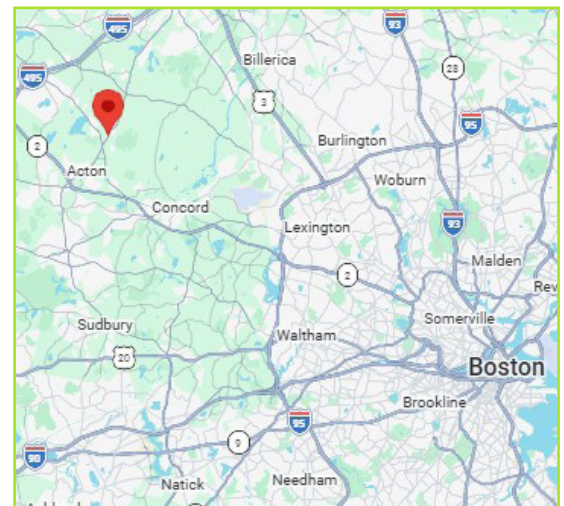


3 LOT SUBDIVISION



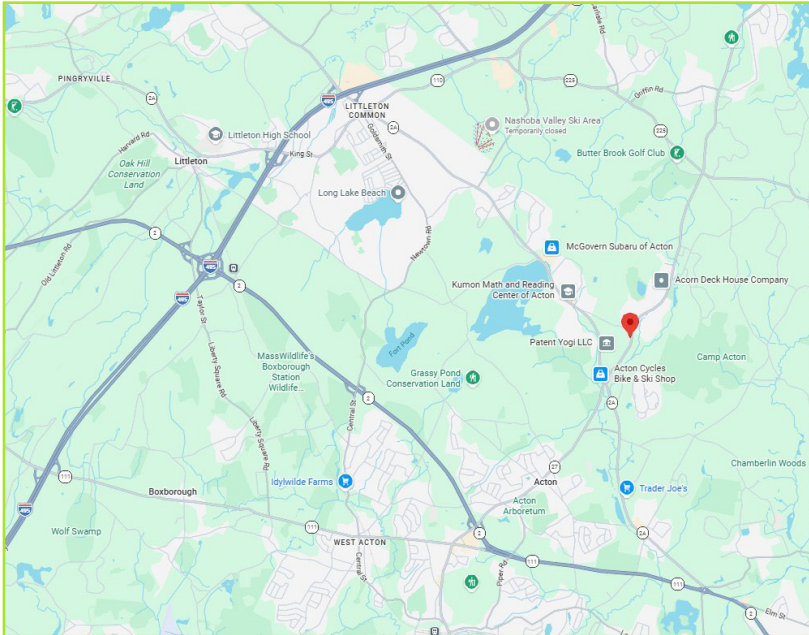
- Real estate development opportunity
- Existing lot size 2.69 acres (117,026 sq. ft.)
- 4 lot subdivision plan includes owner's lot (Lot 3)
- For sale opportunity includes the three undeveloped lots totaling 1.56 acres
 - *Lot 1 = 0.49 acres*
 - *Lot 2 = 0.51 acres*
 - *Lot 4 = 0.56 acres*
- Owner may consider selling Lot 3
- Electric & Gas Provider: National Grid
- Zoned: R4
- Public Water/Private Sewer

6 Lyberty Way, Westford MA 01886



738 Main Street, Acton

Location Overview



Acton, Massachusetts, is a suburban town in Middlesex County located about 21 miles west-northwest of Boston. 19.9 square miles with a population of roughly 24,000.

Bordered by Westford, Littleton, Concord, Carlisle, Stow, Maynard, Sudbury, and Boxborough.

Route 2 runs directly through the town, providing a direct drive toward Boston. Public transit includes the MBTA Commuter Rail (South Acton station) with service to Boston's North Station.

Part of the Acton-Boxborough Regional School District, consistently ranked among the top systems in Massachusetts.

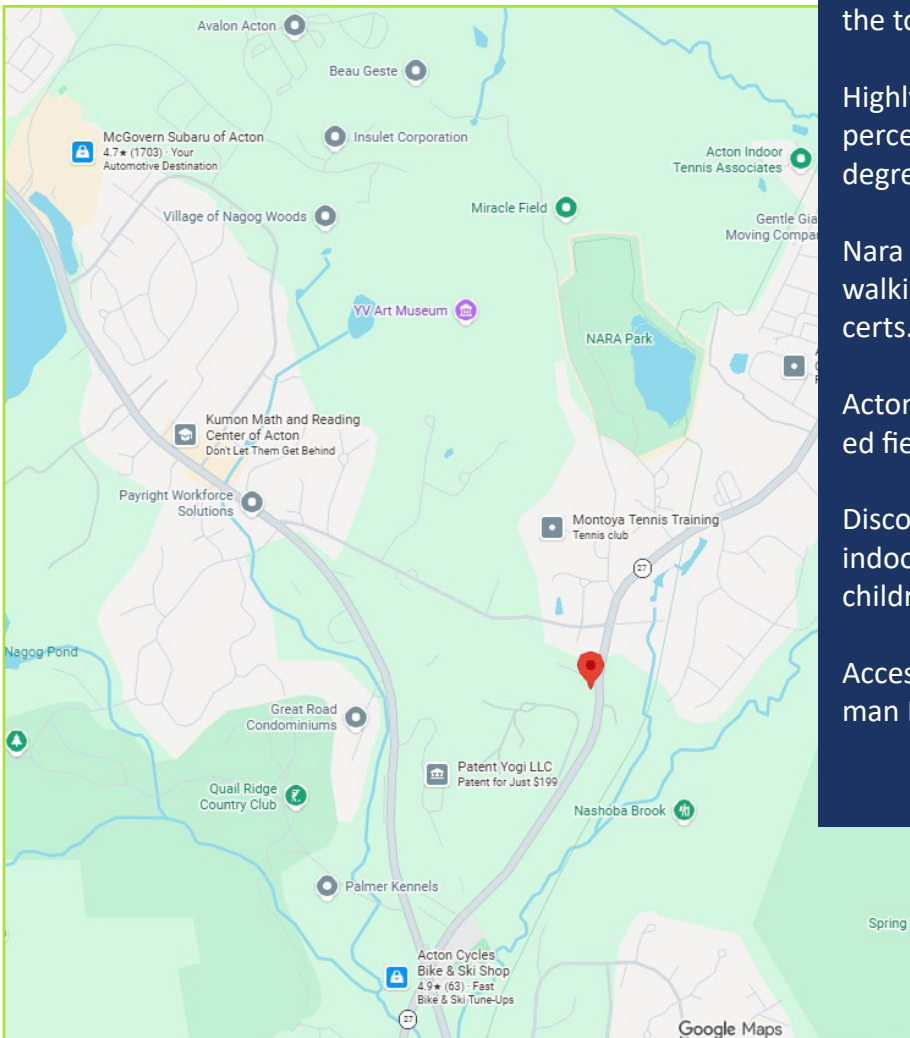
Highly educated community, with a large percentage of residents holding advanced degrees.

Nara Park: Features a pond, a beach area, walking trails, and seasonal outdoor concerts.

Acton Arboretum: Offers 65 acres of protected fields, woods, ponds, and walking paths.

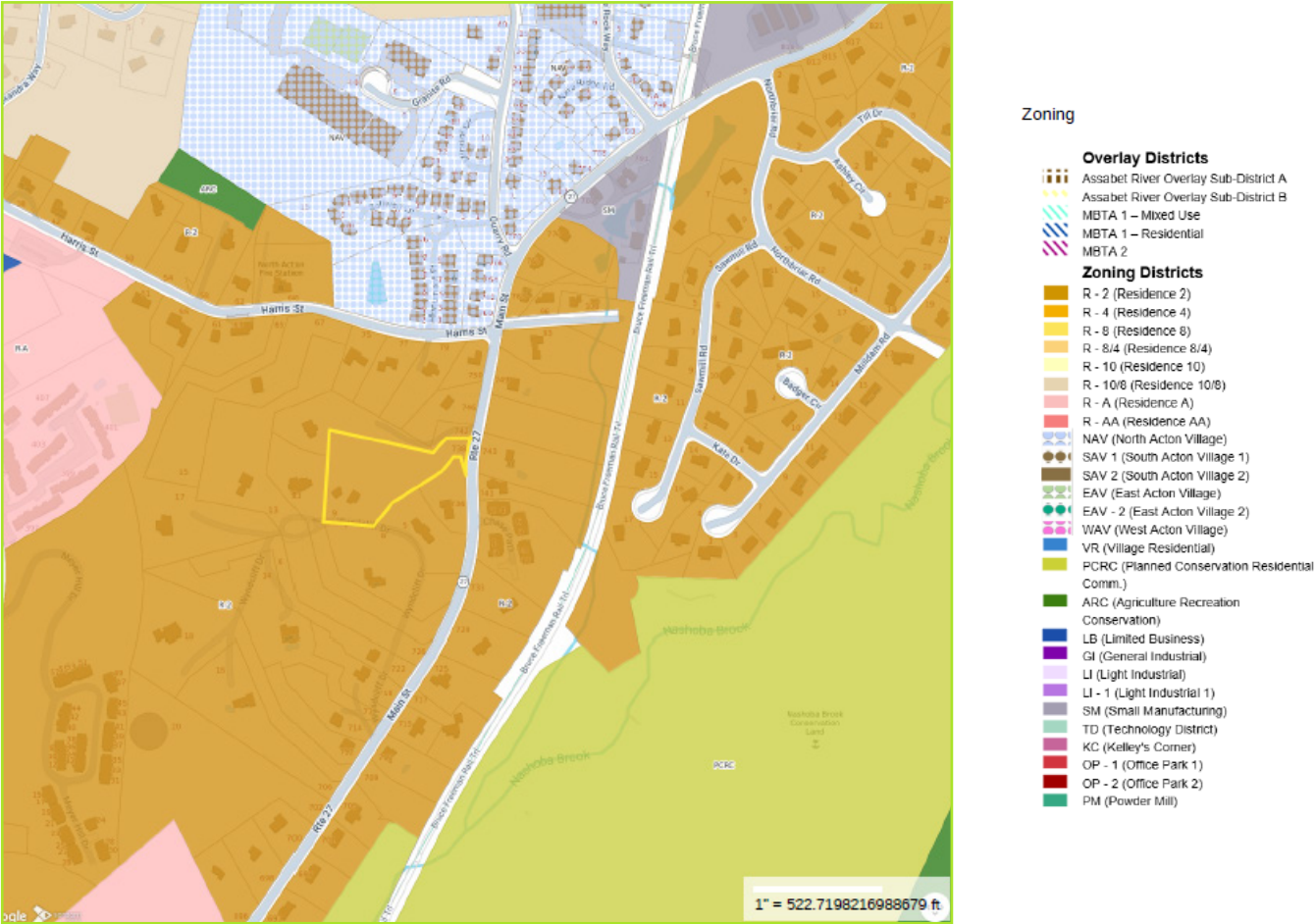
Discovery Museum: A popular hands-on indoor and outdoor museum designed for children and families.

Access to multi-use paths like the Bruce Freeman Rail Trail.

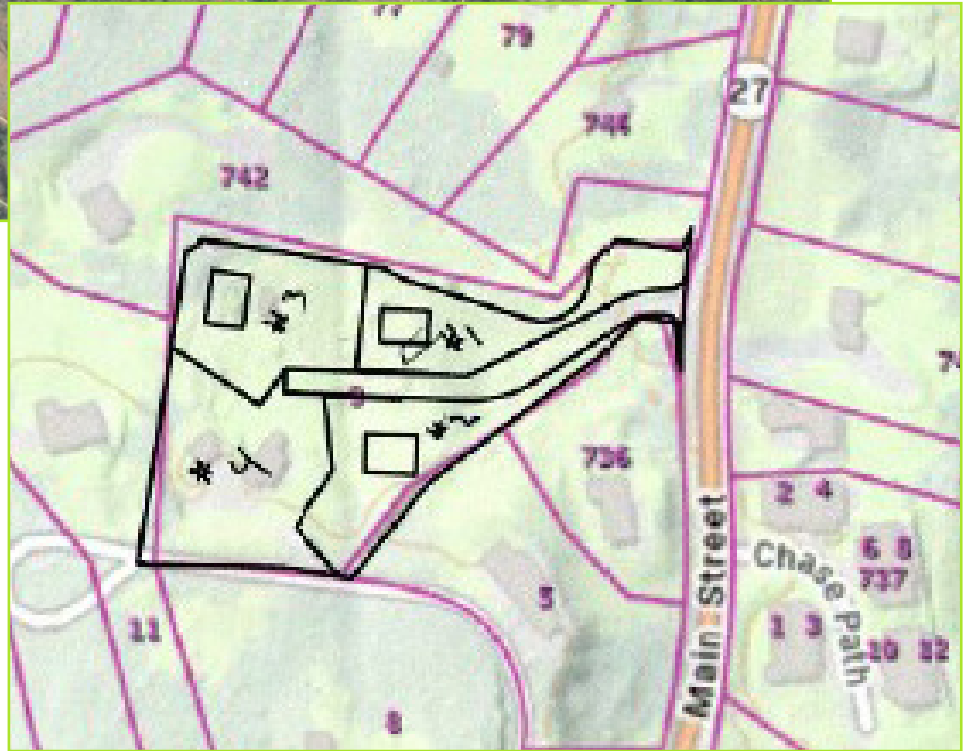


738 Main Street, Acton

Zoning Map



738 Main Street, Acton



Omni Properties, LLC has been retained as the exclusive listing broker to arrange the sale of the subject property. Information is subject to prior placement, errors, omissions, changes or withdrawal without notice. Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this offering or making an offer on the property unless a written agreement for the purchase has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived.

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