

# OVERLEE OFFERING MEMORANDUM

## **349 Old Stockbridge Road & 40 Frothingham Crossing**

349 Old Stockbridge Road and 40 Frothingham Crossing together comprise a 16.76± acre estate in Lenox, Massachusetts. The offering includes Overlee – the celebrated Berkshire “cottage” built in 1903 for Mr. Samuel Frothingham, which has most recently operated as the Hillcrest Educational Center – as well as a separate single-family residence situated on adjacent parcels.

The property presents a rare combination of existing infrastructure and multiple buildings, offering immediate usability as well as redevelopment potential.

### **PROPERTY OVERVIEW**

- 349 Old Stockbridge Road, Lenox, MA
- 40 Frothingham Crossing, Lenox, MA
- 16.76± acres combined
- R1A zoning (Residential; 1-acre minimum lot size)
- Notably, the property is not listed on the historic registry and is not designated as a Lenox “Great Estate”

### **SITE DESCRIPTION**

The property consists of a primary campus fronting Old Stockbridge Road (Route 7), with access leading to the elevated Frothingham Crossing residence.

The site features a blend of open lawns, wooded areas, and developed campus infrastructure, including internal roadways, parking areas, and multiple outbuildings.

### **IMPROVEMENTS**

#### **Main Campus (349 Old Stockbridge Road)**

- Historic main building (c. 1902)
- One dormitory-style building
- Gymnasium and classroom structures
- Support and utility buildings

#### **Secondary Residence (40 Frothingham Crossing)**

- 1,826 SF single-family home, built 1962
- 2 bedrooms, 2 bathrooms

## **UTILITIES & INFRASTRUCTURE**

- Public water service across buildings
- Mixed heating systems (oil, gas, electric)
- Electrical capacity up to 600 amps in select buildings
- Fire alarm and partial sprinkler systems

## **RECENT IMPROVEMENTS & COMPLIANCE**

- New 2,000-gallon oil tank installed (September 2025). Previous 1,000-gallon tank removed and environmental reporting completed post-installation
- Title V septic system passed (April 2025)
- Ongoing maintenance across buildings

## **FINANCIAL & OPERATING OVERVIEW**

- Historical use: educational/institutional campus
- Hillcrest Educational Center currently continues as a tenant in all buildings except the main building and secondary house at 40 Frothingham Crossing. This month-to-month tenancy runs through June 2027, though tenants are expected to vacate in February/March 2027.

## **ZONING & DEVELOPMENT POTENTIAL**

The R1A zoning designation allows for residential uses with a minimum lot size of one acre. The total acreage supports a variety of potential configurations, subject to permitting and approvals.

The property is not listed on the historic registry and is not designated as a “Great Estate” under Lenox zoning bylaws, allowing for greater flexibility in future use and redevelopment (subject to applicable approvals).

Potential uses include:

- Institutional or nonprofit use
- Residential subdivision or redevelopment (subject to permits/approvals)
- Retreat, hospitality, or wellness-oriented uses (subject to permits/approvals)
- Private estate or multi-generational compound

Preliminary planning work has been completed to explore potential site configurations; such concepts are illustrative only and have not been approved.

## **SUPPORTING MATERIALS (AVAILABLE UPON REQUEST)**

- Property surveys and parcel maps

- Deeds and title documentation
- Utility and infrastructure summaries
- Historical operating data
- Floor plans and building layouts
- Revit scans

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*This offering memorandum is for informational purposes only and does not constitute a representation or warranty. All information should be independently verified by prospective purchasers.*