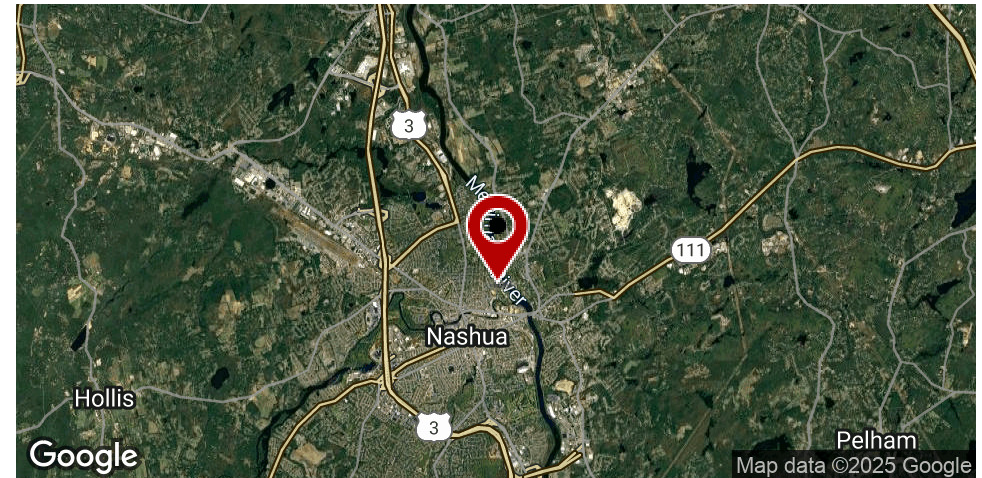


DEVELOPMENT OPPORTUNITY FOR SALE

RESIDENTIAL TOWNHOMES

15-19 Atherton Ave, Nashua, NH 03064



PROPERTY DESCRIPTION

The optionee of this property is offering the purchase option for this parcel, which carries the potential for townhomes to be built. Conceptual drawings have been prepared, illustrating a possible layout for 16 townhomes across the combined lots.

The Buyer will be responsible for engaging the necessary surveyors, engineers, and consultants to complete due-diligence work and secure all required municipal approvals and permits. The Seller has successfully completed three similar developments nearby—each requiring and receiving the same zoning variance anticipated for this site—providing a strong precedent for approval.

This is an exceptional location directly across from Atherton Park, adding value for future resale or residential appeal.

The existing homes on the listed property is expected to be torn down to make way for the proposed development.

With its prime park-side setting and development potential, this offering presents a rare investment opportunity and strong prospects for future resale value.

PROPERTY HIGHLIGHTS

- The properties may be purchased individually or as a package:
- 15–19 Atherton combined — potential for 16 to 20 total units
- 15 Atherton or 19 Atherton purchased separately
- Construction plans may be available, subject to mutually agreed-upon terms.

OFFERING SUMMARY

Sale Price:	\$1,450,000
Conceptual Drawings, number of units:	16+ Townhomes
Lot Size:	51,601 SF

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DEVELOPMENT OPPORTUNITY FOR SALE

RESIDENTIAL TOWNHOMES

15-19 Atherton Ave, Nashua, NH 03064



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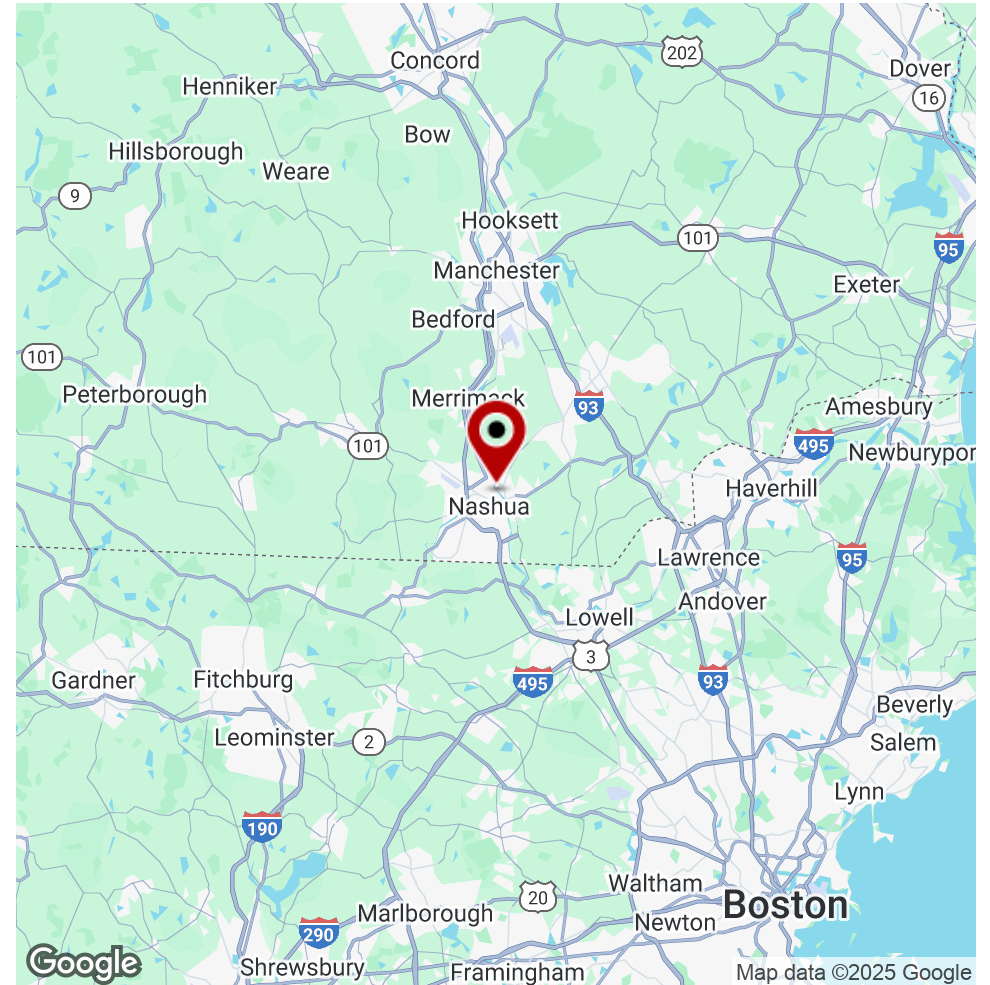
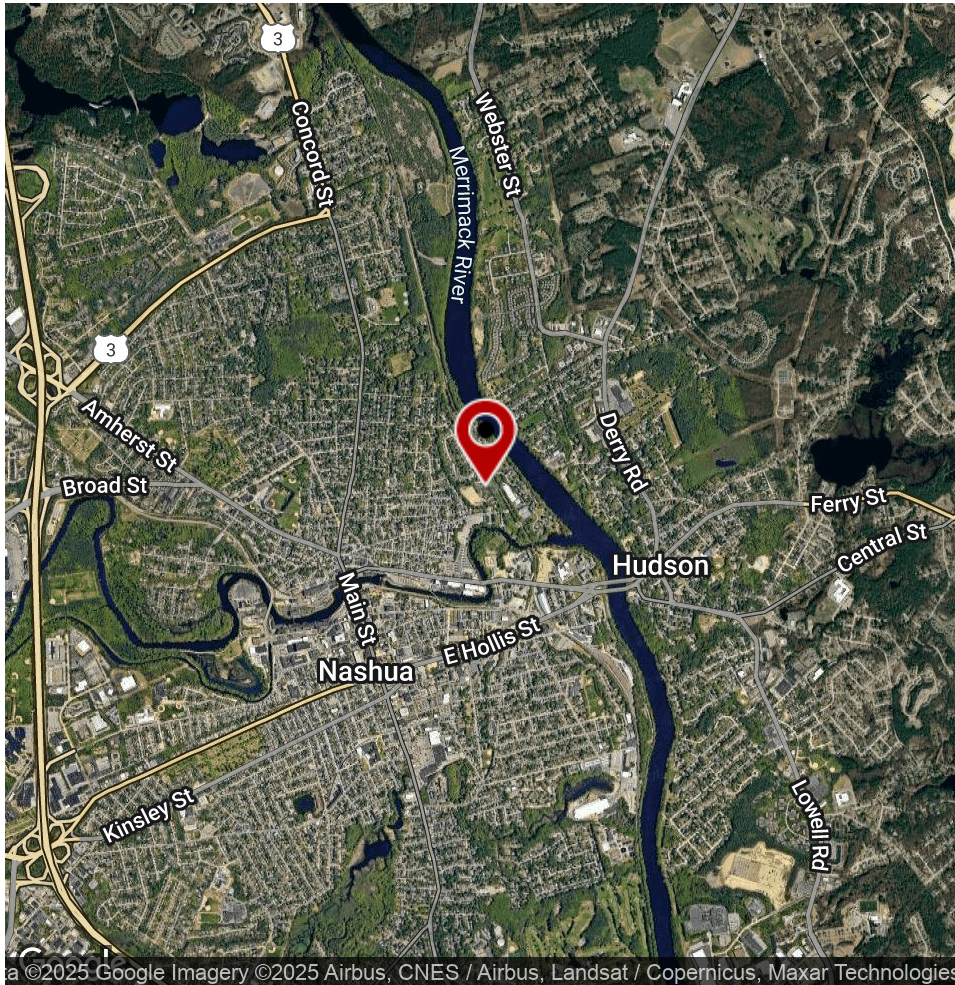
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DEVELOPMENT OPPORTUNITY FOR SALE

RESIDENTIAL TOWNHOMES

15-19 Atherton Ave, Nashua, NH 03064



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DEVELOPMENT OPPORTUNITY FOR SALE

PROPOSED SITE PLAN, FLOORPLAN & RENDERING

15-19 Atherton Ave, Nashua, NH 03064



Lower Level

Main Floor

Top Floor



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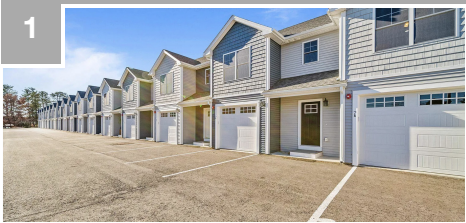
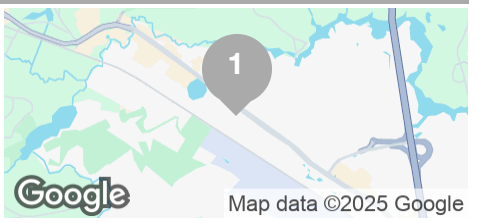

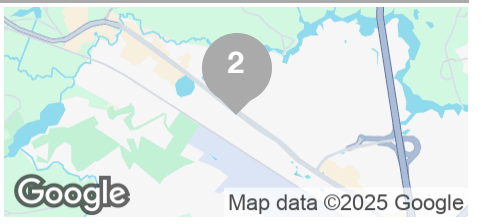

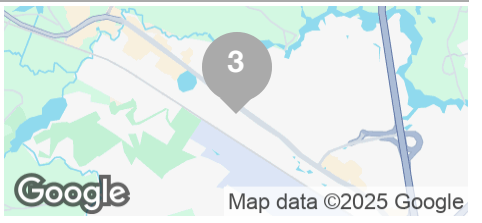

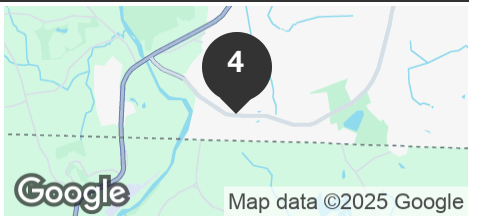
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COMPARABLE UNITS IN THE AREA

15-19 Atherton Ave, Nashua, NH 03064

	<p>5 DUMAINE AVE, UNIT E Nashua, NH 03063</p>	<p>Sold 6/25/2025</p>	<p>Price: \$520,272</p>	<p>Bldg Size: 1,321 SF</p>	
	<p>7 DEERWOOD DR, UNIT C Nashua, NH 03063</p>	<p>Sold 6/11/2025</p>	<p>Price: \$502,000</p>	<p>Bldg Size: 1,401 SF</p>	
	<p>17 DEERWOOD DR, UNIT E Nashua, NH 03063</p>	<p>Sold 9/24/2025</p>	<p>Price: \$487,000</p>	<p>Bldg Size: 1,401 SF</p>	
	<p>67 GROTON RD, #B Nashua, NH 03062</p>	<p>On Market</p>	<p>Price: \$694,900</p>	<p>Bldg Size: 2,200 SF</p>	

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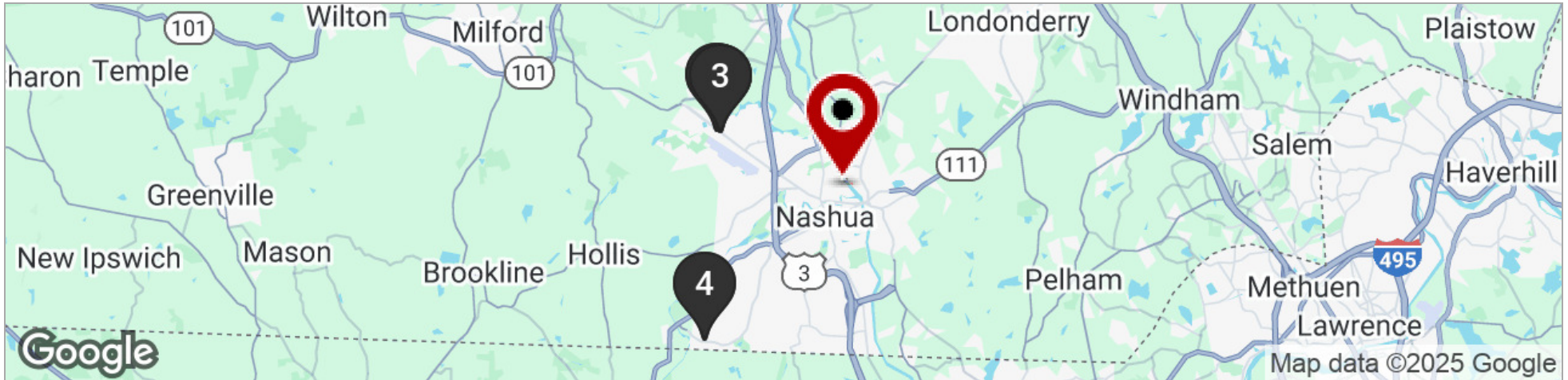
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COMPARABLE UNITS IN THE AREA, MAP

15-19 Atherton Ave, Nashua, NH 03064



	NAME/ADDRESS	PRICE	LOT SIZE
★	Residential Townhomes 15-19 Atherton Ave Nashua, NH	\$1,450,000	51,601 SF
1	5 Dumaine Ave, Unit E Nashua, NH	\$520,272	-
2	7 Deerwood Dr, Unit C Nashua, NH	\$502,000	-
3	17 Deerwood Dr, Unit E Nashua, NH	\$487,000	-
4	67 Groton Rd, #B Nashua, NH	\$694,900	-
AVERAGES		\$551,043	NAN SF

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Population Trends

15 Atherton Ave, Nashua, New Hampshire, 03064 2 (5 minutes)

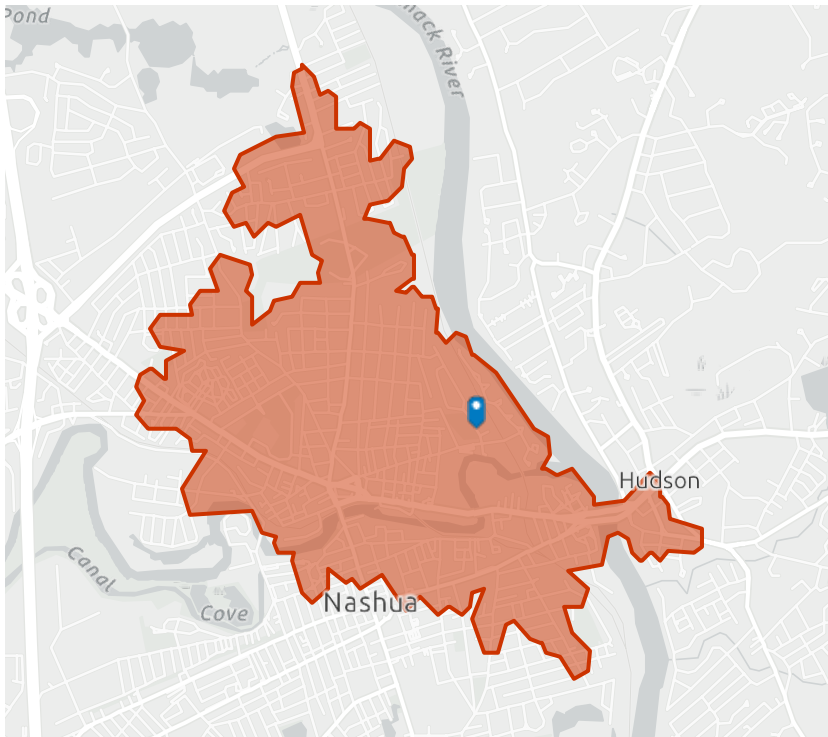
15 Atherton Ave, Nashua, New Hampshire, 03064

Drive time of 5 minutes

Prepared by Esri and Lisa

Latitude: 42.76912

Longitude: -71.45482



Population Trends and Key Indicators

15 Atherton Ave, Nashua, New Hampshire, 03064 2
Drive time of 5 minutes

14,389	6,500	2.18	38.1	\$73,084	\$454,878	72	54	67
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$10,507

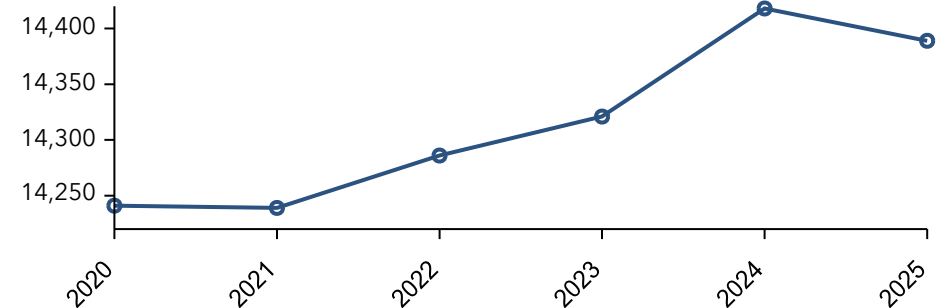
Avg Spent on Mortgage & Basics



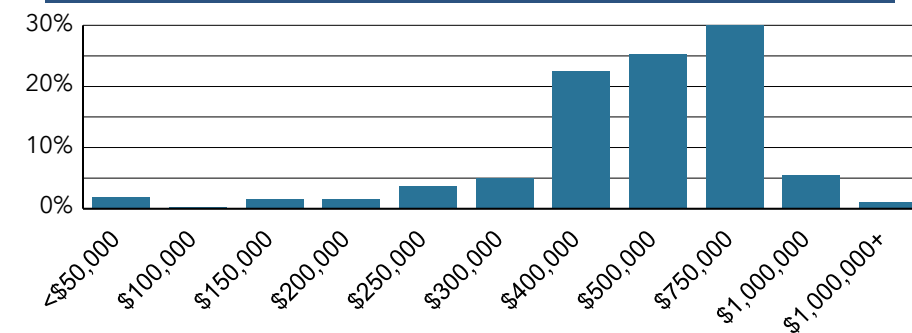
39.0%

Percent of Income for Mortgage

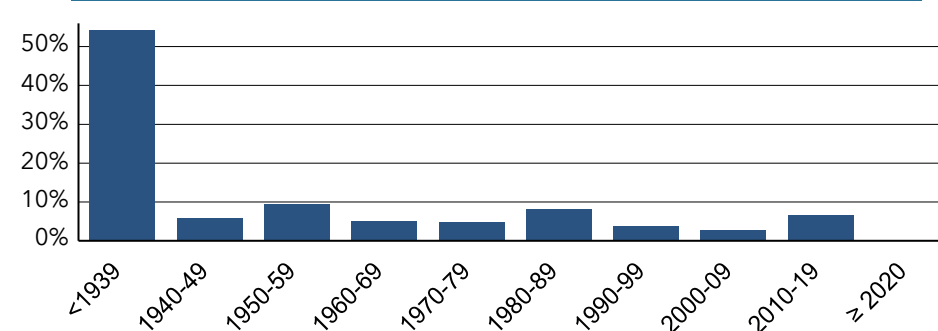
Historical Trends: Population



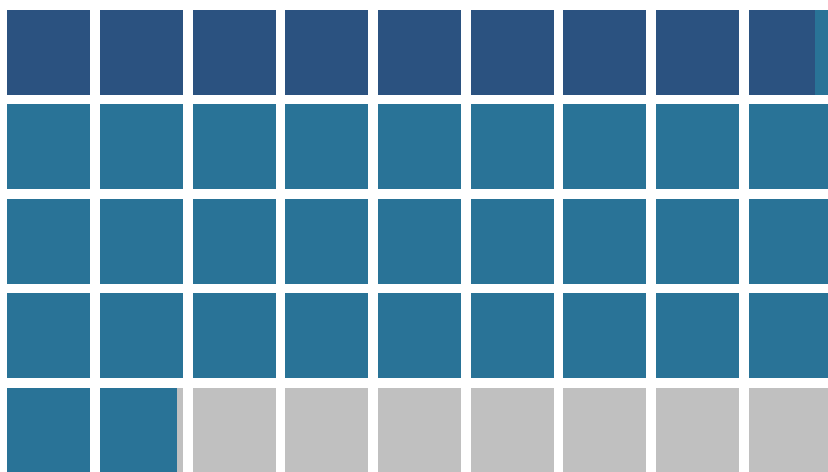
Home Value



Housing: Year Built

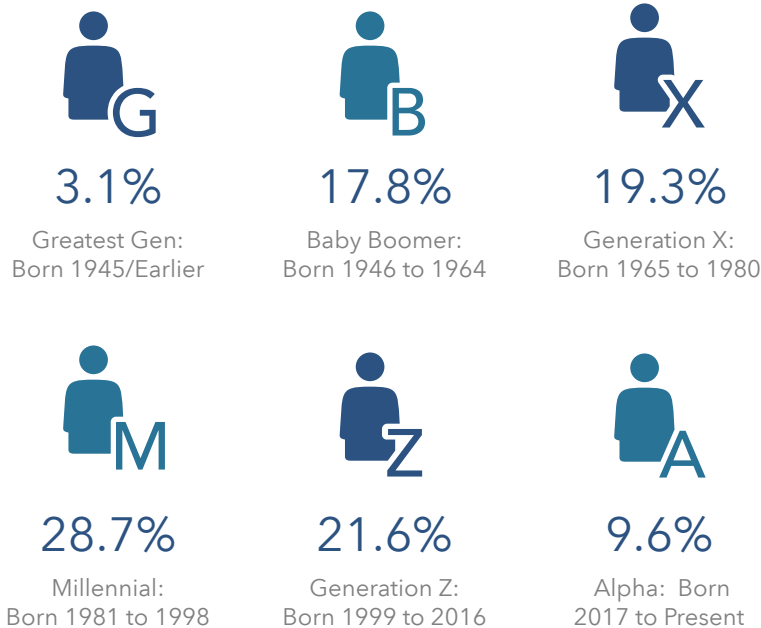


POPULATION BY AGE



■ Under 18 (19.6%)
 ■ Ages 18 to 64 (64.7%)
 ■ Aged 65+ (15.7%)

POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2025 Esri

Commute Profile

15 Atherton Ave, Nashua, New Hampshire, 03064 2 (10 minutes)
15 Atherton Ave, Nashua, New Hampshire, 03064
Drive time of 10 minutes

Prepared by Esri and Lisa
Latitude: 42.76912
Longitude: -71.45482

COMMUTE PROFILE

15 Atherton Ave, Nashua, New Hampshire, 03064 2
Drive time of 10 minutes
This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the [ACS documentation page](#).

WORKERS



30,107

ACS Workers Age 16+



73.4%

Drove Alone to Work

TRANSPORTATION TO WORK



1.5%

Took Public Transportation



10.3%

Carpooled



2.0%

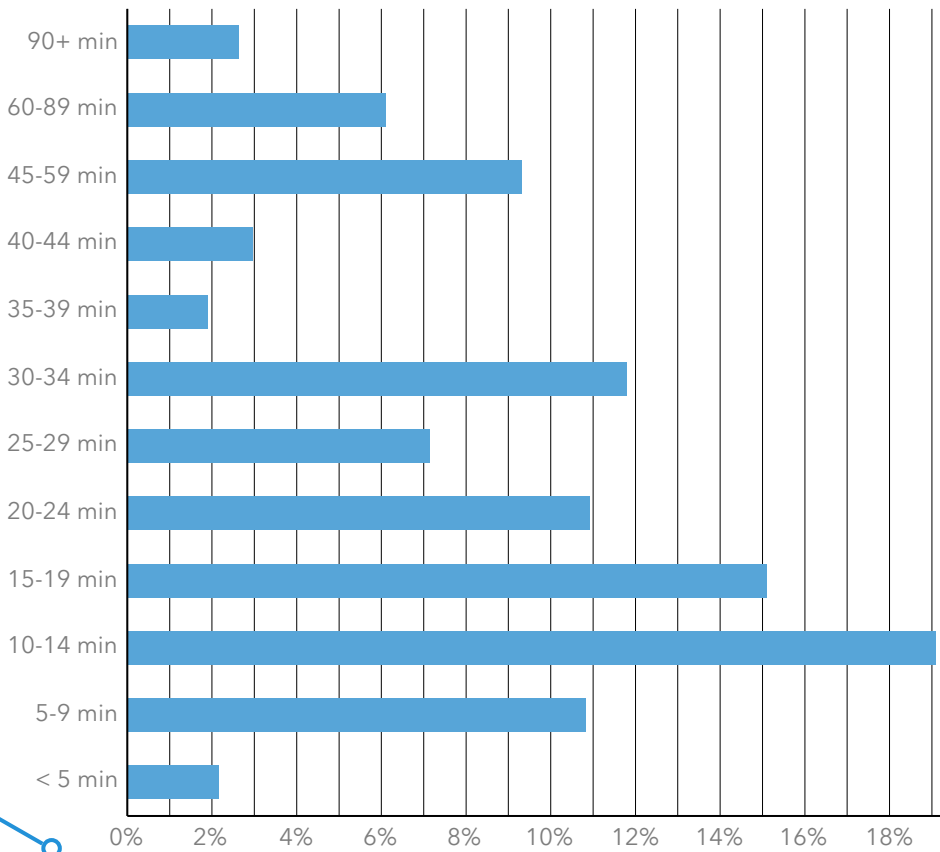
Walked to Work



0.1%

Bike to Work

TRAVEL TIME TO WORK



Percent of Workers

Source: This infographic contains data provided by ACS (2019-2023).

What's in My Community?

19 Atherton Ave, Nashua, New Hampshire, 03064 (10 minutes)

19 Atherton Ave, Nashua, New Hampshire, 03064

Drive time of 10 minutes

Prepared by Esri and Lisa

Latitude: 42.76935

Longitude: -71.45503



What's in My Community?

Places that make your life richer and community better

19 Atherton Ave, Nashua, New Hampshire, 03064
10 minutes



This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 20-minute neighbourhoods concept. Points of interest are grouped into civic themes which contribute to livability and community engagement.

Points of interest are sourced from Foursquare. License information about this content is available in the [data documentation](#). * Indicates the number of locations has reached the maximum. © 2025 Esri