



REGION

Commercial Real Estate

**18.20 ACRES | ROUTE 5 MT TOM ROAD LAND
NORTHAMPTON, MA**

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PROPERTY OVERVIEW

Region Commercial is pleased to present **Mt. Tom Road Land (±18.20 acres)** in Northampton, Massachusetts, available for sale on a fee-simple basis.

The offering consists of a single parcel totaling approximately 18.20 acres, situated along Mt. Tom Road in close proximity to Northampton's established downtown. The site offers a balance of size and accessibility, supporting a variety of potential development strategies, subject to zoning and municipal approvals.

Located just south of Northampton's downtown area, the property benefits from convenient access to established commercial amenities, employment centers, and surrounding residential neighborhoods. Its positioning near key local roadways enhances connectivity while maintaining a setting suitable for a range of potential uses.

The Mt. Tom Road parcel presents an opportunity for investors or developers to evaluate development potential within a well-established and desirable Pioneer Valley community, supported by strong local fundamentals and accessibility.



LOCATION

NORTHAMPTON, MASSACHUSETTS

Home to Smith College and its stunning campus, Northampton has a diverse, inclusive community. More than just the county seat of Hampshire County, Northampton is known as an academic, artistic, musical, and countercultural hub.

Northampton continues to innovate with initiatives including the Main Street road diet, a citywide shared bicycle program, bike path expansion, and zoning and planning supportive of infill and growth in its downtown district, including projects such as 79 King Street.



165,000
Estimated
County
Population

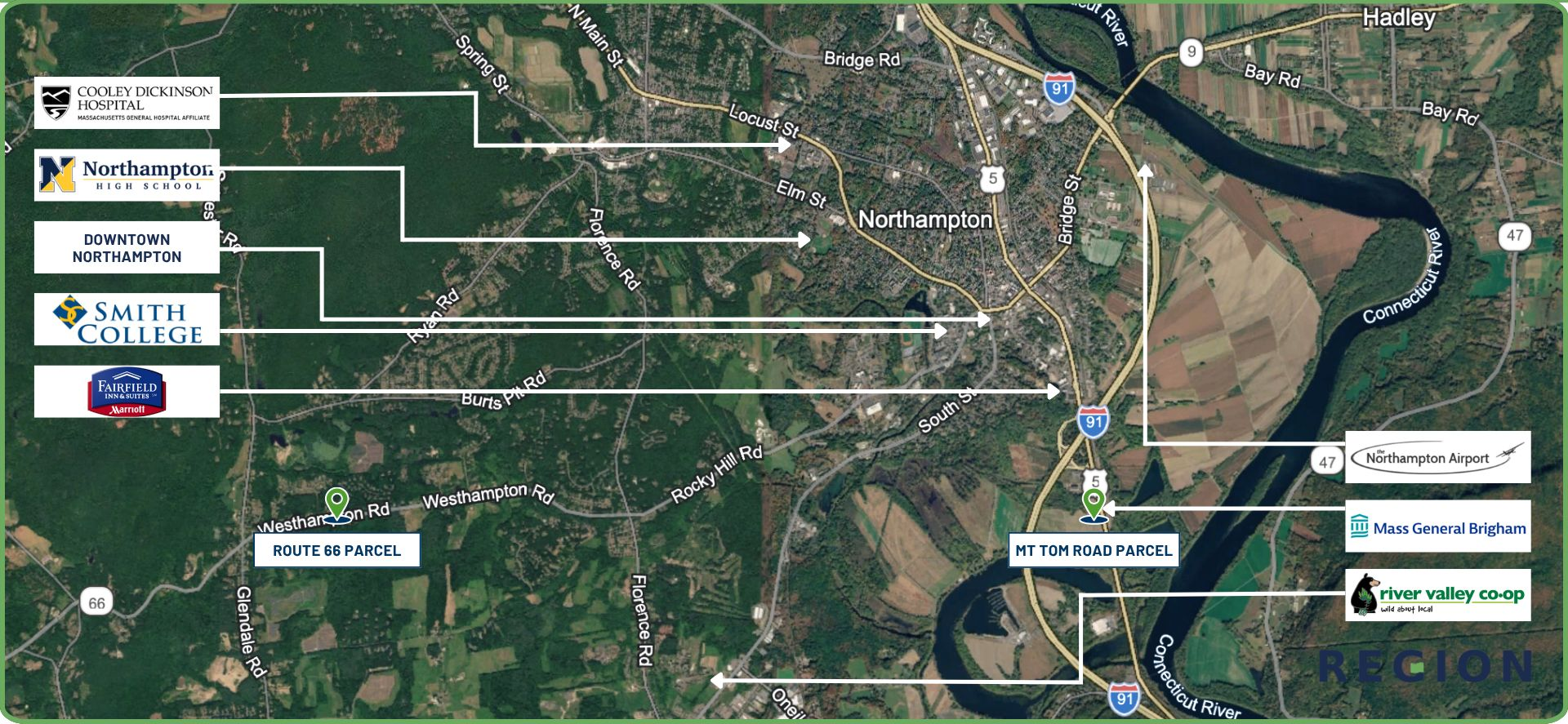
\$565,000
Median Sale
Price
of a Home

\$78,000
Median
Household
Income

TOP 50
Places to
Live in
the US

REGION

AREA MAP



COOLEY DICKINSON HOSPITAL
MASSACHUSETTS GENERAL HOSPITAL AFFILIATE

Northampton HIGH SCHOOL

DOWNTOWN NORTHAMPTON

SMITH COLLEGE

FAIRFIELD INN & SUITES
Marriott

ROUTE 66 PARCEL

MT TOM ROAD PARCEL

Northampton Airport

Mass General Brigham

river valley co-op
wild about local

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SITE MAP - ROUTE 5 MT TOM ROAD LAND



±18.20 Acres

18.20 ACRES | ROUTE 5 MT TOM ROAD LAND



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