

Shovel Ready Multifamily Development Opportunity



Brockton MBTA

117 North Main Street, Brockton, Massachusetts



THE ALDEN | BROCKTON, MA

PROJECT STATUS

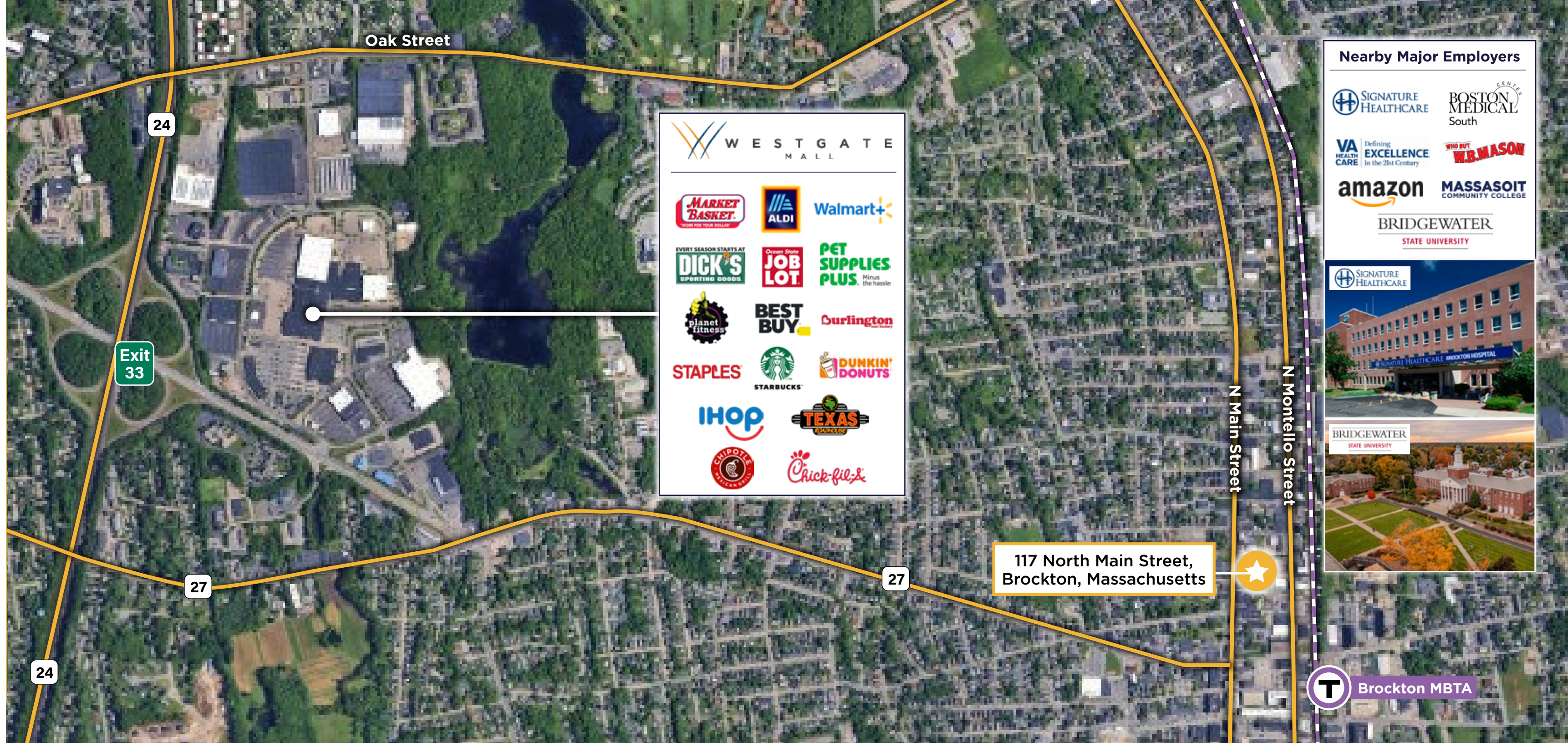
City Approvals

Construction Drawings

HDIP Award

Tax Agreement

Building Permit Ready



Nearby Major Employers

SIGNATURE HEALTHCARE
 BOSTON MEDICAL CENTER South
 VA HEALTH CARE
 WHO BUY W.B. MASON
 amazon
 MASSASOIT COMMUNITY COLLEGE
 BRIDGEWATER STATE UNIVERSITY



WESTGATE MALL

MARKET BASKET
 ALDI
 Walmart+
 EVERY SEASON STARTS AT DICK'S SPORTING GOODS
 Ocean State JOB LOT
 PET SUPPLIES PLUS
 planet fitness
 BEST BUY
 Burlington
 STAPLES
 STARBUCKS
 DUNKIN' DONUTS
 IHOP
 TEXAS ROADHOUSE
 CHIPOTLE MEXICAN GRILL
 Chick-fil-E

117 North Main Street, Brockton, Massachusetts

Brockton MBTA

INVESTMENT SUMMARY

Cushman & Wakefield’s Multifamily Advisory Group is pleased to present the opportunity to acquire **The Alden**. This approved and shovel ready, 100% market rate transit-oriented multifamily development opportunity is located at 117 North Main Street in Brockton, Massachusetts, approximately 22 miles south of Downtown Boston.

The project is approved, fully drawn and permit ready. The Alden is comprised of 100 apartments in a single five-story building featuring a mix of studio, one-bedroom and two-bedroom apartment homes, approximately 2,000 square feet of ground-floor commercial space and 125 surface parking spaces. The Alden combines institutional-quality design, efficient floor plans, and modern resident amenities within a highly accessible commuter-oriented location. The building incorporates contemporary masonry and panel façade detailing, large window lines, and efficient floor plans designed to maximize functionality and livability across all unit types. The property is located within Brockton’s rapidly evolving downtown and the project is intended to capitalize on the demand for attainable high quality housing alternatives within Greater Boston, where rising homeownership costs and limited housing supply continue to enhance multifamily fundamentals in secondary urban markets.

Situated 2 blocks from the Brockton MBTA Commuter Rail Station and BAT regional transit hub, The Alden’s location offers direct access to Downtown Boston and surrounding employment centers throughout Greater Boston. The property is within a 10-minute walk of many of the city’s civic, cultural, and commercial destinations, including: Brockton City Hall, Main Public Library, Downtown shops, services, and restaurants, and Massasoit Community College. Additionally, the property benefits from immediate connectivity to Route 24, providing convenient regional access north to I-93 and Boston, and south to I-495.

The property is located in a federally designated Opportunity Zone (OZ). In 2025 the One Big Beautiful Bill Act (OBBBA) made Opportunity Zones (OZ) permanently part of the tax code and improved the incentives as it relates to capital gain deferral, basis increase and capital gain exclusions. The new regulations are substantially more advantageous for developers and equity partners, and will take effect January 1, 2027. The timing of the new OZ 2.0 regulations is ideal considering The Alden’s true shovel ready status. In addition, The Alden benefits from state and city support, including already awarded HDIP tax credit equity and an approved Tax Increment Exemption (TIE) agreement with the City of Brockton. Collectively, these incentives significantly enhance the project and the incoming developer’s ability to deliver a transformative development in the heart of Downtown Brockton.

100%
MARKET RATE


Shovel Ready
FULLY APPROVED/100% CDS


100-Unit
MULTIFAMILY DEVELOPMENT


Transit Oriented
2 BLOCKS TO BROCKTON MBTA STATION
& BAT (BROCKTON REGIONAL TRANSIT HUB)



PRICING & PROCESS

The Alden is available on an “as-is” basis and is being offered without a formal asking price. Upon receipt of a signed confidentiality agreement, qualified investors will be provided with the offering materials and access to additional due diligence information. Once investors have had an opportunity to review the offering materials and tour the property, Cushman & Wakefield will schedule a “Call for Offers”.

For additional information and to sign the Confidentiality Agreement, please visit: <https://multifamily.cushwake.com/Listings/TheAlden>

INVESTMENT HIGHLIGHTS

1

TRANSIT-ORIENTED DOWNTOWN LOCATION

The Alden is strategically positioned within Downtown Brockton, 2 blocks from the Brockton MBTA Commuter Rail Station, approx. 35-40 minutes to Downtown Boston, and BAT Bus Terminal, providing residents with direct access to South Station and surrounding regional employment centers. The Property also benefits from immediate connectivity to Route 24 and the broader Greater Boston highway network.

2

TAX INCENTIVES & MUNICIPAL SUPPORT

The 100% market rate development benefits from HDIP tax credit equity and an approved TIE Agreement with the City of Brockton, demonstrating the state and city's commitment to the success of the project.



Fall River/New Bedford Line

3

OPPORTUNITY ZONE "2.0" INVESTMENT

The property is located within a designated Opportunity Zone ("OZ"). Recent legislation has made Opportunity Zones a permanent part of the federal tax code and the "2.0" regulations offer investors a compelling mechanism to defer, reduce, and ultimately eliminate federal capital gains taxes. The newly enacted OZ 2.0 regulations come into effect for investments made after January 1, 2027.

4

SHOVEL READY OPPORTUNITY

The Alden is poised for immediate development with a building permit that is ready to be pulled. The incoming developer has the distinct opportunity to move quickly on this project to accommodate existing renter demand at a time with virtually no other new supply coming onto the market.



INVESTMENT HIGHLIGHTS

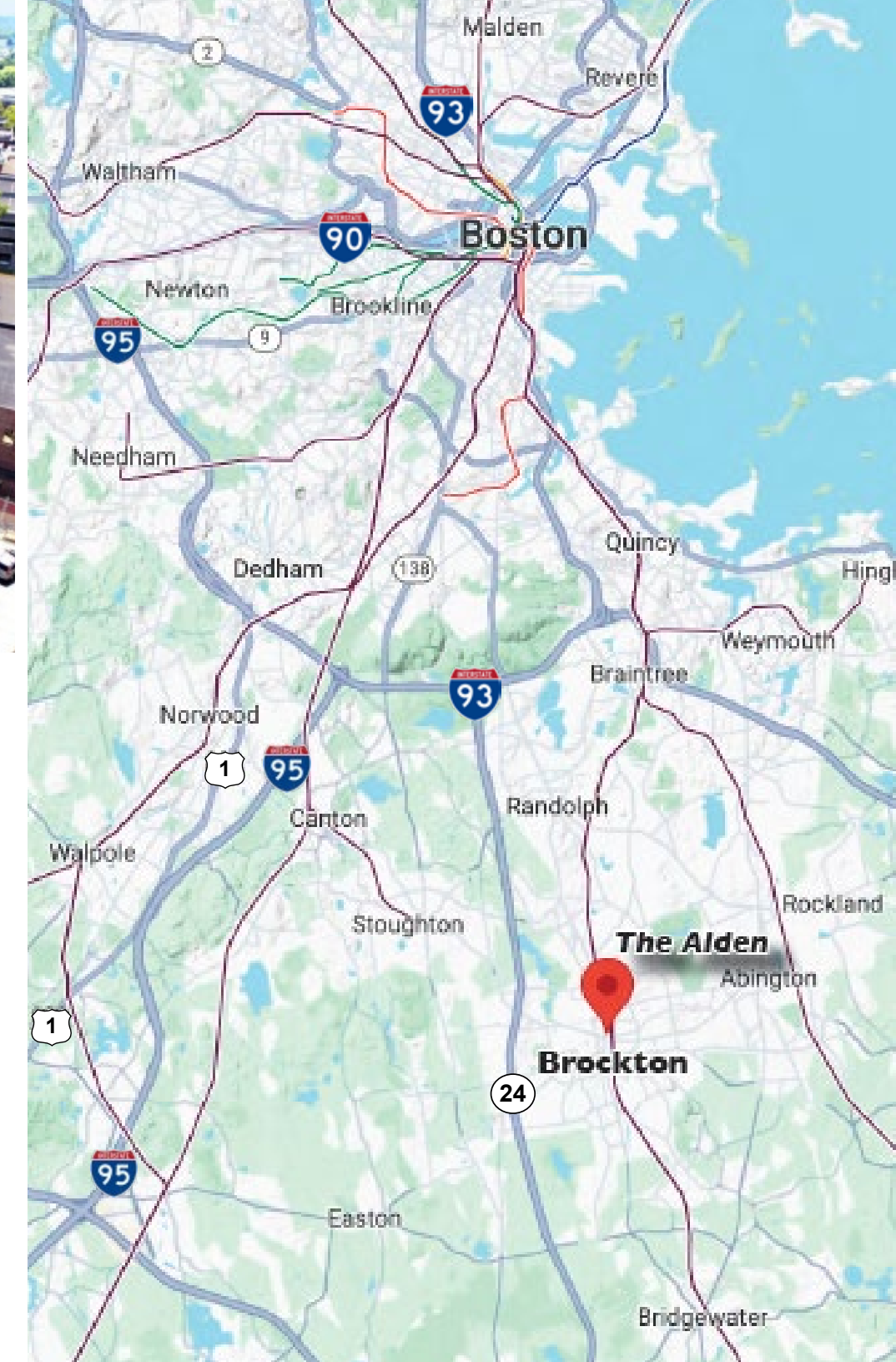
CONTINUED

5

DOWNTOWN BROCKTON CONNECTIVITY

The Alden is centrally located within Brockton's downtown district at the intersection of North Main Street and Linden Street. The Property benefits from walkable access to public transit, restaurants, retail amenities, municipal offices, and neighborhood services.

The Brockton MBTA Station provides direct commuter rail access to Downtown Boston in approximately 35-40 minutes, while BAT regional bus service further enhances local and regional connectivity.



6

GROWING SOUTH SHORE HOUSING DEMAND

The South Shore continues to benefit from strong housing demand driven by relative affordability, improving transportation connectivity, and migration patterns from higher-cost urban submarkets closer to Downtown Boston. Limited new supply and rising homeownership costs continue to support multifamily fundamentals throughout the region.

7

ACCESS TO GREATER BOSTON EMPLOYMENT HUBS

The Property's strategic South Shore location provides residents with efficient access to major employment centers throughout Greater Boston, including Downtown Boston, Quincy, Cambridge, and the Route 128 corridor.

Additionally, Route 24 provides direct north-south connectivity to I-93 and I-495, further integrating Brockton into the broader regional transportation network.

PROPERTY OVERVIEW

Address	117-119 North Main Street, Brockton, MA 02301
Parcel Number	108-047
Site Area	105,851 SF (2.43 acres)
Zoning	I-2; General Industrial
Flood Status	Zone X (Unshaded)
Gross Building Area (Existing)	Building 1 (Main building, 3 stories) - 50,360 SF Building 2 (single story, attached) - 14,256 SF Building 3 (single story, free-standing) - 4,728 SF Total GBA - 69,344 SF*
Year Built	1863
*Per city assessor's property card	
Utilities	
Electric	Eversource
Gas	Eversource
Water/Sewer	City of Brockton (via Veolia Water, LLC and Aquaria, LLC)



LOCATION OVERVIEW

BROCKTON, MA

Located in Plymouth County, Brockton is the sixth largest community in the Commonwealth, boasting a population of just over 105,000. The city is home to the Westgate Mall, a shopping center with over 60 stores and restaurants including Old Navy, Dick’s Sporting Goods, Chipotle and Starbucks. In addition to convenient shopping destinations, there are also a variety of restaurants and eateries that offer a culinary tour of the world without straying too far from home. Brockton was named one of the “Best Communities for Young People” and has a rich arts program with the Brockton Symphony Orchestra and the Fuller Craft Museum.

The Middleborough/Lakeville Line of the MBTA’s Commuter Rail system bisects the city, with stops in the Montello and Campello neighborhoods, as well as in the city center, providing access to Boston’s South Station in under an hour. The city also has its own bus system with routes running through various sections of Brockton as well as areas outside the city. Route 24 provides access to I-93 for vehicular transportation to Boston and beyond.



PROPOSED PROJECT

100
Residential Units

±2,000 SF
Commercial Space

125
Surface Parking Spaces

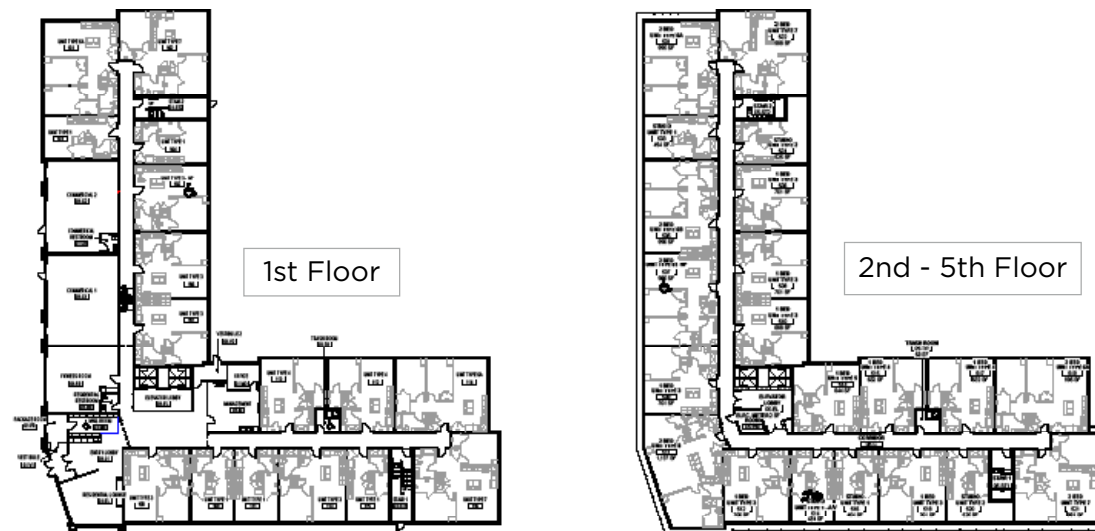
5
Stories, Wood Framing

On-Slab / Partial Basement
(Linden Street Entry Side)

Site Plan

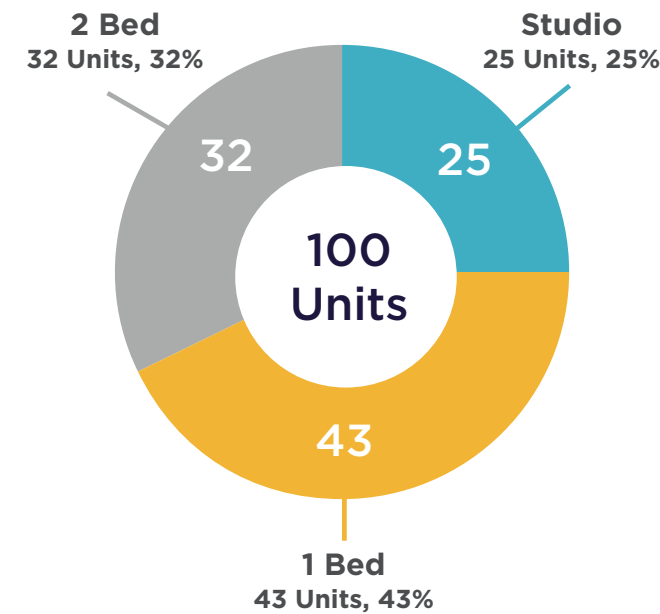


Floor Plans



Unit Mix Summary

Type	# Units	%	Avg SF
Studio	25	25%	523
1 Bed	43	43%	700
2 Bed	32	32%	930
Total/Overall	100		729
Net Rentable Area			72,944



BUILDING AMENITIES

The Alden has been thoughtfully designed to deliver an efficient and highly amenitized residential experience within a modern urban infill environment. Resident amenities include:



Fitness Center



Resident Lounge



Package Room



Bike Storage



Onsite Management



Elevator Access



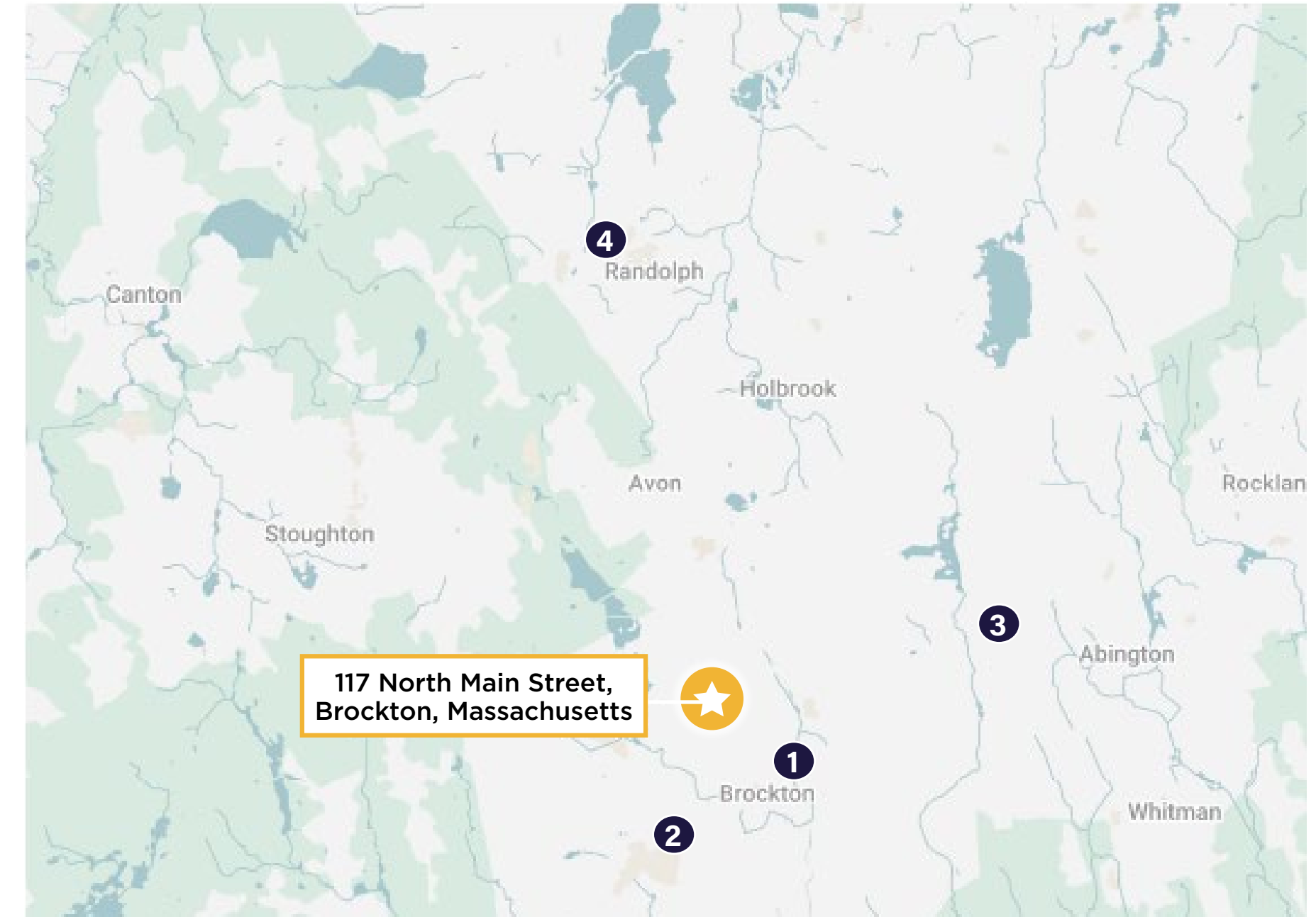
EV Charging Infrastructure



Landscaped Streetscape Design

MARKET RENT SURVEY

	1	2	3	4	
Property	The Anglim	XLVII West Elm	Parkside at The Boulders	The Meridian	Averages
Address	93 Centre St	47 W Elm St	770 E Ashland St	19 Highland Ave	
Market	Brockton	Brockton	Brockton	Randolph	
# of Units	55	44	145	107	88
# of Affordable Units	11	0	0	0	
% of Affordable Units	20%	0%	0%	0%	
Year Built / Reno	2024	2020	2021	2023	2022
Occupancy	98.2%	100.0%	100.0%	100.0%	100%
Owner	Concord Square Planning & Development, Inc.	South Shore Property Management LLC	Hajjar Management Co., Inc.	Irshad M Sideeka	
	Unit Mix	Unit Mix	Unit Mix	Unit Mix	Units
Studio	13	-	-	-	13
1	23	-	-	83	53
2	19	44	52	24	35
3	-	-	93	-	93
	Studio Avg	Studio Avg	Studio Avg	Studio Avg	Studio Avg
\$	\$1,975	-	-	-	\$1,975
SF	515	-	-	-	515
\$/SF	\$3.83	-	-	-	\$3.83
	1 Bed Avg	1 Bed Avg	1 Bed Avg	1 Bed Avg	1 Bed Avg
\$	\$2,316	-	-	\$2,554	\$2,435
SF	646	-	-	836	741
\$/SF	\$3.59	-	-	\$3.06	\$3.29
	2 Bed Avg	2 Bed Avg	2 Bed Avg	2 Bed Avg	2 Bed Avg
\$	\$2,650	\$2,495	\$2,540	\$3,553	\$2,810
SF	804	950	1,105	1,354	1053
\$/SF	\$3.30	\$2.63	\$2.30	\$2.62	\$2.67
	3 Bed Avg	3 Bed Avg	3 Bed Avg	3 Bed Avg	3 Bed Avg
\$	-	-	\$2,931	-	\$2,931
SF	-	-	1,431	-	1431
\$/SF	-	-	\$2.05	-	\$2.05





N Main Street

N Montello Street

Linden Street



Brockton MBTA
Less than .05 mi



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