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## **Heritage Props. hosts groundbreaking of The Emery with project team: Gavin & Sullivan, Hancock and Pilot Const.**

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Lowell, MA Heritage Properties, a locally-owned and operated real estate investment, development, and management team, hosted a groundbreaking event with project partners and city officials on Wednesday, September 3, to announce their newest multifamily community – The Emery.

Located at 218 Middlesex St. in downtown, The Emery is being developed on a vacant lot at the corner of Middlesex and Pearl Sts. in Lowell's JAM (Jackson/Appleton/Middlesex) urban renewal neighborhood zone. The Emery marks the latest investment in the city's JAM district – once a hub of textile innovation, now an area emerging as one of the most dynamic neighborhoods for arts, culture, and community.

"We're proud to officially launch The Emery and break ground on a project that reflects both the rich

history and creative energy of our city,” said Jeff Bush, president of Heritage Properties. “The Emery will serve hundreds of people over the decades ahead, bringing new residents into the JAM district and turning a vacant lot into a vibrant part of the neighborhood. To all our partners, city leaders, state leaders, and community members – thank you for believing in this vision and helping us bring it to life.”

The Emery will include 37 brand-new apartments across the building’s five floors – consisting of 23 studios, 10 one-bedrooms, and four two-bedrooms. The project is being developed by a team of local partners in collaboration with Heritage Properties, including Gavin & Sullivan Architects, Inc., &Design Studio, Hancock Associates, and Pilot Construction.

Referencing Lowell’s identity as the “Spindle City,” The Emery’s branding, name, and interior design will nod to the city’s legacy of textile manufacturing and its growing community of artists. Interiors will feature thoughtful built-ins, stainless appliances, modern finishes, and a warm, sophisticated color palette. The Emery will also include a bike room, storage units, and, for its first-floor residents, patios and garden space.

The groundbreaking event was attended by city officials, including Daniel Rourke, city mayor, Thomas Golden, city manager, and Ali Carter, director of economic development.

“I’m thrilled to be here today to celebrate the groundbreaking of The Emery,” said mayor Rourke. “The Emery does more than create housing, it strengthens our economy, creates jobs, and reinforces the vibrancy of our downtown. This project is a great example of how the city, state, and private partners can come together to invest in Lowell’s growth and future.”

In April, Heritage Properties was awarded tax credits from the Housing Development Incentive Program (HDIP) for The Emery. HDIP supports gateway cities with funding to develop housing while increasing residential growth, expanding diversity of housing stock, supporting economic development, and promoting neighborhood stabilization in designated areas.

The Emery plans to open for occupancy in the fall of 2026, with preleasing expected to begin spring 2026.

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