

Vacant Developable Commercial/Industrial Land in Shrewsbury  
 Prepared by the Shrewsbury Engineering Department

Parcel ID	Location		Land Area (Acres)	Owner	Zoning		Building (SF)	Notes	Lot Coverage
32-115000	237	Boston Turnpike	2.97	Vihar, Inc.	CB	LOD	16,610	Existing Worcester City Motel site has potential for redevelopment.	12.8%
33-043000	365	Boston Turnpike	7.89	Spagtagular, LLC	CB	LOD	none	p/o Bottling Plant, former Spag's warehouse properties.	
33 079000	420	Boston Turnpike	15.26	420 BOSTON TURNPIKE LLC C & L Development and Finance Corp.	LI		227,899	Existing Buildings are underutilized and property is marketed for redevelopment.	34.3%
33-082001	450	Boston Turnpike	14.88		CB		none	Former piece of Glavin center currently vacant land and on the market.	
34 080000	624	Boston Turnpike	0.69	Merri-Macs Realty Trust	CB		1,080		3.6%
34 045000	630	Boston Turnpike	3.95	Merri-Macs Realty Trust	CB		none		
34-045001	658	Boston Turnpike	1.89	Brendon Properties One LLC	CB		none	includes 34 045004	
34-077000	701	Boston Turnpike	25.30	Attella Lily Realty Trust	CB	ReA	2,023	NW corner of Route 9 & South Street	0.2%
36 005000	889	Boston Turnpike	5.19	First Shrewsbury Hotel Investments LLC	CB		46,256	2/2016 portion of site permitted for daycare center. Existing use Days Inn, additional land for development	20.5%
36-019000	957	Boston Turnpike	15.83	Lebeaux, Reuben E. (dec'd 2008)	CB		492	Shrewsbury Nurseries is closed and property is currently on the market for development.	0.1%
36 021000	1000	Boston Turnpike	22.39	Shrewsbury Village Limited Partnership Secured Financial Limited Partnership II	CB	R20OD	188,900	Site has capacity for additional development.	19.4%
09 003010	409	Boylston Street	129.77		OR		none	NW corner of Route 140 & I-290	
48 003001	9	Centech Boulevard	1.87	VINCEQUERE PAUL F	LI	R20OD	none		
34 050001 61A	59	Cherry Street	9.87	Gold Street Nominee Trust	CB/Res A		none		
48 027000	260	Cherry Street	3.68	Hills Farm Realty Trust	LI	R20OD	none	NW corner of Route 20 & Centech	
48 003000	297	Cherry Street	1.93	VINCEQUERE PAUL F	LI	R20OD	798		1.0%
55 001000	428	Cherry Street	50.30	RUSHWAN BROTHERS INC	LI		none		
34 050003 61A	59	Cherry Street Rear	0.91	Gold Street Nominee Trust	CB		none		
48 014011	4	Commerce Road	1.85	Russell George J	LI	R20OD	none	Russell Industrial Park	
48 014006	7	Commerce Road	1.87	Russell George J	LI	R20OD	none	Russell Industrial Park	

Vacant Developable Commercial/Industrial Land in Shrewsbury  
 Prepared by the Shrewsbury Engineering Department

Parcel ID	Location	Land Area (Acres)	Owner	Zoning	Building (SF)	Notes	Lot Coverage
48 014010	8 Commerce Road	2.13	Russell George J	LI R2oOD	none	Russell Industrial Park	
48 014003	12 Commerce Road	2.16	Flagg Palmer Realty Trust	LI R2oOD	none	Russell Industrial Park	
48 014008	15 Commerce Road	1.92	Russell George J	LI R2oOD	none	Russell Industrial Park	
Multi	o Fortune Blvd	41.41	Moss	LI	none	Centech Park East - Fortune Boulevard	
52 126000	180 Hartford Pike	2.08	Route 20 Nominee Trust	CB R2oOD	none	Edgemere Drive-in	
52 125000	193 Hartford Pike	3.90	Hartford Turnpike Realty Inc.	CB R2oOD	7,570	NE corner of Route 20 & Lake Street	4.5%
52 128000	200 Hartford Pike	9.58	Route 20 Nominee Trust	CB R2oOD	none	Edgemere Drive-in	
53 054000	228 Hartford Pike	56.57	Route 20 Nominee Trust	CB R2oOD	none	Edgemere Drive-in	
42 012000	409 Hartford Pike	18.00	Paul C Russell	OR	none		
54 007000	433 Hartford Pike	13.70	PARTNERS REALTY TRUST	LI	none		
54 015000	440 Hartford Pike	10.50	Hartford Realty Trust of Shrewsbury	LI R2oOD	none		
48 012000	525 Hartford Pike	23.18	VIRGINIA K LUKE IRREVOCABLE TRUST	LI R2oOD	19,579	Abandoned restaurant	1.9%
48 009000	526 Hartford Pike	8.93	Hartford Realty Trust of Shrewsbury	LI R2oOD	none		
36 038000	845 Hartford Pike	2.37	Amin Pratima Kamlesh	LI R2oOD	1,704	Site permitted for a 50-room hotel and 4,000 square feet of retail.	1.6%
36 042000	864 Hartford Pike	2.90	Saulenas Inc.	CB R2oOD	8,700		6.9%
36 040000	870 Hartford Pike	2.87	AGM Realty Trust	CB R2oOD	7,349	Site permitted for an additional 16,200 SF of retail or restaurant.	5.9%
36 050005	936 Hartford Pike	2.54	Nu Time LLC	CB R2oOD	none	Parcel at corner of Valente Drive and Route 20 previously permitted as a multi-use gas station & auto center. Available for development.	
07 041000	160 Holden Street	113.10	Worcester Sand & Gravel Co.	CB	none	Worcester Sand & Gravel	
07 002000	378 Holden Street	64.90	Worcester Sand & Gravel Co.	LI	none		
33-082000	214 Lake Street	120.91	Commonwealth of Massachusetts	LCB	60,000	Glavin Center has closed	1.1%
19-144000	151 Main Street	3.61	Surabian Realty Co Inc.	LCB	none	Former Holiday Inn Express site	
20 016000	240 Main Street	8.3	EJL Jr. LLC	R-B			

Vacant Developable Commercial/Industrial Land in Shrewsbury  
 Prepared by the Shrewsbury Engineering Department

Parcel ID	Location		Land Area (Acres)	Owner	Zoning		Building (SF)	Notes	Lot Coverage
53 008001	223	Memorial Drive	26.49	SEREB LLC	LI		none	Portion of property permitted per the 1/2016 Admin Site Plan for 215/223 Memorial Drive	
35-028000	333	South Street	72.61	Worcester City Campus Corporation	OR		586,564	Building partially occupied by Umass. Land on north side of access road available for possible development.	18.5%
42 011000	386	South Street	60.89	Town of Shrewsbury	OR	FDOD	none	Allen property - see development plans and reports @ ShrewsburyDevelopment.com.	
42 016000	414	South Street	2.31	SEREB LLC	LI	R20OD	none	NW corner of Route 20 & South Street.	
36 050002	2	Valente Drive	0.92	Gemstone Investment Company Inc	CB	R20OD	none	One of four contiguous parcels within Boston Hill available for development. Access drive to YMCA to be signalized.	
36 050001	4	Valente Drive	0.92	Nu Time LLC	CB	R20OD	none	One of four contiguous parcels within Boston Hill available for development. Access drive to YMCA to be signalized.	
36 050003	6	Valente Drive	1.22	Nu Time LLC	CB	R20OD	none	One of four contiguous parcels within Boston Hill available for development. Access drive to YMCA to be signalized.	
36 050004	8	Valente Drive	2.33	Nu Time LLC	CB	R20OD	none	One of four contiguous parcels within Boston Hill available for development. Access drive to YMCA to be signalized.	