

Town of North Brookfield
Economic Development Analysis Map

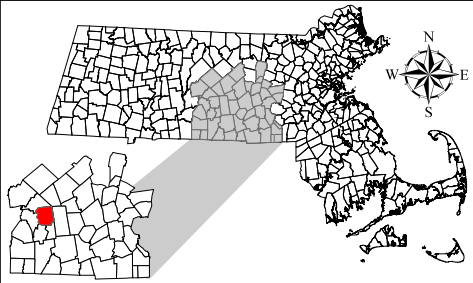
Commercial Buildout Analysis

| District | Size of District | Developable Land | Potential Floor Space | Potential New Jobs* | Estimated Tax Revenue** |
|----------|------------------|------------------|-----------------------|---------------------|-------------------------|
| IND-1 | 10.3 acres | 2.4 acres | 22,957 sq. ft. | 46 | \$8,164 |
| IND-2 | 28.9 acres | 9.2 acres | 61,391 sq. ft. | 123 | \$21,831 |
| IND-3 | 117.7 acres | 38.8 acres | 312,000 sq. ft. | 624 | \$110,947 |
| BG-1 | 16.4 acres | 2.9 acres | 11,838 sq. ft. | 47 | \$6,018 |
| Totals: | 173.3 acres | 53.3 acres | 408,196 sq. ft. | 840 | \$146,960 |

Source: CMRPC Buildout Analysis for the Town of North Brookfield, revised July 2006.

* The new jobs figure is based on four employees per 1,000 square feet of commercial floor space and two employees per 1,000 square feet of industrial floor space (multiplier supplied as part of the EOEa buildout methodology).

** The estimated tax revenue is based on the year 2006 tax rate (\$10.16 per \$1,000 of assessed valuation) and the assessed value of the newly created floor space is based on the Assessor's Cost Table Report for commercial uses (an average of \$50 per 1,000 square feet of floor space) and industrial uses (an average of \$35 per 1,000 square feet of floor space).

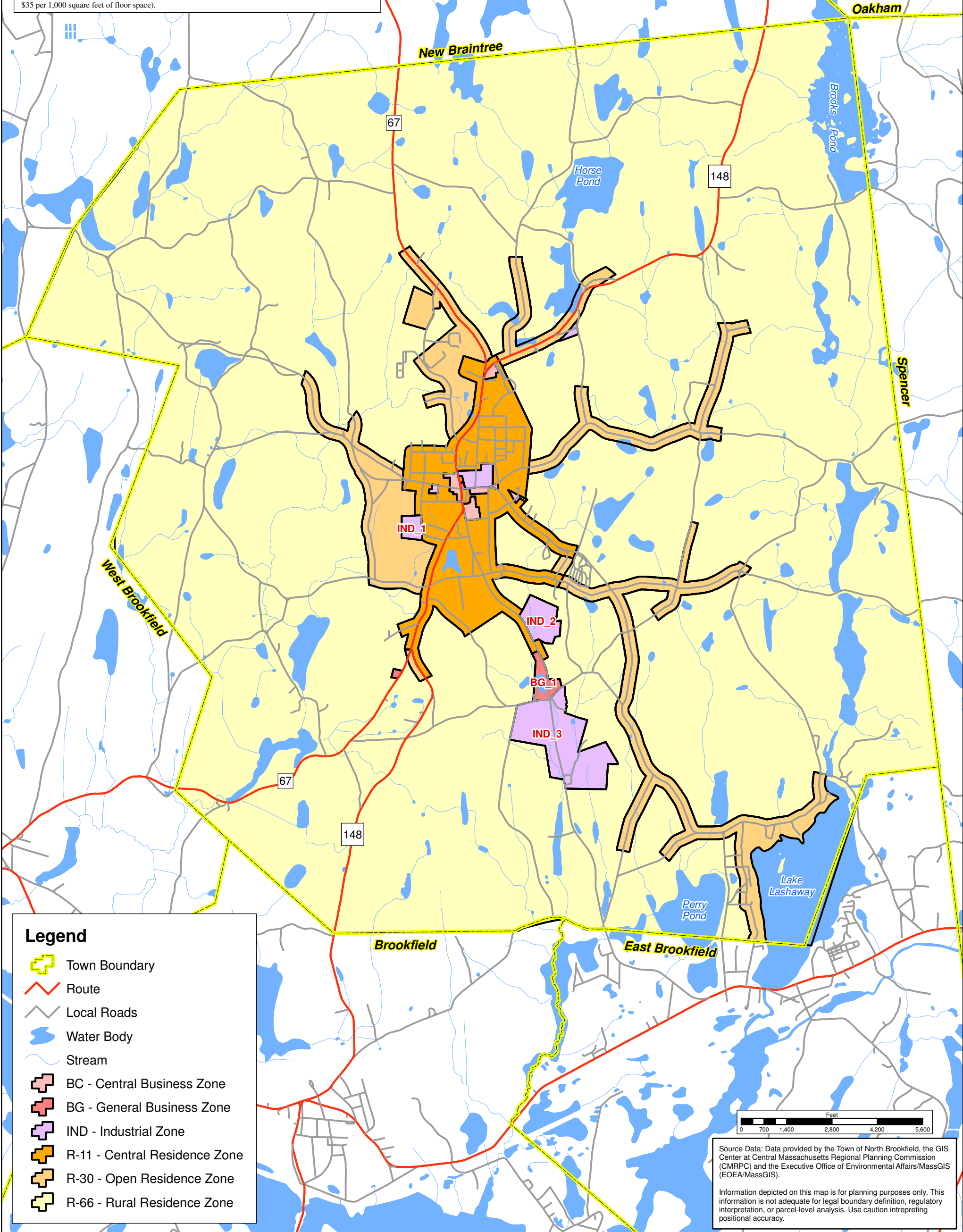


CMRPC

Central Massachusetts Regional Planning Commission

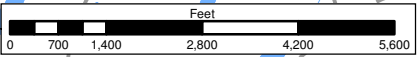
Produced by the GIS Center at
Central Massachusetts Regional Planning Commission.
35 Harvard Street, Second Floor, Worcester, MA 01609-2801
Visit us on-line at - <http://www.cmrpc.org/gis>

Produced Aug. 3 2006



Legend

- Town Boundary
- Route
- Local Roads
- Water Body
- Stream
- BC - Central Business Zone
- BG - General Business Zone
- IND - Industrial Zone
- R-11 - Central Residence Zone
- R-30 - Open Residence Zone
- R-66 - Rural Residence Zone



Source Data: Data provided by the Town of North Brookfield, the GIS Center at Central Massachusetts Regional Planning Commission (CMRPC) and the Executive Office of Environmental Affairs/MassGIS (EOEA/MassGIS).

Information depicted on this map is for planning purposes only. This information is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis. Use caution interpreting positional accuracy.