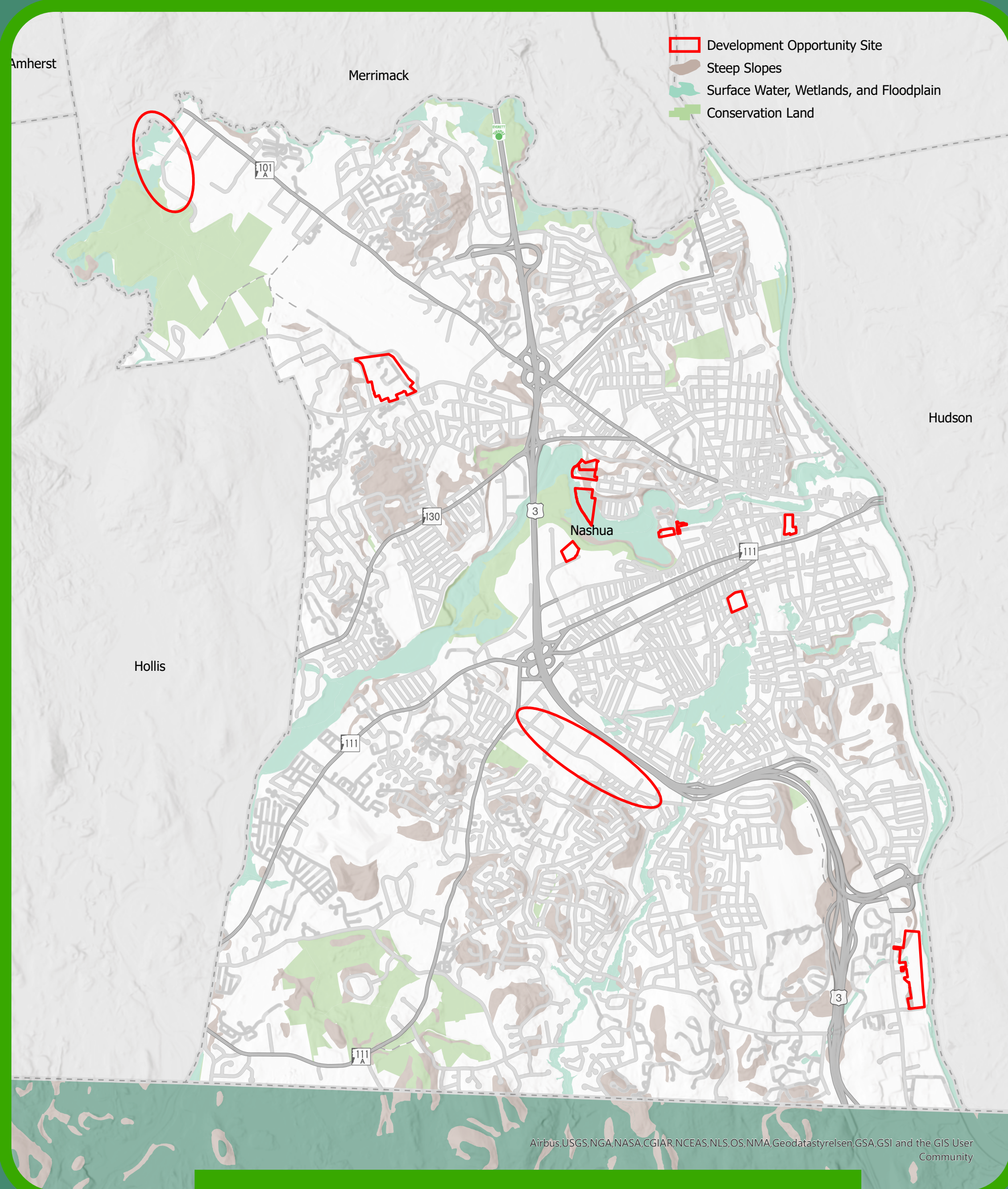


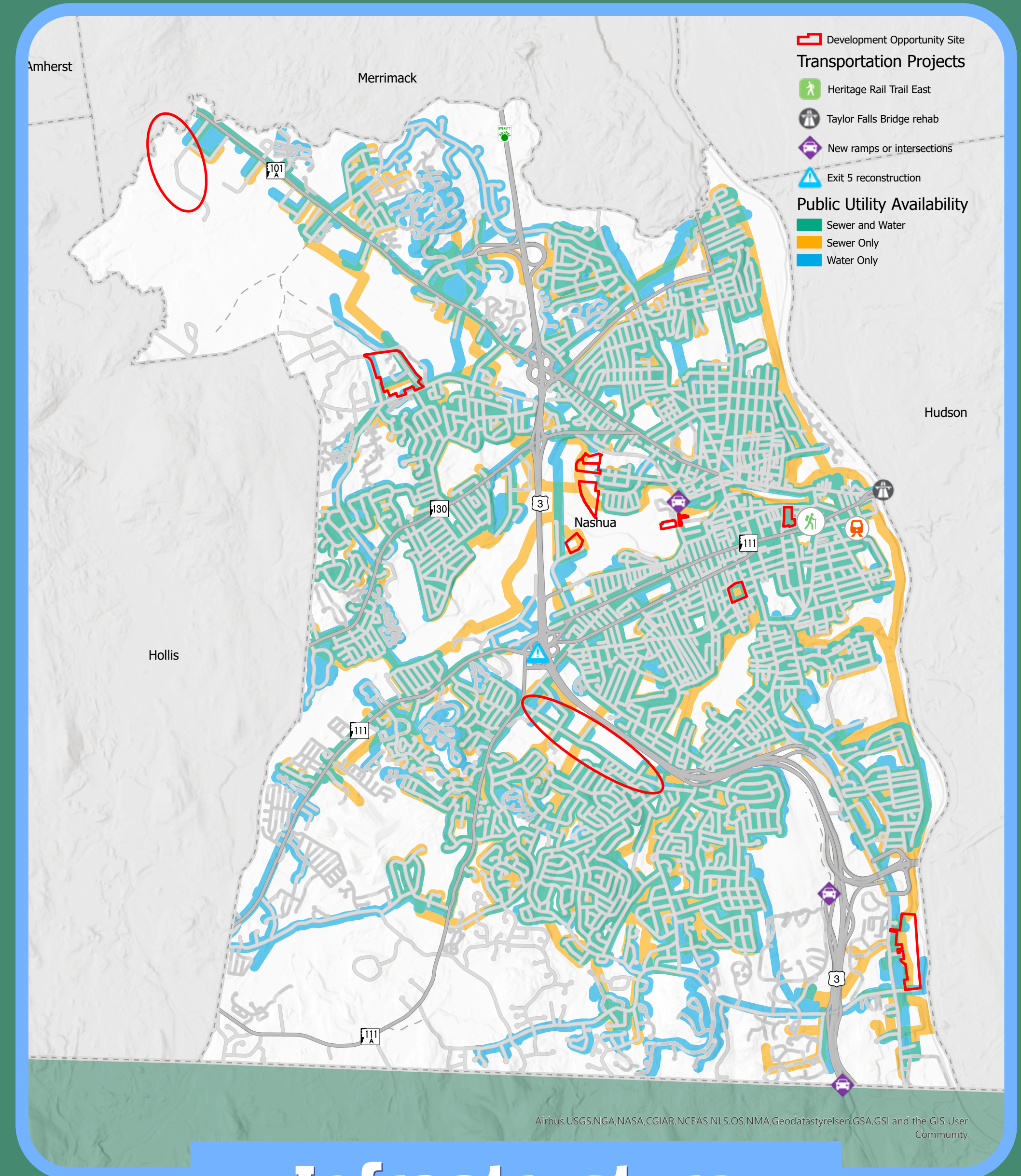
OPPORTUNITY SITES NASHUA



These sites were selected by community staff and steering committee members as those with the highest current potential for development, redevelopment, and reinvestment.



Natural Constraints



Infrastructure

: The former NIMCO site and Picker Building off Pine Street by the Nashua River offer industrial-commercial mixed-use development opportunities. These historic industrial sites present some redevelopment challenges but also great potential for new uses with their large floor area, high floor height, and proximity to the Downtown. Another mill complex on Temple Street on the east side of Downtown and several empty parcels off Veterans Memorial Parkway north of the Nashua River offer additional opportunities for general industry development. All of these sites are serviced by City water and sewer. Beyond Downtown, several parcels or clusters of parcels offer development opportunities for industrial parks suited for light industries: first, a parking lot on 44 Simon Street to the east of Downtown; second, a cluster of parcels on Northwest Boulevard adjacent to the Everett Turnpike; and third, a cluster of parcels on Northeastern Boulevard near the Merrimack and Amherst Town Lines. The parcels on Northeastern Boulevard may require some land consolidation and are located next to conservation lands; the rest present fewer development challenges. All of these parcels are either serviced by or can be connected to City water and sewer. A series of parcels between the Daniel Webster Highway and Merrimack River present development opportunities for general business uses. Two other sites provide opportunities for residential development: the campus of the former Daniel Webster College abutting the Nashua Airport, and the current Elm Street Middle School south of Downtown.