



259 TURNPIKE ROAD SOUTHBOROUGH, MASSACHUSETTS 01772 www.capitalgroupproperties.com

DEVELOPMENT PROFILE

Since 1982, Capital Group Properties, LLC and its principals have been involved in the acquisition, development, management and construction of commercial, retail and residential properties totaling over 7,250,000 square feet of commercial space and over 1,500 single family homes, condominiums and multi-family rental units. Capital Group and/or its principals acted as the development, management or construction management partner for each of the following properties.

THE COMMERCIAL AND RETAIL PROPERTIES INCLUDE:

- 1. 495 Old Connecticut Path, Framingham, MA**
A 13,000 SF first class office building completed in 1982 and sold in 1989.
- 2. One Hollis Street, Wellesley, MA**
A 40,000 SF first class office building located in downtown Wellesley, completed in 1983.
- 3. Boston Post Road, Sudbury, MA**
A 22,000 SF retail/office complex located in the heart of one of the busiest retail areas in Metro West. The complex was completely renovated along with an 8,000 SF addition in 1983 and sold in 1984.
- 4. 33 Boston Post Road West, Marlborough, MA**
A 110,000 SF six story first class office building located at the intersection of Route 495 and Route 20 in Marlborough, MA. Building was completed in 1985.
- 5. 221 Boston Post Road East, Marlborough, MA**
A 40,000 SF four story office building located on Route 20 in East Marlborough. The building was completed in 1985.

6. Bronx Park, Boston Post Road West, Marlborough, MA

A planned 317,000 SF office/R & D park consisting of three buildings, located ½ mile west of the Route 495/Route 20 Interchange. Phase I was a 111,000 SF two story office/R & D building was completed in 1986 and sold in 1989. Phase II was a 200,000 SF five story first class office building and a 6,000 SF day-care facility which were completed in 1989 and sold in 1998.

7. 44 Front Street, Worcester, MA

A renovation of a 100-year-old seven story building in the heart of downtown Worcester into a 73,000 SF first class commercial and office building. The building was completed in 1985.

8. Northwoods Business Park, Danvers, MA

A planned 500,000 SF office/R & D park located on a 70-acre parcel of land at the intersection of Routes 1 & 114 in Danvers, MA. Building 1, a 65,000 SF two story office/R & D building was completed in 1986. Building 2, a 105,000 SF three story office building was completed in 1988. Building 3, a two story 80,000 SF office/R & D building was completed in 1988. Building 4, a twelve story 186,000 SF office building was completed in 1990.

9. 182 Turnpike Road, Westborough, MA

A 24,000 SF two-story first-class office building located on Route 9 in Westborough, MA. The building was acquired in 1984 and sold in 1986.

10. 63-65 South Street, Hopkinton, MA

A 64,000 SF renovation and addition to an existing office and warehouse facility located on South Street in Hopkinton, MA. The renovation/addition was completed in 1986.

11. 360 Church Street, Northborough, MA

A 12,000 SF first class office building located at the intersection of I-290 and Church Street in Northborough, MA. Building was acquired in 1985 and sold in 1987.

12. Fox Plaza, Weymouth, MA

A 27,000 SF retail strip center, located on Route 52 in Weymouth, MA. The completion of construction and management services for a financial client was completed in 1989 and the property was sold in 1993.

13. 860 Granite Street, Framingham, MA

An 8,000 SF first class office building located at the intersection of Route 9 and Edgell Road in Framingham, MA. The building was completed and sold in 1985.

14. Town Center, 162 Cordaville Road, Southborough, MA

A 32,000 SF retail center, including a US Post Office building was completed in 1998 and sold in 1999. **The center is still managed by Capital Group Properties.**

15. Deerfoot Office Park, Turnpike Road, Southborough, MA

A 50,000 SF first class office park located on Route 9 in Southborough, MA. The project was completed in 1999. **The buildings are owned and managed by Capital Group Properties.**

16. Clock Tower Place, Main Street, Maynard, MA

A 1,200,000 SF multi building mill renovation into office/R & D/manufacturing facility. The former headquarters facility for Digital Equipment Corporation was renovated and leased from 1999 to 2003 when it reached 95% occupancy. Capital Group sold its interest in the property in 2005.

17. Park Central, Turnpike Road, Southborough, MA

A 50,000 SF three story office building located at the intersection of Route 9 and Route 495 in Southborough, MA. The building was completed in 2001 and is **owned and managed by Capital Group Properties.**

18. 153 Cordaville Road, Southborough, MA

A 40,000 SF three story office building located at the intersection of Route 9 and Route 85 in Southborough, MA. The building was completed in 2002 and is **owned and managed by Capital Group.**

19. Reservoir Nine, Turnpike Road, Southborough, MA

A three building 205,000 SF first class office park located on Route 9 in Southborough, MA. The project was completed in 2009 and is **owned and managed by Capital Group Properties.**

20. White's Crossing, Turnpike Road, Southborough, MA

A 20,000 SF retail center located on Route 9 in Southborough, MA. The building was completed in 2004 and is **owned and managed by Capital Group Properties.**

21. Post Road Marketplace, Main Street, Northborough, MA

A 34,000 SF retail center located on Route 20 in Northborough, MA. The building was constructed in 2006 and is **owned and managed by Capital Group Properties.**

22. Acton Woods, Acton, MA

A 100,000 SF office/manufacturing facility located on Route 2 in Acton, MA. The building was acquired in 2006, renovated in 2013 and an addition to the building was completed in 2015. The building is **owned and managed by Capital Group Properties.**

23. Southville Business Center, Southville Road, Southborough, MA

An 8,000 SF single story flex building which was completed in 2011 and sold in 2017.

24. Maynard Crossing, 2-16 Digital Way, Maynard, MA

Maynard Crossing is a planned 58-acre, 730,000 SF mixed use retail, fitness, entertainment, medical office, senior housing and multi-family residential project. The project was a former Digital Equipment Corporation manufacturing and R & D facility. 500,000 SF of existing buildings were demolished in 2012 and 2013. The project is located at the intersection of Routes 27 & 117 in Maynard, MA. Construction commenced on the project's infrastructure in March 2018, the 180 multi-family apartments in opened in late 2019 and the 143-unit Senior Independent Living facility in June 2020. The 70,000 SF Market Basket grocery store opened in December 2020. Seven of the nine remaining retail/commercial buildings have been completed or are under construction and are leased to tenants including Planet Fitness, Emerson Hospital, 110 Grill, Evviva Trattoria, Dunkin Donuts, The Paper Store and Maynard Wine & Spirits. The development is **owned and managed by Capital Group Properties.**

25. Oxford Crossing, Sutton Avenue, Oxford, MA

Oxford Crossing is a 48,000 SF multi building retail project located in the Oxford Crossing Shopping Center anchored by Market Basket and Home Depot at the intersection of Route 395 & Sutton Avenue in Oxford, MA. Construction was completed summer 2015. Tenants include Dollar Tree, Pet Supplies Plus, Kids Zone Dental, Great Clips, Shell Oil, Dunkin Donuts, Ox Bar & Grille, Crunch Fitness and Lux Nails. The buildings are **owned and managed by Capital Group Properties.**

26. Northborough Crossing- Phase II, Northborough, MA

A 68,000 SF expansion of the Wegman's and BJ's anchored Northborough Crossing mixed use project at the intersection of Route 9 & Route 20 in Northborough. Project also includes Avalon Northborough 350+ unit apartment complex. Construction was completed in the fall of 2016. Current tenants include: MedPost Urgent Care, St. Vincent's Hospital, Mattress Firm, Margaritas Restaurant, Anzio's Brick Oven Pizza, Mooyah Burger & Fries, Jimmy John's, Mathnasium Learning Center, Lux Nails, Code Ninja, Pure Barre, U Break It I Fix It & Sport Clips. The buildings are **owned and managed by Capital Group Properties.**

27. 274 Walnut Street, Shrewsbury, MA

An 8.49-acre mixed use development at the intersection of Route 9 & Walnut Street in Shrewsbury, MA. The development includes and 84 unit assisted living/memory care facility which was developed by LCB Senior Housing, a 3,300 SF veterinary clinic, a 6,500 SF dental building and three single family homes. The assisted living facility opened in 2018, the veterinary clinic and dental building will open in 2021.

28. 150 Cordaville Road, Southborough, MA

A 42,000 SF light industrial building located on Route 85 in Southborough, MA. The building was acquired in 2011. Renovations to the building were completed in 2013. The building is **owned and managed by Capital Group Properties.**

29. 144 Turnpike Road, Southborough, MA

A 100,000 SF three story office building located on Route 9 in Southborough, MA. The building was acquired in 2018. The building is **owned and managed by Capital Group Properties.**

30. 700 South Main Street, Sharon, MA

A 103,000 SF grocery anchored shopping center located at the intersection of I-95 & South Main Street in Sharon, MA. Current tenants include Shaw's Supermarket, Dunkin Donuts, Citizens Bank, Liquor World, Dollar Tree, Burn Boot Camp and Kinder Care. The building was acquired in 2018. The building façade, signage and common areas were completely renovated in 2019 and is 100% leased. The building is **owned and managed by Capital Group Properties.**

31. Capital Commerce Center, McGovern Blvd, Lancaster, MA

A 350-acre site at the intersection of Routes 2, 70 & I-190 in Lancaster, MA. The project currently in the state & local approval process. Proposed uses include approximately 2,450,000 SF of distribution/industrial space, commercial space, retail space and a 146-unit multi-family rental community. Project is currently in the permitting phase. The property is **owned and managed by Capital Group Properties.**

32. Airport Industrial Park, Airport Boulevard, Marlborough, MA

An 18-acre, 20 lot light industrial park located on the site of the former Marlborough Airport. The site was acquired in late 2018, approvals were received in the summer of 2019 and the infrastructure construction commenced in the fall of 2019. The park's roadway & utility system was completed in the fall of 2020 with the first lot has been sold to the New England Center for Children shortly thereafter. Currently 7 additional lots are under agreement and 2 light industrial buildings are under construction and will be ready

for occupancy in 2022. The property is **owned and managed by Capital Group Properties.**

33. Warwick Center, 1350 Bald Hill Ave, Warwick, RI

Warwick Center is a 160,000 SF multi building retail project located across from Market Basket and Home Depot at the intersection on Route 2 in Warwick, RI which was acquired in 2022. Current tenants include Barnes & Noble, DSW Shoe, Ulta, The Paper Store, Party City, Edge Fitness, Carrabba's and Walpole Woodworkers. The buildings façades, signage, landscaping and common areas are currently undergoing renovations and is 100% leased. The buildings are **owned and managed by Capital Group Properties.**

THE RESIDENTIAL PROPERTIES INCLUDE:

1. River Watch, Danvers, MA

A 168-unit mid-range town house condominium project on a twenty-acre site at the intersection of Routes 128 and 35 on the Crane River in Danvers, MA. The project was approved in 1986 and sold in 1987.

2. Bartlett's Reach, Amesbury, MA

A 65-unit luxury condominium project on a 100-acre site in Amesbury, MA. The project was approved and sold in 1986.

3. Vickery Hills, Southborough, MA

A 40-unit senior housing project located in Southborough, MA. The project was started in 2003 and completed in 2006.

4. Deerfield Estates, Lumber Street, Hopkinton, MA.

A 47-unit senior housing project located on Lumber Street in Hopkinton, MA. Construction was started in 2005 and the final phase was completed in 2014.

5. Riverbend Crossing, North Andover, MA

A 43-unit midrise Active Adult condominium project built on the Shawsheen River in North Andover, MA. Construction started in 2004 and sell out was achieved in 2006.

6. Mahoney Farms, Sudbury, MA

A 33-unit senior housing project located in Sudbury, MA. Construction started in 2006 and the final phase is scheduled to be completed in 2014.

7. Grouse Hill, Sudbury, MA

A 53-unit senior housing project located in Sudbury, MA. Construction started in 2007 and the final phase was completed in 2012.

8. Salisbury Hill, 727 Salisbury Street, Worcester, MA

A 280-unit senior housing project in Worcester, MA. Capital Group acquired the project in late 2011. Currently 84 units have been built and sold at the project. The re-design of the final phases, 117 units, have been modified and approved by the City to meet current market demand. Construction on the next phases is currently ongoing.

9. Mauro Farms, Cook Lane, Marlborough, MA

A 27-lot single family residential development located in Marlborough, MA. Construction on the project commenced in 2011 and completed in 2015.

10. The Residences at West Union, West Union Street, Ashland, MA

A planned 120-unit multi-family rental project. The property was acquired in 2013 and was sold in 2018.

11. Park Central, Southborough, MA

A 100-acre master planned mixed use project which will include a 200-unit multi-family for-sale community as well as other mixed uses and a hotel as well as a commercial office building and a retail pad site. Project is still in permitting phase.

12. Millwood Preserve, Framingham, MA

A planned 129-unit 55+ condominium development located on the 68-acre Millwood Farms Golf Course. The project received final Planning Board approval in April 2019. Phase 1 & 2 infrastructure and unit construction has commenced. Over 90 units have been sold or are currently under agreement with the initial closings having occurred in the summer of 2021. The property is **owned and managed by Capital Group Properties.**

13. Stonebrook Village, Oregon Road, MA

A 15-unit duplex and detached 55+ condominium development located close to Route 9 and the Mass Turnpike. The first units were occupied in the fall of 2018 and the project is sold out.

THE FLORIDA RESIDENTIAL PROPERTIES INCLUDE:

1. 6900 Airport Pulling Road, Naples, Florida

27 lot single family homes and home sites currently being marketed for sale. Prices start at \$1,500,000.00.

2. Quail West, Naples Florida

Four single family residential homes in a development where some home sales exceed \$4,000,000.00.

3. Hill Tide Estates, Boca Grande, Florida

Nineteen single family waterfront residential home sites in Boca Grande's newest single-family waterfront development. Projected sellout of the lots is estimated to be over \$40,000,000.

Capital Group Properties also provides third party development, architectural, management, construction services and brokerage services to clients.