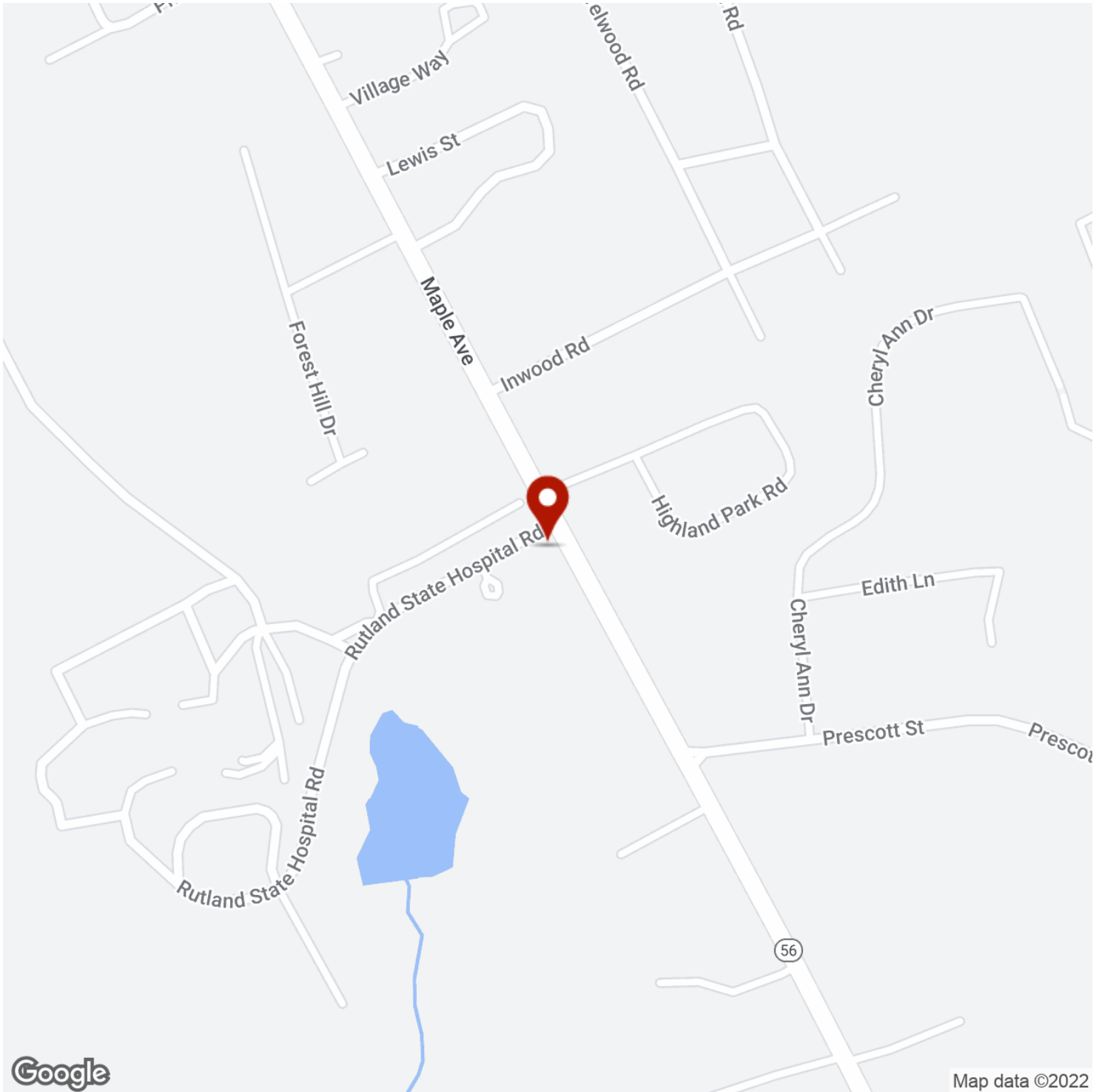
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LOCATION MAPS



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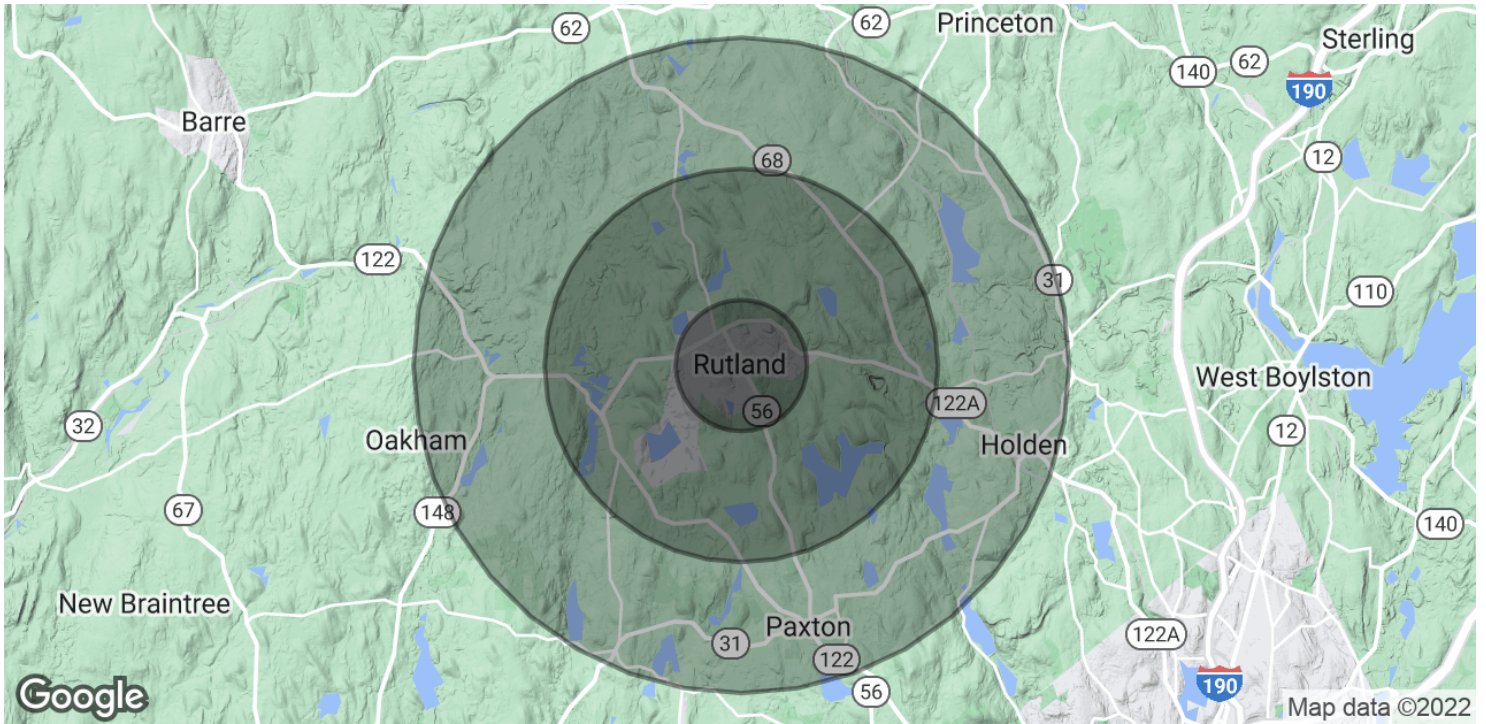
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,512	47,745	105,304
Average age	40.5	37.4	37.4
Average age (Male)	36.5	35.3	35.4
Average age (Female)	42.9	39.4	39.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,637	18,992	40,879
# of persons per HH	2.5	2.5	2.6
Average HH income	\$74,782	\$65,977	\$66,275
Average house value	\$281,529	\$270,417	\$269,341

* Demographic data derived from 2020 ACS - US Census



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