

● ANNA MARIA COLLEGE • 50 SUNSET LANE
PAXTON, MA

*A legacy campus.
A new beginning.*

A ±261-Acre turnkey institutional campus with substantial existing infrastructure capable of supporting multiple adaptive re-use strategies. One of Central Massachusetts' largest redevelopment opportunities.

An institutional campus positioned for redevelopment.

Situated on approximately 261+ acres in the highly desirable Central Massachusetts market, the former Anna Maria College campus presents a once-in-a-generation opportunity to acquire a fully developed institutional campus with significant redevelopment potential. Located in Paxton, just minutes from Worcester and within convenient reach of Boston, Providence, Hartford, and major New England transportation corridors, the property offers scale, infrastructure, and flexibility rarely available in today's market.

Originally developed as a private college campus, the property features a diverse collection of academic, residential, athletic, administrative, and community-use facilities situated within a picturesque, wooded setting. Decades of investment have created an established campus environment complete with internal roadways, public utilities (water/sewer), parking fields, recreational amenities, and institutional-grade infrastructure.

As higher education continues to consolidate nationwide, institutional campuses of this quality and scale are increasingly being repositioned for alternative uses. The closure of Anna Maria College in 2026 creates an exceptional opportunity for investors, developers, educational operators, healthcare organizations, senior housing providers, faith-based institutions, residential developers, and mixed-use visionaries seeking a large-scale adaptive reuse project.



Rare adaptive reuse / redevelopment opportunity.



The current zoning for the ±261 acres is General Residence B (GRB). The property's GRB zoning supports residential and senior housing redevelopment opportunities while its large-scale campus infrastructure creates a compelling platform for adaptive reuse, institutional occupancy, age-restricted housing, or a comprehensive master-planned redevelopment subject to local approvals.

- Existing college-campus infrastructure
- Ample parking and level topography
- Development potential and varied reuse lanes
- Potential to subdivide for multiple users
- Rebrand/reuse potential by another institution

The campus configuration and existing improvements may support a variety of future uses:

- Healthcare, Behavioral Health, & Rehabilitation
- Residential Redevelopment & Mixed-Income Housing
- Educational Institutions: Private School, Charter School, Trade & Vocational School
- Faith-Based Headquarters, Government or Nonprofit Institutional Use
- Life Science, Innovation, or Research Campus
- Senior Living / Active Adult Campus
- Multi-Family Redevelopment (Chapter 40B Housing)
- Corporate Training & Retreat Center
- Hospitality & Conference Center Redevelopment
- Mixed-Use Village-Style Development

The foundation *is here.*

The campus benefits from infrastructure capable of supporting a substantial resident and daytime population.

KEY SYSTEMS INCLUDE:

- Central Utility Plant
- Wood & Oil-Fired Energy Generation
- Campus-Wide Utility Distribution
- Established Roads & Parking
- Water & Sewer Infrastructure
- Telecommunications Connectivity
- Commercial Kitchen & Dining Facility



Built to *accommodate*.

The campus includes multiple residence halls, housing facilities, and dining facilities designed to support a significant on-site population.



NINE

RESIDENT HALLS

TWO

HEALTH & WELLNESS CENTERS

ONE

DINING FACILITY

SEVEN

DEDICATED PARKING LOTS

A competitive *advantage.*

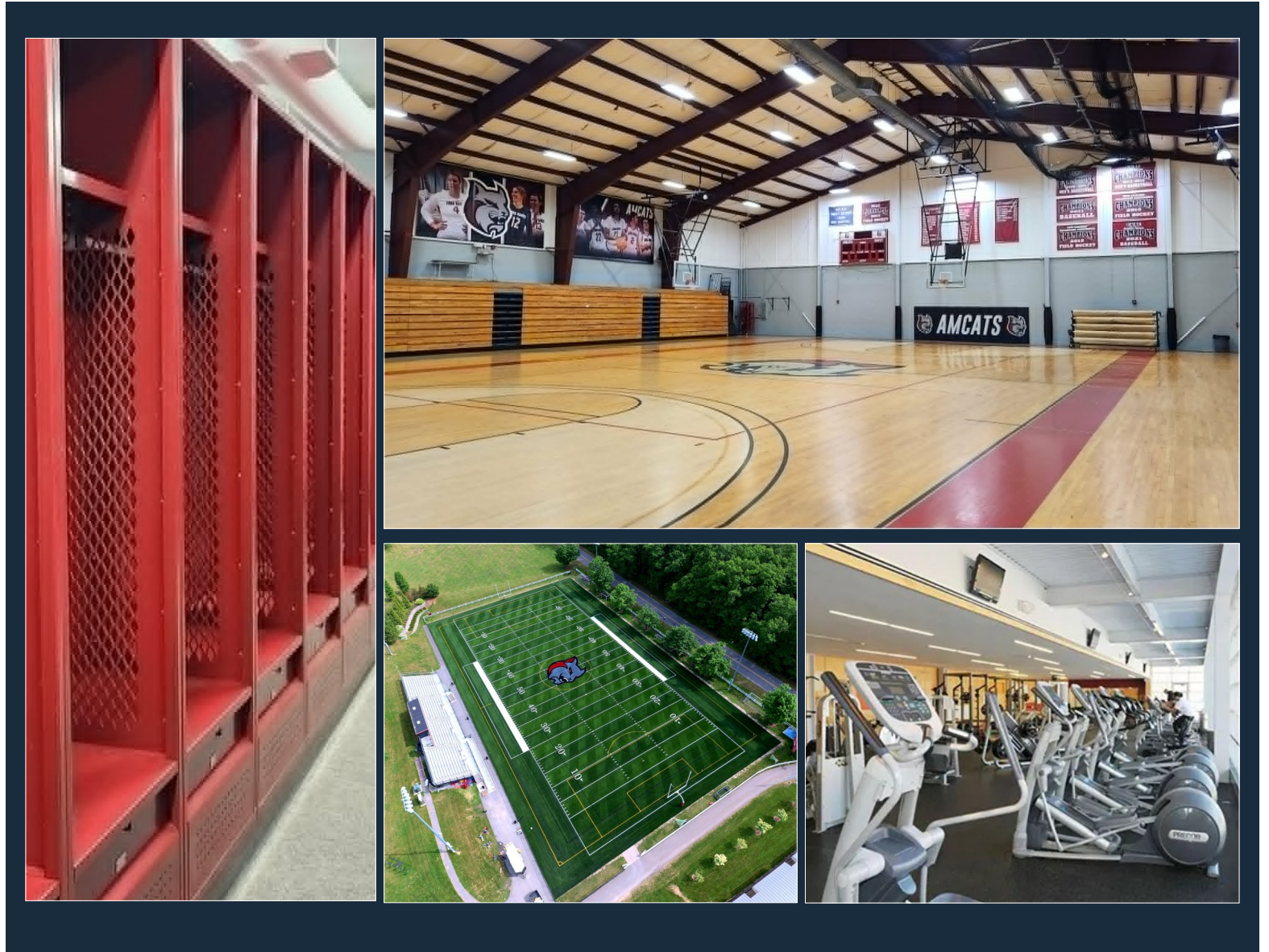
The campus's athletic and recreational facilities provide value far beyond traditional collegiate use.

Field House & Athletics Headquarters



KEY FACILITIES INCLUDE:

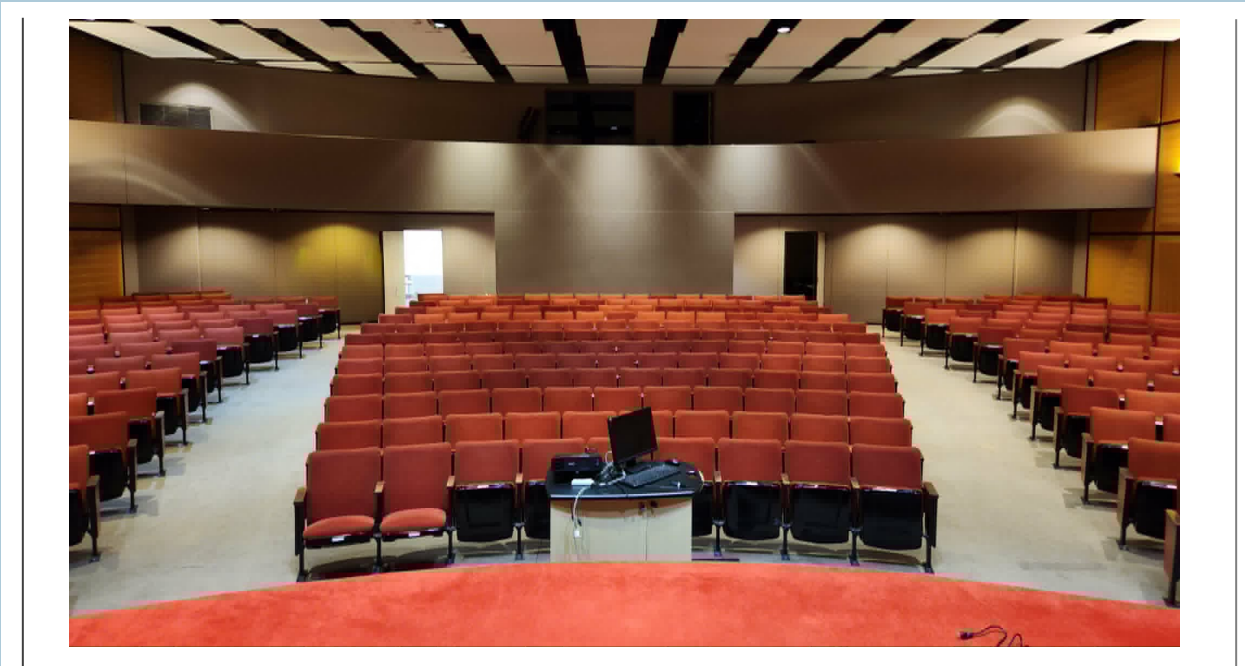
- Modern Gymnasium
- Dedicated Weight Room
- Football Field
- Softball Field
- Outdoor Recreation Areas
- Locker Rooms
- Dedicated Athletic Facility



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Gather. Learn. Grow.

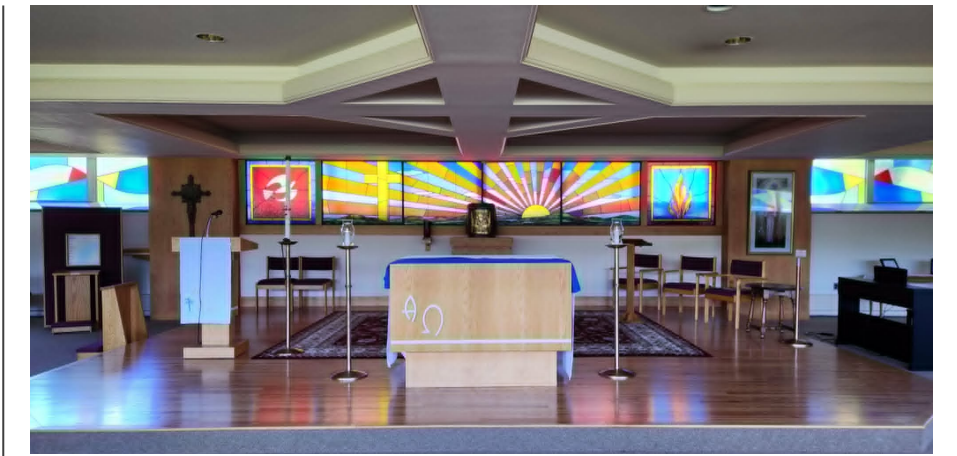
The campus includes spaces designed for learning, collaboration, and community engagement.



AUDITORIUM



LIBRARY



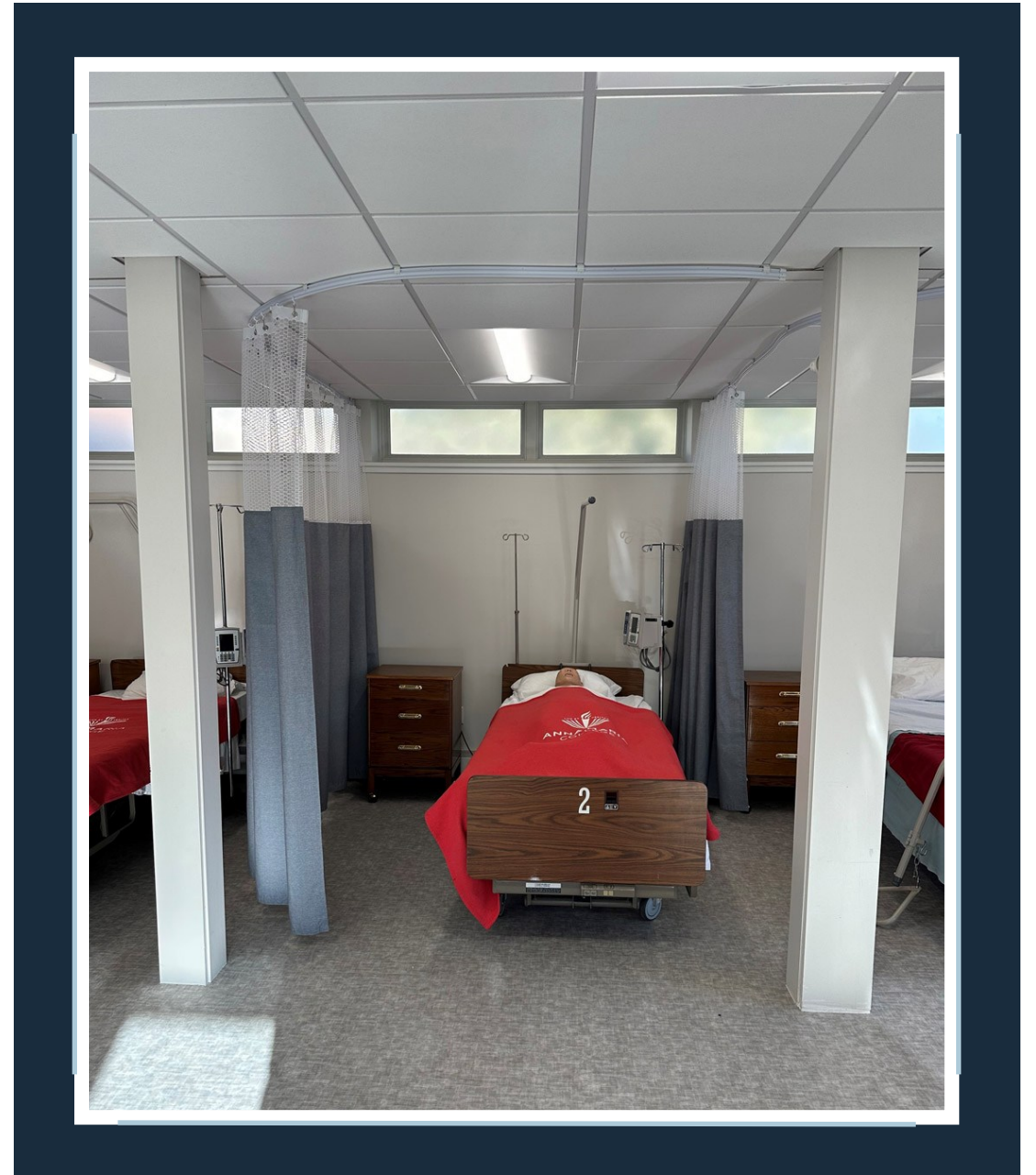
CHAPEL

Modern healthcare training infrastructure.

In 2024 Anna Maria College unveiled in a state-of-the-art 7,000 SF Nursing Simulation and Clinical Training Center featuring advanced simulation laboratories, clinical skills training rooms, emergency response simulation environments, and dedicated healthcare education facilities. Designed to prepare the next generation of nurses, EMTs, and paramedics, the facility offers immediate value for healthcare operators, workforce development organizations, vocational schools, rehabilitation providers, and institutional users seeking specialized healthcare training infrastructure.

A FACILITY PURPOSE-BUILT FOR:

- Advanced nursing simulation labs
- Clinical skills training rooms
- Dedicated paramedic education space
- Fundamental nursing skills lab
- Obstetrics & gynecology training lab
- Ambulance simulation training environment
- Faculty observation & debriefing areas for real-time instruction



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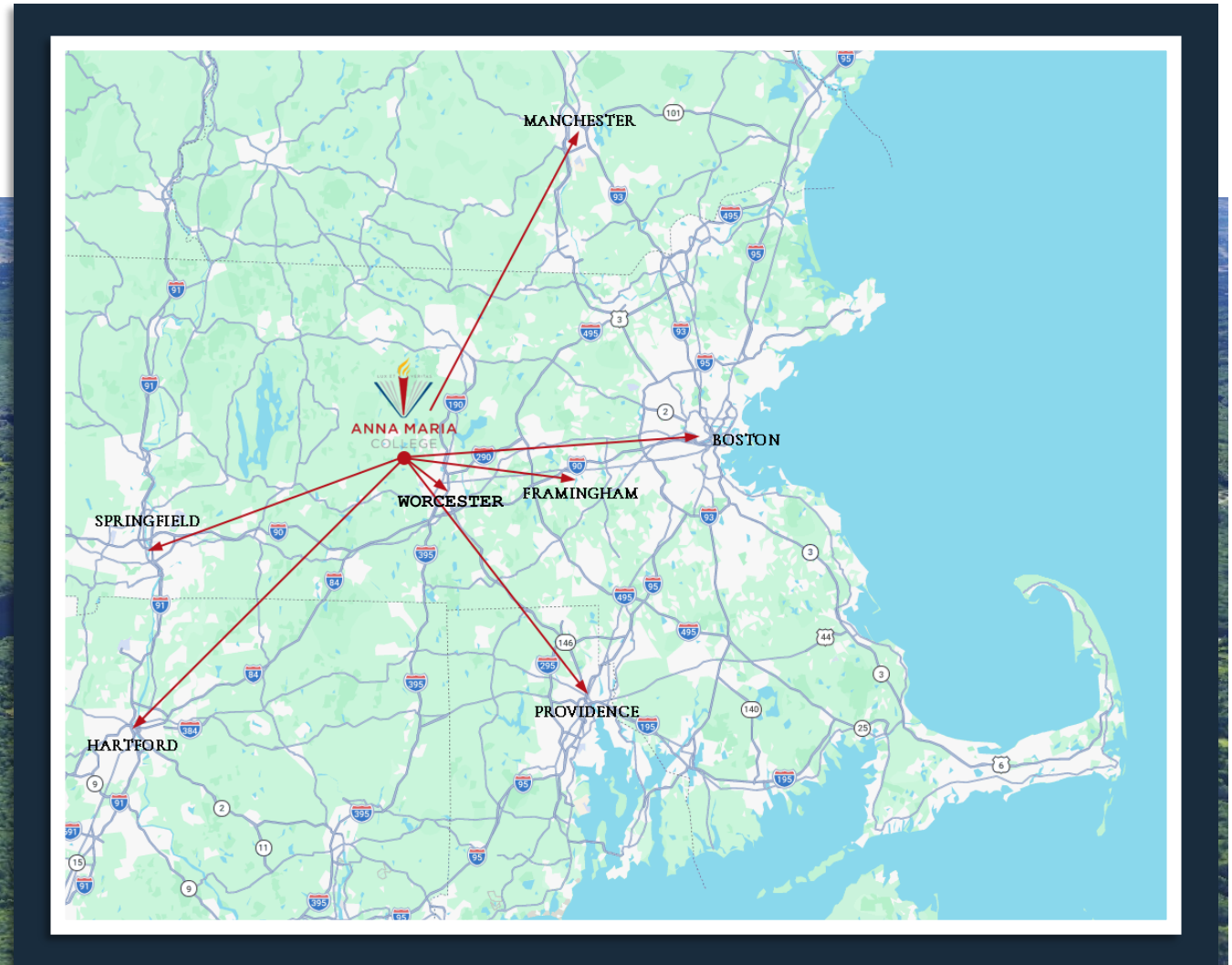
Country campus. Regional access.

ACCESSIBLE MAJOR CORRIDORS

- I-90 • Mass Pike
- I-95 • East Coast
- I-91 • CT Valley
- I-84 • NY to Boston
- I-495 • MetroWest
- I-95 • Greater Boston

DRIVE TIMES

- Worcester—5 min
- Framingham/Natick—45 min
- Boston—1 h 15 min
- Springfield—1 h 5 min
- Manchester, NH—1h 30m
- Providence, RI—1h 10m
- Hartford, CT—1 h 15 min
- New York City—3h 15 m



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Campus *specifications.*

BUILDING AREA ±343,749 SF total across 16 buildings

ACREAGE ±261.75 acres (4 parcels total)

TOPOGRAPHY Level / Sloping

SUBDIVISION POTENTIAL Several adaptive reuses

PARKING Ample throughout the campus

ASSESSED VALUE \$41,116,700 (2026)

ELECTRIC Paxton Municipal Light Department

UTILITIES Public Water & Public Sewer

SPRINKLERS Partial distribution / Wet System

HEATING Oil, Propane, Wood Pellett

ZONING GRB (General Residence B)

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Request *a tour.*



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