

RESIDENCES AT MEADOW BROOK

EAST BRIDGEWATER, MA



220-Unit Fully Approved Apartment & Townhome Development Opportunity
East Bridgewater, MA



EXECUTIVE SUMMARY

Cushman & Wakefield’s New England Multifamily Advisory Group is pleased to present the opportunity to acquire the **Residences at Meadow Brook**, a fully approved 220-unit multifamily development site located at 848-906 North Bedford Street in East Bridgewater, Massachusetts. The approved plans call for the development of 80 townhome residences (for-sale condominiums or rental homes) and 140 garden-style apartment units, creating a premier mixed-product residential community designed to meet the evolving housing needs of the Metro South.

Spanning approximately 64.09 acres, the Property combines a thoughtfully planned residential community with extensive open space and preserved natural amenities, creating a distinctive living environment within a largely undeveloped woodland setting. Architectural plans draw inspiration from contemporary New England aesthetics, delivering an attractive and cohesive community that blends seamlessly with its surroundings.

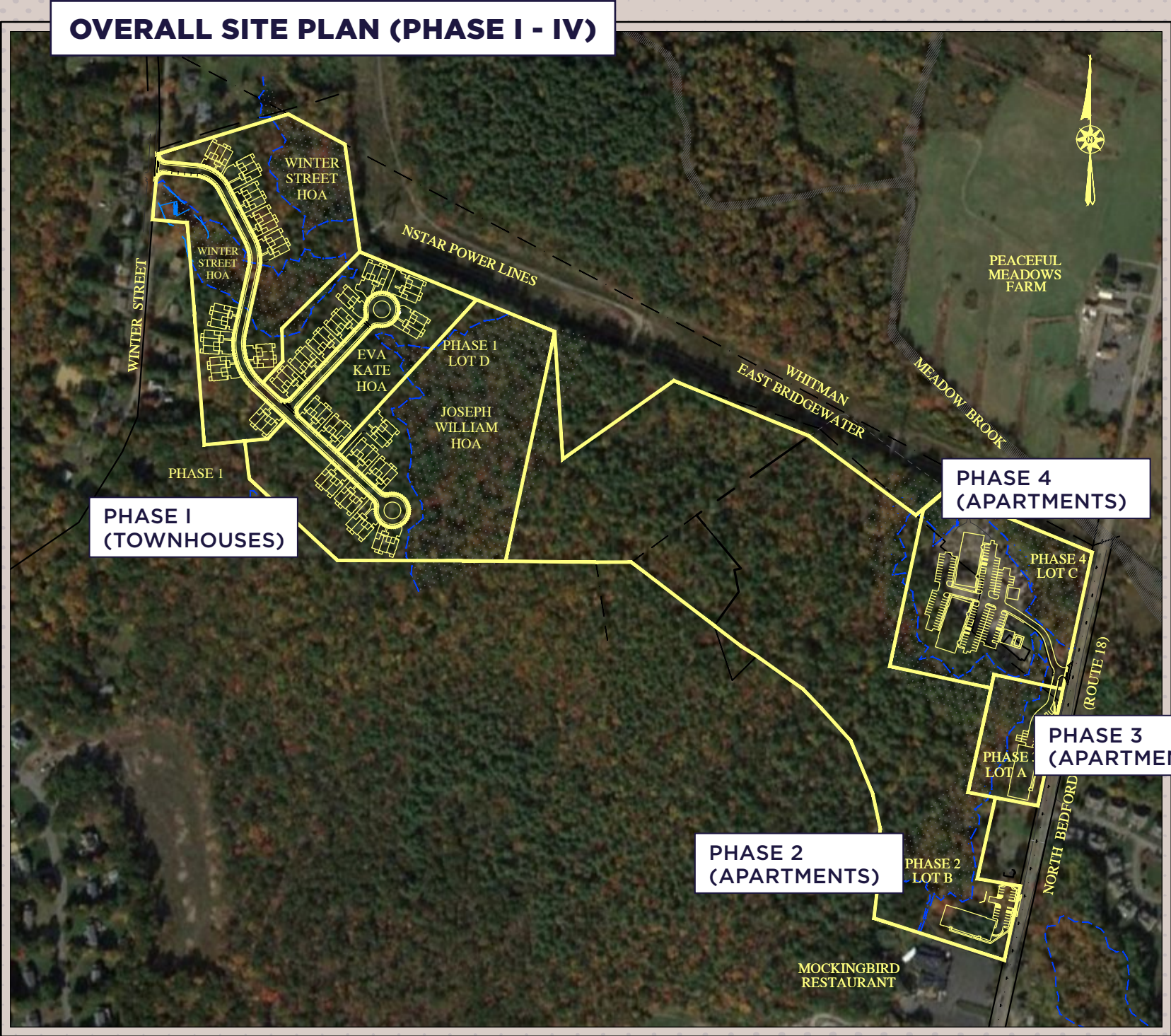
East Bridgewater offers a picturesque backdrop for the Residences at Meadow Brook, a highly-regarded, family-friendly suburb about 45 minutes south of Boston. The town offers a safe, quiet, and small-town environment while still offering quick access to major roadways such as Route 24 and Route 106, providing efficient connectivity throughout Greater Boston, the South Shore, and Southeastern Massachusetts. MBTA stations in neighboring towns of Bridgewater and Whitman are a short drive away allowing residents to take advantage of career and lifestyle opportunities both in the suburbs and in Boston.

The Residences at Meadow Brook represents a rare opportunity to deliver housing in a market with limited existing multifamily inventory and few opportunities for new large-scale residential development. Combining a fully approved 220-unit development program, a thoughtfully designed mix of townhomes and apartments, and an excellent Metro South location, the Property is uniquely positioned to address growing demand for high-quality housing in East Bridgewater and the surrounding region.

PROCESS & PRICING

The Residences at Meadow Brook is offered on an “as-is” basis and without a formal asking price. Upon receipt of a signed Confidentiality Agreement, qualified investors will be provided with access to due diligence materials via the Cushman & Wakefield website. Once investors have the opportunity to review the offering materials and tour the property, Cushman & Wakefield will schedule a “Call for Offers.”

For additional information and to sign the confidentiality agreement, please visit:
<https://multifamily.cushwake.com/Listings/MeadowBrook>



AT A GLANCE

848-906 North Bedford St
East Bridgewater, MA

Address

64 +/- Acres

Site Area

220 Units

(140 Apartment Units,
80 Townhome Units)

175,600 SF

Building Area

40B
Comprehensive
Permit

Permit Type

25% of Units
@ 80% AMI's

Affordability



Avg. Unit Size:

Apartments: 1,019 SF
Townhomes: 1,800 SF



Parking:

Apartments: 297 spaces (2.12 spaces/unit)
Townhomes: 240 spaces (3.00 spaces/unit)



Utilities:

Water/Apartments - Public
Sewer/Apartments - Public

Water/Townhomes - Public
Sewer/Townhomes - Common Septic



Development
Approvals

The project was permitted under the Massachusetts' comprehensive permit statute (M.G.L. c. 40B). The comprehensive permit requires that 25% of the units (i.e. 55 units) are income restricted and set aside for households earning up to 80% of the Area Median Income.

INVESTMENT HIGHLIGHTS

FULLY APPROVED MULTIFAMILY DEVELOPMENT OPPORTUNITY

Residences at Meadow Brook presents an extremely rare opportunity to develop East Bridgewater’s first and only Class-A apartment community, including the opportunity to build the town’s only townhome community. The approved plans call for 140 flat-style apartment units with best-in-class finishes and modern features, along with 80 townhome units featuring 3 bedrooms plus a 10’x10’office, 2.5 baths, first floor primary, direct-entry from garage and spacious 1,800 square foot open floor plan layouts.

ARCHITECTURALLY DISTINCT NEW ENGLAND DESIGN

Residences at Meadow Brook features a thoughtfully crafted architectural design that draws inspiration from traditional New England character while incorporating modern functionality and appeal. The apartment buildings feature mansard-style roofs with recessed dormers, reducing the perceived scale of the structures and creating a more attractive, residential streetscape. Complementing the apartments, the townhomes are designed to reflect the surrounding single-family neighborhoods, featuring 2½-story colonial-style duplex residences with attached garages. Together, these architectural elements create a cohesive and timeless community that blends seamlessly with its surroundings while enhancing long-term resident appeal.

OPPORTUNITY TO CREATE A BEST-IN-CLASS AMENITY OFFERING

The approved site plan includes a 2,000 square foot clubhouse and outdoor pool. The incoming owner has the flexibility to implement a robust amenity package and other lifestyle-oriented features that would distinguish the property within the market and enhance its appeal to prospective residents. Potential programming centered around the clubhouse and pool includes resident lounge space, co-working and conference facilities, package management, fitness offerings, pet facilities, grill stations and outdoor courtyard and firepit spaces.

STRATEGIC ACCESS TO BOSTON, PROVIDENCE, AND METRO SOUTH EMPLOYMENT CENTERS

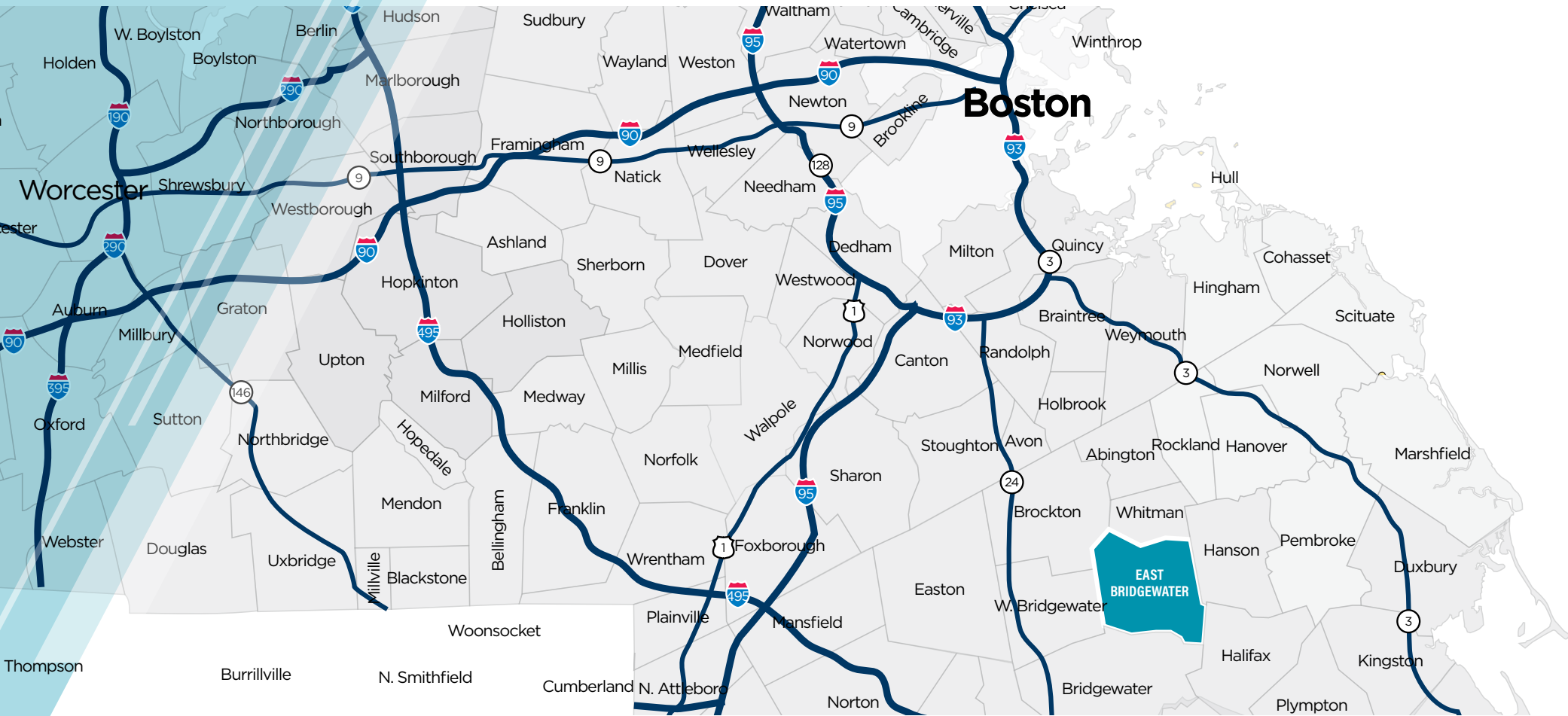
Residences at Meadow Brook benefits from a highly accessible location within the Metro South region, approximately 25 miles south of Downtown Boston and 44 miles west of Downtown Providence. Residents enjoy convenient access to a diverse employment base anchored by major educational institutions, healthcare systems, corporate headquarters, manufacturing operations, and regional distribution hubs. Notable employers include Bridgewater State University, W.B. Mason, Shaw’s Supermarkets, Signature Healthcare, Good Samaritan Medical Center, Amazon, and a growing concentration of logistics and advanced manufacturing firms throughout southeastern Massachusetts. The region’s broad-based employment profile provides a durable foundation for long-term multifamily demand and household formation.



LOCATION OVERVIEW

Located in Plymouth County roughly 30 miles south of Boston, East Bridgewater offers residents a classic New England suburban setting with strong connectivity to the greater Boston metro. The region sits within a metro area of nearly 4.9 million people, giving the town access to a deep employment base while retaining its own small-town character.

East Bridgewater offers a suburban-rural mix, with abundant parks and a consistent base of young professionals, drawn by strong public schools and easy regional access. Founded in 1823 after separating from Bridgewater, the town traces its roots to 1630s Plymouth-area settlement, giving it an established, historic New England identity that continues to attract residents seeking both character and convenience.



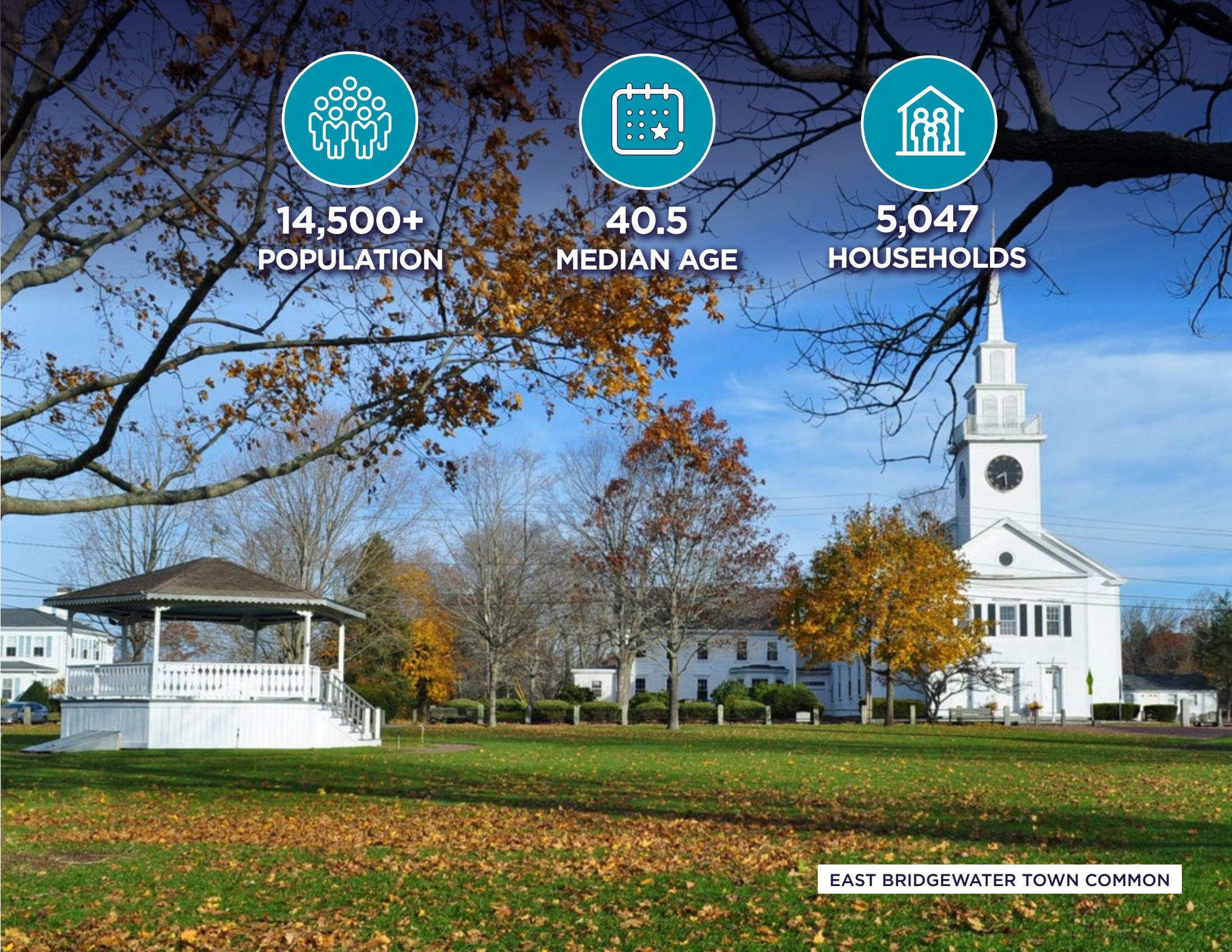
14,500+
POPULATION



40.5
MEDIAN AGE



5,047
HOUSEHOLDS



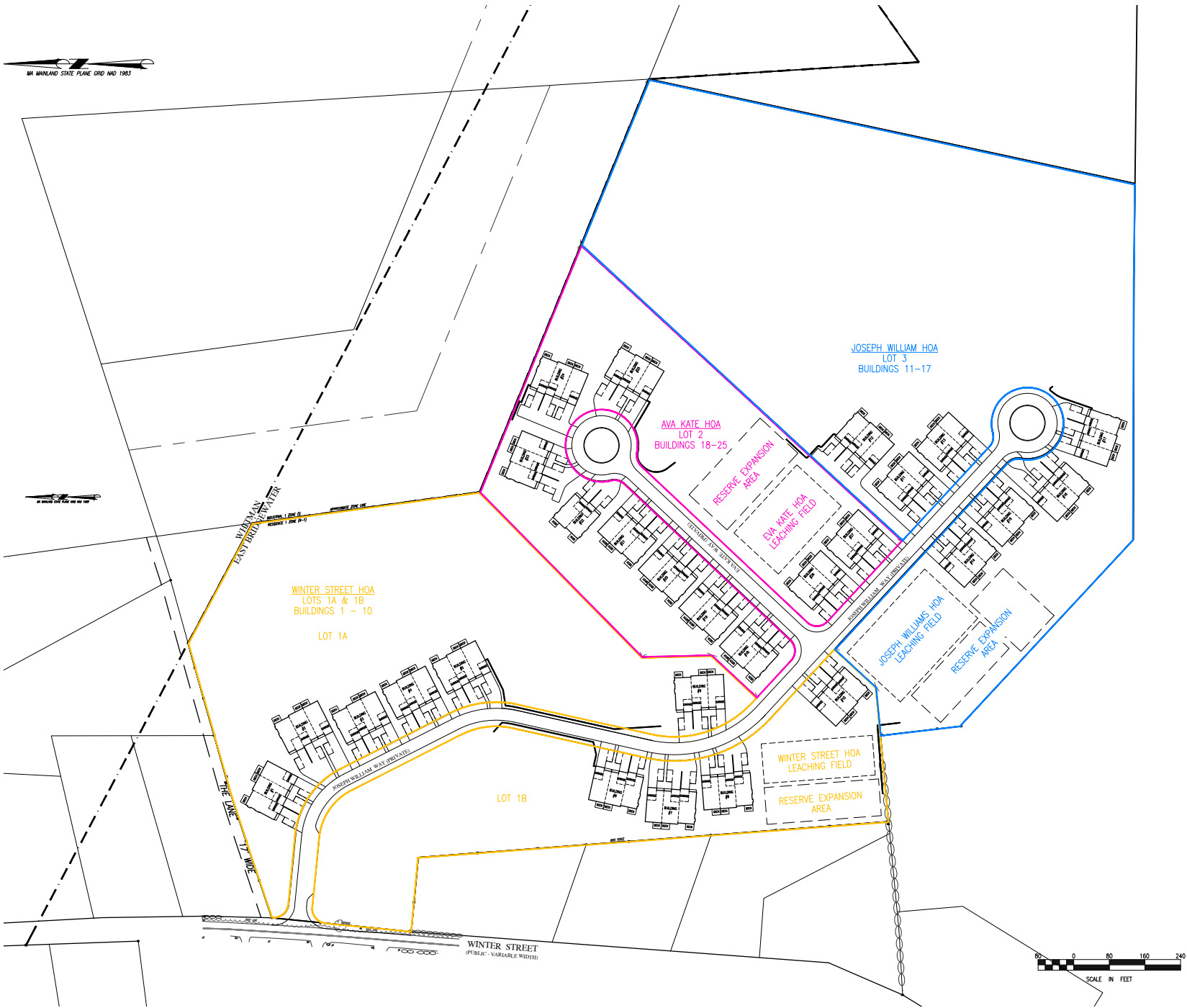
EAST BRIDGEWATER TOWN COMMON

PROJECT OVERVIEW

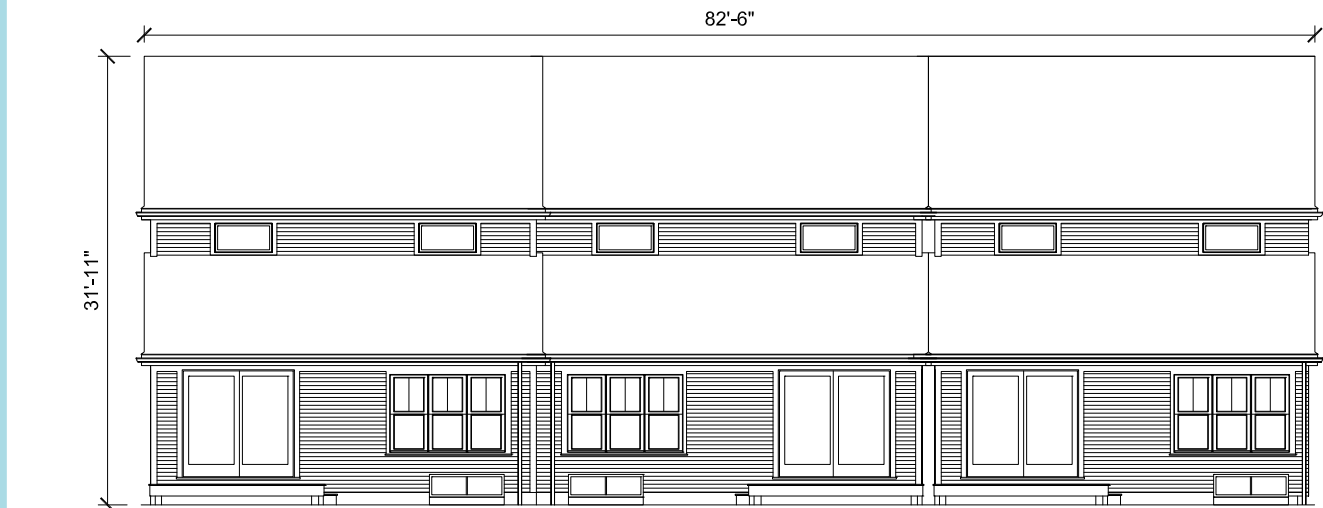
(TOWNHOUSES - PHASE 1)

- For-Sale or Rental
 - 80 Units (26 triplexes and 1 duplex)
 - 1,800 SF, 2 ½ story
 - 3 Bedrooms / 2.5 Baths, plus Office (10’x10’)
 - 3 parking spaces per unit (1 garage and 2 surface)
 - Rear patio/deck
- Open floor plan living and kitchen
 - 1st and 2nd floor bedrooms and private baths
 - Full unfinished basements
 - Town water and common septic systems

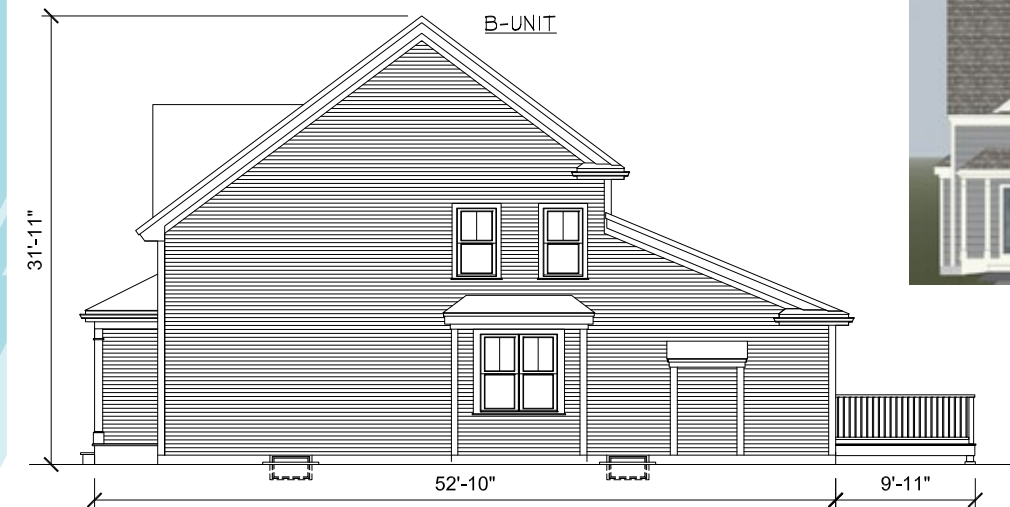
PHASE 1 - LOT D - TRIPLEXES AND DUPLEXES				
UNIT BREAKDOWN:			PARKING:	
Market	3 Bed	60 Units	3 Ea	180 Total
Affordable	3 Bed	20 Units	3 Ea	60 Total
			Garage Parking	80 Spaces
			Surface Parking	160 Spaces
			Total Parking	240 Spaces



TOWNHOUSES - PHASE 1



REAR ELEVATION, LOT D (TRIPLEX)
1/8" = 1'-0"

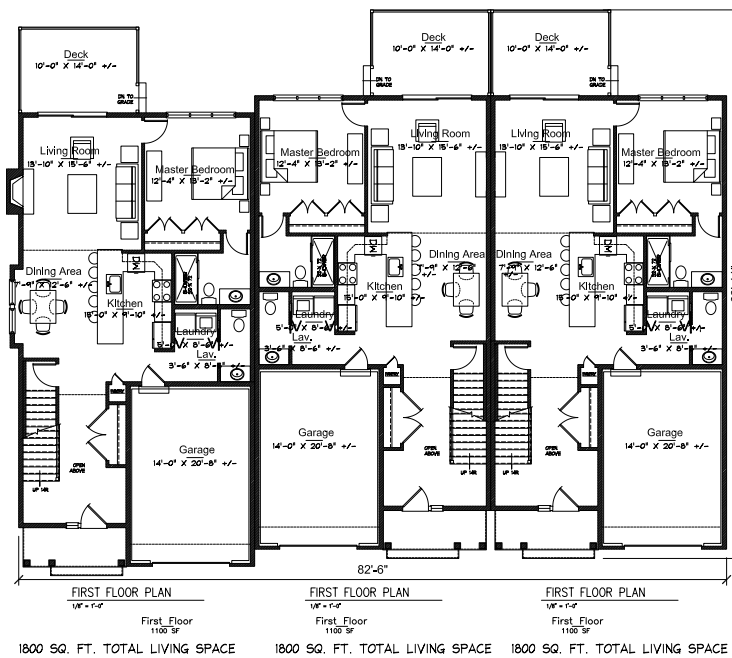


RIGHT SIDE ELEVATION, LOT D (TRIPLEX)
1/8" = 1'-0"

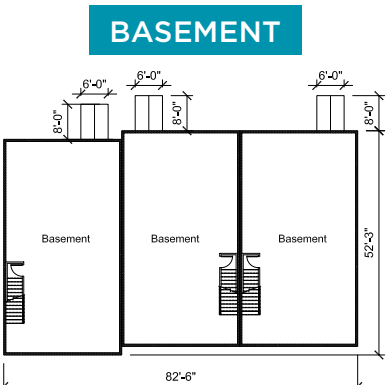


CARRIAGE STYLE GAR. DOORS W/ TRIM FOR TWO DOOR EFFECT
FRONT ELEVATION, LOT D (TRIPLEX)
1/8" = 1'-0"

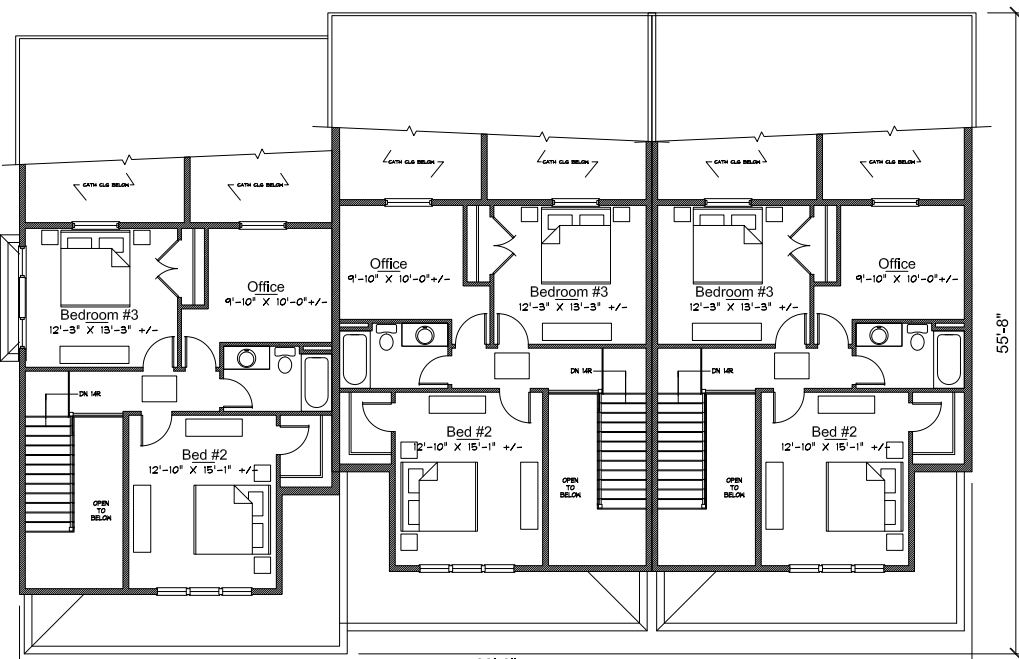
Proposed Triplex Townhouse - Phase 1 - Lot D



FIRST FLOOR



BASEMENT



SECOND FLOOR

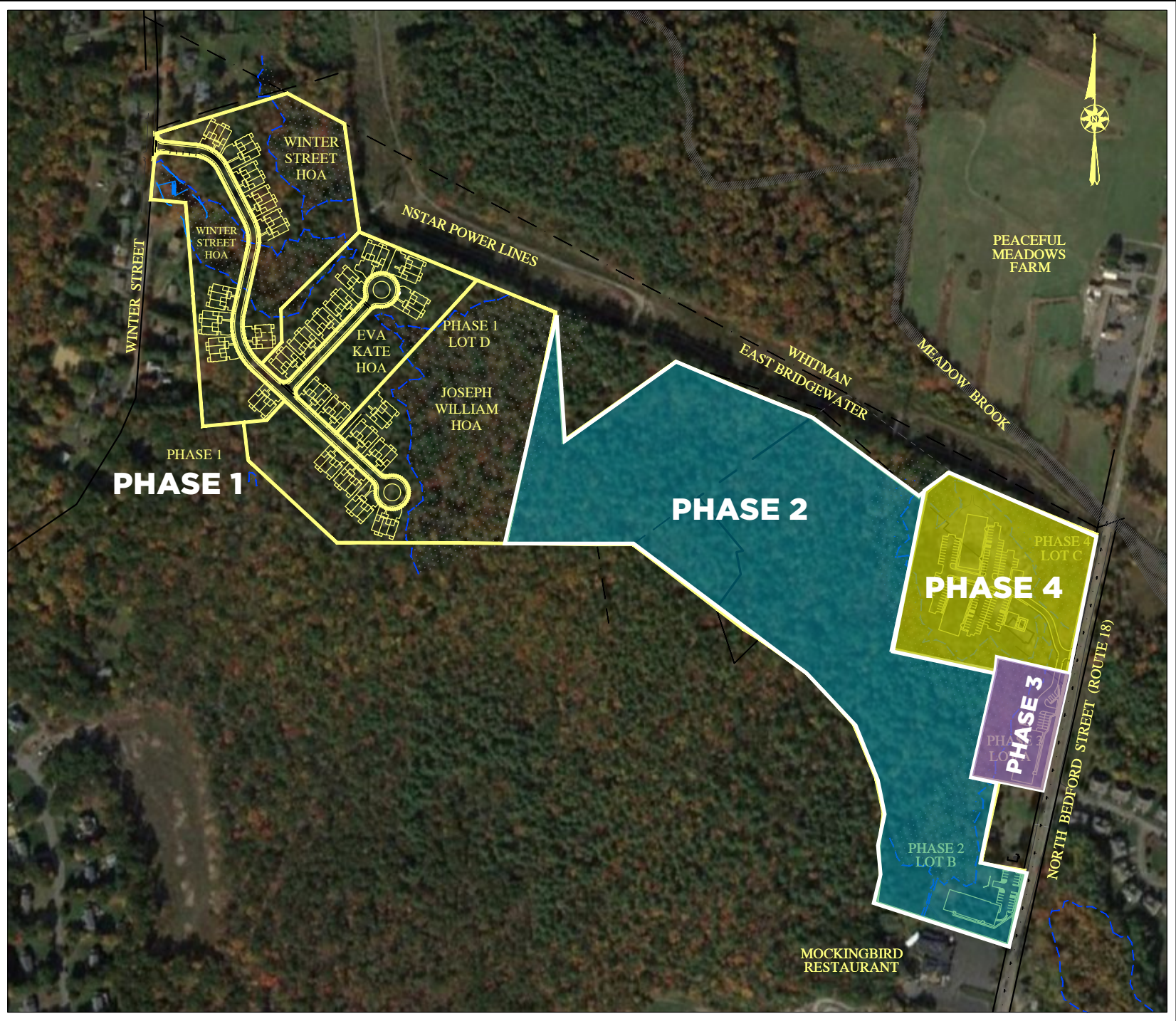
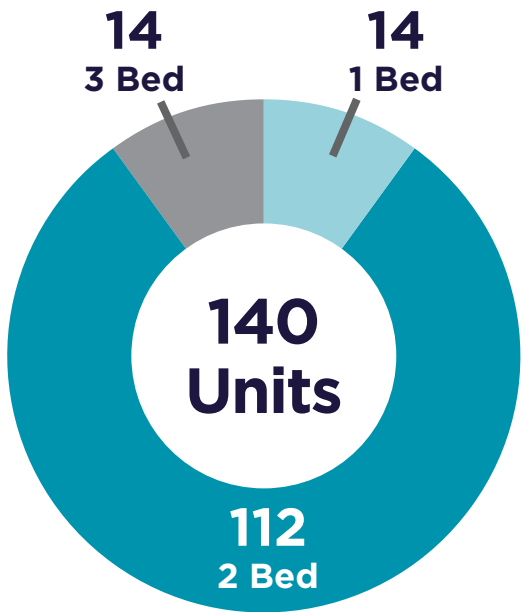
PROJECT OVERVIEW

APARTMENTS - PHASE 2, 3 AND 4

- 140 units
- Four (4) buildings
 - Two (2) 40 unit 4 story buildings
 - Two (2) 30 unit 3 story buildings
- Unit Types: 14 - 1 beds (10%), 112 - beds (80%), and 14 - 3 beds (10%)

UNIT MIX			
Type	# Units	%	Sq Ft
1 Bed	14	10%	625
2 Bed	112	80%	1,140
3 Bed	14	10%	1,291
Total	140		1,019

- Parking
- Amenities: Washer/dryer in units, 24-hour access to package/mail delivery, garage and surface parking, elevator, community building, gym, outdoor pool, private storage, card access security system



PHASE 2 (3 STORIES, 30 UNITS)

UNIT BREAKDOWN:

Market	1 Bed	1 Unit	2 Ea	2 Total
	2 Bed	20 Units	2 Ea	40 Total
	3 Bed	1 Unit	2 Ea	2 Total
Affordable	1 Bed	2 Units	2 Ea	4 Total
	2 Bed	4 Units	2 Ea	8 Total
	3 Bed	2 Units	2 Ea	4 Total
			Garage Parking	35 Spaces
			Surface Parking	25 Spaces
			Total Parking	60 Spaces

3 story, 10 units/floor

54,091 Total Sq.Ft

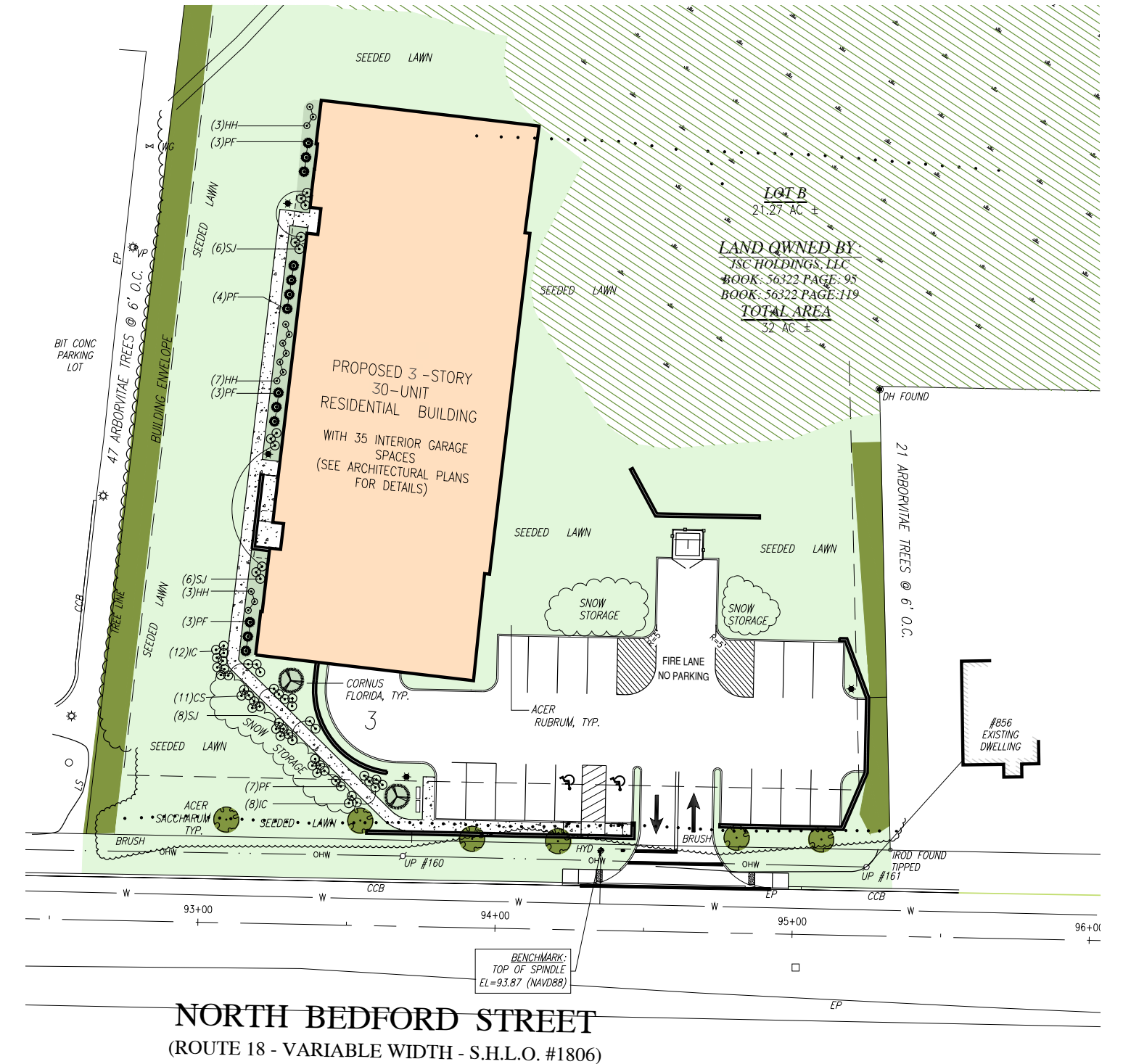
10% 3 Bed (3 Units)

80% 2 Bed (24 Units)

10% 1 Bed (3 Units)

Type 5 B Construction

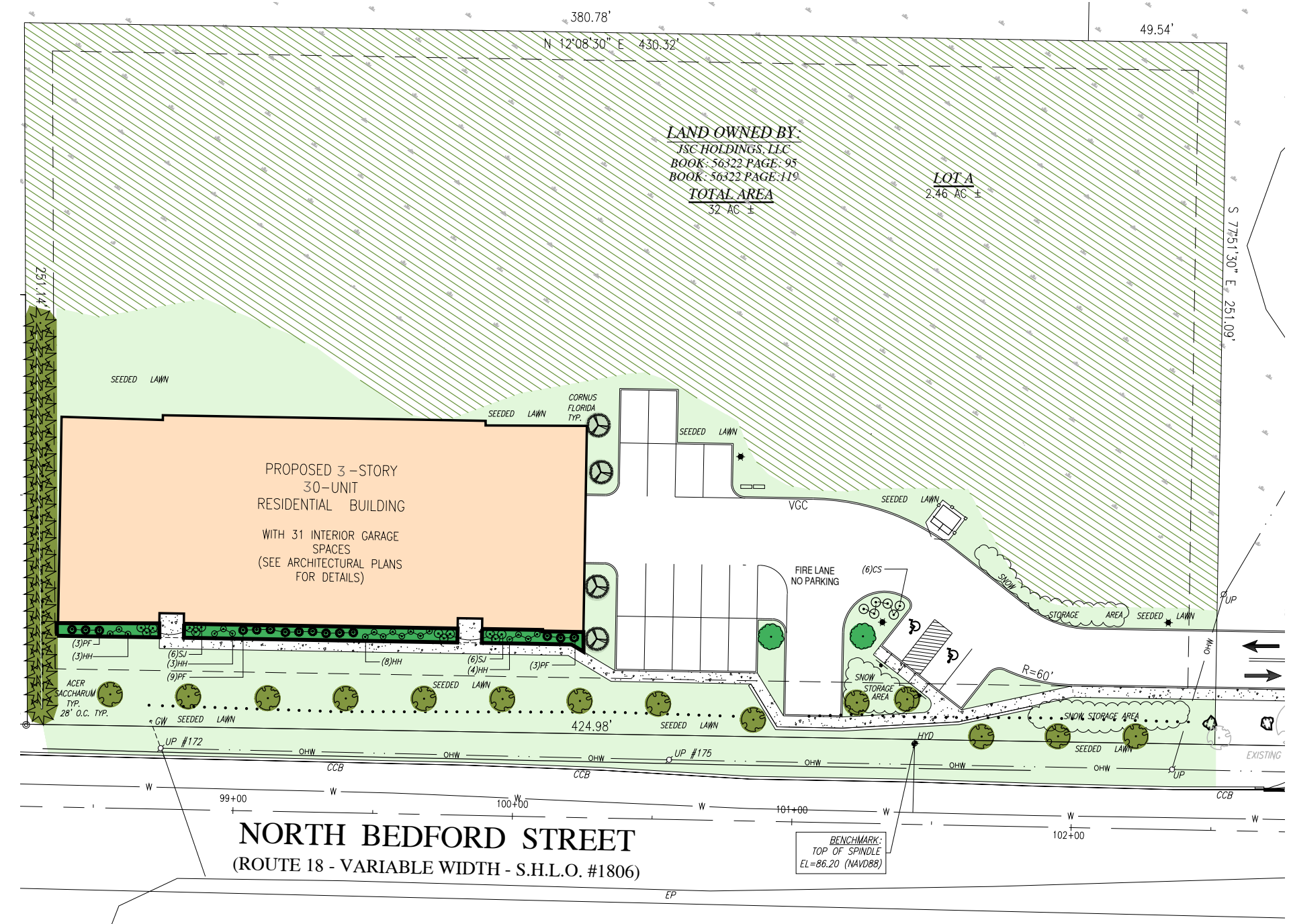
Fully Sprinklered



PHASE 3 - (3 STORIES, 30 UNITS)

UNIT BREAKDOWN:			PARKING:	
Market	1 Bed	1 Unit	2 Ea	2 Total
	2 Bed	20 Units	2 Ea	40 Total
	3 Bed	1 Unit	2 Ea	2 Total
Affordable	1 Bed	2 Units	2 Ea	4 Total
	2 Bed	4 Units	2 Ea	8 Total
	3 Bed	2 Units	2 Ea	4 Total
			Garage Parking	35 Spaces
			Surface Parking	25 Spaces
			Total Parking	60 Spaces

3 story, 10 units/floor
54,091 Total Sq.Ft.
10% 3 Bed (3 Units)
80% 2 Bed (24 Units)
10% 1 Bed (3 Units)
Type 5 B Construction
Fully Sprinklered



PROJECT OVERVIEW

PHASE 4 (2 BUILDINGS – 4 STORIES, 40 UNITS EACH)

PHASE 4 - LOT C (2 BUILDINGS)

UNIT BREAKDOWN:			PARKING:	
Market	1 Bed	4 Units	2 Ea	8 Total
	2 Bed	52 Units	2 Ea	104 Total
	3 Bed	4 Units	2 Ea	12 Total
Affordable	1 Bed	4 Units	2 Ea	8 Total
	2 Bed	12 Units	2 Ea	24 Total
	3 Bed	4 Units	2 Ea	12 Total
	Visitor Parking			9 Total
			Garage Parking	66 Spaces
			Surface Parking	111 Spaces
			Total Parking	177 Spaces

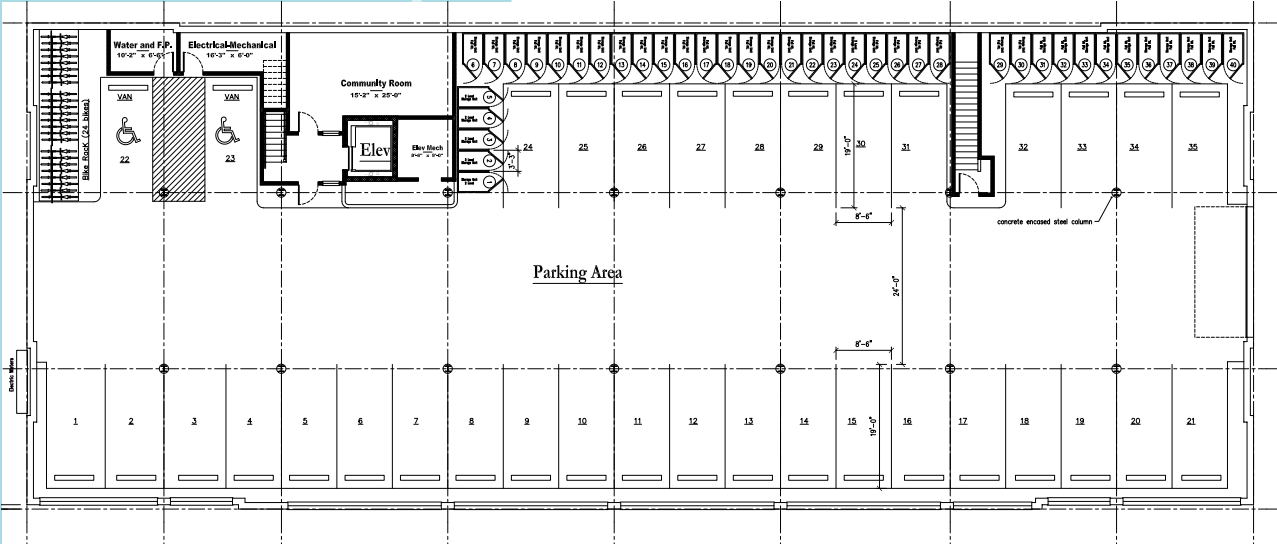
40 UNIT ELEVATOR ACCESS BUILDING

4 story, 10 units/floor
67,413 Total Sq.Ft.
10% 3 Bed (4 Units)
80% 2 Bed (32 Units)
10% 1 Bed (4 Units)
Type 5 B Construction
Fully Sprinklered

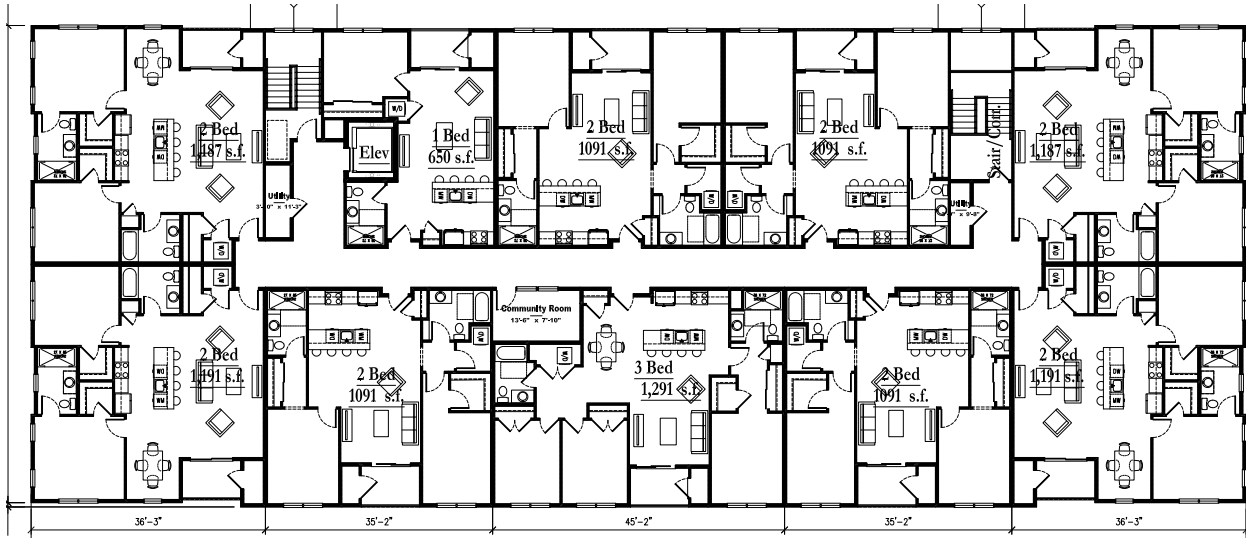


APARTMENTS FLOOR PLANS

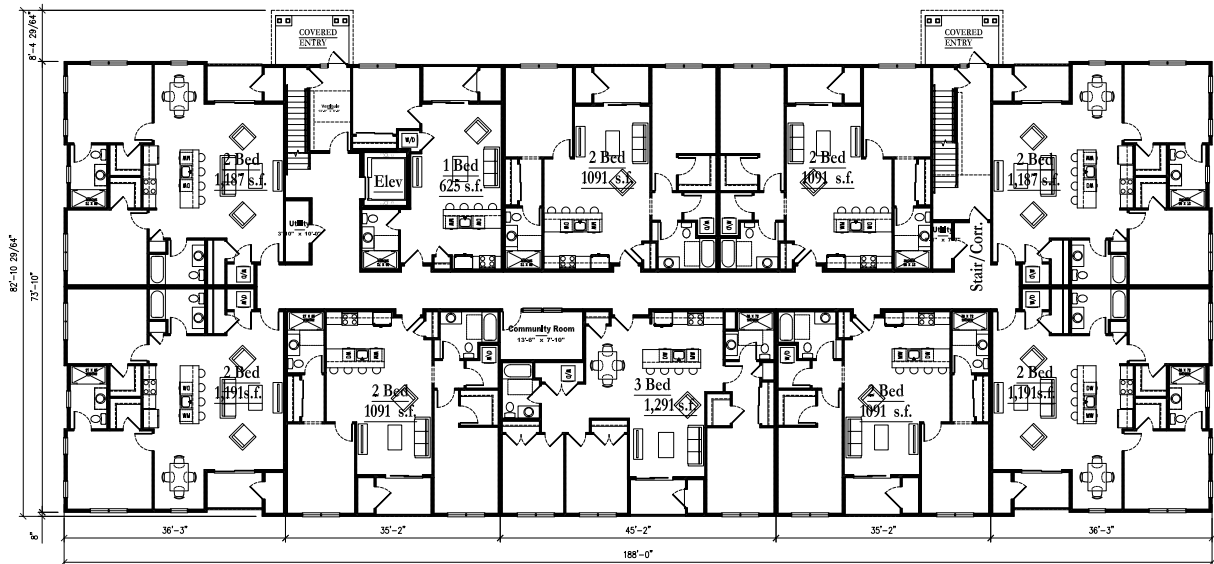
GARAGE LEVEL



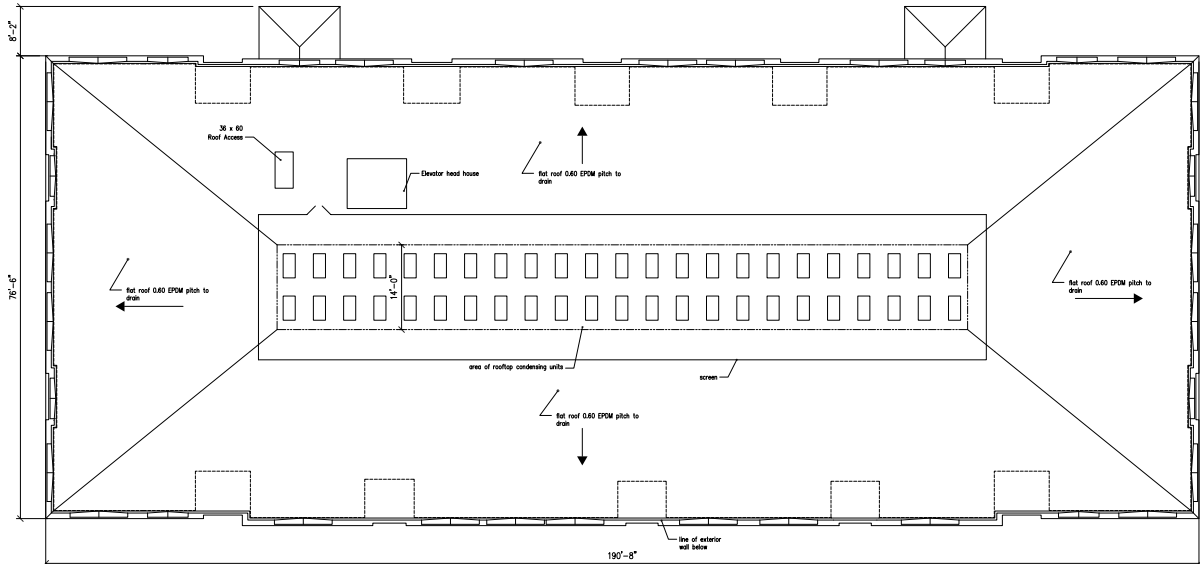
UPPER FLOOR



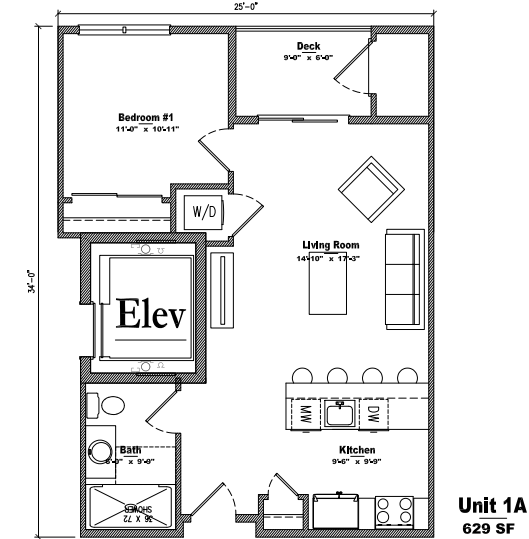
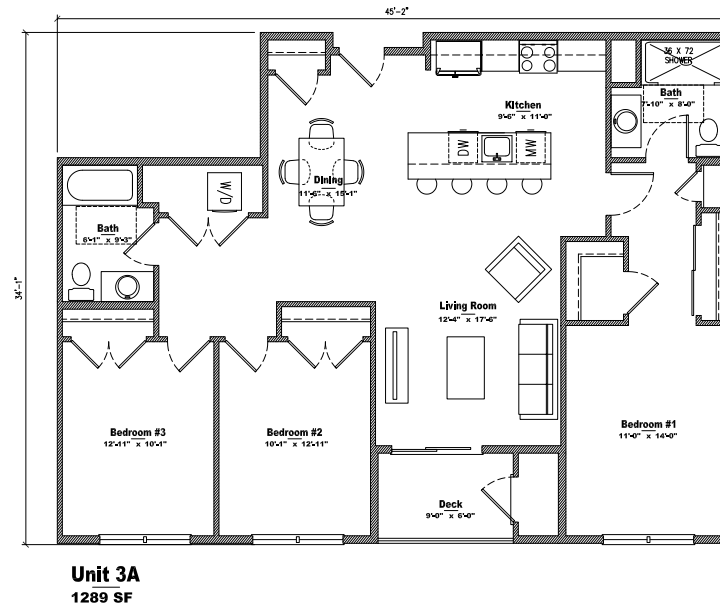
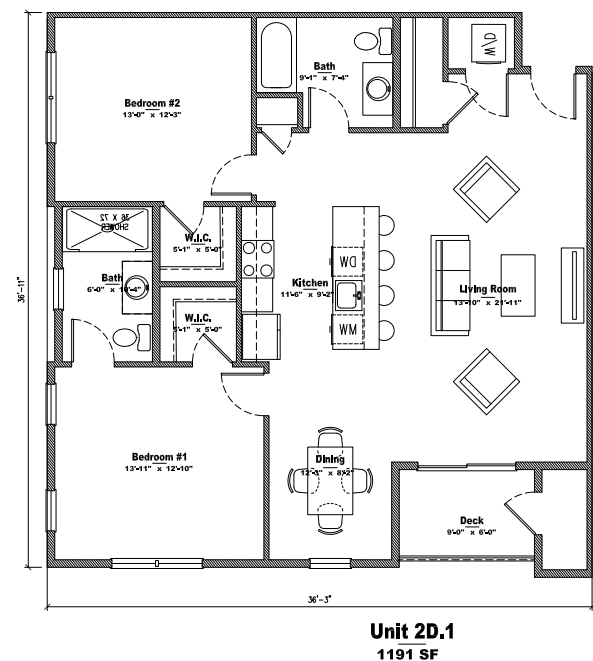
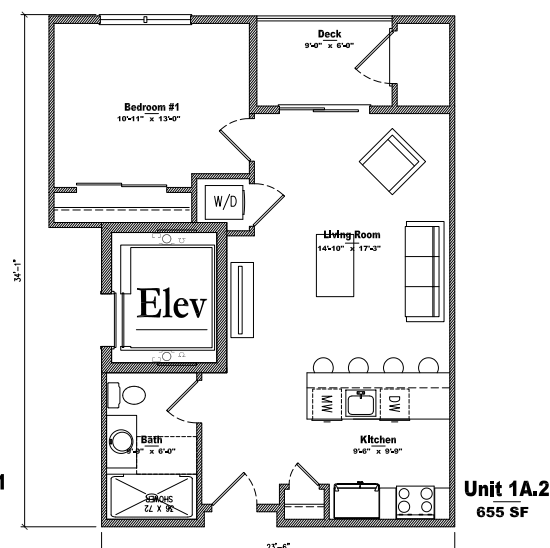
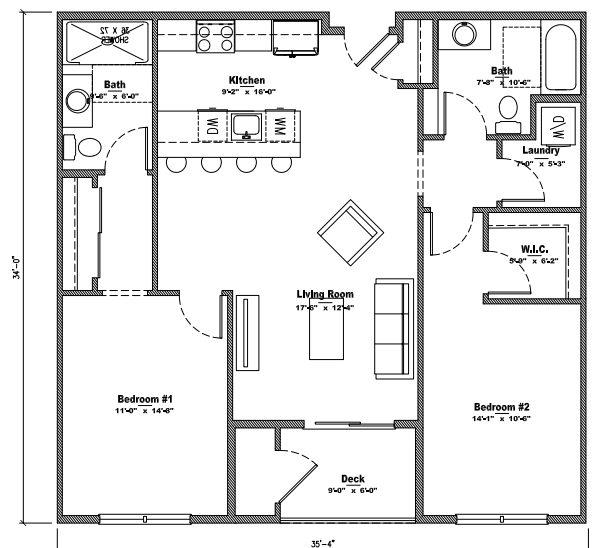
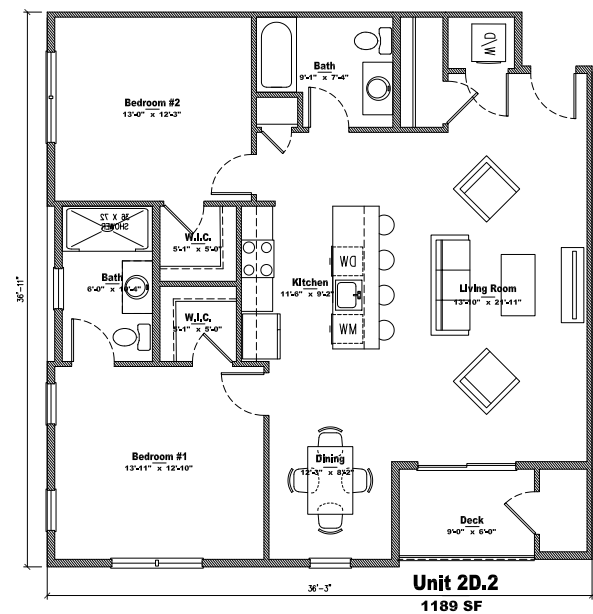
FIRST FLOOR



ROOF PLAN



APARTMENT UNIT LAYOUTS





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