ABOUT THE PROPERTY

- **Property Address:**
  86 Maple Ave (Route 56)
- **Available Area:**
  +/- 87 acres
- **Buildable Area:**
  345,000 ft² or 35 acres
- **Current Owner:**
  Rutland Development and Industrial Commission (RDIC)
- **Current Use:**
  Vacant
- **Zoning:**
  Heights Planned Development District
- **Best-Fit Uses:**
  Light industrial; small retail; recreation; open space; senior housing
- **Utilities:**
  Electricity, telephone, internet, water, and sewer available on site
- **Contact Information:**
  RDIC@TownofRutland.org

RUTLAND HEIGHTS
Rutland, MA

Located in the beautiful residential hill town of Rutland, Massachusetts, the Rutland Heights property was formerly the site of Rutland State Hospital, constructed in 1895 as a hospital for patients with tuberculosis which transitioned to a Veteran’s Hospital in 1922 before closing in 1991. The original buildings have been demolished and the unoccupied site remains a unique opportunity to address local community needs such as housing, economic development, and recreation.

Situated a half mile from the town center along Route 56, the 87-acre property is surrounded by a mix of residential and commercial properties. Town leadership, regional agencies, and local residents support appropriate redevelopment and reuse of this historic property. All proposed uses must comply with the goals established in the Rutland Heights State Hospital Reuse Master Plan.

**Centrally Located and Easily Accessible**

Rutland is the geographical center of the Commonwealth. The town is conveniently located near multiple international airports and major routes for easy access to and from Rutland Heights.

**Highway Access**

- <10 minutes from MA Routes 122, 122A, 56, 68, 31
- 20 minutes from I-190, I-290, MA Route 9
- 30 minutes from I-90, MA Route 2
- 40 minutes from I-495

**Airport Access**

- Worcester Regional Airport – 8 miles
- Boston Logan International Airport – 63 miles
- T. F. Green Airport – 60 miles
- Manchester-Boston Regional Airport – 60 miles
- Bradley International Airport – 68 miles
SITE RENDERINGS
Current renderings of proposed infill of the site include the following amenities:
- Grocery store
- Assisted living housing
- Community center
- Laboratory
- Offices
- Retail stores
- Solar farm
- Off-leash dog park
- Playground
- Rugby fields
- Picnic facilities
- Open space
- 1-mile walking loop and trails
- Roads and parking lots

TOPOGRAPHY
Most of the site’s developable land rests on relatively flat ground at the top of the hill and near street level.
- Slopes are primarily between 7-10%
- There are several isolated locations with steep slopes (25-35%)
- Pond and brook areas are located within the property

TRAFFIC COUNTS (2016)
Maple Ave (Route 56), South of Main St (Route 122A), northbound traffic flow:
- NB/EB: 2,368
- SB/WB: 2,450
- Total: 4,818

TOWN OF RUTLAND, MA
The Town of Rutland was settled in 1686 and incorporated in 1713. The town is located 13 miles northwest of Worcester and 52 miles west of Boston. At 1,200 feet above sea level, Rutland has the highest elevation of any community between the Berkshires and the Atlantic Ocean. It is a bedroom community with many residents commuting to Worcester, Boston, and Springfield regularly. The Town operates with a five member Board of Selectmen, a Town Administrator, and an open town meeting form of government.

Fast Facts
- 2017 Population: 8,463
- Number of Households: 2,904
- Average Household Size: 2.9
- Median Annual Household Income: $100,962
- Unemployment Rate: 2.5%
- Percent with Bachelor’s Degree or Higher: 45%
- Average Commute Time to Work: 32 minutes

RUTLAND DEVELOPMENT AND INDUSTRIAL COMMISSION (RDIC)
In 1965, the Town of Rutland voted to establish a commission to develop the industrial resources of the town, namely the Rutland Development and Industrial Commission (RDIC). In 2000, the RDIC was established as the owners of the property with the authority and responsibility to dispose of all or any portion of the site to a developer or developers or to the Town of Rutland for uses consistent with the Master Reuse Plan. The RDIC continues to work to identify and research projects that are financially feasible, will generate revenue, preserve the sensitivity of environmental lands, and enhance economic development in Rutland and the surrounding region. The Commission consists of 5 members and meets on an “as needed” basis.

BUSINESS AND DEVELOPMENT INCENTIVES
A variety of business incentive programs exist to assist business-owners in expanding or relocating to Rutland, including the following resources:
- MA Office of Business Development Economic Development Incentive Program
- Massachusetts Business Development Corporation
- Commonwealth Corporation Workforce Training Fund
- Worcester Regional Chamber of Commerce
RUTLAND HEIGHTS MARKET PROFILE

Leakage and Surplus compare the volume of retail sales (supply) generated by retail businesses and the volume of retail potential (demand) produced by household spending on retail goods within the same industry. Leakage in an area represents a condition where demand exceeds supply, hence demand is “leaking” out of the defined trade area. Surplus represents a condition where supply exceeds the area’s demand, hence the “surplus” is in market supply. For this report, the defined trade area is a 15 minute driving radius from Rutland Heights.

Retail Leakage within 15 minute drive of Rutland Heights:
- Grocery Stores
  Leakage of $57,886,941 in sales to outside of the area.
- General Merchandise Stores
  Leakage of $54,272,275 in sales to outside of the area.
- Food Service and Drinking Places
  Leakage of $31,942,525 in sales to outside of the area.
- Clothing Stores
  Leakage of $21,004,624 in sales to outside of the area.
- Sporting Goods, Hobby, Book, and Music Stores
  Leakage of $11,208,881 in sales to outside of the area.

Retail Surplus within 15 minute drive of Rutland Heights:
- Other Motor Vehicle Dealers
  Excess of $3,777,955 in sales coming from outside the area.
- Lawn and Garden Equipment and Supplies
  Excess of $1,451,135 in sales from outside the area.

OFFICE AND INDUSTRIAL MARKET CONDITIONS

Rutland Heights 7-mile Radius Submarket

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Outlying Worcester Submarket

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For more information visit: [www.rutlandheights.com](http://www.rutlandheights.com)
Or contact the Rutland Development and Industrial Commission (RDIC):
RDIC@TownofRutland.org