

# Dudley Redevelopment



137 SCHOFIELD AVENUE, DUDLEY, MA 01571 | 11.7 ACRE DEVELOPMENT PROPERTY FOR SALE

**NORTHEAST**  
PRIVATE CLIENT GROUP®

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# Deal Contacts

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Northeast Private Client Group in compliance with all applicable fair housing and equal opportunity laws.



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# Executive Summary



## PROPERTY OVERVIEW

Northeast Private Client Group is pleased to present the Dudley Mills Redevelopment. Situated on a sprawling 11.7-acre parcel, the Dudley Redevelopment at 137 Schofield Avenue presents a rare large-scale opportunity with exceptional flexibility for future uses. The property offers a total of 135,095 square feet and is well positioned for mixed-use transformation or adaptive reuse.

Current conceptual renderings envision a dynamic redevelopment plan that includes 65,000 square feet of commercial space alongside 18 residential units totaling approximately 25,000 square feet within the existing building. In addition, plans call for a ground-up residential building featuring 52 units across 57,640 square feet, further enhancing the site's residential density and long-term value.

With substantial acreage, existing infrastructure, and multiple redevelopment pathways, this property is ideally suited for investors and developers seeking scale, versatility, and strong market potential in a growing regional location.

Listing Price

## Subject to Offer

### OFFERING SUMMARY

<b>Building Size</b>	135,095 SF
<b>Lot Size</b>	11.70 Acres
<b>Year Built</b>	1920
<b>Zoning</b>	143



# Site Plan



# Exterior Photos



# Exterior Photos



# Renderings



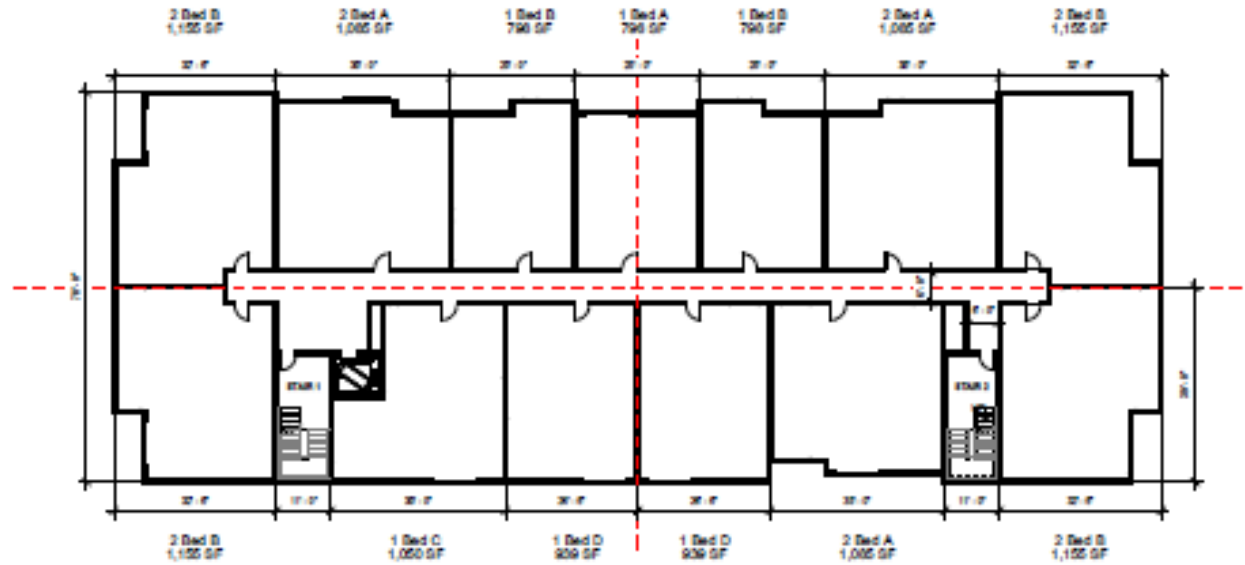
# Renderings



# Renderings



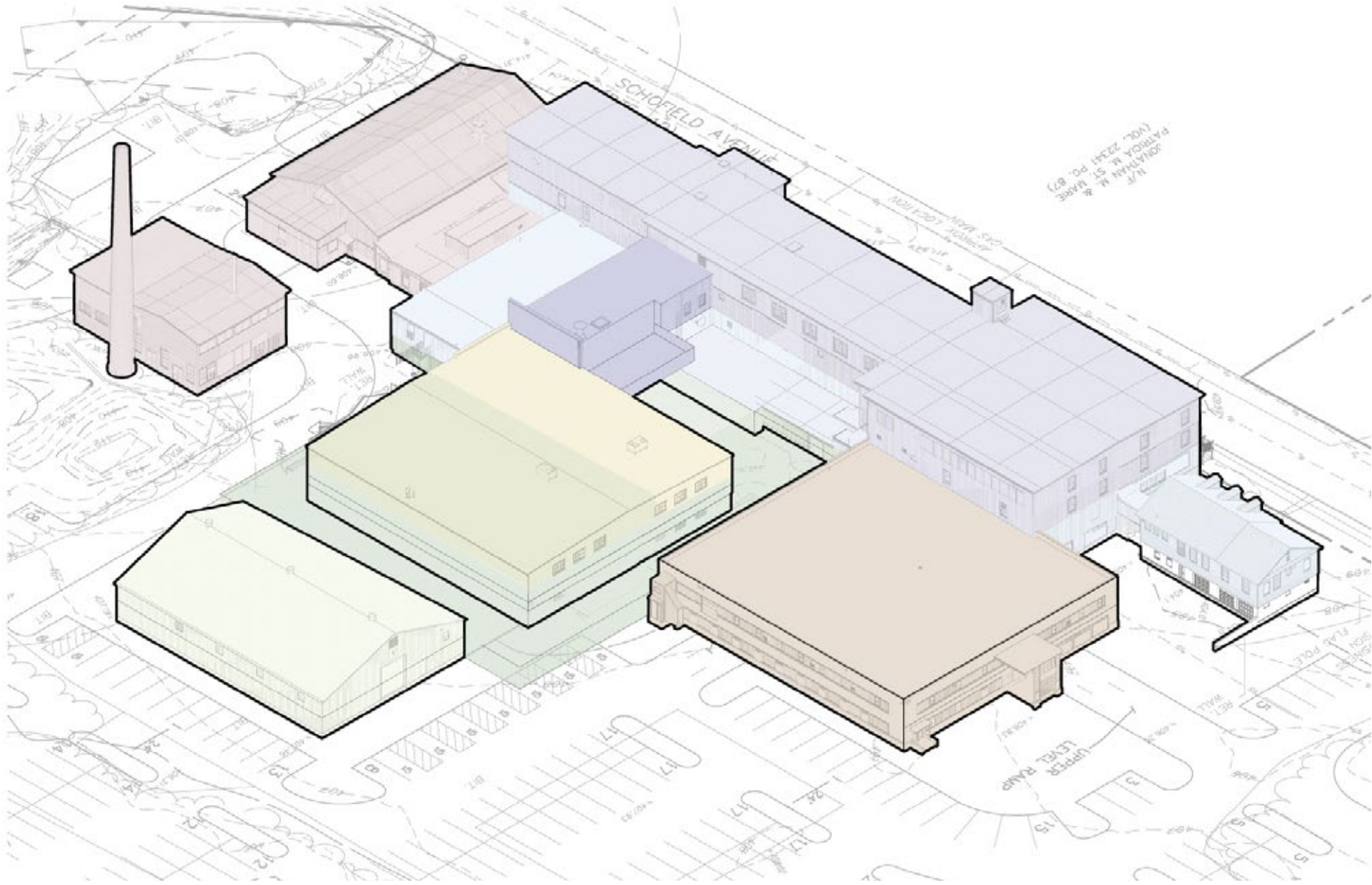
# Multifamily Conceptual Floorplans



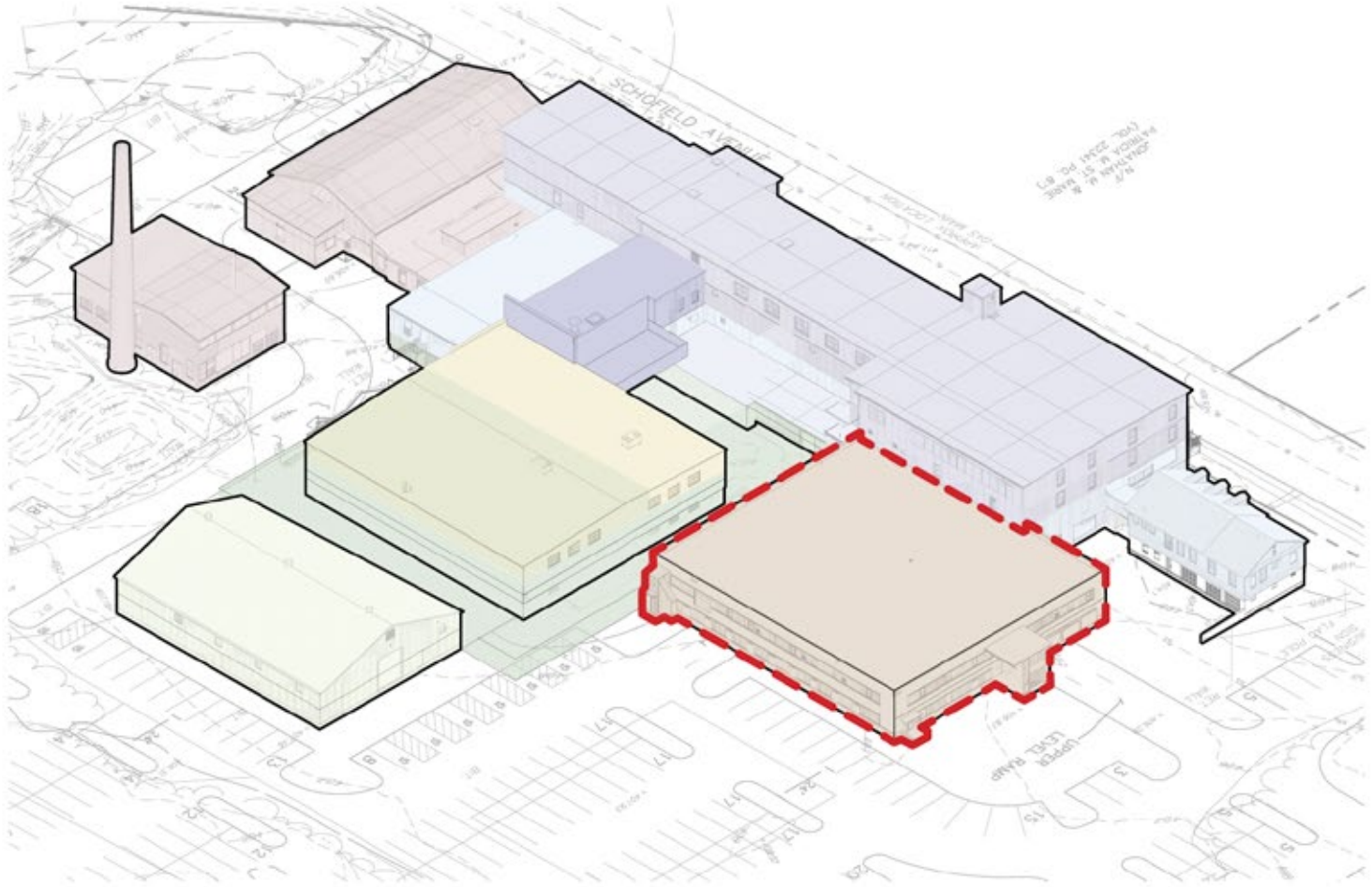
# Multifamily Conceptual Floorplans



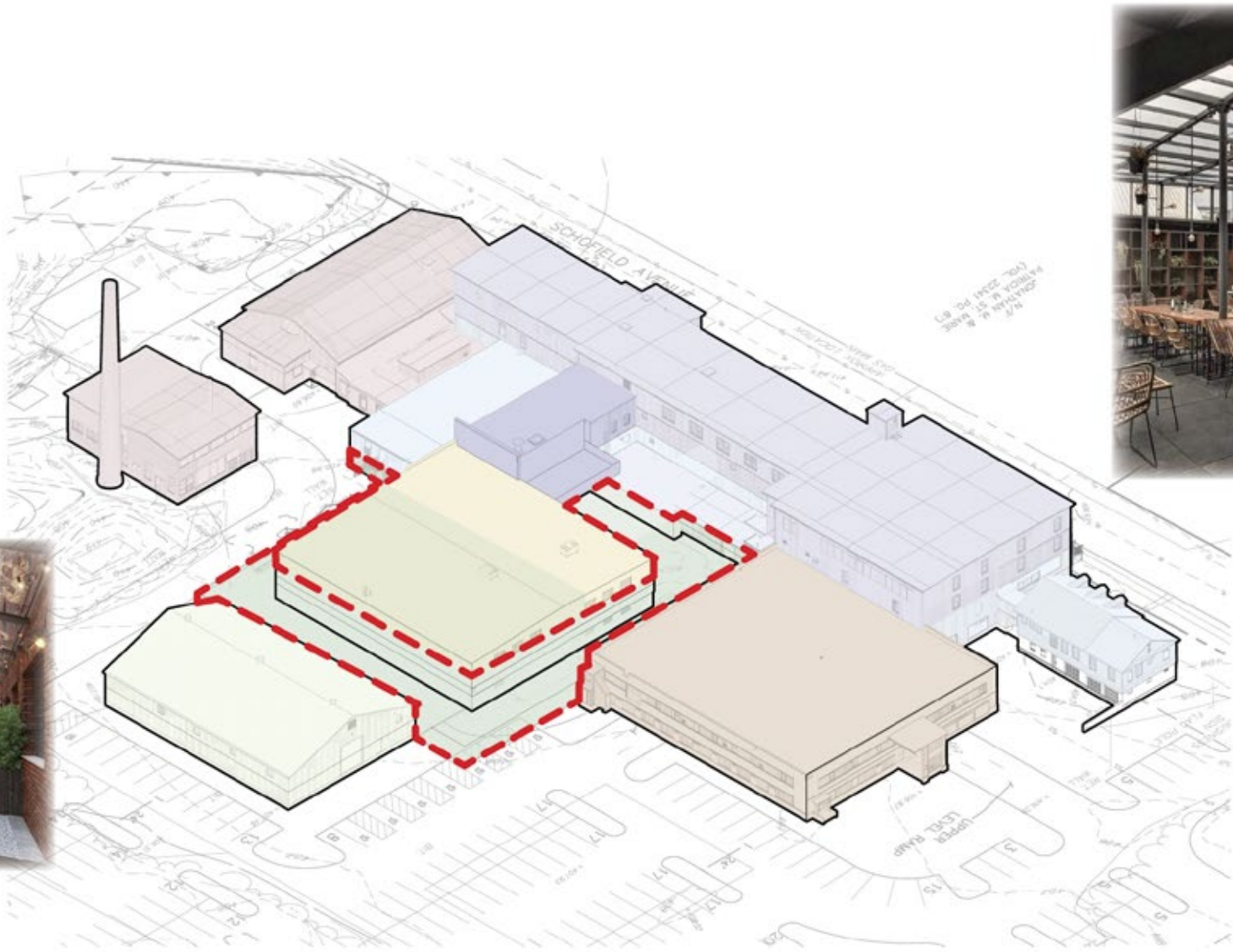
# Proposed Redevelopment



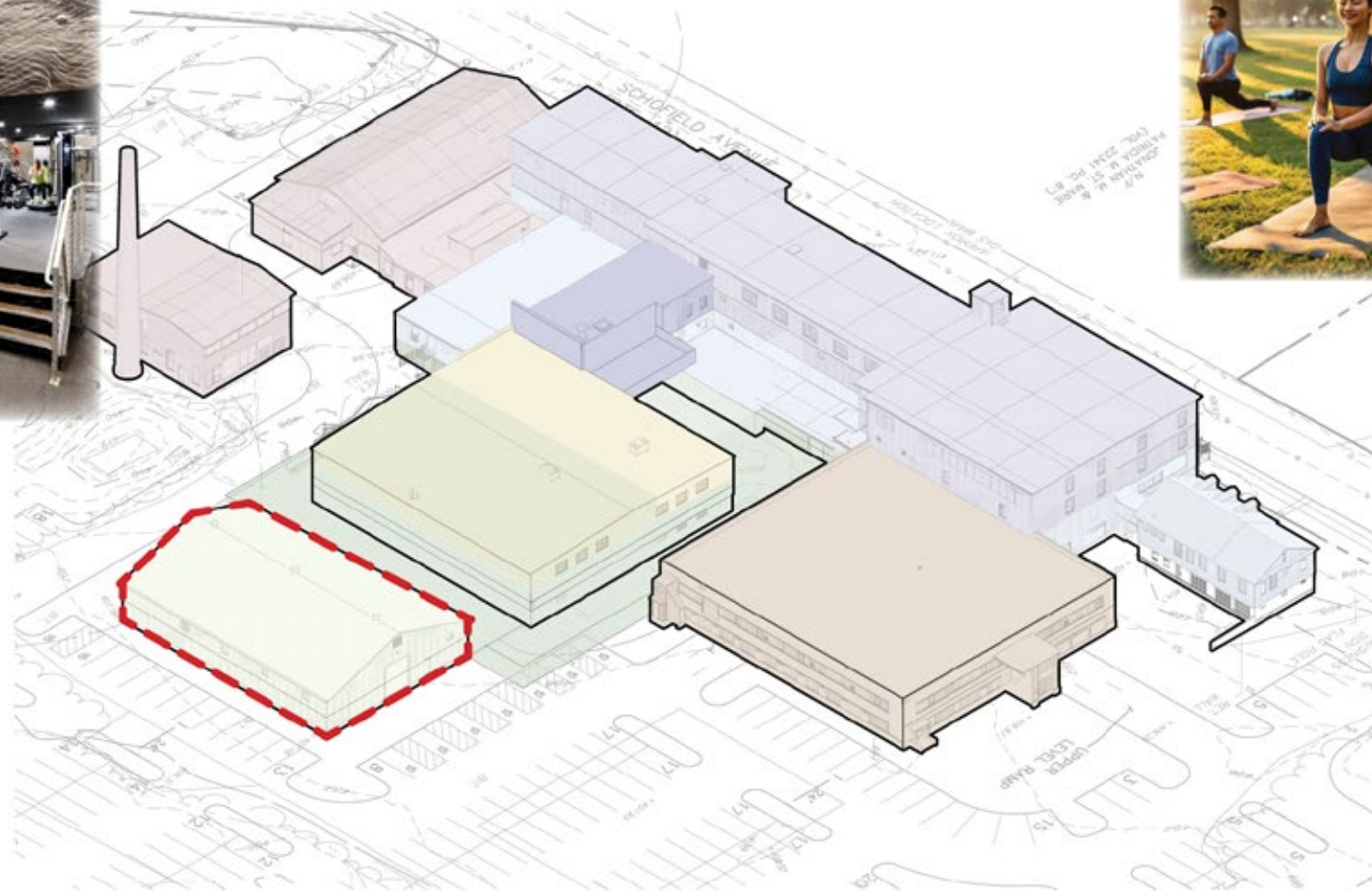
# Parking Garage



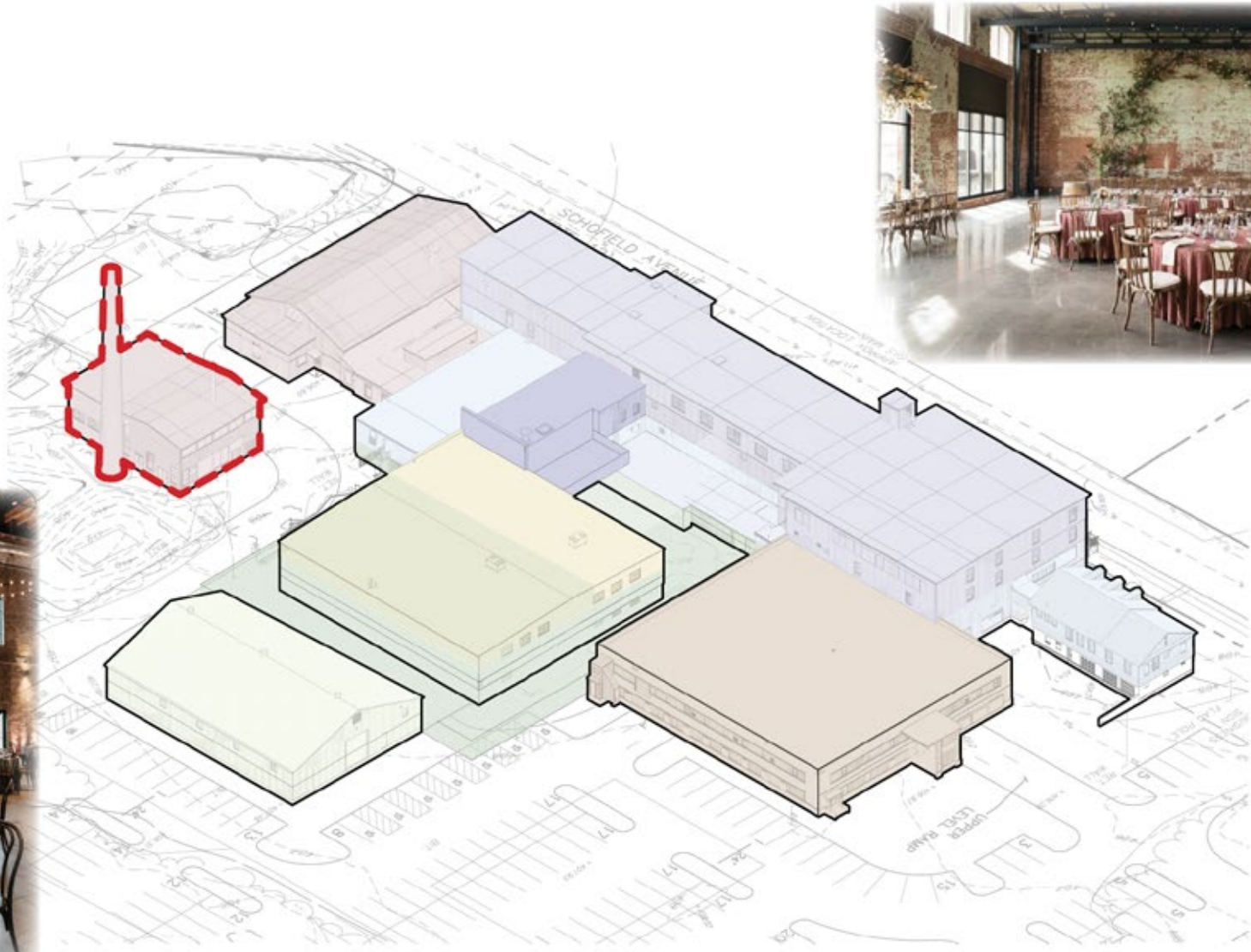
# Streetscape & Outdoor Space



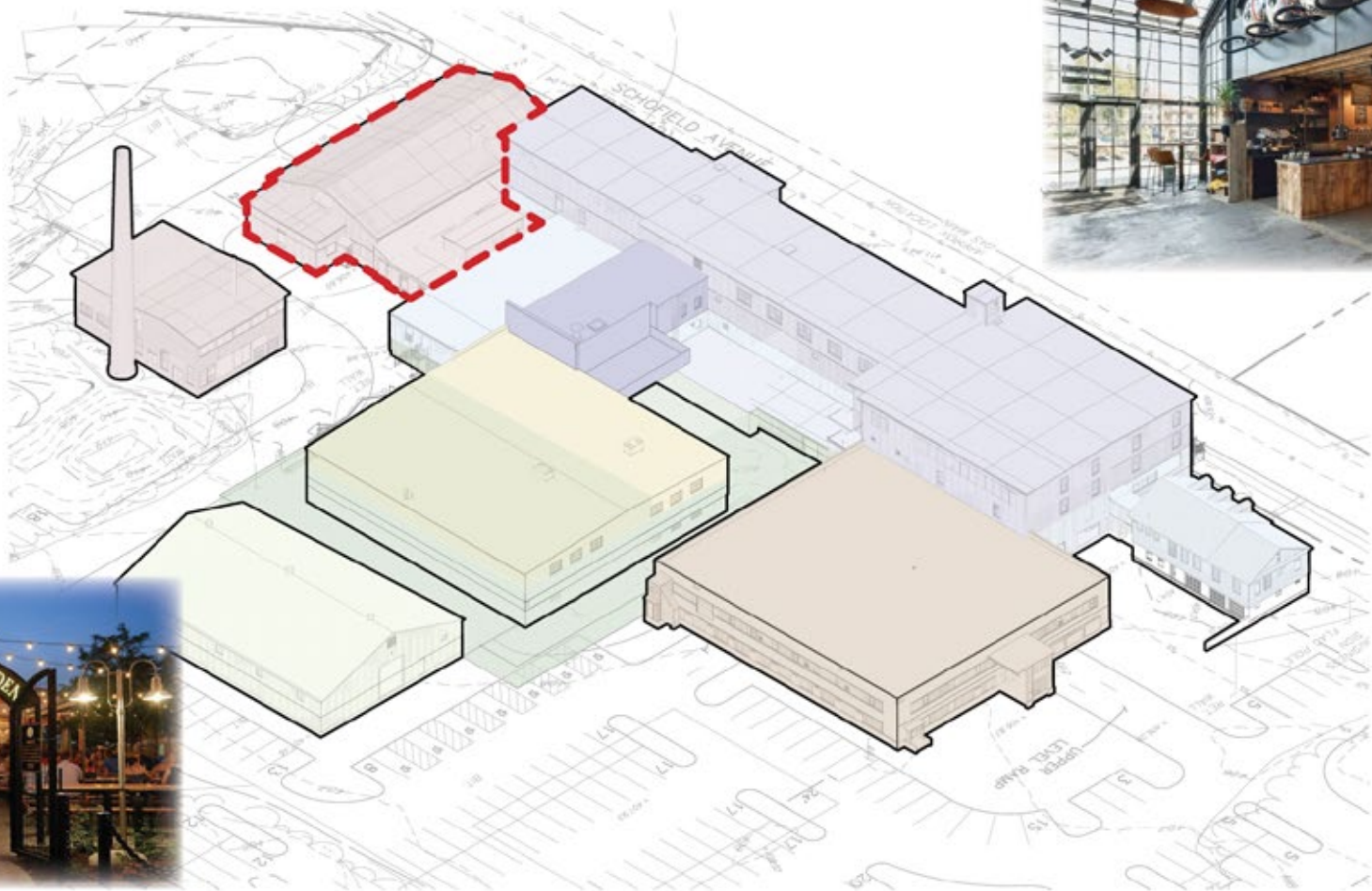
# Lifestyle Experience



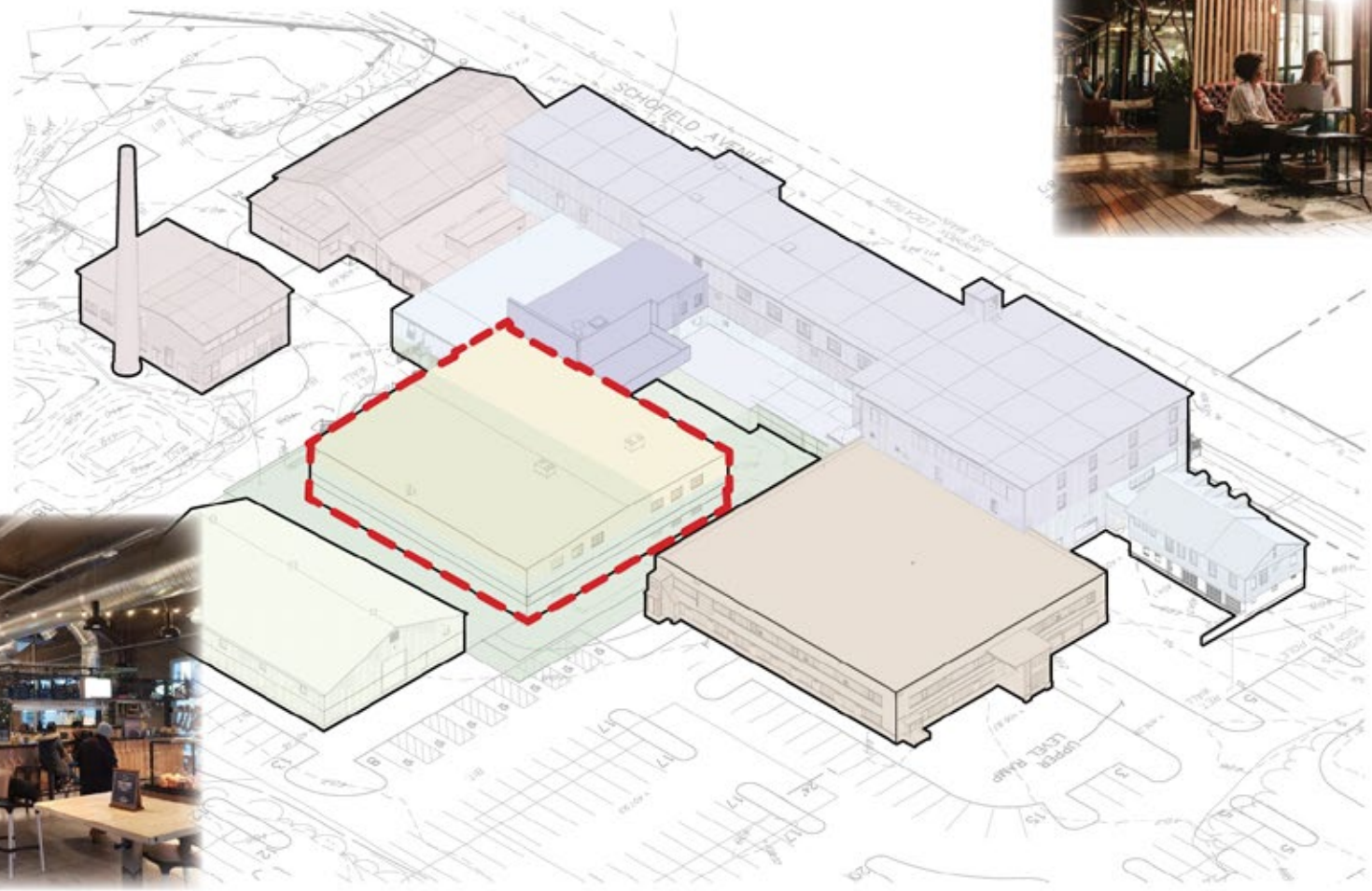
# Function Space



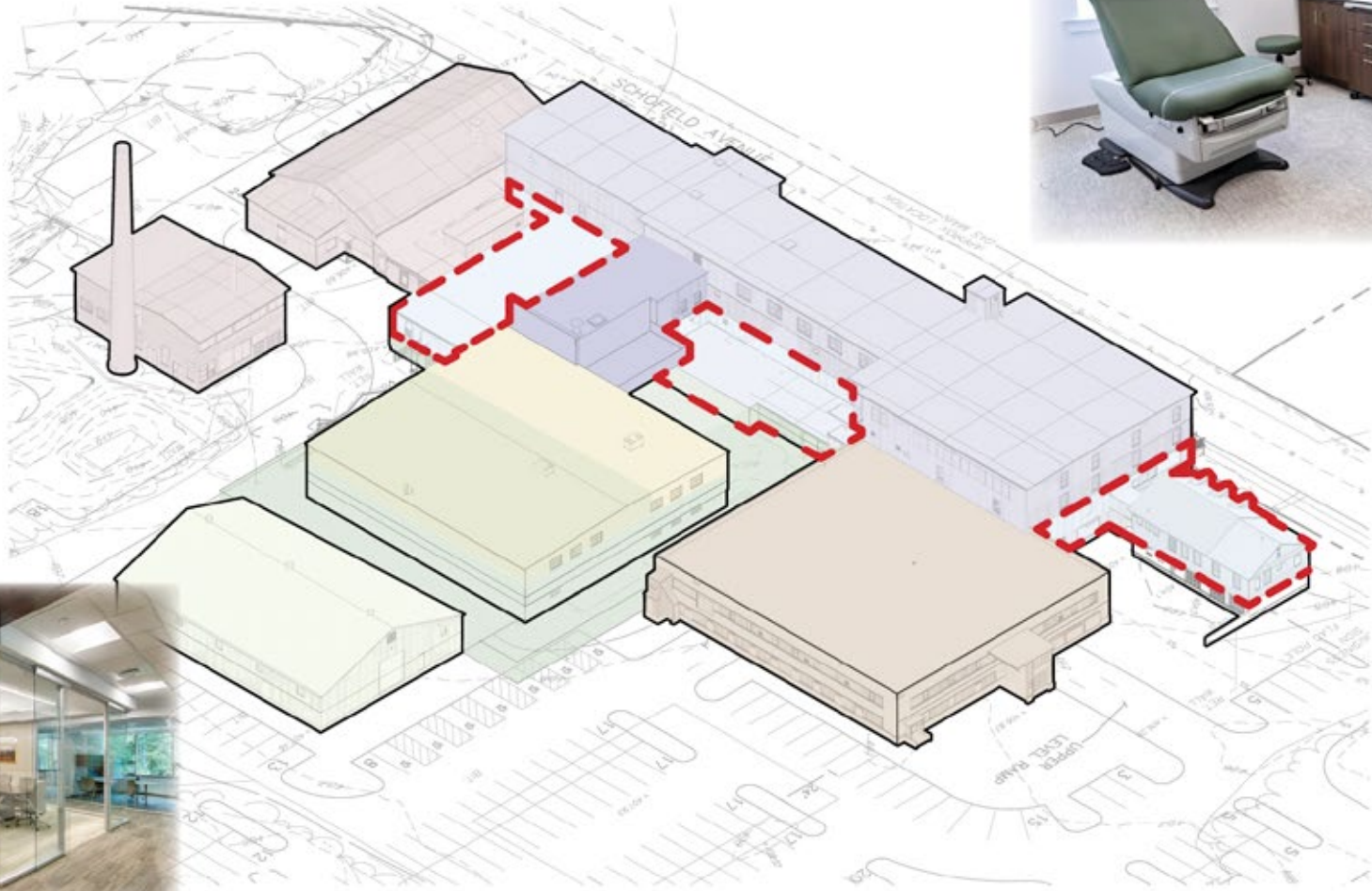
# Brewery



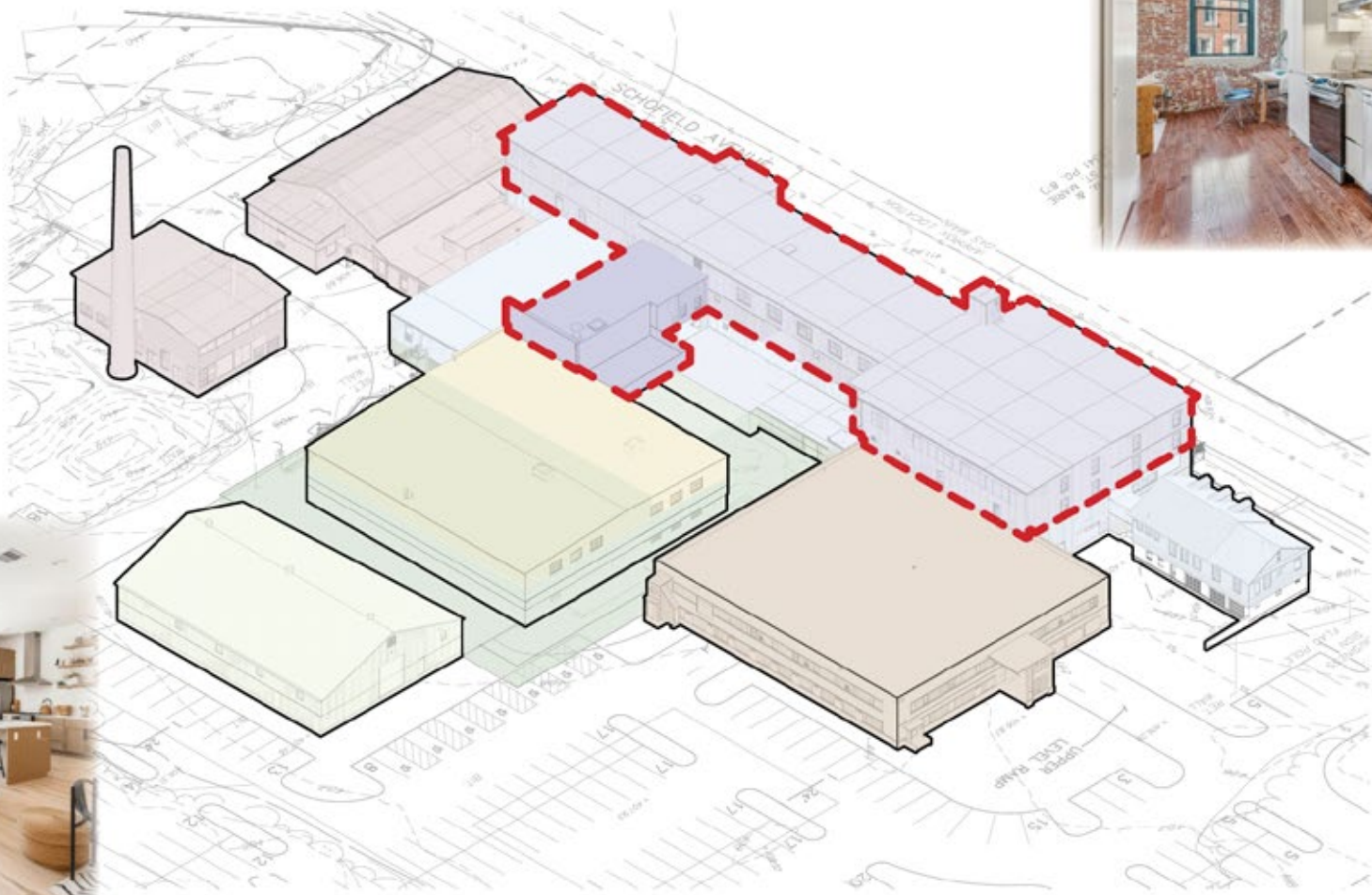
# Foodcourt & Coworking



# Medical / Light Lab / Office



# Residential



# Expected Rent Roll

## GROUND-UP MULTIFAMILY

Unit Mix	SF	Unit Count	Expected Rent
One Bed One Bath	900	12	\$1,800
One Bed One Bath	950	8	\$1,850
One Bed One Bath	1,050	4	\$1,900
Two Bed Two Bath	1,245	16	\$2,250
Two Bed Two Bath	1,260	12	\$2,300
<b>Total</b>	<b>57,640</b>	<b>52</b>	<b>\$107,600</b>

## CONVERTED MULTIFAMILY

Unit Mix	SF	Unit Count	Expected Rent
One Bed One Bath	757	4	\$1,800
Two Bed Two Bath	996	2	\$2,200
Two Bed Two Bath	1,070	2	\$2,250
Three Bed Two Bath	1,267	2	\$2,300
Three Bed Three Bath	1,492	2	\$2,550
Four Bed Three Bath	1,822	2	\$2,850
Four Bed Three Bath	1,965	2	\$2,900
Four Bed Four Bath	2,247	2	\$3,000
<b>Total</b>	<b>24,746</b>	<b>18</b>	<b>\$43,300</b>



# Expected Rent Roll – Commercial Space

## FIRST FLOOR

Space	SF	Price per SF	Total
Parking	12,519		\$90,000
Office	17,34	\$20	\$34,680
Lab 1	2,356	\$27	\$63,612
Lab 2	3,643	\$27	\$98,361
Lab 3	2,566	\$27	\$69,282
Lifestyle	7,088	\$24	\$170,112
Streetscape	13,706	\$24	\$328,944
Medical Office 1	3,555	\$24	\$85,320
Medical Office 2	2,505	\$24	\$60,120
Medical Office 3	2,558	\$24	\$61,392
Brewery	8,306	\$30	\$249,180
Function Space	2,616	\$27	\$70,632
Food Court	5,500	\$27	\$148,500
Conference/Co-Work	5,500	\$20	\$110,000

## SECOND FLOOR

Space	SF	Price per SF	Total
Parking	12,602		\$90,000
Office 1	2,363	\$20	\$47,260
Office 2	2,503	\$20	\$50,060
Office 3	3,777	\$20	\$75,540
Office 4	2,157	\$20	\$43,140
Office 5	2,752	\$20	\$55,040
Office 6	3,334	\$20	\$66,680
Total Commercial Space	78,519		\$2,067,855
Converted Multifamily	24,746		\$519,600
New Multifamily	57,640		\$1,291,200
<b>Total</b>	<b>160,905</b>		<b>\$3,878,655</b>



# Location Summary

## LOCATION OVERVIEW

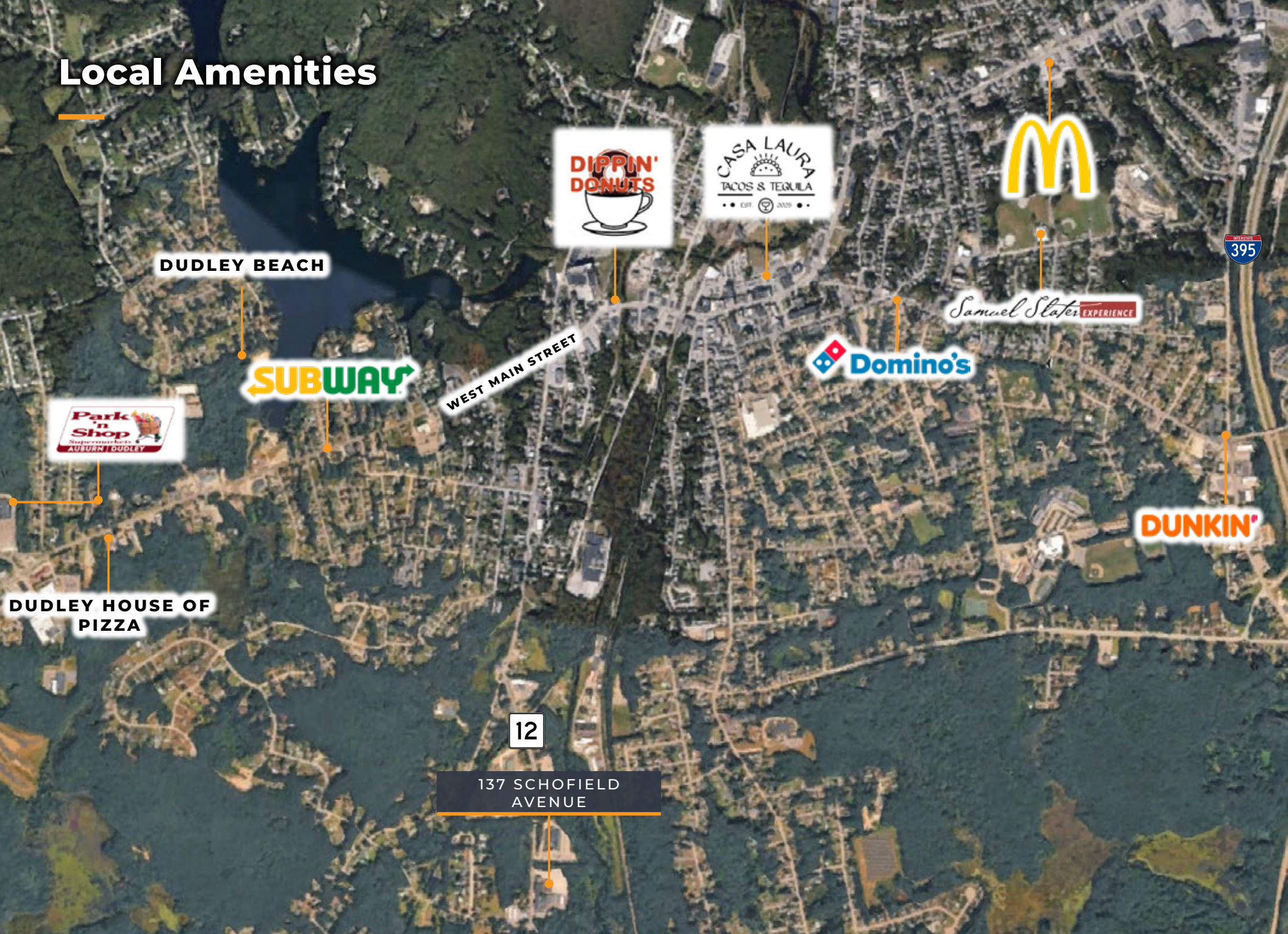
Dudley, Massachusetts is a quiet New England town located in southern Worcester County, near the Connecticut border. Known for its rural charm and scenic surroundings, Dudley offers a peaceful setting defined by rolling hills, wooded areas, and historic homes. The town maintains a strong sense of tradition, with a classic town common, local farms, and long-established neighborhoods that reflect its colonial roots. Its smaller population and open landscapes create a relaxed atmosphere that appeals to those seeking a slower pace of life while still remaining connected to nearby communities.

Education and community play central roles in Dudley's identity. The town is home to Nichols College, a private business-focused institution that brings academic energy and cultural programming to the area. Dudley is also part of the Dudley-Charlton Regional School District, serving local families with well-supported public schools. Community events, youth sports, and civic organizations foster a close-knit environment where residents are actively engaged and invested in town life.

Outdoor recreation is another defining feature of Dudley. With access to local parks, ponds, and conservation land, residents enjoy opportunities for hiking, fishing, and seasonal activities throughout the year. Its location near major routes allows for convenient travel to Worcester, Springfield, and parts of Connecticut, offering broader employment and entertainment options without sacrificing the town's quiet character. Dudley continues to balance preservation and modest growth, maintaining its rural appeal while providing a welcoming and connected community atmosphere.



# Local Amenities



DUDLEY BEACH

**SUBWAY**

**DIPPIN'  
DONUTS**

**CASA LAURA**  
TACOS & TEGULA  
EST. 2012



*Samuel Slater* EXPERIENCE

**Domino's**

**Park 'n Shop**  
Supermarkets &  
AUTOMATED CHECKOUT

**DUNKIN'**

WEST MAIN STREET

12

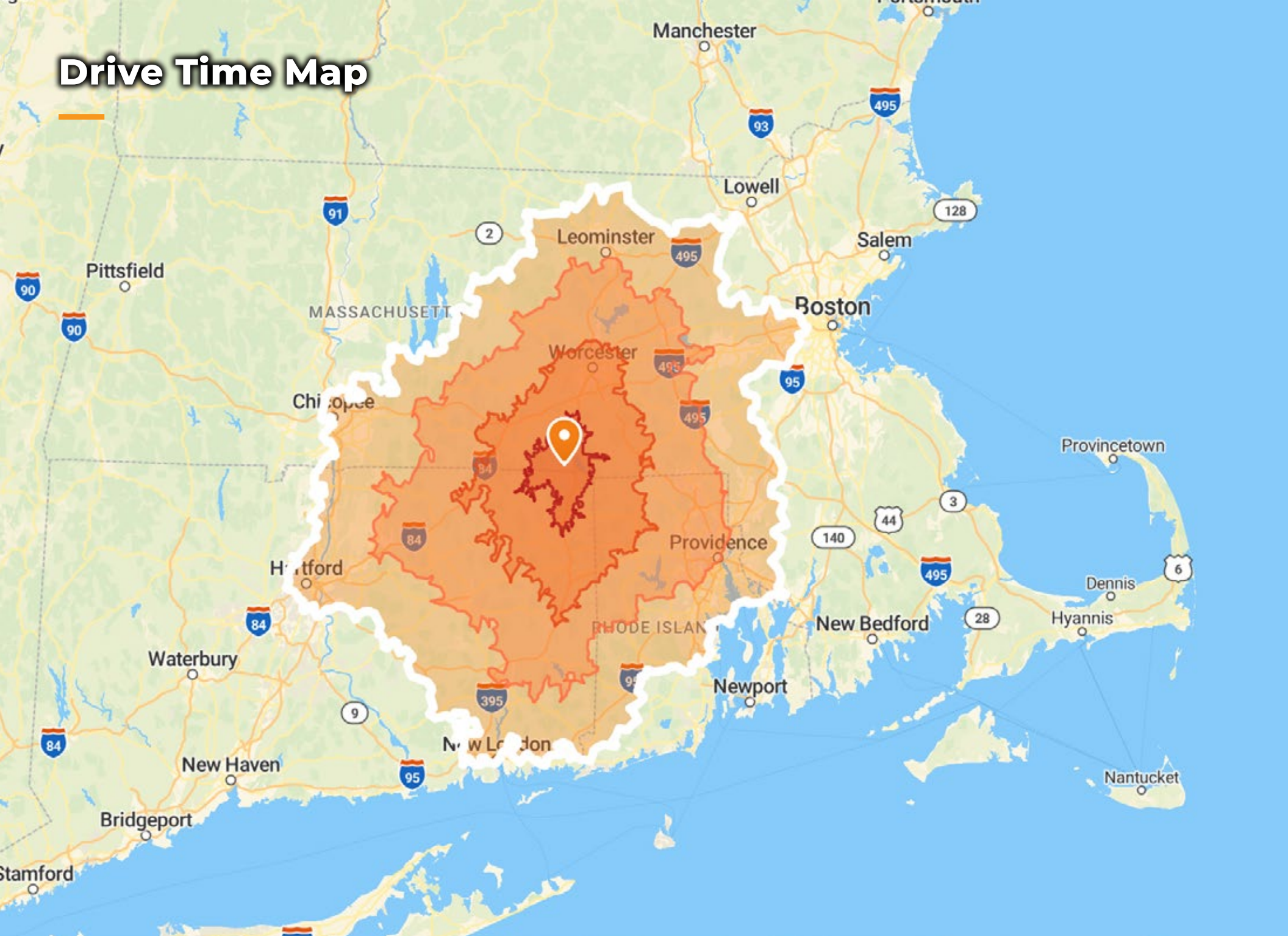
137 SCHOFIELD AVENUE

INTERSTATE  
395

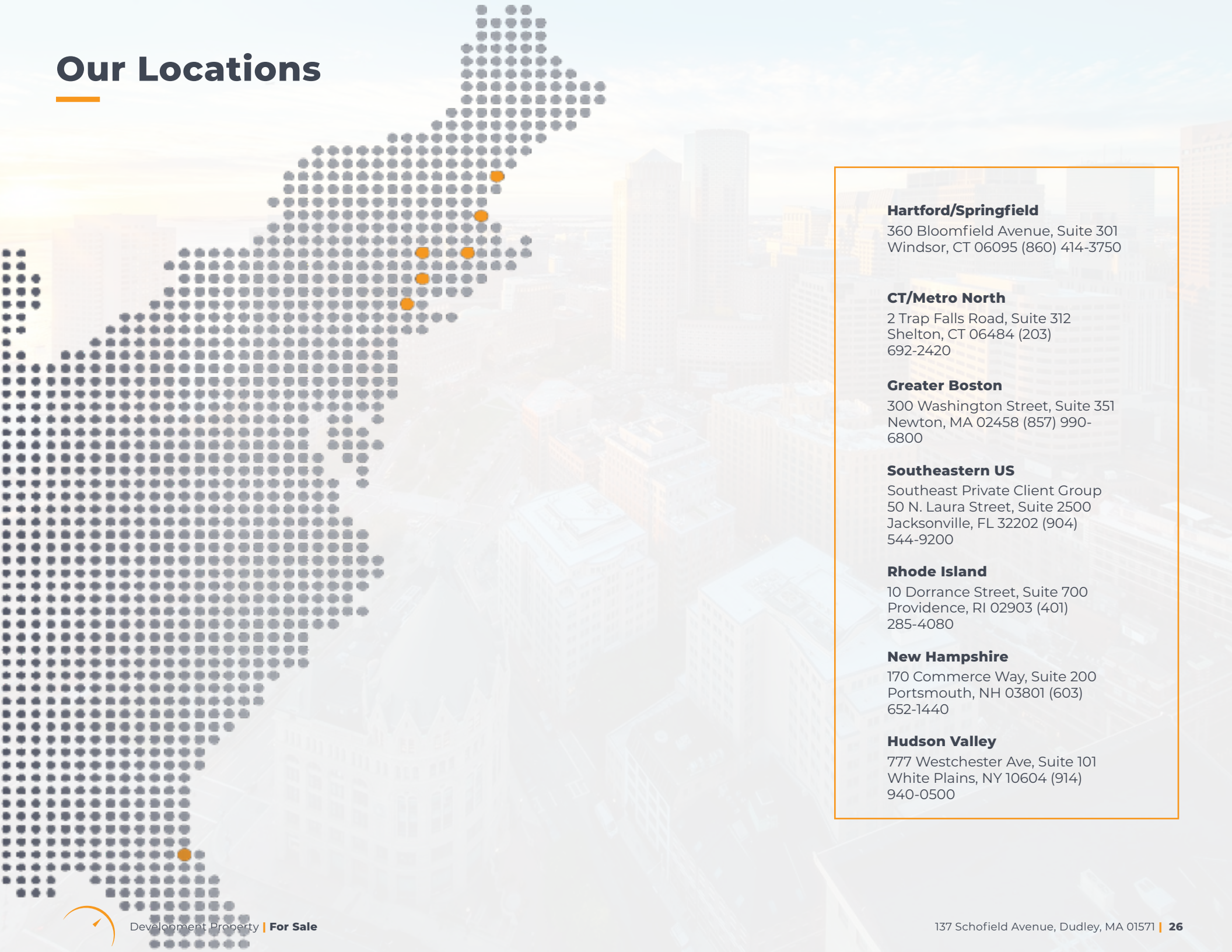
**DUDLEY HOUSE OF  
PIZZA**



# Drive Time Map



# Our Locations



## **Hartford/Springfield**

360 Bloomfield Avenue, Suite 301  
Windsor, CT 06095 (860) 414-3750

## **CT/Metro North**

2 Trap Falls Road, Suite 312  
Shelton, CT 06484 (203)  
692-2420

## **Greater Boston**

300 Washington Street, Suite 351  
Newton, MA 02458 (857) 990-  
6800

## **Southeastern US**

Southeast Private Client Group  
50 N. Laura Street, Suite 2500  
Jacksonville, FL 32202 (904)  
544-9200

## **Rhode Island**

10 Dorrance Street, Suite 700  
Providence, RI 02903 (401)  
285-4080

## **New Hampshire**

170 Commerce Way, Suite 200  
Portsmouth, NH 03801 (603)  
652-1440

## **Hudson Valley**

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