



NAI Glickman Kovago & Jacobs



Compass Lane Subdivision

17 ACRE DEVELOPMENT FOR SALE

0 COMPASS LANE
GARDNER MA

PROPERTY OVERVIEW



APPROXIMATELY 50 MILES NORTHWEST OF BOSTON AND WITHIN EASY REACH OF THE FITCHBURG AND LEOMINSTER COMMERCIAL CORRIDORS ALONG ROUTE 2

STRONG ACCESS TO MAJOR EMPLOYMENT CENTERS AND DISTRIBUTION CORRIDORS ACROSS CENTRAL, EASTERN, AND WESTERN MASSACHUSETTS



FULLY ENTITLED FOR 16 DUPLEXES | 32 TOWNHOMES ON 6 AC + ADDITIONAL 11 CONTIGUOUS ACRES FOR FUTURE DEVELOPMENT

REZONED TO GR-3 | GARDNER'S LEASE RESTRICTIVE RESIDENTIAL DISTRICT



SHOVEL READY WITH ONLY FINAL MASSDOT ACCESS PERMIT APPROVAL OUTSTANDING | ADDITIONAL LOTS ELIGIBLE FOR UNITS SUBJECT TO MUNICIPAL REVIEW

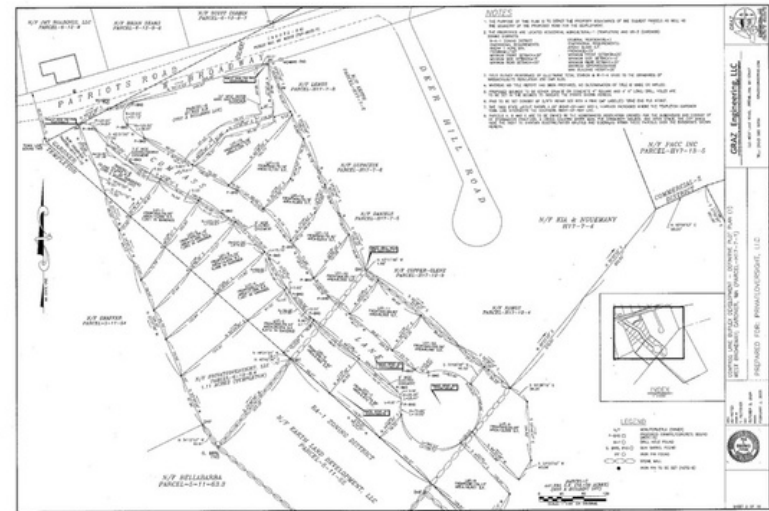
SITE INFORMATION:

Asking Price: \$1,875,000

Lot Size: 17cres

Zoning: GR-3

Number of Units: 32 Townhomes



LOCATION MAP

GARDNER

± 17 Acres
Developable Land

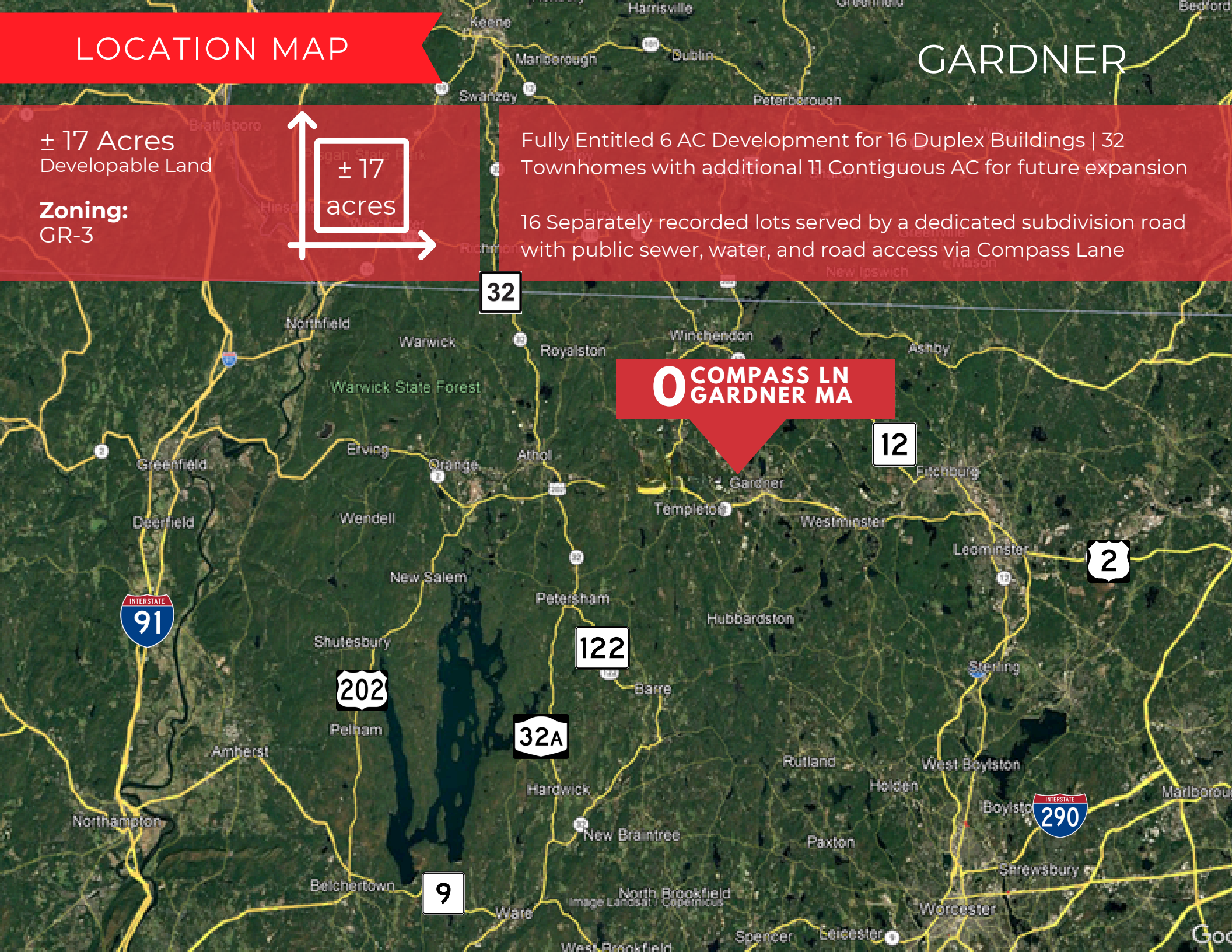
Zoning:
GR-3



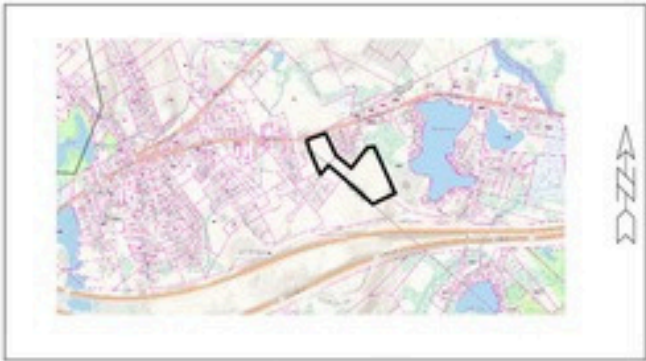
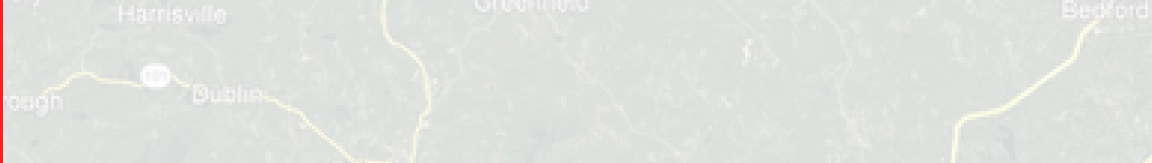
Fully Entitled 6 AC Development for 16 Duplex Buildings | 32 Townhomes with additional 11 Contiguous AC for future expansion

16 Separately recorded lots served by a dedicated subdivision road with public sewer, water, and road access via Compass Lane

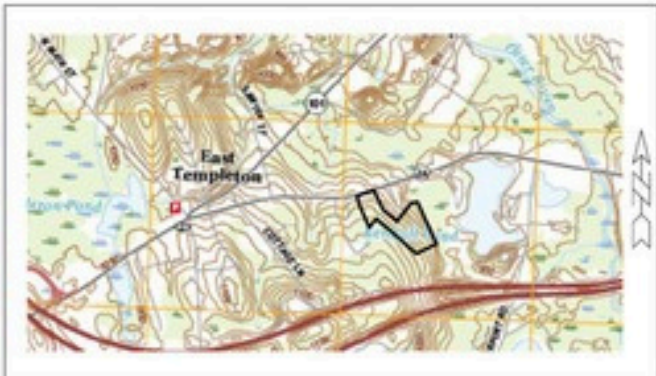
**0 COMPASS LN
GARDNER MA**



DEVELOPMENT OVERVIEW



CITY-WIDE LOCATION MAP 1"=1,000'



LOCUS TOPO PLAN 1"=1000'

COMPASS LANE DEFINITIVE SUBDIVISION PLANS WEST BROADWAY (PARCEL-H17-7-1) GARDNER, MASSACHUSETTS OCTOBER 2, 2024 REVISED FEBRUARY 11, 2025

ENGINEER/SURVEYOR: GRAZ ENGINEERING LLC; 323 WEST LAKE ROAD; FITZWILLIAM, NH
paul@grazengineering.com / 603-585-6959

DRAWING INDEX

- | | | |
|--------------------------------|--|--|
| 1) COVER/TITLE SHEET | 11) EROSION/SEDIMENT CONTROL PLAN (1 OF 2) | } SHEPHERD
ENGINEERING
INC.
ELECTRICAL
CONSULTANTS |
| 2) PROPERTY PLOT PLAN (1 OF 2) | 12) EROSION/SEDIMENT CONTROL PLAN (2 OF 2) | |
| 3) PROPERTY PLOT PLAN (2 OF 2) | 13) LIGHTING SITE PLAN (ES.1) | |
| 4) PROPOSED SITE PLAN (1 OF 3) | 14) PHOTOMETRIC LIGHTING SITE PLAN (ES.2) | |
| 5) PROPOSED SITE PLAN (2 OF 3) | 15) PHASING PLAN | |
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| 7) STREET PLAN & PROFILE | 17) POST-DEVELOPMENT HYDROLOGY PLANS | |
| 8) SEWER/DRAIN PLAN & PROFILE | 18) DETAILS SHEET | |
| 9) WATER PLAN | | |
| 10) LANDSCAPE PLAN | | |

ZONING:

(TEMPLETON) R-A-1 ZONING DISTRICT DIMENSIONAL REQUIREMENTS: AREA= 1 ACRE MIN. FRONTAGE=150' MINIMUM FRONT SETBACK=30' MINIMUM SIDE SETBACK=15' MINIMUM REAR SETBACK=30' MAXIMUM IMPERVIOUS=1/4	(GARDNER) GENERAL RESIDENTIAL-3 DIMENSIONAL REQUIREMENTS: AREA= 8,000 S.F. FRONTAGE=75' MINIMUM FRONT SETBACK=20' MINIMUM SIDE SETBACK=10' MINIMUM REAR SETBACK=20' MAXIMUM IMPERVIOUS=SEE (SEE TABLE) MINIMUM OPEN SPACE=15% MAX BUILDING HEIGHT=35'
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GENERAL PROPERTY DATA

ASSESSORS NO: PARCEL-H17-7-1
LOT ADDRESS: WEST BROADWAY
OWNERS OF RECORD: PRIVATEOVERSIGHT, LLC
25 LOMBARD ROAD
HUBBARDSTON, MA

LOCUS DEED: BK 64943 PG 315, BK 66963 PG 365
BK 66963 PG 375

PLAN REFERENCES: PLAN BOOK-963 PAGE-20

PROPOSED USE: DUPLEX RESIDENTIAL DEVELOPMENT

PROPOSED OPEN SPACE AREA: 621,789 S.F.
ENTIRE LOT AREA: 727,147 S.F.
PROPOSED OPEN SPACE PERCENTAGE: 85.5%

NOTES

10 THESE PLANS WERE PREPARED UTILIZING THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM AND THE NAD83 VERTICAL DATUM.

PEAK RUNOFF RATES (CFS)

	2-YR	10-YR	25-YR	100-YR
PRE CONDITIONS (TO 24 CULVERT)	1.11	3.02	4.39	6.66
POST CONDITIONS (TO 24 CULVERT)	0.34	2.95	4.26	6.14
PRE CONDITIONS (TO DEER HILL SUBDIVISION)	4.67	11.07	15.51	22.7
POST CONDITIONS (TO DEER HILL SUBDIVISION)	1.72	3.77	5.15	7.35
PRE CONDITIONS (TOTAL TO PACC WETLAND)	7.16	17.39	24.53	36.13
POST CONDITIONS (TOTAL TO PACC WETLAND)	6.99	14.48	18.75	30.55

TOTAL OFFSITE VOLUME DISCHARGE (AC-FT)

	2-YR	10-YR	25-YR	100-YR
PRE-CONSTRUCTION	1.037	2.411	3.39	5.01
POST-DEVELOPMENT	0.81	2.25	3.289	5.004

LOT IMPERVIOUS TABLE

IMPERVIOUS %		IMPERVIOUS %	
LOP-1	22.98%	LOP-9	24.88%
LOP-2	23.98%	LOP-10	24.10%
LOP-3	18.88%	LOP-11	26.70%
LOP-4	15.70%	LOP-12	26.70%
LOP-5	8.88%	LOP-13	28.88%
LOP-6	15.10%	LOP-14	14.10%
LOP-7	20.10%	LOP-15	14.10%
LOP-8	13.08%	LOP-16	24.88%

GARDNER WETLAND ORDINANCE

	REQUIRED	PROVIDED
WETLAND NO-DISTURB OFFSET	30'	>200'
WETLAND NO-BUILD OFFSET	60'	>200'



PLANNING BOARD I.D.



INVESTMENT OVERVIEW

NAI Glickman, Kovago & Jacobs is pleased to exclusively offer for sale a fully entitled, shovel-ready 17-acre residential development opportunity located off West Broadway in Gardner, Massachusetts. The offering consists of a 6-acre approved subdivision for 16 duplex buildings totaling 32 townhome units, together with an additional 11 contiguous acres available for future development. At least 7 of the lots have the capacity for special permitting allowing 3-4 townhome units.

The property has been rezoned to GR-3 (General Residence), the least restrictive residential district in the City of Gardner. The current ownership successfully petitioned the City to rezone the property from its prior Commercial II designation, unlocking the residential density that supports the approved 32-unit subdivision. The subdivision approvals, zoning, and recorded lots are all in place, with the only remaining pre-construction item being final MassDOT access permit approval.

The combination of completed entitlements, public infrastructure, recorded zoning, and an additional 11 acres of contiguous development land positions this offering as a multi-phase platform investment in a supply-constrained Central Massachusetts submarket. The opportunity is well suited for developers and builders seeking immediate execution with long-term optionality. Select lots within the approved subdivision may be eligible for additional units subject to municipal review, providing a meaningful value-add component to the base offering.

Gardner continues to attract demand for quality rental and for-sale housing as buyers and renters seek attainable alternatives to higher-cost markets to the south and east, creating a meaningful supply gap for newly constructed townhome product at the scale. Comparison inventory is trading quickly and we estimated finished townhome product in 2026 and into 2027 to trade for \$450,000 plus per unit.

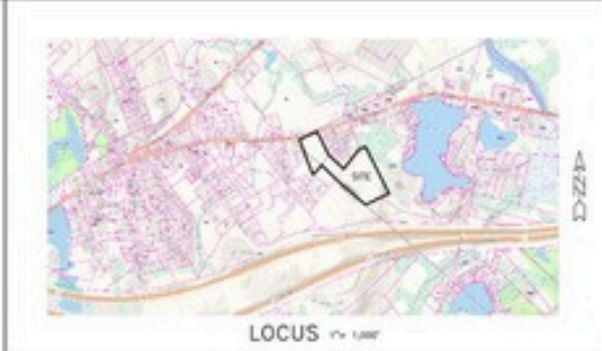
SITE PLAN



- REFERENCE PLANS & DEEDS**
1. SUBJECT PARCELS-H17-7-1 & H17-13-9
 2. DEER HILL ROAD SUBDIVISION PLAT BOOK-153 PAGE-18
 3. STYVEN'S MAP SUBDIVISION PLAT BOOK-158 PAGE-12
 4. ADJACENT PARCELS-H17-7-1 & 8-13-84 WARD PLAN BOOK-163 PAGE-42
 5. PATRIOTS ROAD/WEST BROADWAY (ROUTE 2A) COUNTY LAYOUT PLAN WOODS HIGHWAY LAYOUT 2043-1 & 2043-2

LEGEND

N/O	NEW OR FORMER OWNER
PT	PLAT/TYPE FOUND
D/H	DRILL HOLE FOUND
W/O	WOLVERTON COUNTY HIGHWAY SOUND
○	STONE WALL
⌋	LAND HELD IN COMMON OWNERSHIP



- NOTES**
1. THE PURPOSE OF THIS PLAN IS TO DENOTE THE BOUNDARIES OF PARCEL-H17-13-9 AND MERGE IT WITH PARCEL-H17-7-1 TO CREATE ONE BUILDING LOT IN GARDNER WITH 15,583 ACRES AND 356.30' OF FRONTAGE. THIS CALCULATED AREA IS EXCLUSIVE OF THE 1.11 ACRES THAT IS IN COMMON OWNERSHIP IN TOMPLETON.
 2. THE PROPERTIES ARE LOCATED IN THE GARDNER COMMERCIAL-2 AND RURAL RESIDENTIAL-2 ZONING DISTRICTS.

COMMERCIAL-2 ZONING DISTRICT	RURAL RESIDENTIAL-2 ZONING DISTRICT
MINIMUM FRONT SETBACK-30'	MINIMUM FRONT SETBACK-30'
MINIMUM SIDE SETBACK-30'	MINIMUM SIDE SETBACK-30'
MINIMUM REAR SETBACK-30'	MINIMUM REAR SETBACK-30'
 3. FIELD SURVEY PERFORMED BY ELECTRONIC TOTAL STATION & N-1-A ONES TO THE STANDARDS OF MASSACHUSETTS REGULATION 230 CMR 8.00.
 4. WHEREAS NO TITLE REPORT HAS BEEN PREPARED, NO DETERMINATION OF TITLE IS MADE OR IMPLIED.
 5. THE SUBJECT LOTS CONSIST OF THREE TAX PARCELS, ONE IN TOMPLETON (PARCELS-8-13-84), AND TWO IN GARDNER (PARCELS-H17-7-1 AND H17-13-9).
 6. LOT APPEARS TO HAVE HISTORICALLY FOLLOWED THE STONE WALL, HOWEVER THE TOWN LINE DOES NOT FOLLOW THE STONE WALL. THE DEED REFERENCES THE TOWN LINE AS THE BOUNDARY, THEREFORE THE AREA IN BETWEEN THE STONE WALL AND THE TOWN LINE IS NOT PART OF THE LOT.
 7. DISTANCE 636' IS MENTIONED IN BOOK-1643 PAGE-188, WHICH REFERENCES A DISTANCE OF 636' ALONG THE TOWN LINE. BOOK-304 PAGE-674 CALLS FOR A DISTANCE OF ABOUT 636' ALONG THE TOWN LINE, WHICH BETTER REFLECTS THE RESULTS FROM THE BOUNDARY SURVEY ALONG THE STONE WALL, ALTHOUGH THE TOWN LINE IS THE TRUE PROPERTY LINE (SEE NOTE-8 ABOVE).

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED PLANNING BOARD OF GARDNER, MA

DATE: _____

NO DETERMINATION AS TO COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR IMPLIED

A-N-R (MGL CH. 41, 81P) PLAN

ASSESSOR'S PARCELS-H17-13-9 & H17-7-1
WEST BROADWAY (ROUTE-2A); GARDNER, MA

OWNERS: _____

FEBRUARY 14, 2022

GRAZ Engineering, LLC

JOB NO. 2022-01
SHEET 1 OF 1



I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PAUL F. GRADWELL P.L.S.
MGL REG #47383

PARCEL MAP



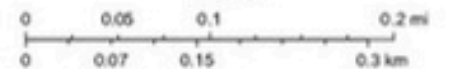
ArcGIS Web Map



5/26/2026, 11:22:22 AM

- Gardner Boundary
- City Tax Parcels
- Address Points
- Lot Dimensions
- Municipalities

1:5,759



Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri, Community Maps contributors, Map layer by Esri

GARDNER MARKET



REGIONAL CONNECTIVITY

Located in North Central Massachusetts, Gardner sits along the Route 2 corridor providing direct east-west access to Fitchburg, Leominster, and Greater Boston. The broader Central Massachusetts region has seen home prices escalate as households priced out of Greater Boston have driven up demand, with state estimates projecting a need for over 20,500 new housing units between 2025 and 2035.



RESIDENTIAL MARKET

Gardner is a community of approximately 21,000 residents with a median household income of \$67,518. The median home value has reached \$301,298, nearly tripling since 2000, reflecting sustained long-term appreciation in the local housing market.



MARKET ACCESS

Approximately 20 miles from Fitchburg and Leominster's established commercial centers, the site benefits from proximity to regional employment bases, distribution routes, and growing North Central Massachusetts demand drivers.



AREA DEMAND DRIVERS

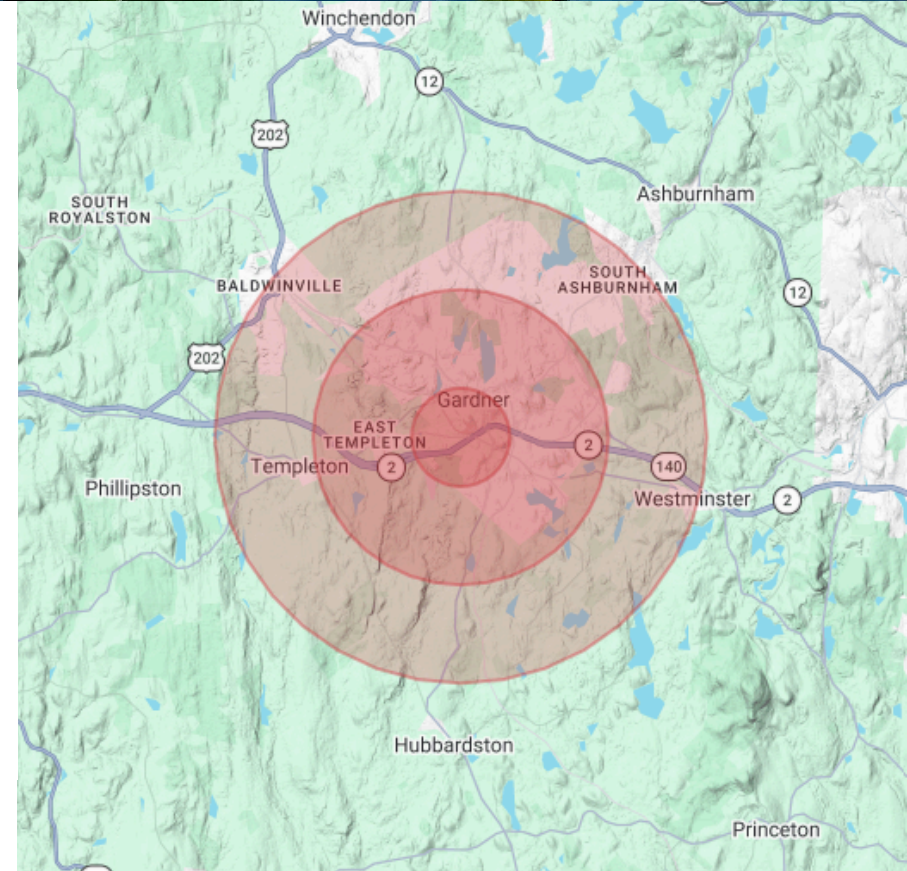
Gardner's housing stock is currently comprised of just 3.1% attached units including duplexes and townhouses, indicating a significant undersupply of the townhome product type this development would deliver — directly aligned with unmet market demand in the submarket.

DEMOGRAPHICS



Population	1 Miles	3 Miles	5 Miles
Total Population	6,192	20,700	33,811
Average Age	39.6	43.6	43.8
Average Age (Male)	39.3	43.4	43.9
Average Age (Female)	40.7	44.6	44.2
Households & Income	1 Miles	3 Miles	5 Miles
Total Households	2,930	8,857	13,725
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$61,480	\$81,790	\$94,297
Average House Value	\$266,619	\$310,330	\$325,063

2023 American Community Survey (ACS)



MARKETED EXCLUSIVELY BY:

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NAI Glickman Kovago & Jacobs



BROKERAGE | PROPERTY MANAGEMENT | CONSTRUCTION

The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained in this report.

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