



REGION

Commercial Real Estate

DEVELOPMENT OPPORTUNITY

ROUTE 66 WESTHAMPTON ROAD PROJECT
NORTHAMPTON, MA

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PROPERTY OVERVIEW

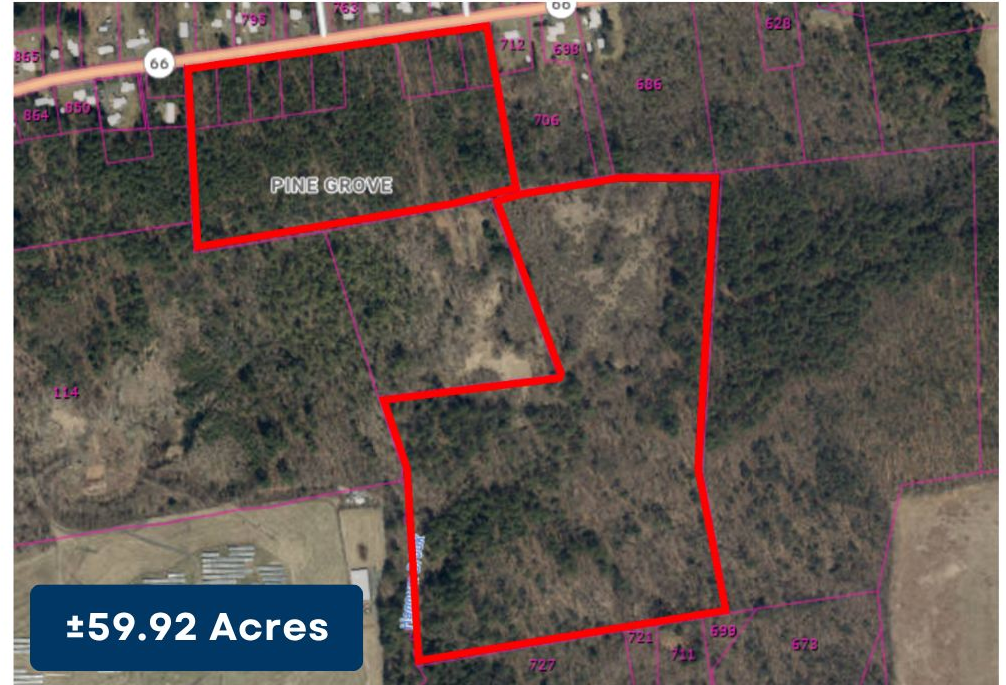
Region Commercial is pleased to present **Route 66 Land (±59.92 acres)** in Northampton, Massachusetts, available for sale as a land development opportunity.

The offering consists of ten 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

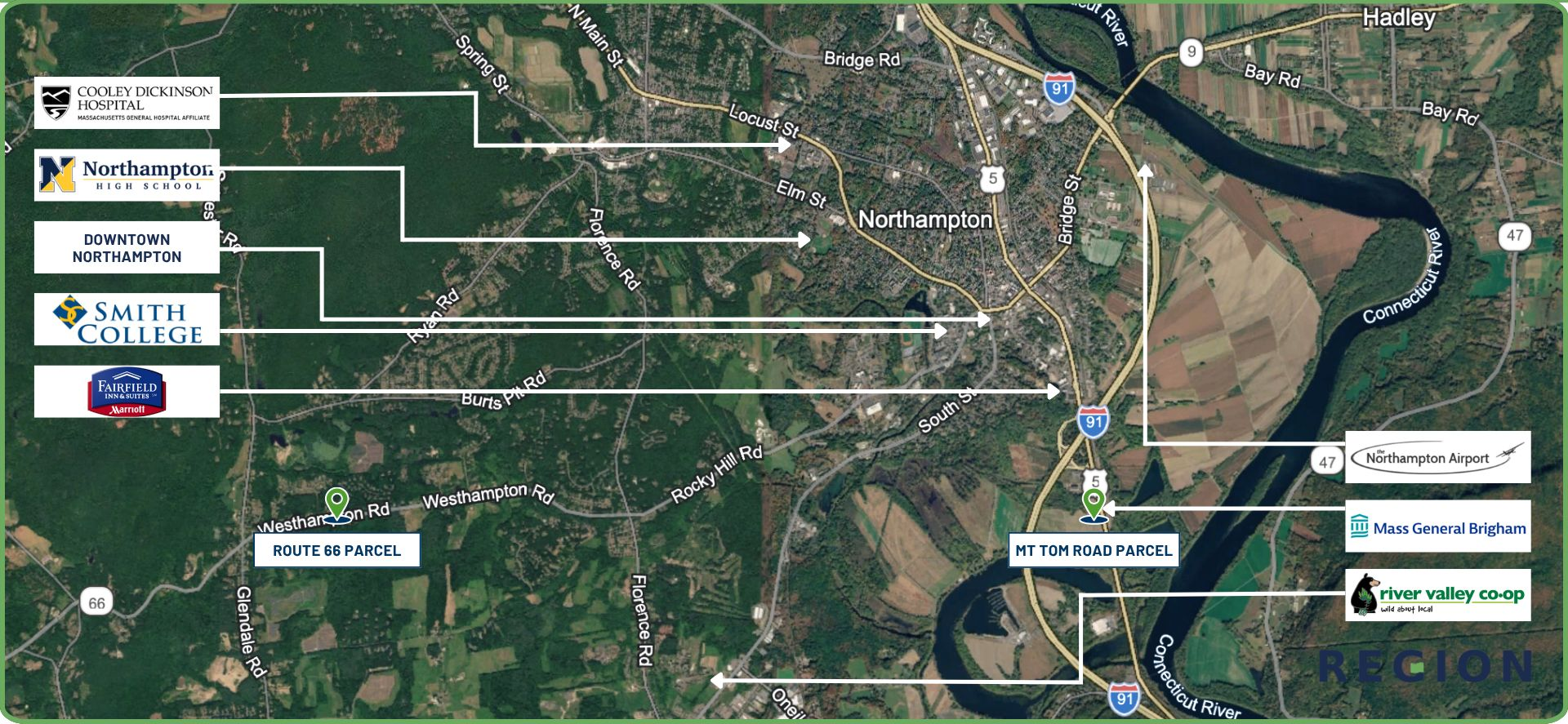
\$565,000
Median Sale
Price
of a Home

\$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

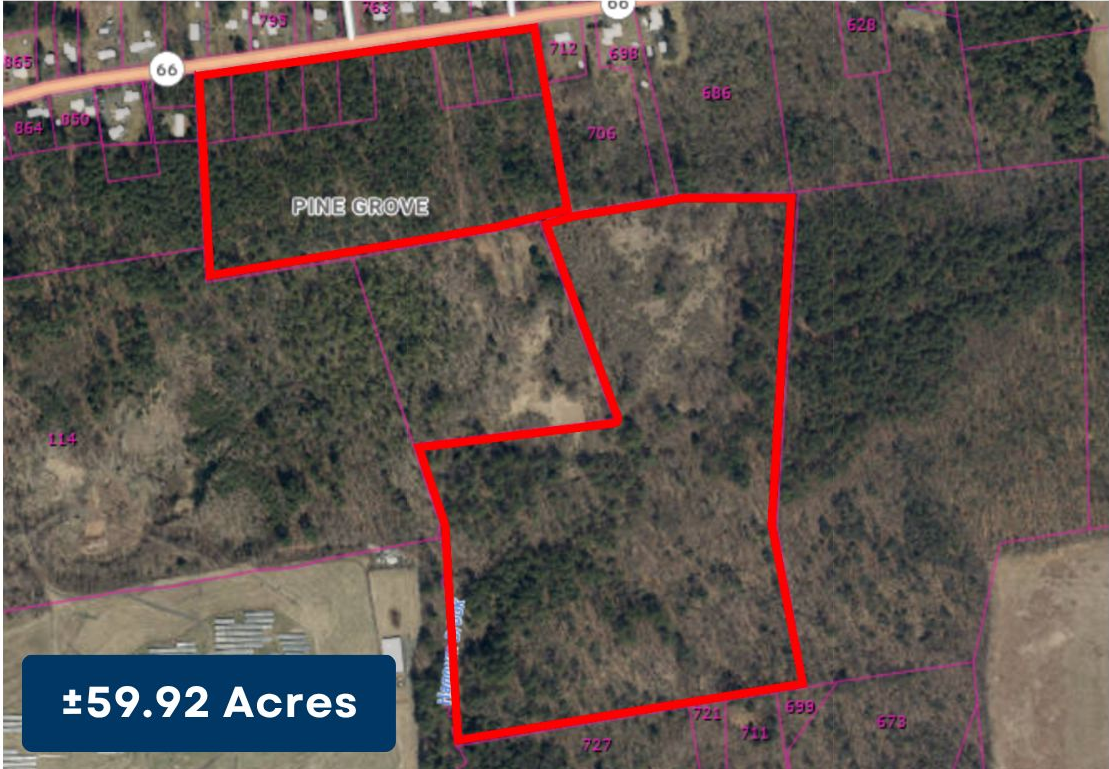
Northampton Airport

Mass General Brigham

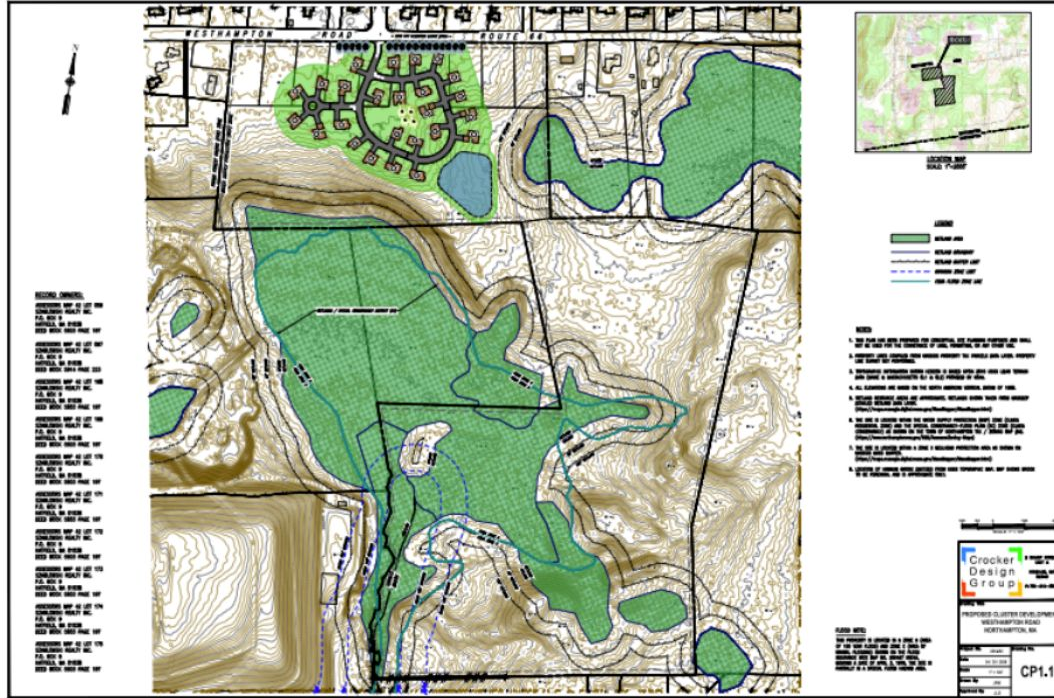
river valley co-op
wild about local

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SITE MAP - ROUTE 66



CONCEPT PLAN - Route 66 Westhampton Road



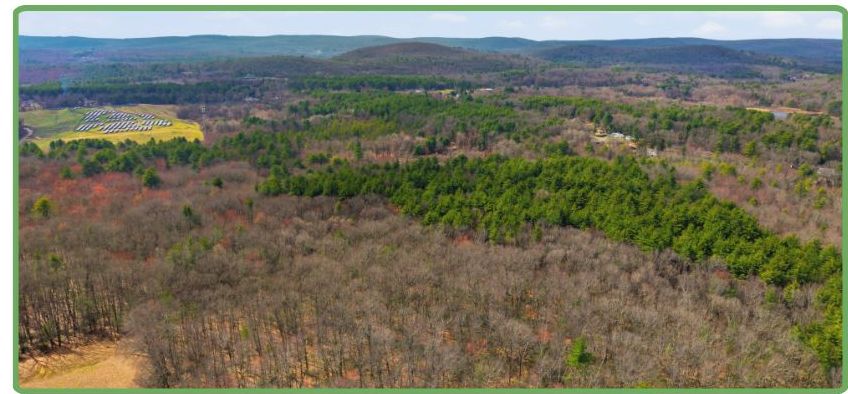
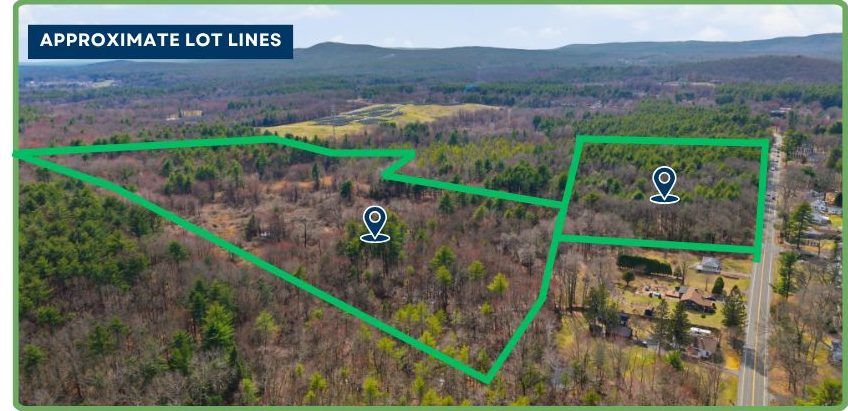
- **Unit Count:** The plan proposes a total of 25 single family dwellings.
- **Architectural Profile:** The concept plan for the development features single family home designs. These footprints range from 1,650 to 1,800 square feet.
- **Parking:** Each dwelling was designed to park at least two cars between the garage and driveway.

Disclaimer: Region Commercial makes no representations as to the accuracy of these plans and are conceptual only. All interested parties must conduct their own analysis of the proposed sites and determine each property's full development potential.

CONCEPTUAL HOUSING LAYOUT



ROUTE 66 WESTHAMPTON ROAD



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