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## **DEMAND FOR LARGE-ACREAGE SITES IS HIGH IN MASSACHUSETTS, INVENTORY IS LOW**

*MassEcon Report Identifies Constraining Factors and New Opportunities*

Watertown, MA - In a report released broadly today by [MassEcon](#), the statewide economic development non-profit details findings that confirm a strong demand for large acreage sites for non-retail commercial opportunities. However, 76% of respondents indicated that Massachusetts does not have enough 100+ acre sites. Ninety percent of respondents agreed that the lack of suitable large acreage sites places Massachusetts at a competitive disadvantage. Survey results also identified large acreage sites in highest demand for climate-tech, distribution/logistics, data centers, and advanced manufacturing operations. The I-495 West/Worcester County region is viewed as the market with the highest demand for large site opportunities.

Click [here](#) to read the full report, “Large Site Demand and Capacity in Massachusetts.” Click [here](#) to see the mapping database of the sites in the report, with the Username MassEcon\_Guest and Password mecon@562981#

Despite the high demand for 100+ acre sites for non-retail commercial users in Massachusetts, a review of regional economic plans indicates that the lack of sufficient inventory of large sites is a largely under-appreciated issue.

MassEcon’s analysis reveals only 13 sites of over 100 acres in the marketplace statewide. However, many sites in the market lack desirable infrastructure. MassEcon also identified six sites that, while not in the current commercial market, present as potentially developable sites. Six such sites are over 100 acres in size, while 12 are 50-92 acres in size. MassEcon also provides a third set of sites. While not comprehensive, this set includes 12 100+ acre sites that are primarily zoned for agriculture uses, located close to numbered routes and some basic infrastructure. This set is included to demonstrate that such sites could be added to the state’s large-acreage site inventory with long-term planning.

Several issues are identified as key inhibitors to large site viability and competitiveness for desirable employment generating opportunities. These include lack of sites with large power load capacity. Since 2022, MassEcon had fielded nine requests for large load requirements of 10 Megawatts or more. In this period, only two large sites in Massachusetts had such capacity. Access to municipal water and sewer, slow permitting processes, and hesitance to modify zoning are among other cited major impediments to large site development.

**ABOUT MassEcon**

MassEcon's mission is to promote and champion Massachusetts as the best place to start, grow and locate a business. Built upon a robust network of corporate and civic members, MassEcon convenes public and private sector leaders of industry to create an inclusive business ecosystem that enhances job growth across a diverse talent pool; promotes investment in all communities; expands equitable opportunities throughout the Commonwealth. [www.massecon.com](http://www.massecon.com).

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