

BOSTON

CAMBRIDGE

ASSEMBLY ROW

MEDFORD/TUFTS  
MBTA STATION



# 501 MVP SOMERVILLE, MA



501 MYSTIC VALLEY PARKWAY  
**64 UNIT DEVELOPMENT OPPORTUNITY**

NORTH STREET

BOSTON AVENUE

MYSTIC VALLEY PARKWAY



# Executive Summary

Cushman & Wakefield Multifamily Advisory Group is pleased to present the opportunity to acquire **501 Mystic Valley Parkway** located in Somerville, Massachusetts. A proposed 0.92-acre site, for sixty-four (64) residential units.

The existing building on the property has been recently demolished and due to recent changes to Somerville's zoning code 501 Mystic Valley now allows for multi-family development. This presents a rare opportunity to achieve significant density in a high-barrier-to-entry neighborhood.

Ideally situated in Somerville's West Somerville neighborhood along Mystic Valley Parkway, the property boasts excellent access to local amenities, retail/shopping options, public transportation, major universities, and effortless access into or out of the city.

## Process & Pricing

501 Mystic Valley Parkway is offered on an "as-is" basis and without a formal asking price. Upon receipt of a signed Confidentiality Agreement, qualified investors will be provided with access to due diligence materials via the Cushman & Wakefield website. Once investors have the opportunity to review the offering materials and tour the property, Cushman & Wakefield will schedule a "Call for Offers."

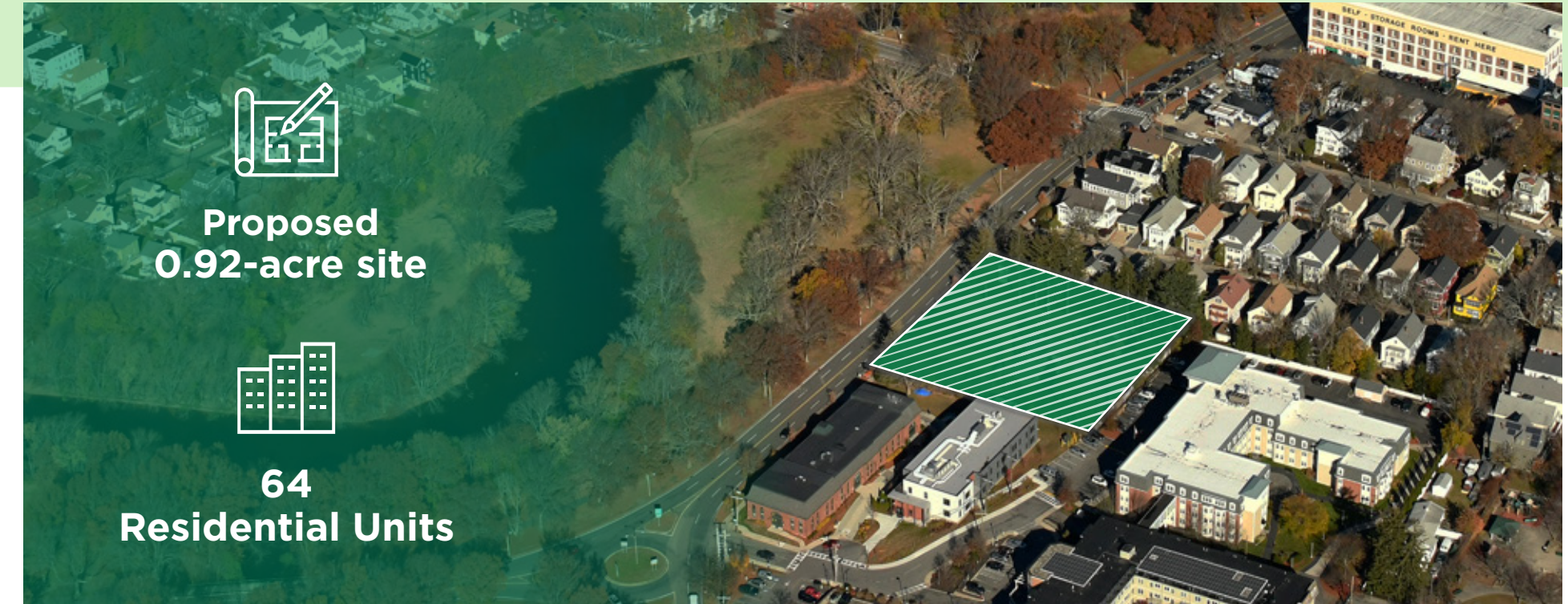
For additional information and to sign the Confidentiality Agreement, please visit: <https://multifamily.cushwake.com/Listings/501Mystic>

## PROPERTY SNAPSHOT

**Address:** 501 Mystic Valley Parkway, Somerville, MA

**Land Area:** 0.92 Acres

**Zoning:** Urban Residence (UR)



# Investment Highlights

## OPPORTUNE ZONING CHANGES

In December of 2025, the City of Somerville approved a change of the zoning district of **501 Mystic Valley Parkway** from Neighborhood Residence (NR) to Urban Residence (UR). Under the new zoning the property has received approvals for sixty-four residential units comprised of studio, one-bedroom, two-bedroom & three-bedroom units across two buildings with sixty parking spaces. The current proposal allow for development of either rental or for sale units allowing future ownership flexibility on what type of project works best.



## LOCAL GREENSPACE

501 Mystic Valley Parkway is ideally located across the street from the Mystic River and a short walk from the Mystic River Path. Part of the Mystic River State Reservation, the path connects to the Charles River Bicycle path and provides miles of scenic walking and biking space for locals. As well as access to multiple public parks.



# Investment Highlights continued

## TUFTS UNIVERSITY

Tufts University is a private research university located in Medford and Somerville, MA. The university enrolls over 13,000 students and offers over 90 undergraduate and 160 graduate programs across ten schools in the Greater Boston area as well as a campus in France. Tufts brings students and faculty from across the country and globe, providing steady, built-in demand for housing. The university's ongoing expansion, including research facilities, student housing needs, and campus-related economic activity, drives sustained foot traffic and enhances the area's overall economic resilience. 501 Mystic Valley Parkway is located less than a mile from Tuft's primary campus, allowing it to benefit from the strong market fundamentals brought by the university.



## PROXIMITY TO NEIGHBORHOOD AMENITIES

501 Mystic Valley Parkway provides future residences with access to a variety of local amenities including Whole Foods, CVS, Chipotle, and Starbucks. The property is less than a mile and a half from Route 93 and a mile from the Medford/Tufts MBTA Green Line Stop.



# 501 MVP

# Property Snapshot



Address:  
501 Mystic Valley Parkway,  
Somerville, MA



Land Area:  
0.92 Acres



Zoning:  
Urban Residence (UR)

## Unit Mix

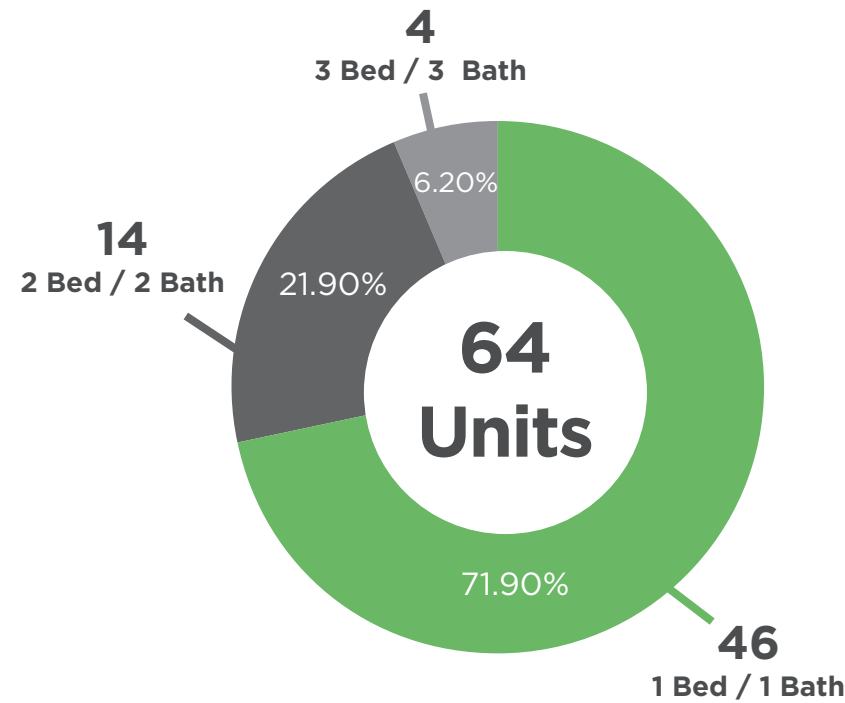
### Building 1 - Lot A

Unit Type	# of Units	%	Avg SF
1 Bed / 1 Bath	23	71.90%	702
2 Bed / 2 Bath	7	21.90%	1,019
3 Bed / 3 Bath	2	6.20%	1,376
<b>Total</b>	<b>32</b>		

### Building 2 - Lot B

Unit Type	# of Units	%	Avg SF
1 Bed / 1 Bath	23	71.90%	702
2 Bed / 2 Bath	7	21.90%	1,019
3 Bed / 3 Bath	2	6.20%	1,376
<b>Total</b>	<b>32</b>		

## Combined Property Mix



# Site Plan

FIRST FLOOR LEVEL





## NEW ENGLAND MULTIFAMILY ADVISORY GROUP



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