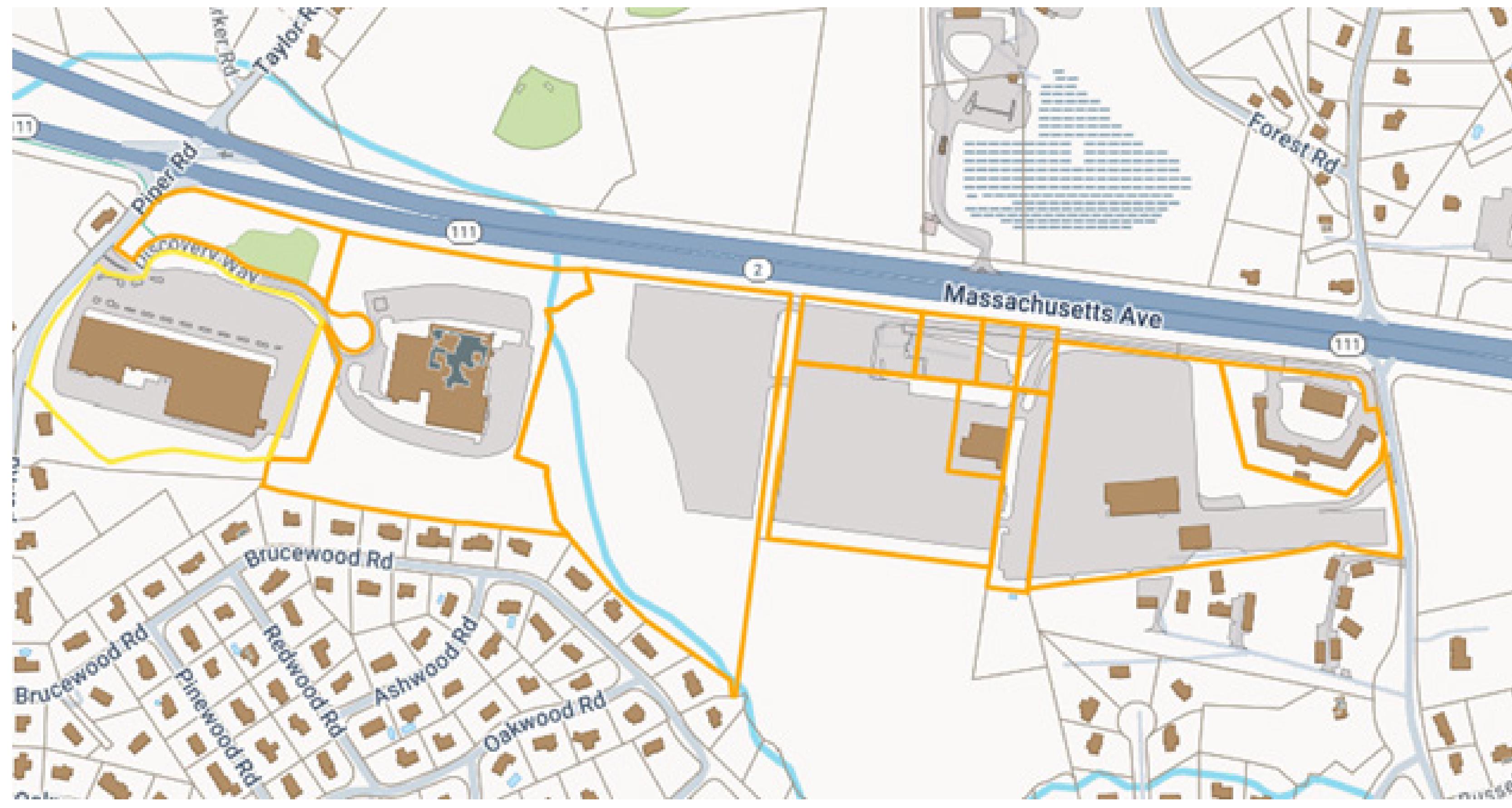


ACTON ECONOMIC DEVELOPMENT STRATEGY

MASSACHUSETTS AVE CORRIDOR SITE



Town of Acton, MA - Development Opportunity Site #1 - Massachusetts Avenue Corridor		Gross SF of Building		Permitted Uses(s)				Maximum		
Zoning District(s)	Acreage	Current Use	Building	Residential	Retail / Multi-Family	Office / Restaurant	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



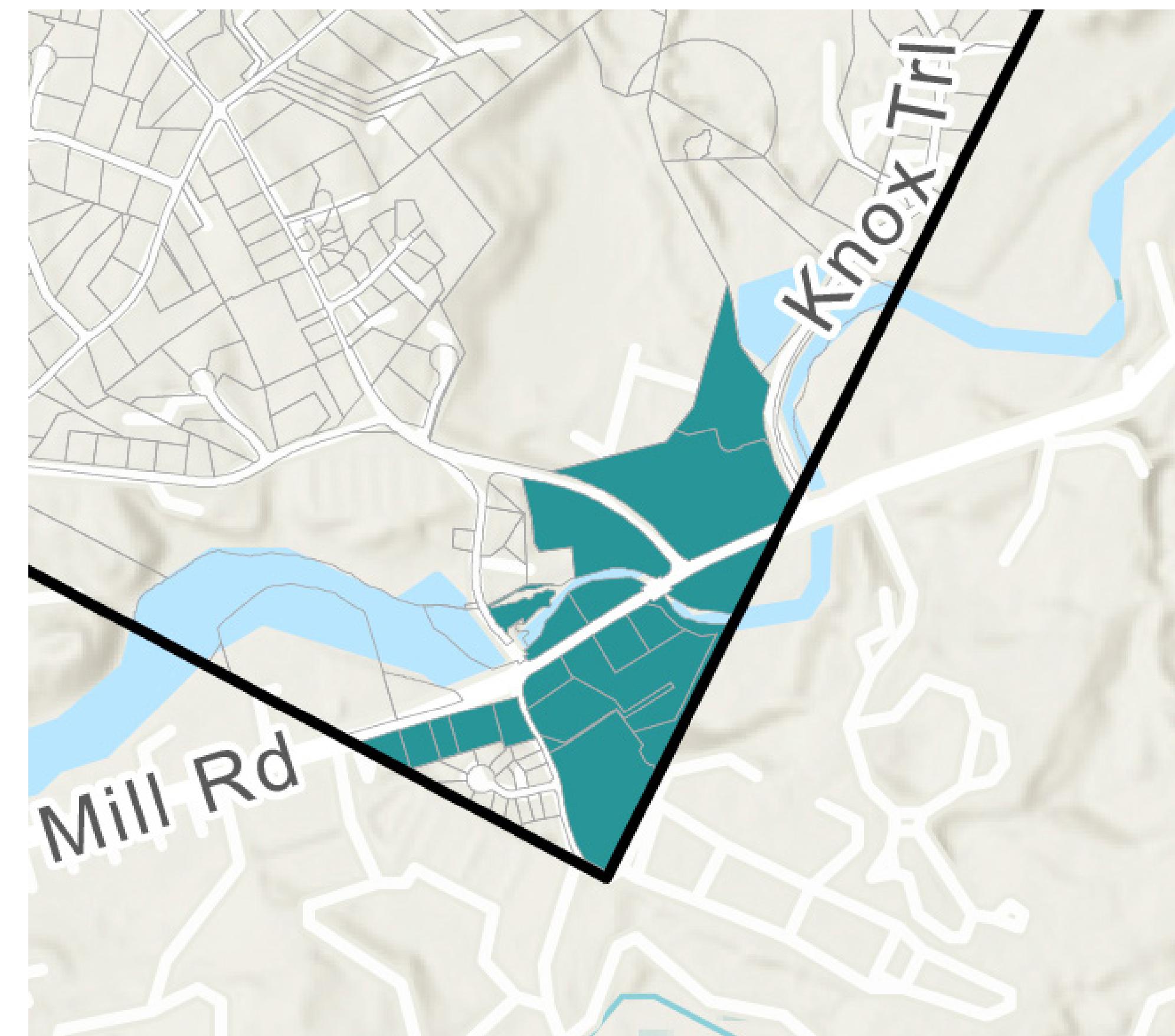
Town of Acton, MA - Development Opportunity Site #2 - Nagog Park Office Park		Gross SF of Building			Permitted Uses(s)				Maximum		
Zoning District(s)	Acreage	Building Current Use	Residential Multi-Family	Retail / Restaurant	Office / Health Care	Minimum Lot in SF	Maximum FAR	Height in Feet			
LB	0.88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

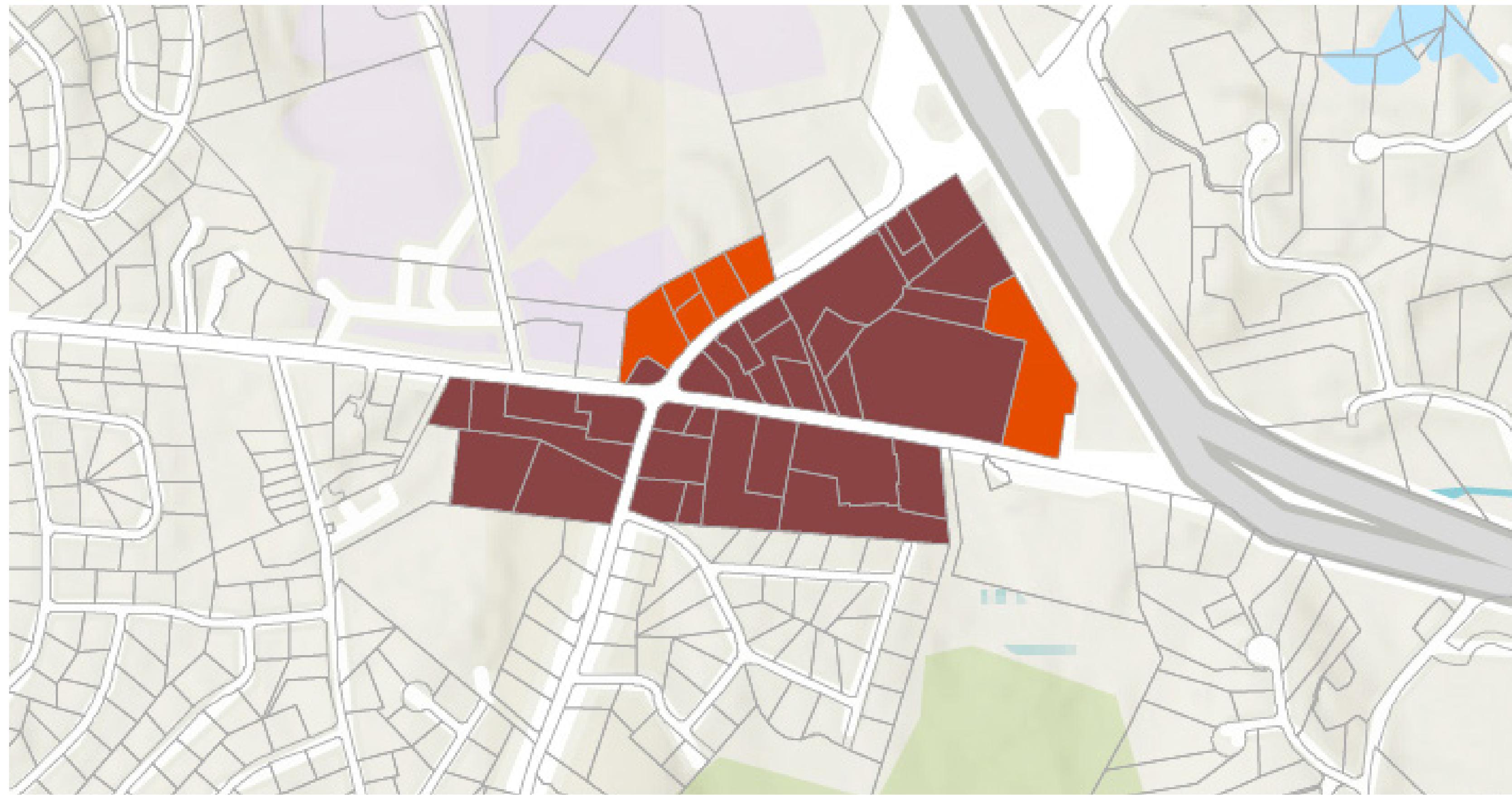
POWDER MILL ROAD CORRIDOR SITE



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	<i>na</i>	<i>na</i>	<i>na</i>	<i>na</i>	

Source: GIS data and RKG (2025)

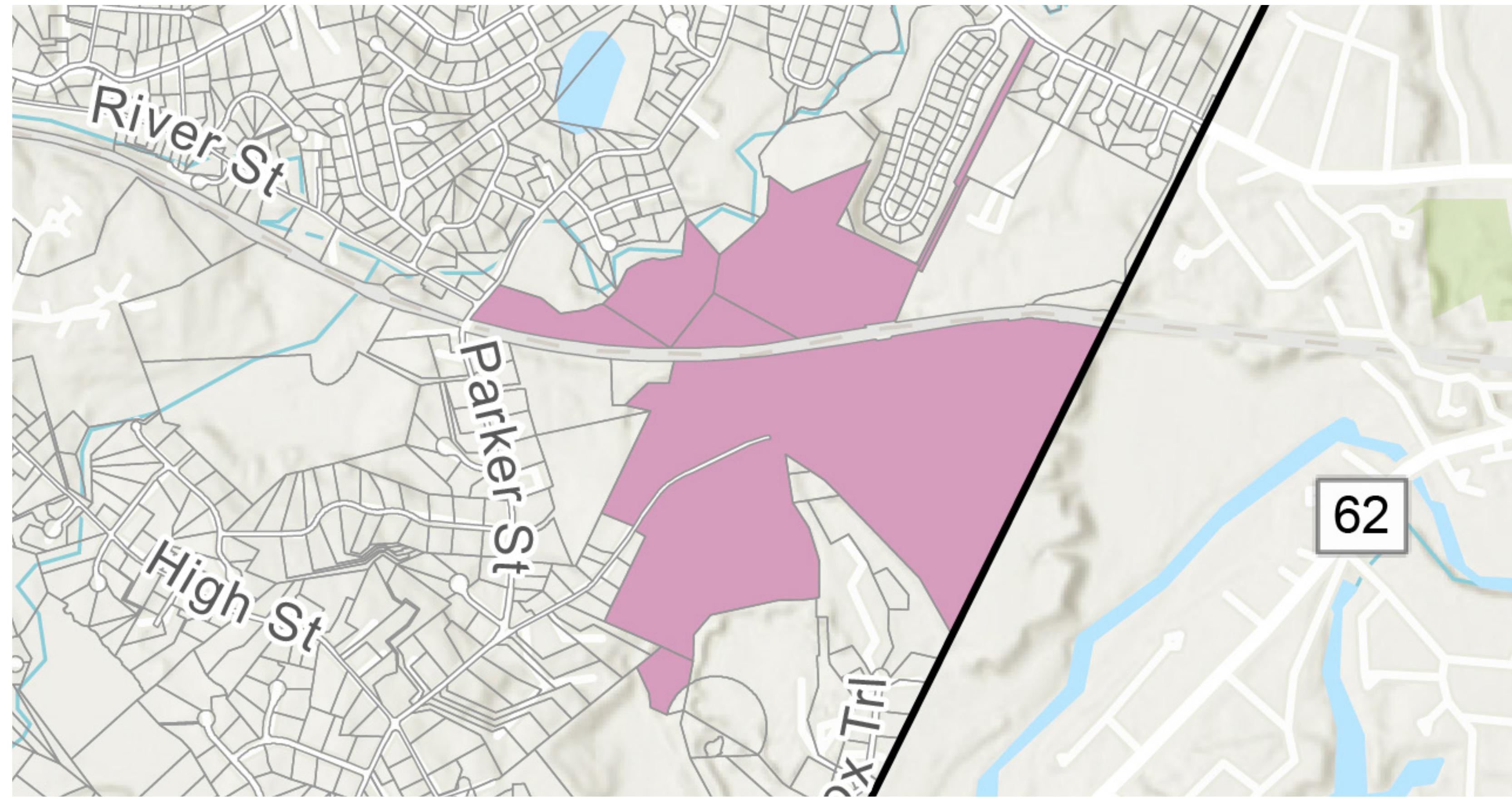
Note:

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

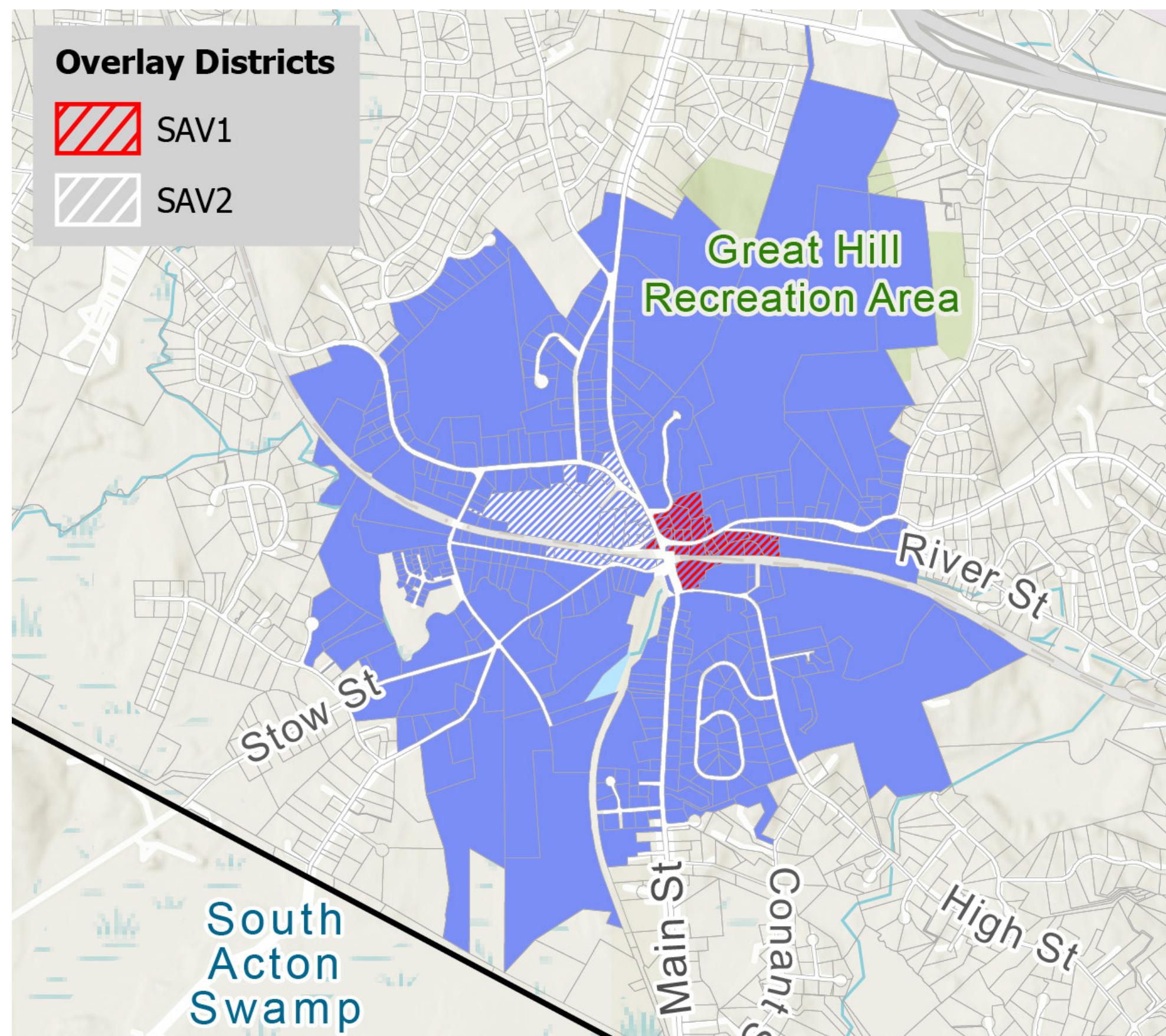


Town of Acton, MA - Development Opportunity Site - Former W.R. Grace Properties	Zoning District(s)	Acreage	Gross SF of Building	Current Use	Permitted Uses(s)				Minimum Lot in SF	Maximum FAR	Maximum Height in Feet
					Residential Multi-Family	Retail / Restaurant	Office / Health Care				
38 Independence 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

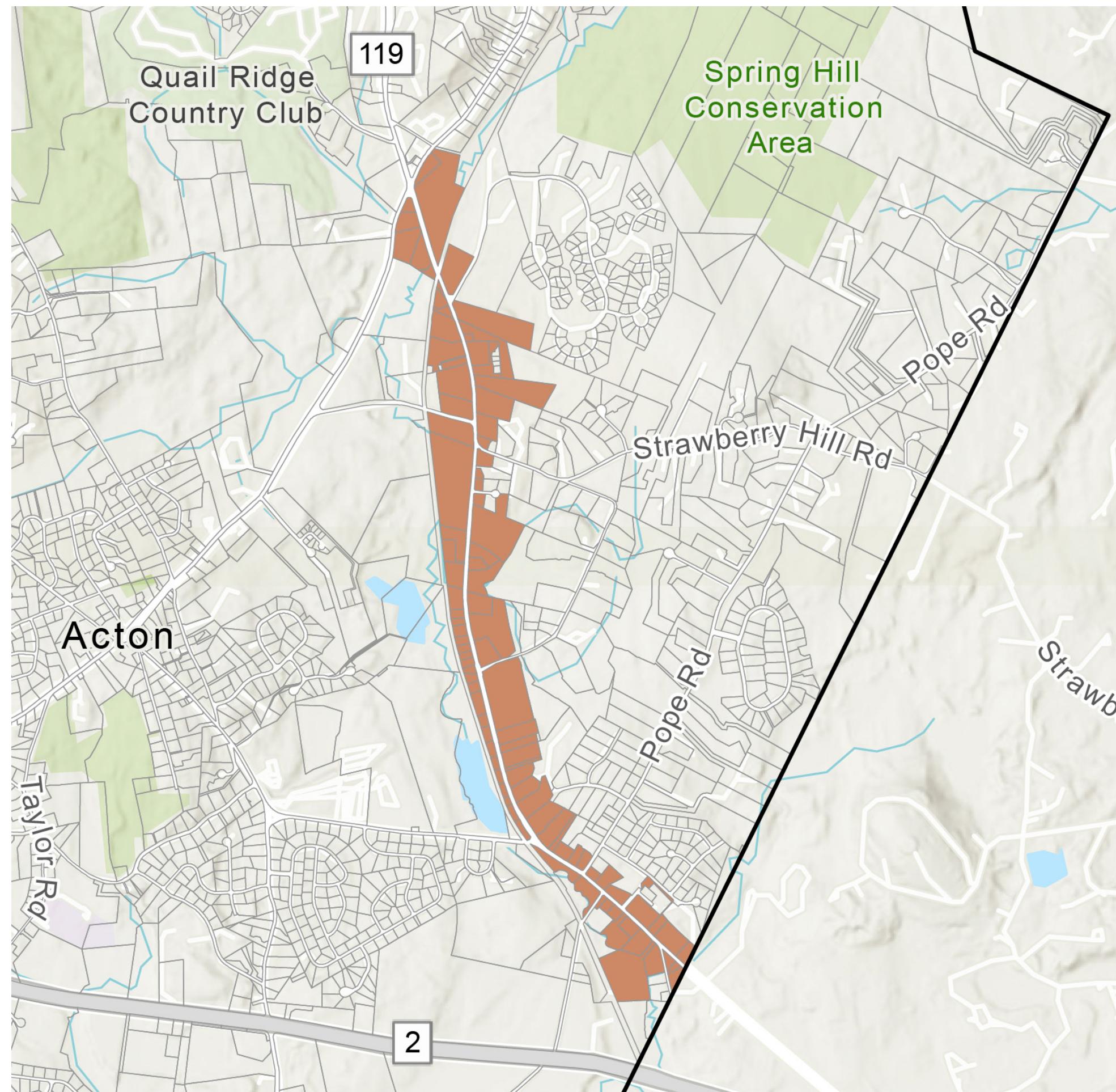
South Acton Village Study Area	Parcel Count	% of Parcels	% of Acreage	% of Acreage
Residential Use	337	76.1%	323.5	45.2%
Commercial Use	12	2.7%	11.7	1.6%
Land (1)	39	8.8%	37.7	5.3%
Town Owned	37	8.4%	286.5	40.0%
Other	18	4.1%	56.5	7.9%
Total	443	100.0%	715.9	100.0%

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	% of Acreage
Residential Use	19	20.0%	43.7
Retail Use	24	25.3%	43.8
Restaurant Use	4	4.2%	5.2
Auto Related Use	9	9.5%	13.8
Office Use	16	16.8%	27.1
Land (1)	6	6.3%	16.9
Town Owned	8	8.4%	20.5
Other	9	9.5%	12.8
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	% of Acreage
Residential Use	19	20.0%	43.7
Retail Use	24	25.3%	43.8
Restaurant Use	4	4.2%	5.2
Auto Related Use	9	9.5%	13.8
Office Use	16	16.8%	27.1
Land (1)	6	6.3%	16.9
Town Owned	8	8.4%	20.5
Other	9	9.5%	12.8
Total	95	100.0%	183.8
			100.0%

Source: Town of Acton and RKG (2025)

(1) - all land