

RACER TRUST PROPERTY AVAILABLE



**PROPERTY SOLD**

Prime industrial land for sale in **Framingham, MA**

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## Table of Contents

3	Property Summary
4	Property Location
5	Property Assets
6	Property Details
8	Property Ownership and Recent History
9	Environmental Conditions
10	Collateral Information, including:
	✦ Access/Linkage
	✦ Airports
	✦ Port Facilities
	✦ Regional Bus Service
	✦ Utilities and Natural Gas
	✦ Zoning and Business Assistance
	✦ Small Business Centers
17	Regional Overview, including:
	✦ Community Snapshot
	✦ Workforce
	✦ Education
	✦ Largest Employers
	✦ Medical Facilities and Emergency Services
	✦ Links to Helpful Resources
26	Demographic Information
28	RACER Summary
29	Conditions
30	Transaction Guidelines/Offer Instructions
31	Links for Buyers



## Property Summary

**Framingham Landfill Land**  
**63 Western Avenue**  
**Framingham, MA 01701**

Set in southern Middlesex County, this 28.857-acre vacant Property is in close proximity to I-90, the principal east-west transportation artery connecting Boston to upstate New York. Boston's substantial highway, air and barge transportation assets are located within a 35-minute drive. Approximately 15.65 acres is within the Town of Framingham; the rest is within the smaller Town of Sherborn. An Activity and Use Limitation recorded in April 2006 precludes use of the site for residential purposes; parking is permitted and allows for the potential for other commercial use provided it does not disturb the material beneath the engineered barrier.

- County:** Middlesex
- Land Area:** 28.857 acres
- General Description:** Wetland area with 4-acre adjoining disposal area covered with engineered asphalt cap. An Activity and Use Limitation, issued by the Commonwealth of Massachusetts and recorded the Property deed, is in effect.
- Zoning:** Zoning details can be found in the Property Details pages.
- Tax Parcel Number:** 176-0431-0002, 11-0001-0000-4A
- RACER Site Number:** 12900

More information about this property may be reviewed on RACER's website at [www.racertrust.org/Properties/PropertyDetail/Framingham\\_12900](http://www.racertrust.org/Properties/PropertyDetail/Framingham_12900).



## Property Location

 Framingham Landfill Land Parcel 1  
63 Western Avenue  
Framingham, MA 01701  
176-0431-0002  
15.651+/- acres  
M, General Manufacturing

Framingham Landfill Land Parcel 2  
63 Western Avenue  
Sherborn, MA 01701  
11-0001-0000-4A  
13.206+/- acres  
RB, Residence B  
(2-acre minimum lot size)



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View an interactive map of the Property at <http://bit.ly/framingham-landfill>.

*\*Disclaimer: Property boundaries presented on this map are for informational purposes only and have not been prepared for legal, engineering, or surveying purposes. RACER makes no representations as to the accuracy of the maps, aerial photographs, or boundary depictions contained herein.*



## Property Assets

- Vacant 28.857-acre parcel
- Perfectly suited for the solar or wind power industries
- Existing parking
- Three miles to interstate transportation system, including I-90, the principal east-west transportation artery connecting Boston to upstate New York and beyond.
- Major transportation assets in Boston, including Boston-Logan International Airport, are located approximately 20 miles away.



## Property Details

Overview	
Location	63 Western Avenue, Framingham, MA 01701
Zoning/Tax ID Number(s):	Framingham — M, General Manufacturing: 176-0431-0002  Sherborn — RB, Residence B (2-acre minimum lot size): 11-00001-0000-4A
Total Land Area of Property (Acres)	28.857
Total Annual Property Taxes	\$9,777.70
Restrictions	Activity and Use Limitation recorded in April 2006 precludes use of site for residential purposes; parking is permitted and allows for the potential for other commercial use provided that it does not disturb the material beneath the engineered barrier.
Shape	Irregular
Number of Structures at Property	None
Condition of Slab	Concrete
Licenses for Temporary Use (If Any)	None
Sulfur Dioxide (2010)	Attainment Area
Particulate Matter 2.5 (2006)	Attainment Area
Lead (2008)	Attainment Area
Carbon Monoxide	Maintenance Area
8-Hour Ozone (2008)	Attainment Area
Nitrogen Dioxide	Attainment Area
Particulate Matter 10	Attainment Area



## Property Details (continued)

Previous Operations by GM	Assembly of automotive parts, a paint shop, above-ground storage tanks, industrial wastewater treatment plant, railways, wetlands areas and stormwater settling lagoon.
Surrounding Owners/Uses	Commercial, woods
Rail Service	Amtrak
Name and Proximity to Nearest Interstate Highway(s)	I-90 (approximately 7 miles)
Name and Proximity to Nearest Commercial Airport(s)	Boston-Logan International Airport (approximately 26 miles)
Name and Proximity to Nearest Commercial Seaport(s)	Port of Boston (approximately 26 miles)
School District	Framingham Public Schools



## Property Ownership and Recent History

General Motors Corporation (“old” GM) operated this Property and a neighboring automobile assembly plant from 1946 to 1994. The original assembly plant was built in 1947 and production began in 1948. The plant was closed in 1990 and subsequently sold in May 1994 to the Auto Dealers Exchange of Concord, Inc. This 28.857-acre Property, located on the south end of the former assembly plant, remains available for sale.



## Environmental Conditions

RACER Trust, U.S. EPA and State regulatory authorities offer a variety of buyer protections designed to shield your investment and restrict or eliminate your liability for environmental impacts resulting from previous uses, regardless of whether these conditions were known at the time of purchase or transfer. For more information about liability protections, please visit <http://bit.ly/1EsnxjB>.

For the latest environmental information, please visit [www.racertrust.org/files/framingham-environmental-fact-sheet.pdf](http://www.racertrust.org/files/framingham-environmental-fact-sheet.pdf)



**The RACER Trust:**  
Empowering America's Auto Communities

**Framingham, MA**  
RACER Site 12900

Framingham Landfill Land  
63 Western Avenue  
Framingham, MA 01701  
EPA ID Number: MAD019369602  
Mass DEP Number: RTN 3-3939

**Site Description**

This 28.857-acre property abuts the former GM assembly plant property, which was sold in 1994 to the Auto Dealers Exchange of Concord, Inc. (ADESA). There are no structures on the property. A portion of the property has been paved with asphalt.

When GM operated the neighboring assembly plant, a four-acre area of this property was used for the disposal of manufactured waste. Disposal of material in the area ceased in 1970.

Cleanup activities are performed by the RACER Trust, with the approval and oversight of the Massachusetts Department of Environmental Protection (MADEP). The Settlement Agreement that established the RACER Trust set aside \$2.3 million for ongoing operations, maintenance and monitoring (OM&M) work.

**Environmental History**

All investigations and cleanup activities at the property is performed in compliance with the Massachusetts Contingency Plan (MCP).

In the late 1980s, GM evaluated environmental conditions at the former disposal area. Certain volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) and metals were detected in soil. The area was subsequently capped with a low-permeability soil cover in 1990.

In 1999, a risk characterization study was performed, indicating 'No Significant Risk' exists at the former disposal area, pending implementation of activity and use limitations and installation of an engineered barrier over the area. Remedial construction of an engineered asphalt barrier and storm water management controls were completed in 2005.

*Continued*

**Cleaning Up & Positioning for Redevelopment Former GM Properties in 14 US States**



## Collateral Information: Access/Linkage

Framingham is conveniently located between Boston and Worcester, with direct and easy access to multiple modes of transportation.

Ease of access to Interstate 90, I-95, I-290, I-495 and Route 9 provides convenient transportation options throughout the MetroWest region. Improvements to I-90 have made commuting in and out of Boston more convenient as well as created a direct connection to Logan International Airport, facilitating national and international business travel.

I-90 (the Mass Pike), Route 30 and Route 9 provide vehicular connections from almost anywhere in Framingham to the rest of the region. Major north-south interstates offer convenient access to the eastern seaboard.

Regular commuter rail services run between Boston and Worcester. The Framingham MBTA commuter rail stop is located in the downtown area. Travel time to Boston's Back Bay Station is 42 to 45 minutes.

Amtrak passenger service offers easy connections to New York City and the entire eastern seaboard, as well as to Chicago on the Lake Shore Limited.

CSX ([www.csx.com](http://www.csx.com)) provides freight rail service and operates an auto transloading facility in Framingham.



*\*Information obtained from RACER research.*

## Collateral Information: Airports

Boston-Logan International Airport ([www.massport.com/logan-airport](http://www.massport.com/logan-airport)), New England's largest airport and the 19th-busiest in the U.S., is about 25 miles east of Framingham. It is a destination airport for several European carriers, with daily direct flights to and from London, Paris, Frankfurt and other major travel centers. The airport also has service to destinations throughout the United States, as well as Africa, Canada, Mexico and the Caribbean.

In 2013, the airport had 361,339 aircraft operations, an average of 924 per day. They served an all-time high of 30.2 million passengers — an increase of 3.4% from 2012 — with more than 15 percent of them being international travelers.

Massport's Logan Express ([www.massport.com/logan-airport/To%20and%20From%20Logan/LoganExpress.aspx](http://www.massport.com/logan-airport/To%20and%20From%20Logan/LoganExpress.aspx)) bus service provides transportation from Framingham for \$12 one way and \$22 round trip per passenger.

A full range of cargo carriers service Boston-Logan International, including FedEx, DHL and UPS.

Worcester Regional Airport ([www.massport.com/worcester-airport](http://www.massport.com/worcester-airport)), located off Route 128/95, is a vital link to domestic and international destinations for individual pilots, commuter airlines and local employers, providing easy access to corporate travel opportunities. Conveniently located in the heart of Central Massachusetts and operated by the Massachusetts Port Authority, the airport's amenities include a \$15.7 million passenger terminal and more than \$12 million worth of airside improvements, such as lighting systems, navigational aids and a new control tower.

Worcester Regional Airport offers travelers comfort and accessibility and features four jetway gates, two ramp-level gates, baggage carousels, a TSA-installed passenger and baggage screening system and extensive general aviation services and amenities.



*\*Information obtained from RACER research.*



[racertrust.org](http://racertrust.org)

## Collateral Information: Port Facilities

The Port of Boston ([www.massport.com/port-of-boston](http://www.massport.com/port-of-boston)) is the oldest continually active port in the Western Hemisphere, and New England's maritime hub.

The Port of Boston's activity supports 50,000 jobs, and contributes more than \$4.6 billion to the local, regional and national economies through direct, indirect and induced impact.

Containerized cargo, vacation cruises and Boston's commercial fishing fleet all operate out of the Port of Boston. The port also hosts privately owned petroleum and liquefied natural gas terminals, which supply more than 90 percent of Massachusetts' heating and fossil fuel needs. Two ship repair yards, public and private ferry operations, marinas and the Coast Guard's Sector Boston also call the port home.



Massport's Paul W. Conley Container Terminal in South Boston serves three of the world's top 10 container lines. Conley handles nearly 1.5 million metric tons of cargo each year.

Automobile imports and exports are an important niche market for the Port of Boston. In 1998, the Boston Autoport opened on an 80-acre site in Charlestown. The Boston Autoport can accommodate the processing of 70,000 cars per year for import or export.

The Massachusetts Port Authority owns, operates and leases approximately 500 acres of property in Charlestown, East Boston and South Boston, located within what is called a Designated Port Area (DPA), restricted to maritime industrial activities supporting the working Port of Boston.

*\*Information obtained from RACER research.*



## Collateral Information: Regional Bus Service

Framingham is served by the MetroWest Regional Transit Authority ([www.mwrta.com](http://www.mwrta.com)), which reaches nine neighboring communities, and Peter Pan ([www.peterpanbus.com](http://www.peterpanbus.com)) and Logan Express (<http://bit.ly/P3qBfK>) bus services, which provide quick and convenient access to Boston-Logan International Airport, Manchester Airport ([www.flymanchester.com](http://www.flymanchester.com)), T.F. Greene Airport ([www.pvdairport.com](http://www.pvdairport.com)) in Providence and beyond.

The MetroWest system, which has its hub in downtown Framingham, reaches throughout Framingham and into the surrounding communities of Ashland, Holliston, Hopkinton, Marlborough, Natick, Sherborn, Southborough, Sudbury, Wayland and Weston.



*\*Information obtained from RACER research.*



## Collateral Information: Utilities and Natural Gas

Framingham is served by Eversource ([www.eversource.com/Content/general/about/about-eversource/welcome-to-eversource](http://www.eversource.com/Content/general/about/about-eversource/welcome-to-eversource)), which delivers safe and reliable electricity and natural gas to customers all across New England.

Natural gas also is available through National Grid's Keyspan division ([www2.nationalgridus.com/index\\_ma.jsp](http://www2.nationalgridus.com/index_ma.jsp)).

Framingham is part of the Massachusetts Water Resources Authority ([www.mwra.state.ma.us](http://www.mwra.state.ma.us)) and the town owns its water and sewer mains.



## Collateral Information: Zoning and Business Assistance

Zoning details can be found in the Property Details pages.

The Property is located within the boundaries of Foreign Trade Zone 27. A FTZ provides competitive advantages to companies involved in international trade through deferral, reduction or elimination of U.S. Customs duties. Potential buyers interested in applying for FTZ status or as a foreign trade subzone should contact the FTZ 27 grantee, the Massachusetts Port Authority, at 617-946-4413.

The Framingham Board of Selectmen and town staff are committed to supporting the town's business community and ensuring its continued growth and vitality. If you are not sure where to start, please feel free to contact the town's Division of Community and Economic Development at (508) 532-5455, or visit its website at <http://bit.ly/Q8w3XQ>.

The Property is in an area designated as a Historically Underutilized Business or HUBZone by the U.S. Small Business Administration ([www.sba.gov/content/understanding-hubzone-program](http://www.sba.gov/content/understanding-hubzone-program)). The program encourages economic development and employment growth in distressed areas by providing access to more federal contracting opportunities, among other benefits, for qualifying small businesses.

The MetroWest Chamber of Commerce ([www.metrowest.org](http://www.metrowest.org)), located in Framingham, is a not-for-profit business networking, advocacy, community and economic development organization. It is committed to the education and support of its members' growth and success and to the development of a positive economic climate in the MetroWest region and beyond. A five-star accredited Chamber, as designated by U.S. Chamber of Commerce, the MetroWest Chamber serves nearly 700 member businesses, representing more than 35,000 employees in the communities of Ashland, Framingham, Holliston, Hopkinton, Natick, Sherborn, Southborough, Sudbury, Wayland and Westborough and beyond.

The Massachusetts Office of Business Development ([www.mass.gov/hed/economic/eohed/bd](http://www.mass.gov/hed/economic/eohed/bd)) has an office in Framingham to serve the MetroWest region. The mission of the Massachusetts Office of Business Development is to strengthen the Massachusetts economy by providing a highly responsive, pro-business climate that stimulates job growth and builds on the core economic growth of every region. MOBD facilitates access to resources and incentive programs that help businesses thrive in Massachusetts. By providing guidance and expertise, MOBD creates a dynamic environment for business expansion and growth across the Commonwealth.



## Collateral Information: Zoning and Business Assistance (continued)

The Massachusetts Alliance for Economic Development ([www.massecon.com](http://www.massecon.com)) offers commercial and site selection assistance throughout the commonwealth. Organized in 1993, it is a private-public partnership to promote Massachusetts as a place to do business, a consortium of the state's utility and telecommunications companies, real estate associations and the Massachusetts Office of Business Development. MassEcon's founding was an outgrowth of recommendations made by the Governor's Council on Economic Growth & Technology, a body of civic and business leaders that advised Gov. William Weld on issues relating to the competitiveness of Massachusetts. The founding members have since been joined by firms in law, architecture, construction, finance and other industries. While services and membership have expanded, the overriding objective of MassEcon remains to encourage the expansion and retention of business within the Commonwealth.

MassEcon's Research and Information Service assists companies in conducting research about Massachusetts during the site selection process. Companies can use the service to answer questions about demographics, incentives, workforce, education, industry sectors, or related matters that are relevant to the location or expansion of their business. The service is particularly useful when companies are comparing Massachusetts to other states. Not only data-based, the service also helps link companies with the people and resources on the state, regional and local levels.

## Collateral Information: Small Business Centers

Massachusetts Small Business Development Center Network Central Regional Office (<http://www2.clarku.edu/offices/sbdc/>).



## Regional Overview: Community Snapshot

Framingham ([www.chooseframingham.com](http://www.chooseframingham.com)) and MetroWest, located just west of Boston, offer a broad range of housing options, diverse employment opportunities, and excellent primary and secondary schools.

The region is home to many attractions, from farms and orchards to state parks, museums and cultural centers. Some of the area's cultural resources include the Danforth Museum of Art, the Framingham Historical Society and Museum, the Franklin Performing Arts Company, the Fuller Museum of Art, the Center for Arts in Natick, the Performing Arts Center of MetroWest and the Tweeter Center for Performing Arts. Other points of interest include America's Oldest Library in Franklin, spectacular golf courses (such as the Tournament Players Club in Norton) and Gillette Stadium in Foxborough — home of soccer's New England Revolution and the New England Patriots.

The vast cultural and entertainment resources of Boston are a short drive east, and both the Atlantic coastline and spectacular mountain excursions are easy to reach.

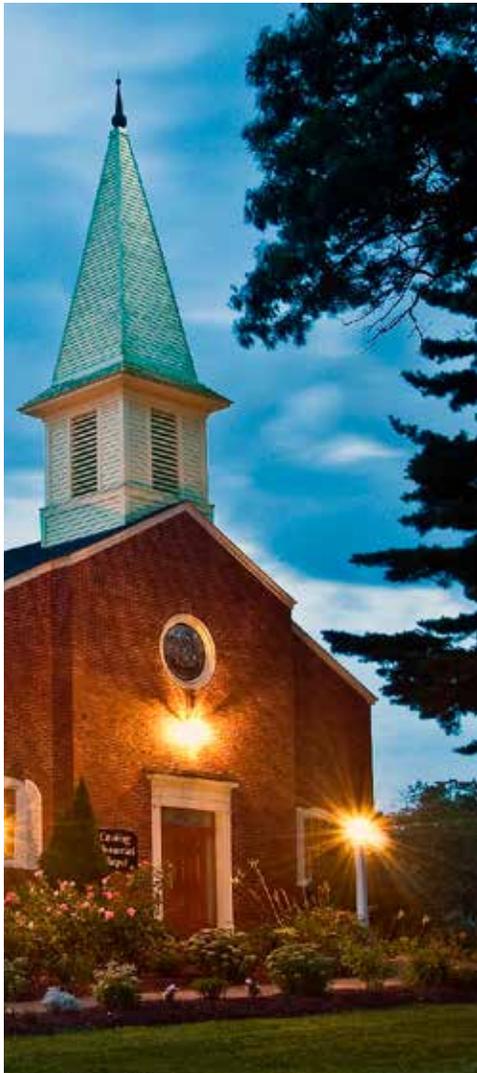
Framingham ([www.chooseframingham.com](http://www.chooseframingham.com)) is located approximately halfway between Worcester, the commercial center of Central Massachusetts, and Boston, New England's leading port and metropolitan area. Rail and highway facilities connect these major centers and other communities in the Greater Boston Metropolitan Area.

With a population of nearly 38,618, Framingham is the largest Town in the Commonwealth of Massachusetts and the hub of Boston's MetroWest region. It is bordered by Southborough and Marlborough on the west, Sherborn and Ashland on the south, Natick on the east, Wayland on the northeast and Sudbury on the north.

Framingham has a unique blend of urban and rural qualities and offers excellent public services and a full-service community teaching hospital.



## Regional Overview: Community Snapshot (continued)



## Regional Overview: Workforce

The U.S. Department of Labor's Bureau of Labor Statistics reported a preliminary unemployment rate of 2.8 percent in the Framingham labor market for October 2017, the most recent month for which statistics are available. The state rate was 3.7 percent and the national rate was 4.1 percent.

Framingham's commercial and industrial sector includes more than 2,200 businesses, generating more than 45,000 jobs with a \$3 billion payroll and an average annual wage of \$68,000. Framingham's diverse commercial clusters helped it weather the economic downturn, and though the town has lost jobs, the unemployment rate generally remained significantly below the state and national averages.

Framingham is the corporate headquarters for the Bose Corporation, Staples Inc. and TJX Companies, parent company of discount retailers Marshalls and T.J. Maxx.

The majority of jobs in MetroWest are concentrated in three North American Industry Classification System (NAICS) sectors: Trade, Transportation and Utilities; Professional and Business Services; and Manufacturing. All three of these sectors continue to experience consistent growth. Key employment opportunities in MetroWest include information technology and biotechnology manufacturing, retail and wholesale trade, and professional, scientific and technical services. Education and health care also are significant industries in the region.

The MetroWest Economic Research Center ([www.merc-online.org](http://www.merc-online.org)) at Framingham State University describes MetroWest's 100,000-person workforce as: "... exceptionally well educated with career experience in those occupations and industries that promise growth in the 21st century. In addition, a combination of high labor-force participation rates, high-wage occupations, and low unemployment results in households with incomes substantially above state and national averages."

Both Framingham State University ([www.framingham.edu](http://www.framingham.edu)) and Mass Bay Community College ([www.massbay.edu](http://www.massbay.edu)) are active partners with the business community to make sure their programs are proactively meeting the workforce needs of the present and the future.

FSU is in the process of increasing its science and technology offerings to meet the growing biotech demand in MetroWest and is planning to build a new state-of-the-art science addition in the next few years.



## Regional Overview: Workforce (continued)

Mass Bay offers a wide variety of degree and certificate programs including liberal arts and communication, health sciences such as nursing, science and engineering including biotech and IT, social science such as education, and automotive technology.

Access to a highly skilled and trained workforce is one of MetroWest's top competitive strengths. A high percentage of the area's residents hold bachelor's, graduate, or professional degrees and contribute to the economic success of both the region and the Commonwealth. More than 60 percent of the residents of the MetroWest area work full time, primarily in the private sector. The majority of households in the region are family households with both the husband and wife employed.



## Regional Overview: Education

Framingham has 13 public schools that are part of the Framingham Public School District ([www.framingham.k12.ma.us](http://www.framingham.k12.ma.us)). This includes Framingham High School, three middle schools, ten elementary schools and the Blocks Pre-School.

Standardized test scores and the percentage of high school graduates pursuing college courses of study are well above national averages. Several prestigious private and non-traditional schools also are located in MetroWest.

The Town also has a regional vocational high school and one regional charter school. Framingham also is home to several private schools, including Summit Montessori School ([www.summitmontessori.org](http://www.summitmontessori.org)); the Sudbury Valley School ([www.sudval.org](http://www.sudval.org)); three parochial schools, including Marian High School ([www.marianhigh.org](http://www.marianhigh.org)); one Jewish day school; and several specialty schools.

The Framingham Public School System is committed to the most complete development of each student. Educational programs are designed to provide all students with the knowledge and skills necessary for leading a worthwhile life in a free multi-cultural society. The curriculum is supported through professional development and discipline-specific leadership provided by the curriculum resource department and the department chairs.

The Framingham Public School System recognizes that students must acquire the skills necessary for becoming effective and productive citizens. It endeavors to provide each learner with a knowledge and understanding of how our society functions and a commitment to exercising the rights and responsibilities of civic engagement.

The MetroWest region offers a wide range of opportunities for education and training. For post-secondary work, the area is home to several colleges and universities, including Bridgewater State University ([www.bridgew.edu](http://www.bridgew.edu)), Clark University School of Management ([www.clarku.edu/gsom](http://www.clarku.edu/gsom)), Dean College ([www.dean.edu](http://www.dean.edu)), Framingham State University ([www.framingham.edu](http://www.framingham.edu)), Stonehill College ([www.stonehill.edu](http://www.stonehill.edu)) and Wheaton College ([www.wheatoncollege.edu](http://www.wheatoncollege.edu)).



Framingham High School



## Regional Overview: Education (continued)

MetroWest also offers community college and technical training programs through Assabet Valley Regional Technical School ([www.assabettech.com](http://www.assabettech.com)), Baystate School of Technology ([www.baystatetech.org](http://www.baystatetech.org)), Brockton Hospital School of Nursing ([www.bhson.org](http://www.bhson.org)), Massasoit Community College ([www.massasoit.mass.edu](http://www.massasoit.mass.edu)), and Massachusetts Bay Community College ([www.massbay.edu](http://www.massbay.edu)).

Framingham State University offers small, personalized classes to undergraduate and graduate students on a beautiful and traditional New England campus. As a public university, Framingham State prides itself on its high-quality academic programs, affordability and commitment to access for all qualified students.

Student success is central to the mission of the university. Many options are available for student support, including programs to help freshmen transition to the university. The university also has a well-developed honors program for exceptional students.

When students are asked why they chose to attend Framingham State University, they mention its outstanding academic reputation, interesting course offerings, exciting location, sense of community spirit and affordable cost.

The breadth of programs offered by Framingham State University reflects diverse faculty expertise. Its many undergraduate programs range from art to biology to communication arts. Graduate offerings include the MBA, MEd and MS. The university also has undergraduate degree evening programs along with online courses.

Mass Bay Community College provides a student-centered learning environment in which a diverse student body explores, develops and achieves educational goals. It serves the economic and cultural needs of the communities in which the college operates.

Mass Bay advances business, education, public service and health care by emphasizing technology and by offering strong transfer programs in business, science and the liberal arts.

The Boston area is home to a vast array of colleges and universities, including some of the most respected institutions of higher learning in the world.



## Regional Overview: Largest Employers in Framingham

- TJX Companies (world headquarters) — The parent company for retailers T.J. Maxx, HomeGoods, Marshalls and A.J. Wright
- Bose Corporation (world headquarters) — World-renowned audio technology company
- Staples, Inc. (world headquarters) — Worldwide office supply company
- Cumberland Farms/Gulf (headquarters) — Major convenience store and gas station company in the Northeast
- Genzyme Corporation — Multi-site biotech company with more employees in Framingham than at any of other location
- Philips Lifeline — Medical device maker operates a large personal medical alert service from Framingham
- MetroWest Regional Medical Center
- Framingham State University
- Tutor Perini Corporation, a leading building construction company



## Regional Overview: Medical Facilities and Emergency Services

MetroWest Medical Center ([www.mwmc.com/home.aspx](http://www.mwmc.com/home.aspx)), formerly Framingham Union Hospital, also includes Leonard Morse Hospital campus in Natick.

MetroWest Medical Center is committed to meeting the health care needs of the MetroWest region by providing advanced care with a community touch. The 269-bed regional health care system includes Framingham Union Hospital, Leonard Morse Hospital and The MetroWest Wellness Center, an outpatient diagnostic imaging and rehabilitation center.

MetroWest Medical Center is the largest health care system between Worcester and Boston. More than 400 physicians, many of whom are graduates of the nation's leading medical schools, represent a comprehensive range of medical specialties. MWMC has a tradition of excellence in medical education, offering training programs affiliated with leading medical schools and Boston teaching hospitals.

MWMC strives to be the health care provider of choice for the region by placing the patient at the center of all decision making, offering exceptional service to patients, comprehensive and high-quality clinical programs, a supportive work environment for employees and an outstanding medical staff that represents a full range of specialties distinguished for clinical excellence.

The greater MetroWest region is home to several other acute-care hospitals, and the Boston area is home to some of the most outstanding primary and specialty care centers in the world.



MetroWest Medical Center



## Links to Helpful Resources

- ✧ Local/Regional Resources
  - Local Government — [www.framinghamma.gov](http://www.framinghamma.gov)
  - Local Economic Development — [www.chooseframingham.com](http://www.chooseframingham.com)
- ✧ State Resources
  - State Economic Development — [www.massecon.com](http://www.massecon.com)
- ✧ Federal Resources
  - U.S. Census Bureau — [www.census.gov](http://www.census.gov)
  - U.S. Department of Commerce — [www.commerce.gov](http://www.commerce.gov)
  - U.S. Economic Development Administration — [www.eda.gov](http://www.eda.gov)
  - U.S. General Services Administration — [www.gsa.gov](http://www.gsa.gov)
  - U.S. Small Business Administration — [www.sba.gov](http://www.sba.gov)



## Regional Overview: Demographic Information for Framingham, MA

### Population:

2010: 68,318  
2000: 66,910

### Population Growth:

2000 – 2010: 1,408

### Median Age:

2010: 38.0  
2000: 36.2

### Median Household Income:

2010: \$73,137  
2000: 54,288

### Per Capita Income:

2010: \$33,992  
2000: 27,758

### Housing Units:

2010: 27,529  
2000: 26,734

### Vacant Units:

2010: 1,356  
2000: 581

### Owner Occupied:

2010: 14,521  
2000: 14,512

### Renter Occupied:

2010: 11,652  
2000: 11,641

### Housing Value:

2010: \$357,500  
2000: 216,700

### 2010 Household Income:

Income less than \$15,000:	5.2%
\$15,000 to \$24,999:	4.9%
\$25,000 to \$34,999:	3.9%
\$35,000 to \$49,999:	11.8%
\$50,000 to \$74,999:	13.8%
\$75,000 to \$99,999:	11.3%
\$100,000 to \$149,999:	23.1%
\$150,000 to \$199,999:	19.1%
\$200,000 and Higher:	7.1%

### Average Household Size:

2010: 2.47  
2000: 2.43

### 2010 Population by Race and Origin:

White:	49,122
Black:	3,993
Hispanic or Latino (of any race):	9,161
Asian:	4,333
Native Hawaiian and Other Pacific Islander:	47
American Indian/Alaska Native:	205
*Some Other Race:	7,448
Two or More Races:	3,170

### 2010 Population by Age:

<b>TOTAL POPULATION:</b>	<b>68,318</b>
Aged Under 5 Years:	4,546
Aged 5 to 9 Years:	3,735
Aged 10 to 14 Years:	3,657
Aged 15 to 19 Years:	4,340
Aged 20 to 24 Years:	4,581
Aged 25 to 29 Years:	5,146
Aged 30 to 34 Years:	5,193
Aged 35 to 39 Years:	5,008
Aged 40 to 44 Years:	5,180
Aged 45 to 49 Years:	5,269
Aged 50 to 54 Years:	4,682
Aged 55 to 59 Years:	4,094
Aged 60 to 64 Years:	3,579
Aged 65 to 69 Years:	2,550
Aged 70 to 74 Years:	1,831
Aged 75 to 79 Years:	1,607
Aged 80 to 84 Years:	1,554
Aged 85 Years and Over:	1,766

\*Includes people who self-identified as Hispanic or Latino.



## Regional Overview: Demographic Information (continued)

### 2010 Population Over 25 by Educational Attainment:

Did Not Complete High School:	8.5%
Completed High School:	27.8%
Some College:	13.8%
Completed Associate Degree:	4.4%
Completed Bachelor's Degree:	25.3%
Completed Graduate Degree:	20.3%

### 2010 Owner Occupied Units by Housing Value:

Valued Less than \$50,000:	1.8%
Valued \$50,000 to \$99,999:	1.5%
Valued \$100,000 to \$149,999:	0.0%
Valued \$150,000 to \$199,999:	3.4%
Valued \$200,000 to \$299,999:	18.6%
Valued \$300,000 to \$499,999:	60.3%
Valued \$500,000 to \$999,999:	13.3%
Valued More than \$1,000,000:	1.1%

### 2010 Estimated Housing Units by Year Structure Built:

Structure Built 2000 or Later:	2.4%
Structure Built 1990 to 1999:	4.3%
Structure Built 1980 to 1989:	5.7%
Structure Built 1970 to 1979:	14.4%
Structure Built 1960 to 1969:	23.3%
Structure Built 1950 to 1959:	17.7%
Structure Built 1940 to 1949:	7.3%
Structure Built 1939 or Earlier:	24.8%



Trustee:



**Elliott P. Laws**  
trustee@racertrust.org

## Who is RACER and What Do We Do

The RACER Trust was created in March 2011 by the U.S. Bankruptcy Court to clean up and position for redevelopment 89 properties and other facilities owned by the former General Motors Corp. before its 2009 bankruptcy.

Offers for purchase must be evaluated by RACER against six criteria required by a Settlement Agreement that, with the Court's approval, created the Trust. You may view the Settlement Agreement at [www.racertrust.org/About\\_RACER/Settlement\\_Agreement](http://www.racertrust.org/About_RACER/Settlement_Agreement). While purchase price is a factor, RACER also must consider each proposal's ability to create jobs and generate new economic opportunity in the communities hurt by the GM bankruptcy. RACER will require prospective buyers to furnish detailed information to demonstrate that its offer satisfies each of the six criteria described in the Settlement Agreement.



## The RACER Trust Redevelopment Team:



**Bruce Rasher**  
Redevelopment Manager  
brasher@racertrust.org



**Patricia Spitzley**  
Deputy Redevelopment Manager  
pspitzley@racertrust.org



**Steven Black**  
Transaction Manager  
sblack@racertrust.org

## Conditions

The material contained in this brochure is for the purpose of considering the purchase of the Property (the "Property") described herein.

The information contained in this brochure was prepared on October 3, 2013 and last updated on December 7, 2017 by the Revitalizing Auto Communities Environmental Response Trust ("RACER" or "Trust"), which owns the Property. It is intended to be used by prospective buyers in evaluating this Property for sale. Neither RACER, nor its respective officers, employees or agents, makes any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained herein or any of its contents, and no legal commitments or obligations shall arise based upon this brochure or any of its contents.

Prospective buyers are advised (i) that changes may have occurred in the Property or property value described herein, as well as the condition of the Property since the time this brochure was issued and that (ii) all information is provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of RACER and, therefore, are subject to material variation. Prospective buyers are advised and encouraged to conduct their own comprehensive review and analysis of the information contained herein.

This brochure is a solicitation of interest only and is not an offer to sell the Property. RACER expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and expressly reserves the right, at its sole discretion, to terminate discussions with any entity at any time with or without notice.

RACER has no legal commitment or obligation to any entity reviewing this brochure or making an offer to purchase the Property unless and until a written agreement satisfactory to RACER has been fully executed, delivered and approved by RACER and any conditions to RACER thereunder have been satisfied or waived.

By accepting this brochure, you agree that the information contained herein (i) will be used solely for the purpose for which it is intended; (ii) will remain the property of RACER and; (iii) will not be used by you for your own purpose except in connection with a potential agreement with RACER.

The terms and conditions stated in this section relate to all sections of this brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly destroy any downloaded due diligence at your earliest possible convenience.

## Contact Us by Mail

To send correspondence to RACER Trust staff:

RACER Trust  
500 Woodward Avenue, Suite 2650  
Detroit, MI 48226



## Transaction Guidelines/Offer Instructions

Prospective buyers interested in making an offer on the Property described herein must first execute a Confidentiality Agreement, schedule a Property inspection through RACER's Redevelopment office and then submit a Letter of Intent form. A Confidentiality Agreement and Letter of Intent form are available for download at RACER's website: [www.racertrust.org](http://www.racertrust.org).

RACER will evaluate all Letters of Intent for the Property against six criteria (the "Sales Criteria") required by the Settlement Agreement that established the Trust. These Sales Criteria are described in detail on RACER's website and generally include:

- i. whether the monetary value of the purchase price is sufficient in light of the projected budget for the sale of the Property, taking into account any surplus from past Properties sold or projected shortfall on the sale of the remaining Properties;
- ii. the potential for the proposed reuse to create jobs in the State and the affected community;
- iii. other benefits to the State and affected communities (such as increasing tax revenue, reducing blight, and providing a sense of renewal);
- iv. avoiding a material increase in the cost of or interference with the Environmental Action;
- v. the views of the State and affected communities; and
- vi. the reputation and credibility of the prospective buyer.

The Letter of Intent will not constitute a binding offer by prospective buyers to purchase the Property for the price submitted. Letters of Intent must include a detailed proposal for the redevelopment of the Property and a detailed explanation with supporting information for how the proposal would satisfy all of the Settlement Agreement Sales Criteria.

RACER will evaluate the Letters of Intent received for the Property and may, in its sole discretion, select one or more for further due diligence and may request submission of final proposals for sale. If RACER approves a Letter of Intent, RACER is not obligated to sell the Property. RACER reserves the right to accept or reject any

or all proposals, regardless of purchase price, or to withdraw the assets from the sale, in its sole discretion, for any or no reason. Approval or consent by any community or stakeholder is not needed for RACER to move forward with a particular project.

Prospective purchasers may be asked to participate in the negotiation of a Purchase and Sale Agreement, which will be available for download on RACER's website. Purchase and Sale Agreements for the Property will be evaluated against the Settlement Agreement Sales Criteria generally described above and more fully described on RACER's website.

Each transaction involving Trust property will have unique circumstances, which may require RACER to consider additional factors, and balance their relative merits and weight differently, after analyzing the requisite due diligence, including a careful review of objective information, consultations with community officials and local community investment in the subject project, with due consideration given to any intangible benefits of the offer. The Trust will strive to balance all of these factors, with the ultimate goal of achieving the optimum outcome for stakeholders in every case, but the Trust retains the ultimate discretion on how best to weight these factors and which offer or project, if any, best satisfies the Sales Criteria and the Trust's other requirements.

As Purchase and Sales Agreements are evaluated, RACER also will encourage local community officials to execute a development agreement with prospective buyers describing, among other things, the level of investment, schedule for the project and specific job creation goals.

The Property will be sold for cash, due at closing, based upon the terms and provisions described in the Purchase and Sales Agreement. RACER will not pay a seller's commission to brokers, unless approved in advance by RACER in writing.

### File Review:

Prospective buyers are encouraged to review the information contained in this Brochure and on RACER's website prior to submission of a Letter of Intent.



## Links for Buyers

- \* Settlement Agreement — [www.racertrust.org/About\\_RACER/Settlement\\_Agreement](http://www.racertrust.org/About_RACER/Settlement_Agreement)
- \* Sale Process — [www.racertrust.org/Economic\\_Development](http://www.racertrust.org/Economic_Development)
- \* Sales Criteria — [www.racertrust.org/Economic\\_Development/Sales\\_Criteria](http://www.racertrust.org/Economic_Development/Sales_Criteria)
- \* Confidentiality Agreement — [http://buyfromracer.org/confidentiality\\_agreement](http://buyfromracer.org/confidentiality_agreement)
- \* Letter of Intent — [http://racertrust.org/Properties/Submitting\\_Offers](http://racertrust.org/Properties/Submitting_Offers)
- \* Online Property Information — [www.racertrust.org/Properties/PropertyDetail/Framingham\\_12900](http://www.racertrust.org/Properties/PropertyDetail/Framingham_12900)

