

FOR SALE OWNER USER / DEVELOPMENT OPPORTUNITY

±10 ACRE DEVELOPMENT SITE

15,606 SF OFFICE/MEDICAL BUILDING



72, 76 & 84
Woodland Street
METHUEN, MA



123 CRE
COMMERCIAL REAL ESTATE BROKERAGE

Executive Summary

128 CRE is pleased to present an exceptional opportunity to acquire **72, 76, and 84 Woodland Street** in Methuen (the “Property”), a ±10-acre assemblage offering significant potential as a redevelopment site and/or owner-user campus.

The Property consists of three parcels, including a ±15,606 SF commercial building at **76 Woodland Street** and two single-family residences at **72 and 84 Woodland Street**. The existing improvements provide immediate flexibility for occupancy while also presenting a compelling opportunity for redevelopment or repositioning.

Given the scale, frontage, and layout of the site, the Property is well-suited for a variety of end users, including healthcare providers, religious organizations, educational users, and other institutional groups seeking a campus-style environment. Alternatively, investors and developers may capitalize on the site’s size and configuration to unlock long-term value through a comprehensive redevelopment strategy.

The Property is currently zoned RD (Single Residence), with abutting parcels zoned BL (Business Limited), creating a unique opportunity for future repositioning. This dynamic allows the site to be positioned as a large-scale land development opportunity for residential uses, including multifamily or senior housing, potentially through a Chapter 40B structure.

This rare offering combines near-term usability with long-term upside, making it an attractive opportunity for both owner-users and value-add investors seeking a well-located asset in the Merrimack Valley.

FOR SALE | 72, 76 & 84 WOODLAND STREET



Investment Drivers



**MULTIPLE-PARCEL
±10 ACRE OFFERING**



**OWNER-USER / REDEVELOPMENT
OPPORTUNITY**



**EXISTING 15,606 SF MEDICAL
OFFICE BUILDING AVAILABLE FOR
IMMEDIATE OCCUPANCY**



**MEDICAL CAMPUS, OFFICE,
MULTIFAMILY, AND INSTITUTIONAL
USES**



**SUPPORTED ATTRACTIVE CAMPUS
ENVIRONMENT FOR HEALTHCARE,
EDUCATIONAL & RELIGIOUS
USERS**



**EXCELLENT REGIONAL ACCESS
TO I-93, I-495 & SOUTHERN NEW
HAMPSHIRE**



**SIGNIFICANT ENTITLEMENT &
VALUE-ADD UPSIDE THROUGH
REDEVELOPMENT**

Property Details



72 WOODLAND STREET	
TYPE	One-Family Residential
BUILDING SIZE	1,768 SF
LOT SIZE	0.51 Acres
STORIES	Two (2)
# OF UNITS	One (1)
# OF ROOMS	Four (4)
TOTAL FULL BATHS	Two (2)
TOTAL BEDROOMS	Two (2)
YEAR BUILT	2004
EXTERIOR	Wood Shingle
ROOF	Asphalt Shingle
HVAC	Gas & Window Units
WATER/SEPTIC	City of Methuen
ZONING	RD

76 WOODLAND STREET	
TYPE	Office/Medical
BUILDING SIZE	15,606 SF
LOT SIZE	1.40 Acres
STORIES	Three (3)
YEAR BUILT	2004
EXTERIOR	Vinyl
ROOF	Asphalt Shingle
HVAC	2023 HVAC Installed
WATER/SEWER	City of Methuen
LIFE SAFETY	Sprinklers / Fire Alarms / Handicap Accessible
PARKING	40 Spaces
ZONING	BL
WATER/SEPTIC	City of Methuen
ZONING	RD

84 WOODLAND STREET	
TYPE	One-Family Residential
BUILDING SIZE	1,976 SF
LOT SIZE	0.23
STORIES	One (1)
# OF UNITS	One (1)
# OF ROOMS	Six (6)
TOTAL FULL BATHS	Two (2)
TOTAL BEDROOMS	Three (3)
YEAR BUILT	1962
EXTERIOR	Vinyl
ROOF	Asphalt Shingle
HVAC	Gas & Window Units
WATER/SEWER	City of Methuen
ZONING	RD

WOODLAND ST LT A	
TYPE	Land
LOT SIZE	8.08 Acres

TOTAL LOT SIZE 10.22 ACRES





84 WOODLAND STREET



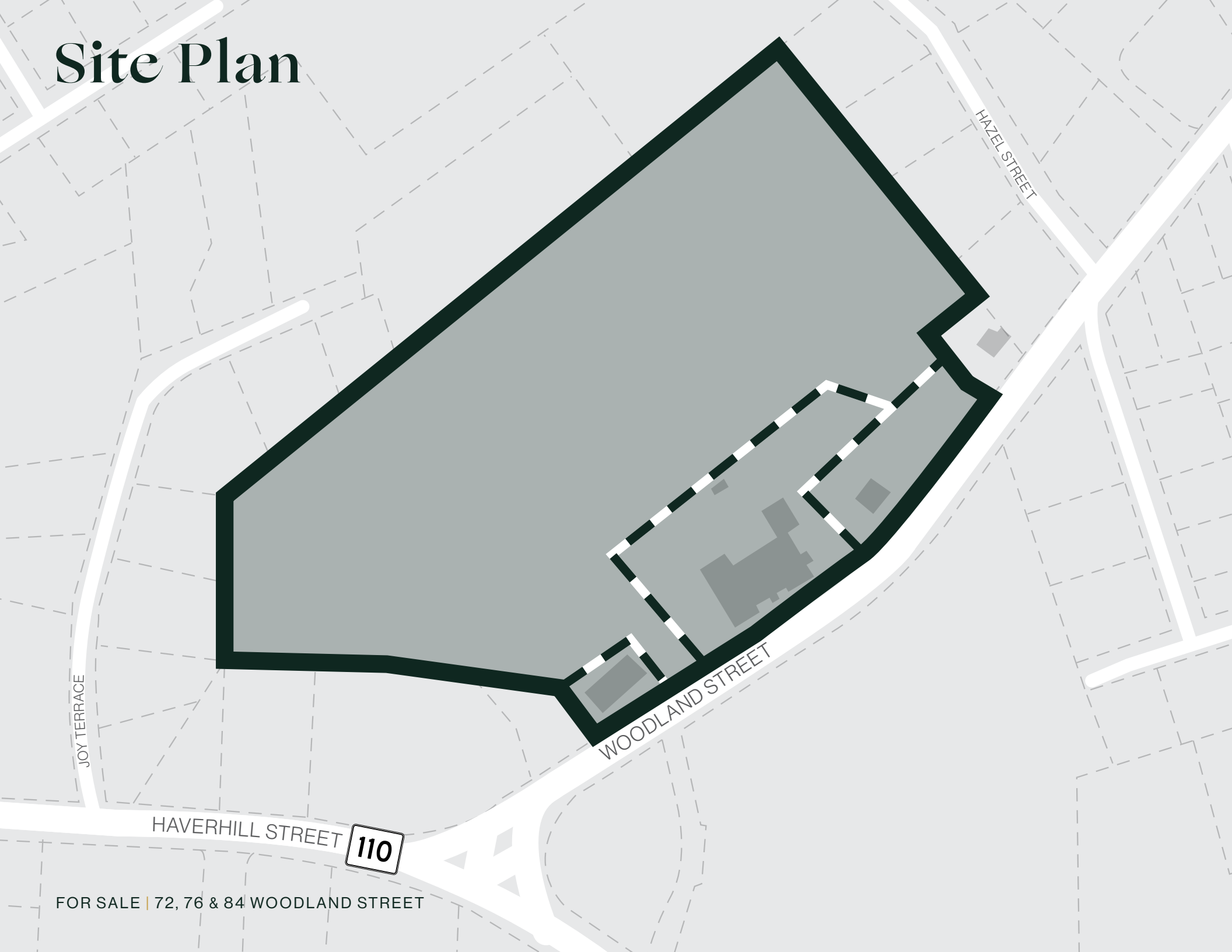
72 WOODLAND STREET



76 WOODLAND STREET



Site Plan



FOR SALE | 72, 76 & 84 WOODLAND STREET



WOODLAND STREET

Potential Uses



Professional
Office



Medical/
Healthcare



Educational
Use



Multi-Family
Redevelopment



Single-Family
Subdivision



Senior
Housing



Hospitality
Use



Civic &
Beyond

Location Overview

72, 76, and 84 Woodland Street are located in Methuen, a well-positioned Merrimack Valley community along the Massachusetts–New Hampshire border. The Property benefits from strong regional connectivity, with convenient access to Interstate 93, Interstate 495, and Route 213, providing efficient travel to Boston and Southern New Hampshire.

The surrounding area offers a mix of residential neighborhoods, retail amenities, and commercial corridors, including close proximity to The Loop, a major regional retail destination. Nearby employment centers in Lawrence and Lowell, along with access to Southern New Hampshire, support strong demand for both residential and institutional uses.

Driven by relative affordability compared to Greater Boston and continued population growth, the Merrimack Valley has seen increasing interest from developers and owner-users alike. The Property's location, accessibility, and surrounding amenities position it as a compelling opportunity for a wide range of uses, including residential development, senior housing, and institutional occupancy.

Drive Times





72, 76 & 84
Woodland Street
METHUEN, MA

76 Woodland Street

OFFICE/MEDICAL BUILDING





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