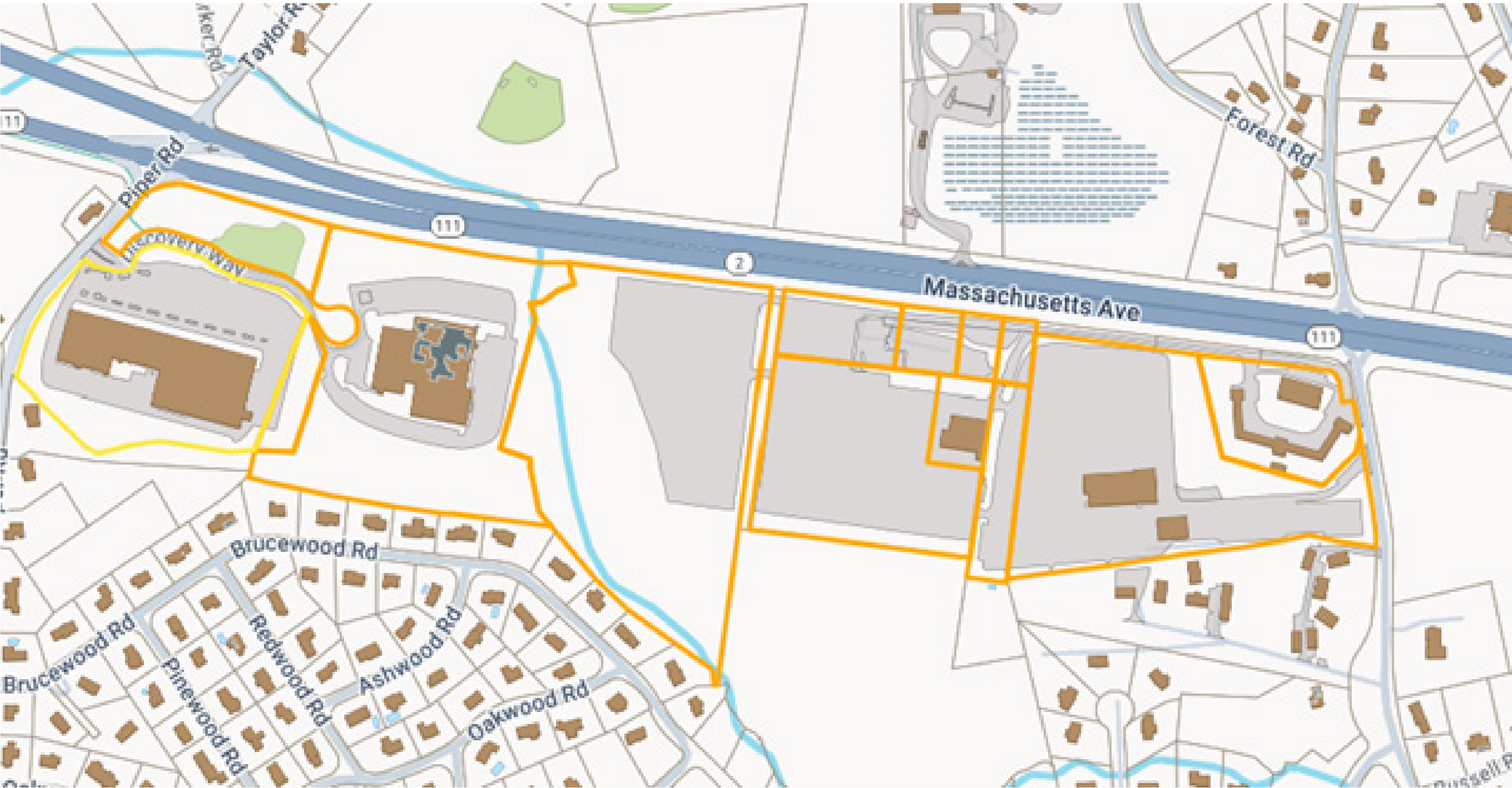


# ACTON ECONOMIC DEVELOPMENT STRATEGY

## MASSACHUSETTS AVE CORRIDOR SITE



Town of Acton, MA - Development		Gross SF			Permitted Uses(s)			Maximum		
Opportunity Site #1 - Massachusetts Avenue Corridor	Zoning District(s)	Acreage	of Building	Current Use	Residential Multi-Family	Retail / Restaurant	Office / Health Care	Minimum Lot in SF	Maximum FAR	Height in Feet
71 Hosmer Street	OP-2	4.60	15,215	Hospitality	No	No/Permit	Yes/Yes	80,000	0.20	40
79 Hosmer Street (behind)	OP-2	1.82	0	Comm. Land	No	No/Permit	Yes/Yes	80,000	0.33/0.20	36/40
97 Piper Road	OP-2	10.65	112,231	Mixed Ind.	No	No/Permit	Yes/Yes	80,000	0.33/0.20	36/40
1 Discovery Way	OP-2	2.48	0	Ind. Land	No	No/Permit	Yes/Yes	80,000	0.33/0.20	36/40
100 Discovery Way	OP-2	15.48	99,389	Mixed Ind.	No	No/Permit	Yes/Yes	80,000	0.33/0.20	36/40
186 Mass Avenue	OP-2	0.60	0	Ind. Land	No	No/No	Yes/Yes	80,000	0.33	36
188 Mass Avenue	OP-2	0.67	0	Comm. Land	No	No/No	Yes/Yes	80,000	0.33	36
190 Mass Avenue	OP-2	0.97	0	Comm. Land	No	No/No	Yes/Yes	80,000	0.33	36
198 Mass Avenue (behind)	OP-2	1.17	13,550	Warehouse	No	No/Permit	Yes/Yes	80,000	0.33/0.20	36/40
222 Mass Avenue	OP-2	1.90	0	Comm. Land	No	No/Permit	Yes/Yes	80,000	0.33/0.20	36/40
226 Mass Avenue	OP-2	17.63	0	Comm. Land	No	No/No	Yes/Yes	80,000	0.33	36
Total or Average		57.97	240,385							

Source: Town of Acton, MA and RKG (2025)

Note - restaurant uses are allowed by right, *but* a special permit is required more than 65 seats

# ACTON ECONOMIC DEVELOPMENT STRATEGY

## NAGOG OFFICE PARK SITE



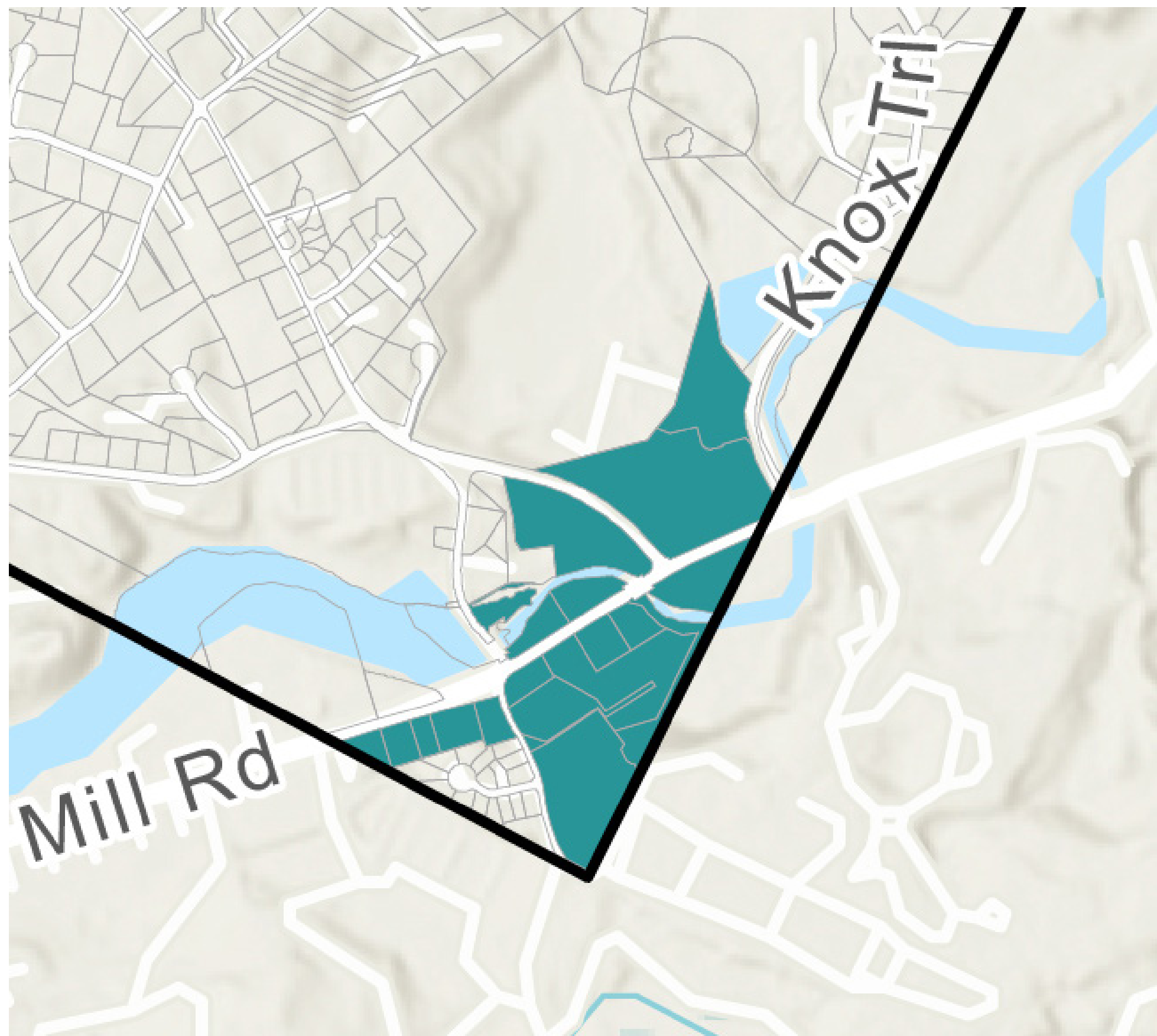
Town of Acton, MA - Development		Gross SF			Permitted Uses(s)				Maximum	
Opportunity Site #2 - Nagog Park Office Park	Zoning	of			Residential	Retail /	Office /	Minimum	Maximum	Height in
	District(s)	Acreage	Building	Current Use	Multi-Family	Restaurant	Health Care	Lot in SF	FAR	Feet
20 Nagog Park	LB	0.88	4,280	Commercial	No	Yes/Permit	Yes/Yes	20,000	0.20	40
30 Nagog Park	LB	0.00	13,278	Office Condos.	No	Yes/Permit	Yes/Yes	20,000	0.20	40
31 Nagog Park	OP-1/LB	4.71	56,535	Offices	No	Mixed	Yes/Yes	80,000	0.33/0.20	36/40
33 Nagog Park	OP-1	3.01	24,552	Offices	No	No/No	Yes/Yes	80,000	0.33	36
35 Nagog Park	OP-1	6.54	94,646	Offices	No	No/No	Yes/Yes	80,000	0.33	36
40-42 Nagog Park	OP-1	6.24	0	Condo. Land	No	No/No	Yes/Yes	80,000	0.33	36
43 Nagog Park	OP-1	5.35	59,150	Offices	No	No/No	Yes/Yes	80,000	0.33	36
Total or Average		26.73	252,441							

Source: Town of Acton, MA and RKG (2025)

Note - LB district allow for restaurants, *but* a permit is required if more than 65 seats

# ACTON ECONOMIC DEVELOPMENT STRATEGY

## POWDER MILL ROAD CORRIDOR SITE

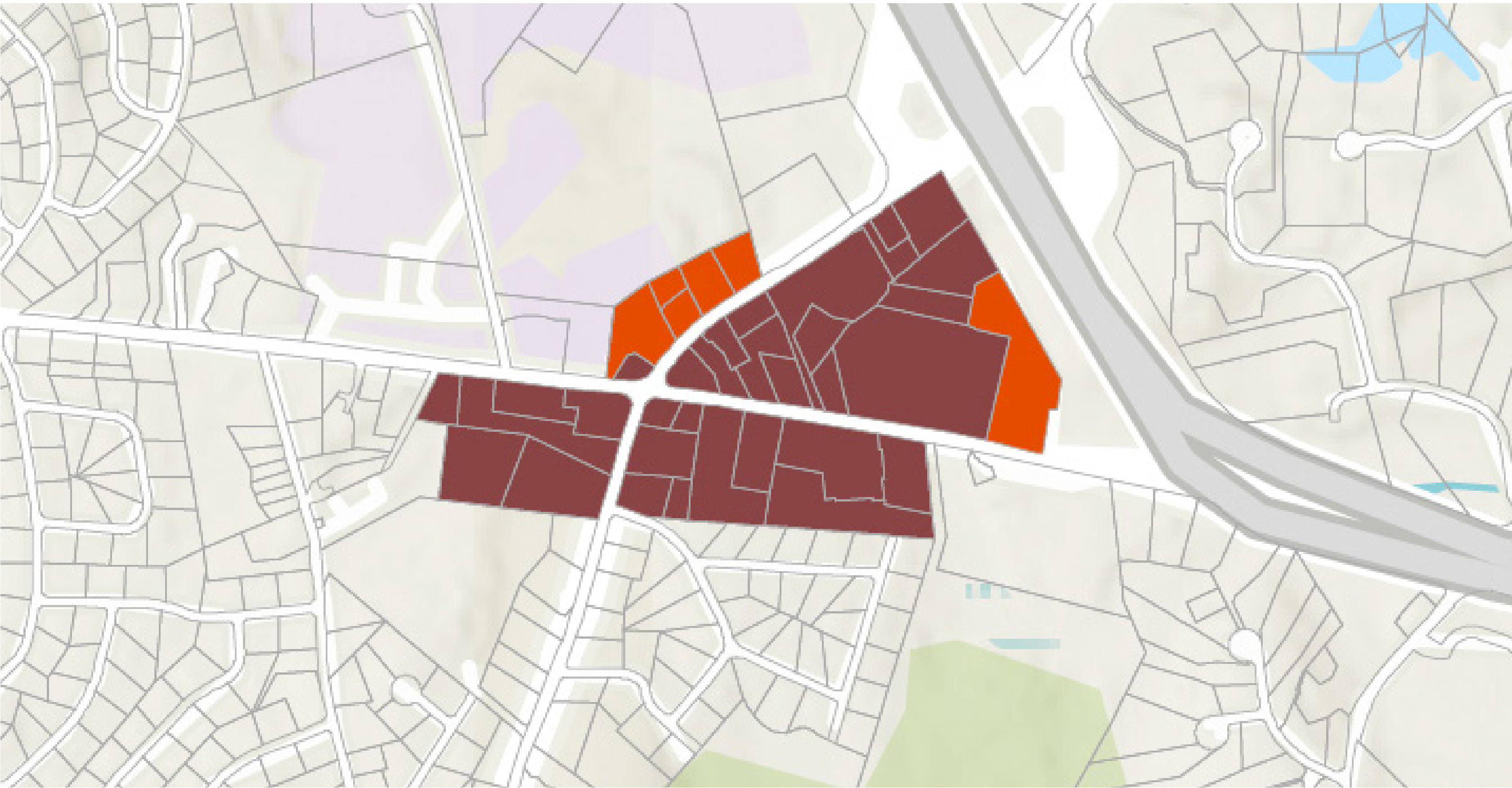


As a part of the newly adopted Assabet River Overlay District, the Powder Mill Road Corridor supports mixed-use development (with a special permit), has no FAR limitations and increase maximum height to 45 feet. Retail uses are allowed by right as are restaurant uses, but subject to permit if more than 65 seats. As depicted, the Powder Mill Road Corridor consists of 19 parcels, totaling approximately 44.0-acres with nearly 66,500 SF of development.



# ACTON ECONOMIC DEVELOPMENT STRATEGY

## KELLEY’S CORNER SITE



Zoning District(s)	Acreage	Count of Parcels	Permitted Uses(s)			Minimum Lot in SF
			Residential Multi-Family	Retail / Restaurant	Office / Health Care	
ARC	1.3	1	No	No/No	No/No	NR
KC	27.2	25	Failed (2016)	Yes/Permit	Yes/Yes	10,000
R-2	6.2	4	No	No/No	No/No	20,000
R-AA	15.3	8	Limited	No/No	No/No	10,000
Total	50.0	38	na	na	na	na

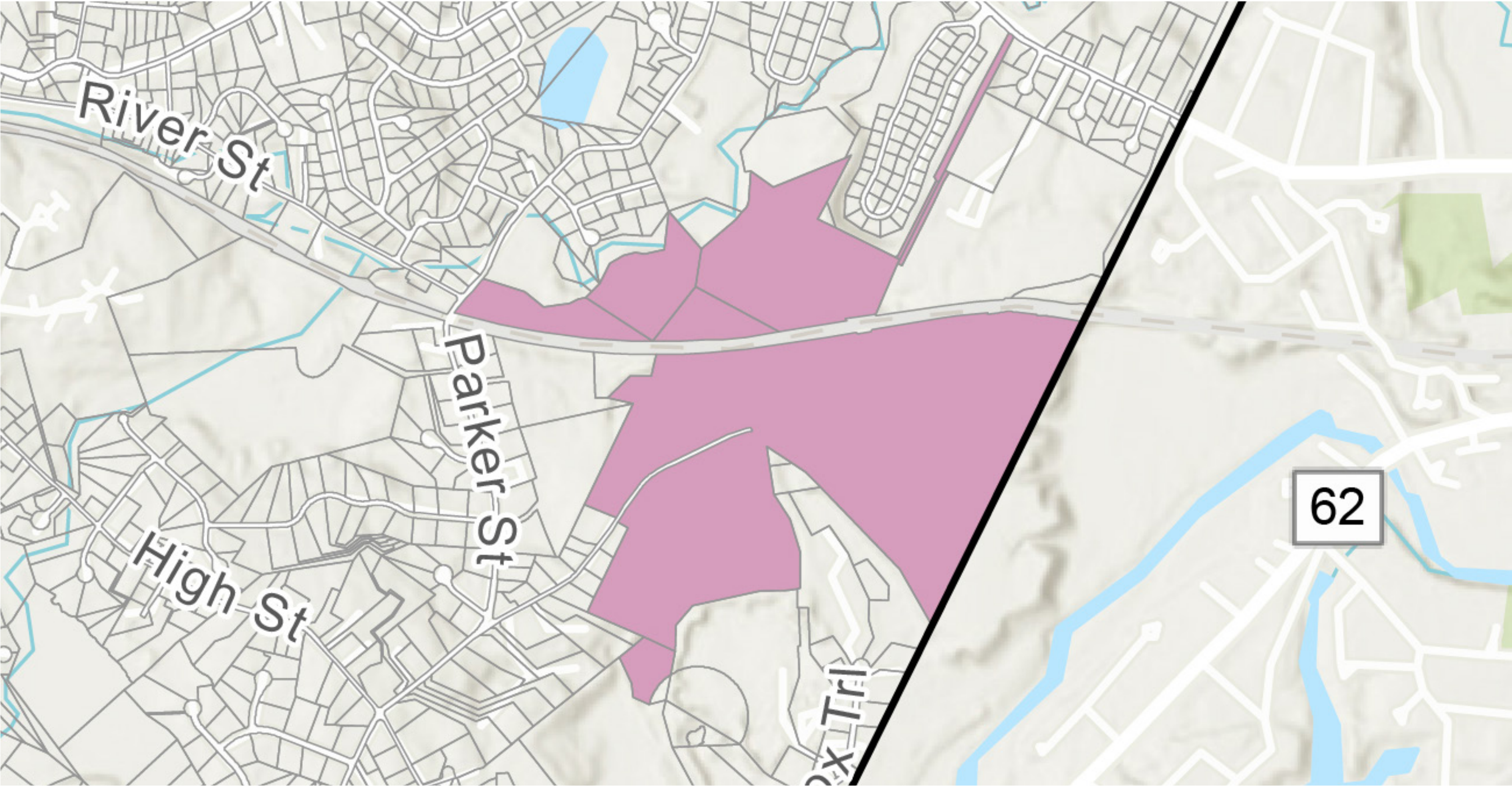
Source: GIS data and RKG (2025)

Note:  
NR = No Restrictions  
Current allowed maximum FAR of 0.20 could restrict some development opportunities, however this be expanded to 0.40 if the proposed development meets certain design standards



# ACTON ECONOMIC DEVELOPMENT STRATEGY

## FORMER W.R. GRACE PROPERTIES SITE



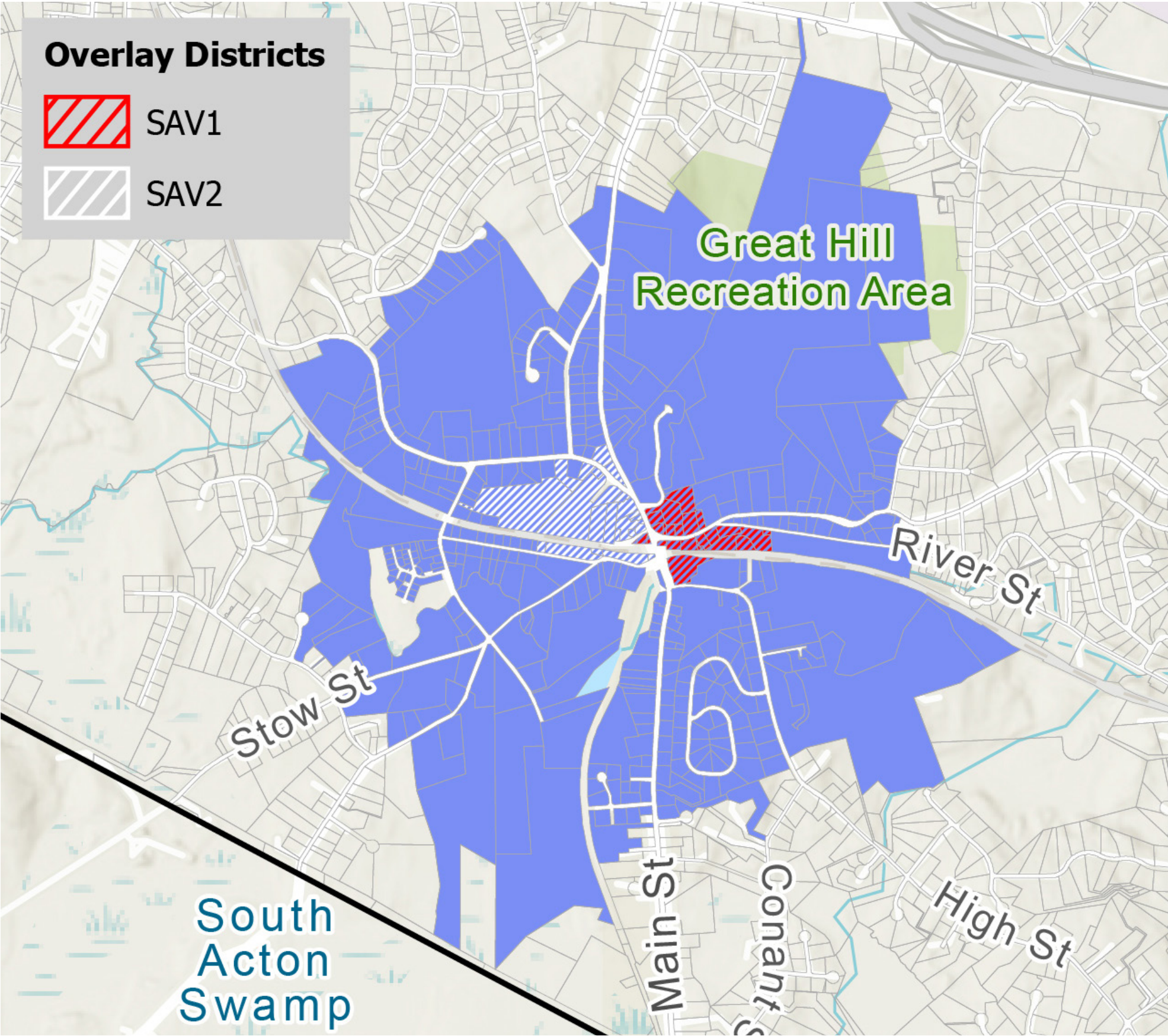
Town of Acton, MA - Development Opportunity Site - Former W.R. Grace Properties			Gross SF of Building		Permitted Uses(s)			Minimum Lot in SF	Maximum FAR	Maximum Height in Feet
	Zoning District(s)	Acreage		Current Use	Residential Multi-Family	Retail / Restaurant	Office / Health Care			
38 Independence Road (bh)	TD	9.11	0	Ind. Land	No	No/Permit	Yes/Yes	40,000	0.20	40
39 Independence Road (bh)	TD	2.99	0	Ind. Land	No	No/Permit	Yes/Yes	40,000	0.20	40
42 Independence Road	TD	4.04	0	Ind. Land	No	No/Permit	Yes/Yes	40,000	0.20	40
44-46 Independence Road	TD	0.26	0	Comm. Land	No	No/Permit	Yes/Yes	40,000	0.20	40
47 Independence Road	TD	0.28	0	Ind. Land	No	No/Permit	Yes/Yes	40,000	0.20	40
47 Independence Road	TD	1.35	0	Ind. Land	No	No/Permit	Yes/Yes	40,000	0.20	40
50 Independence Road	TD	24.25	0	Ind. Land	No	No/Permit	Yes/Yes	40,000	0.20	40
50 Independence Road	TD	130.00	5,000	Ind. Land	No	No/Permit	Yes/Yes	40,000	0.20	40
25 Lawsbrook Road	TD	0.39	0	Comm. Land	No	No/Permit	Yes/Yes	40,000	0.20	40
31 Lawsbrook Road	TD	1.42	0	Comm. Land	No	No/Permit	Yes/Yes	40,000	0.20	40
31 Lawsbrook Road (rear)	TD	0.63	0	Comm. Land	No	No/Permit	Yes/Yes	40,000	0.20	40
88 Parker Street	TD	8.11	0	Comm. Land	No	No/Permit	Yes/Yes	40,000	0.20	40
Total or Average		182.83	5,000							

Source: Town of Acton, MA and RKG (2025)



# ACTON ECONOMIC DEVELOPMENT STRATEGY

## SOUTH ACTON VILLAGE SITE



Zoning District(s)	Acreage	Count of Parcels	Permitted Uses(s)			Minimum Lot in SF
			Residential Multi-Family	Retail / Restaurant	Office / Health Care	
Condo/Townhome (1)	3.2	27	na	na	na	na
Unspecified	45.2	9	na	na	na	na
ARC	212.3	12	No	No/No	No/No	NR
KC	3.8	2	No	Yes/Permit	Yes/Yes	10,000
PCRC (2)	71.6	3	na	na	na	na
R-2	276.1	330	No	No/No	No/No	20,000
R-8/4	73.8	19	No	No/No	No/No	80,000
SAV	29.5	40	Permit	Yes/Permit	Yes/Yes	NR
VR	0.3	1	Permit	Yes/Permit	Yes/No	15,000
Total	715.9	443	na	na	na	na

Source: GIS data and RKG (2025)

Note - NR = no restrictions

Note - often restaurant use allowed by right, *but* by permit if more than 65 seats

(1) - approximate 66,400 SF of development (average of 2,460/SF)

(2) - Planned Conservation Residential Community - subject to special permit rules/regulations

South Acton Village Study Area	Parcel Count	% of Parcels	% of Acreage	% of Acreage
Residential Use	337	76.1%	323.5	45.2%
Commercial Use	12	2.7%	11.7	1.6%
Land (1)	39	8.8%	37.7	5.3%
Town Owned	37	8.4%	286.5	40.0%
Other	18	4.1%	56.5	7.9%
Total	443	100.0%	715.9	100.0%

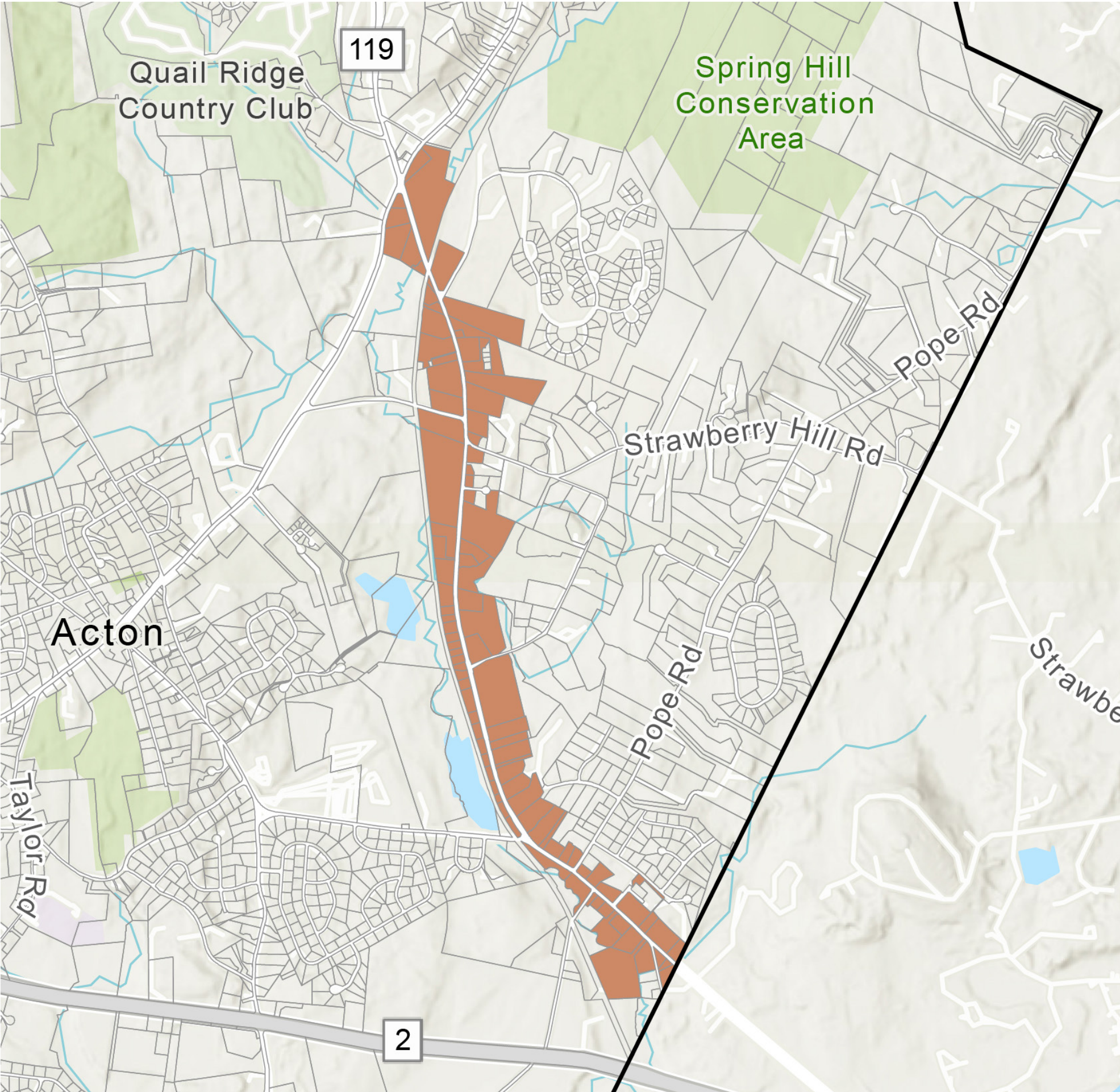
Source: Town of Acton and RKG (2025)

(1) - all land



# ACTON ECONOMIC DEVELOPMENT STRATEGY

## GREAT ROAD CORRIDOR SITE



Great Road Corridor	Parcel Count	% of Parcels	Acreage	% of Acreage
Residential Use	19	20.0%	43.7	23.8%
Retail Use	24	25.3%	43.8	23.8%
Restaurant Use	4	4.2%	5.2	2.8%
Auto Related Use	9	9.5%	13.8	7.5%
Office Use	16	16.8%	27.1	14.7%
Land (1)	6	6.3%	16.9	9.2%
Town Owned	8	8.4%	20.5	11.2%
Other	9	9.5%	12.8	7.0%
Total	95	100.0%	183.8	100.0%

Source: Town of Acton and RKG (2025)

(1) - all land

Great Road Corridor	Parcel Count	% of Parcels	Acreage	% of Acreage
Residential Use	19	20.0%	43.7	23.8%
Retail Use	24	25.3%	43.8	23.8%
Restaurant Use	4	4.2%	5.2	2.8%
Auto Related Use	9	9.5%	13.8	7.5%
Office Use	16	16.8%	27.1	14.7%
Land (1)	6	6.3%	16.9	9.2%
Town Owned	8	8.4%	20.5	11.2%
Other	9	9.5%	12.8	7.0%
Total	95	100.0%	183.8	100.0%

Source: Town of Acton and RKG (2025)

(1) - all land