



REGION

Commercial Real Estate

DEVELOPMENT OPPORTUNITY

ROUTE 66 WESTHAMPTON ROAD PROJECT
NORTHAMPTON, MA

DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from REGION CO LLC (d/b/a “Region Commercial”) and should not be made available to any other person or entity without the written consent of REGION CO LLC. This Marketing Brochure has been prepared to provide summary, unverified information and the information contained herein is not a substitute for a thorough investigation of all considerations concerning the purchase, sale, or development of the Subject Property. By reviewing this document it is expressly understood that all parties should conduct their own independent analysis. REGION CO LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property, or the development potential of the site. Buyers and Developers must verify the information and bears all risk for any inaccuracies.

REGION CO LLC is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or REGION CO LLC, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of REGION CO LLC, and is solely included for the purpose of providing information about this listing to prospective Buyers. REGION CO LLC is a Massachusetts Limited Liability Company (“LLC”). All rights reserved.

REGION

PROPERTY OVERVIEW

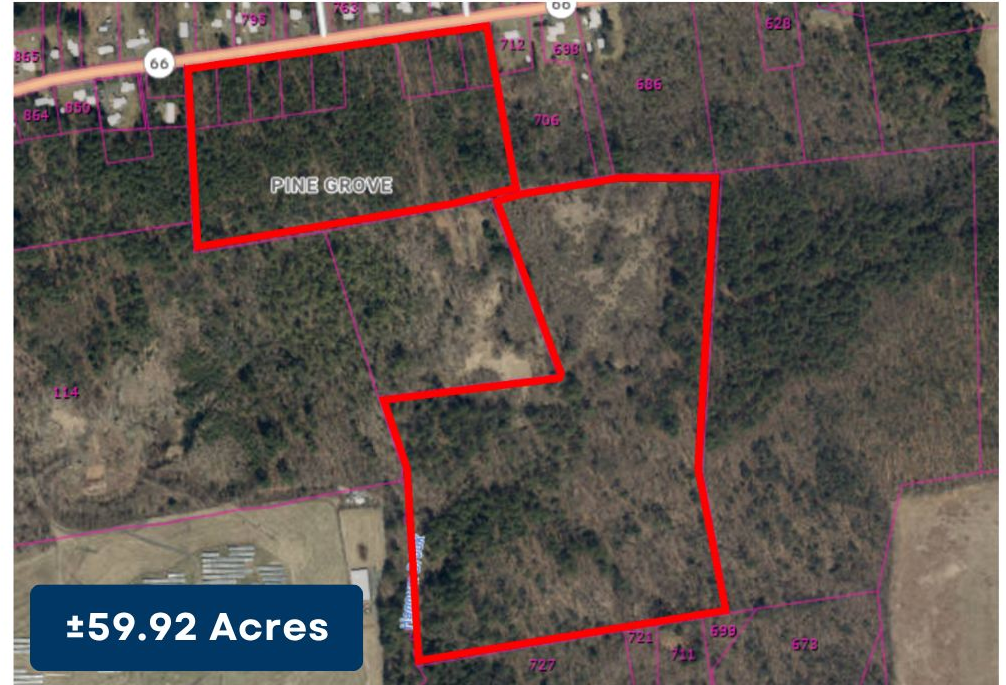
Region Commercial is pleased to present **Route 66 Land (±59.92 acres)** in Northampton, Massachusetts, available for sale as a land development opportunity.

The offering consists of two parcels totaling approximately 59.92 acres, located along Route 66. The property features a substantial land area with a predominantly undeveloped setting, offering flexibility for a range of potential development strategies, subject to zoning and municipal approvals.

A conceptual plan has been prepared illustrating a potential residential cluster layout, highlighting one approach to utilize the site while preserving natural features and open space. While no approvals are in place, the plan demonstrates the property's capacity to support thoughtfully designed development within its existing topography and environmental considerations.

Situated in a more rural portion of Northampton, the property benefits from proximity to established residential areas while maintaining a sense of privacy and natural surroundings. The area is characterized by low-density housing, agricultural land, and scenic landscapes, supporting potential residential or other low-impact uses.

Offer instructions: At present, there is no offer deadline for this property and offers will be considered upon receipt.



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

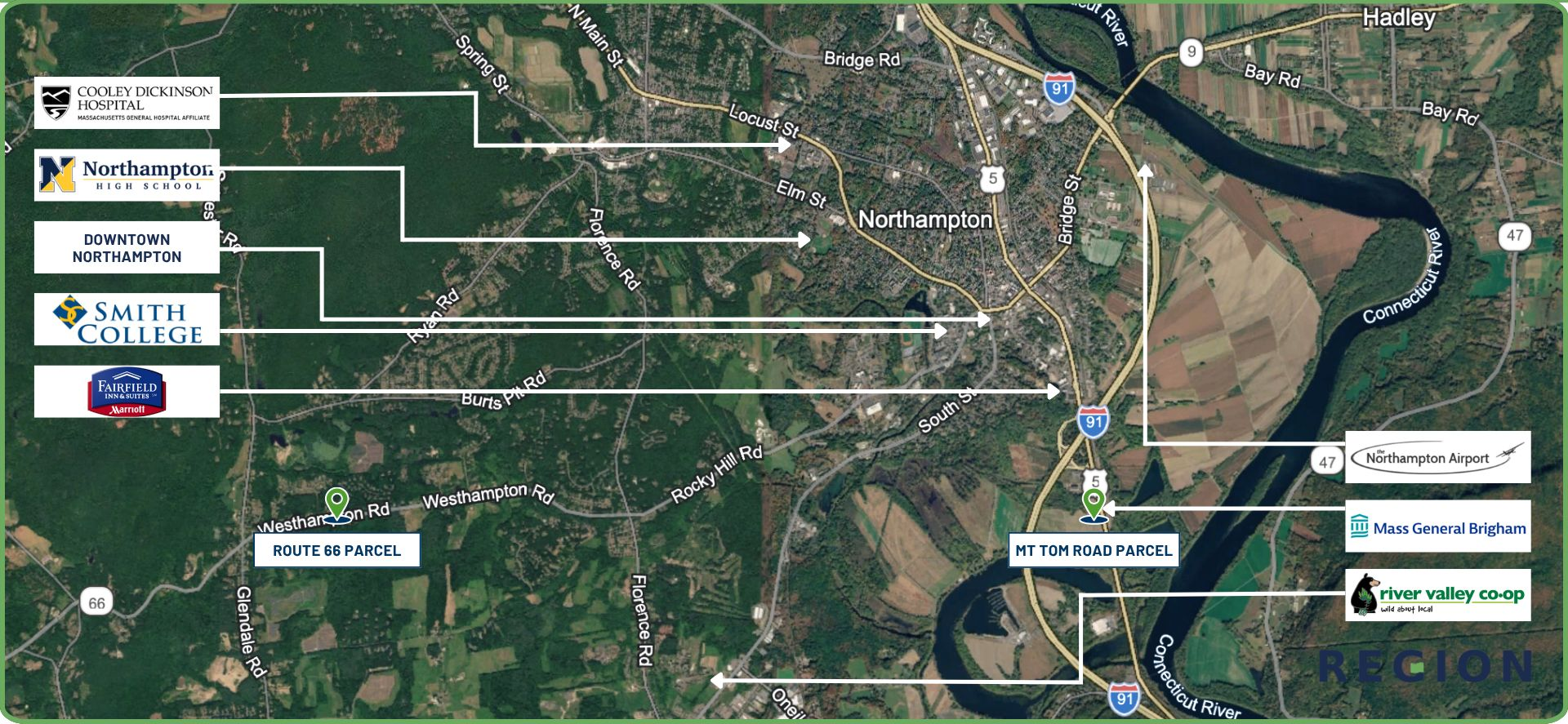
\$565,000
Median Sale
Price
of a Home

\$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

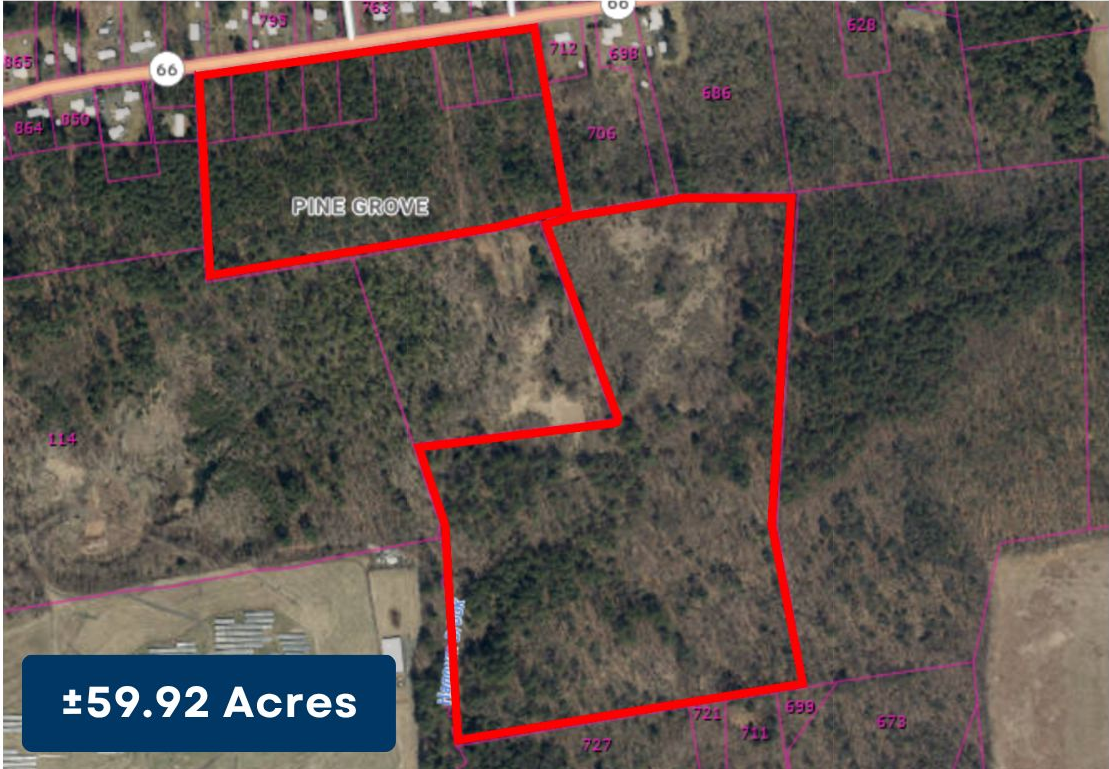
Northampton Airport

Mass General Brigham

river valley co-op
wild about local

REGION

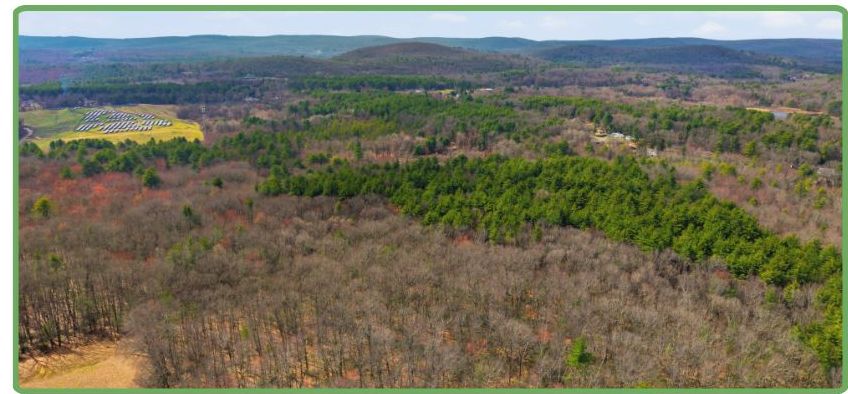
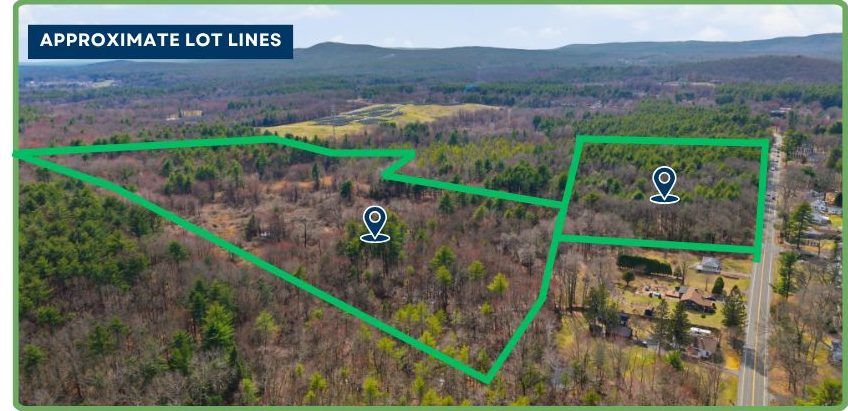
SITE MAP - ROUTE 66



CONCEPTUAL HOUSING LAYOUT



ROUTE 66 WESTHAMPTON ROAD



REGION

CONTACT US

Mitch Bolotin

P: 413-415-1200

C: 413-537-2020

E: mitch@regionco.com

LIC (MA): 134459

REGION CO LLC

Ben Bolotin

P: 413-415-1200

C: 413-530-3215

E: ben@regionco.com

LIC (MA): 9582125

REGION CO LLC