



LEDGEVIEW WAY

Wrentham | Plainville, MA



Retail

Restaurants

Hospitality

Office

Apartments

Developed by Ryan Development, LLC
www.RAVentures.net

RAventures

Location



3 January 2017

Ryan Development LLC

Ledgeview Locus Plan

Exit 14 (I-495)

Madison Street/US Route 1
Wrentham/Plainville, MA

HANCOCK
ASSOCIATES

Civil Engineers, Land Surveyors, Wetland Scientists

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Architects, Engineers and Land Planners
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ACRE American Commercial Real Estate, LLC

Ledgeview - Overview

53 Acre Site

Ledgeview Includes:

- 160 Room Marriott Springhill Suites / Town Place Suites
- 240 Apartments
- Assisted Living Facility
- Class A Office
- 2 Full Service Restaurants
- Consumer Retail



Ledgeview Way – Site Plan

Site Plan



3 January 2017

Ryan Development LLC

Ledgeview Master Site Plan

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Wrentham/Plainville, MA

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ASSOCIATES

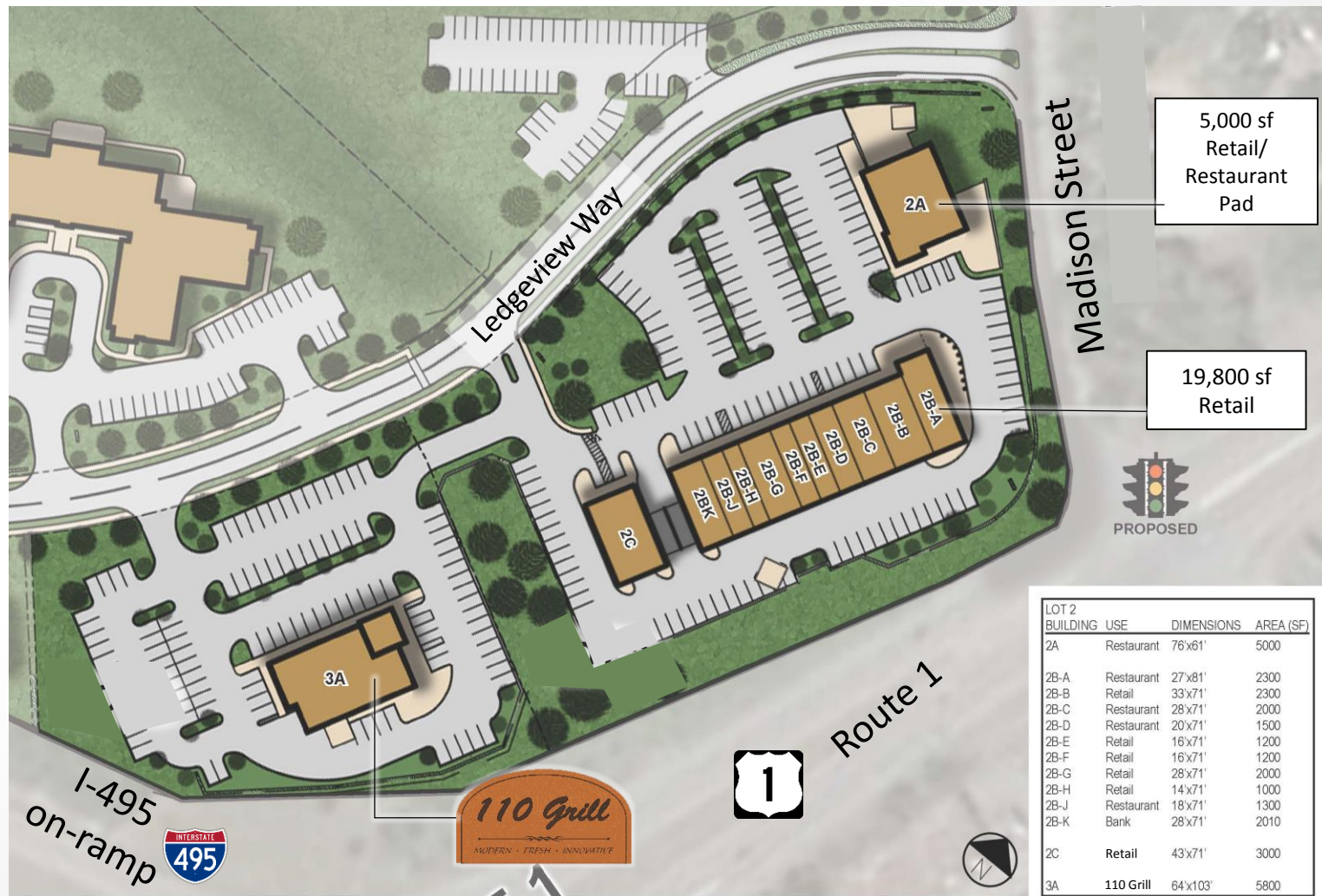
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American Commercial Real Estate, LLC

Restaurant & Retail



3 January 2017

Ryan Development LLC

 American Commercial Real Estate, LLC

Ledgeview - Retail Lease Plan

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Office Building



24,000 sf Future Class-A Office Building
Reasonable Facsimile

Assisted Living



- All American Assisted Living currently has 6 facilities across MA, RI, NH and NJ.
- 30,770sf Facility



Apartments

- 240 Apartments in 3 Buildings
- Owned and Operated by Trammell Crow Residential
- Dallas based company, have developed 250,000+ units since inception.



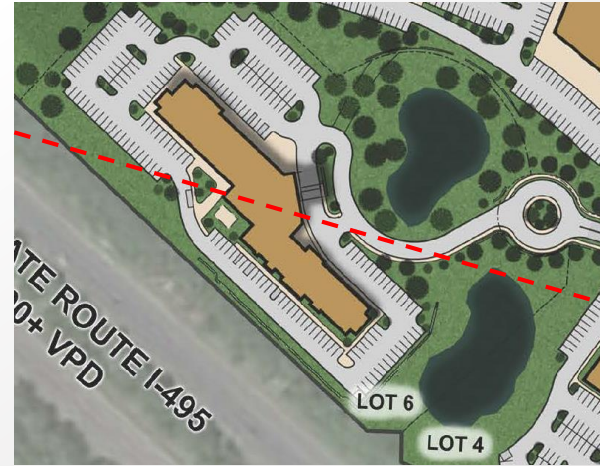
Hotel

160 Room – Dual Branded Marriott Hotel

80 Room - Town Place Suites

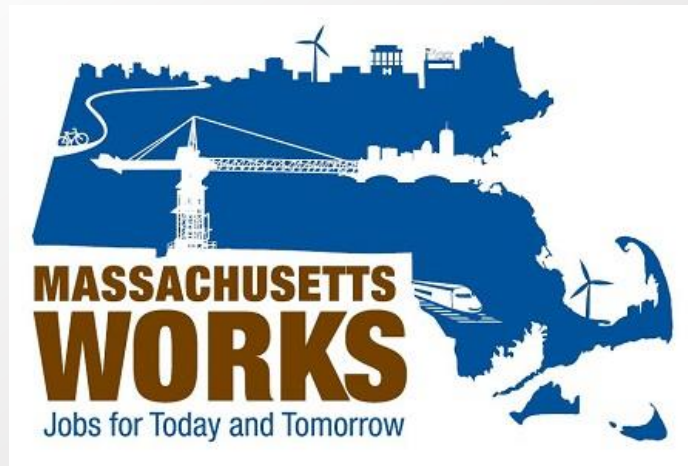
80 Room - Spring Hill Suites

Wrentham/Plainville town line bisects property



Mass Works Grant

- \$2.2M Grant
 - Engineering, Design, and Install of new water main
- Provides necessary upgrade
- Future development aid



Tax Revenue & Jobs

- \$600,000 in Estimated Yearly Tax Revenue
- Approximately 500 temporary construction jobs to be created
- Approximately 700 potential new job opportunities

