

wilder



Live it Up at THE DOWNS

THE DOWNS

A THRIVING MIXED-
USE COMMUNITY
TRIFECTA.

Scarborough, Maine

one of America's most affordable beach towns, top-ranked school districts and **FASTEST GROWING TOWN** in the fastest-growing county in Maine.

577-ACRES of mixed-used development bringing newfound vitality to a well-loved landmark.

154-acre Innovation District

MAINE'S NEWEST ECONOMIC HUB

zoned for industrial, manufacturing, tech, commercial medical, and retail users – first mixed-used industrial park in 25 years.

200-acres of **OUTDOOR RECREATION AREAS**

trails, bicycle lanes, parks + natural playscapes.

Home to the **FIRST COSTCO IN MAINE** now open.

Future home of **ALLAGASH BREWERY** and tasting room, under construction.

1,200+ residents today in **622 EXISTING RESIDENTIAL** units with 270 in the pipeline.

Down the road from Maine's only **CABELA'S** + #4 in the Country.

BEFORE THE 295/I-95 SPLIT, adjacent to I-95 with direct access to Rt. 1.

MASTERPLAN at THE DOWNS

A look at the Town Center location from a birds-eye view.



Drone View



TOWN CENTER DISTRICT

ALLAGASH
BREWING COMPANY
Opening 2026

Cabela's



Beacon Apartments
366 units

10 Market Street
Under Construction

MARKET BASKET
Opening 2026

INTERMED

COSTCO
WHOLESALE

3iHOME
Housing for people with disabilities, coming soon.

Cross Street Condos
Under Construction

Parker Apartments
60 units

LP: The Town Center

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Retail BLDG A

The Town Center



Mixed Use B

The Town Center

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[Click here for
360° views](#)

Demographics

Location

Minutes away
from Portland.

South of the
I-95 / I-295 split.

1 ½ hours from
Metro-Boston.

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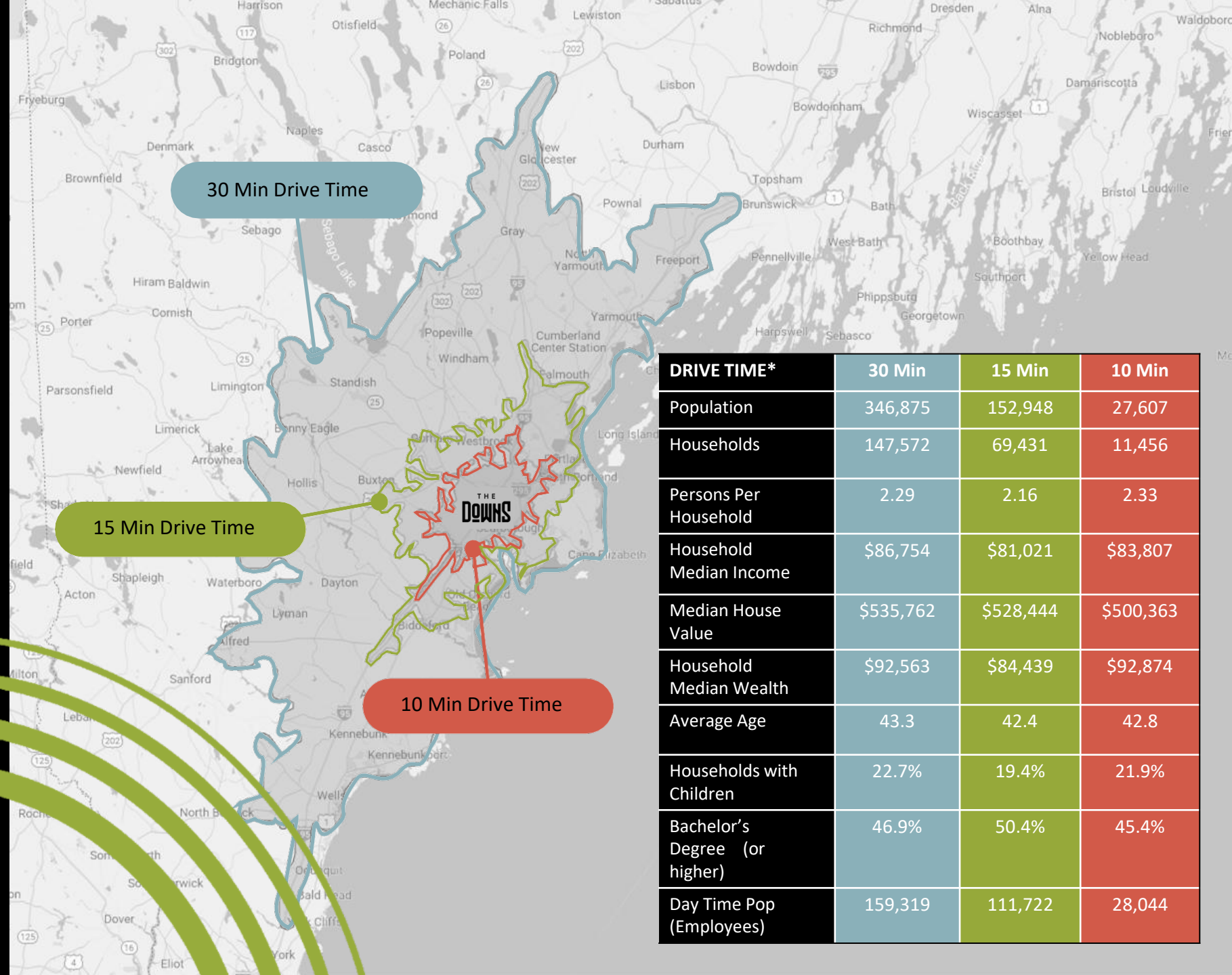


Trade Population

A look at the greater
Portland trade area in a
30-minute drive based on
Costco's market.

**Based on Costco's potential trade area.*

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Trade Area Personas

A look at the greater **Portland** trade area in a 30-minute drive based on Costco market.



Rural High Income

Prosperous ruralites enjoying the outdoors and working in white-collar, farm and blue-collar jobs.

Age: 45-54

Income: \$100-125k+

Households with Children: 30.09%

Home Ownership: 86.68%

Education (college degree): 37.86%

Towns Include: Scarborough + Waterboro

Northern Lights Top Segment



Upper Suburban Diverse Families

Upper-income families living their best life just outside the cities.

Age: 35-44

Income: \$100-\$150k

Households with Children: 38.23% **Home Ownership:** 77.49%

Education (college degree): 38.93%

Towns Include: Cumberland + South Portland



Sunset Boomers

Well-off boomers near or at retirement age living in picturesque locations.

Age: 65-74

Income: \$150-\$200k

Households with Children: 19.7%

Home Ownership: 78.6%

Education (college degree): 55.75%

Towns Include: Falmouth + Cape Elizabeth



Young Professionals

Well-educated college graduates renting in the trendiest parts of town.

Age: 25-34

Income: \$75-\$150k **Households**

with Children: 9% **Home**

Ownership: 24%

Education (college degree): 62%

Towns Include: Portland

*#RisingProfessionals Top Segment

Development Landscape

**A Vibrant Business Community
in Harmony with Nature.**

Comprised of Town Center,
Innovation District, and Residential District

Innovation Centered around Maine's Natural Beauty.

With 200+ acres of open space, including 25 acres donated to the Scarborough Land Trust, The Downs is designed to keep nature at the heart of the community. Once home to harness racing, this land has always been a place where the outdoors played a central role. Today, that legacy lives on through miles of scenic trails, wetlands, and green spaces—preserved for generations to come. Because protecting the land isn't just important to The Downs—it's important to all of us.



Protected wildlife & wetlands that support local ecosystems and create a natural retreat.



Bike and pedestrian-friendly paths connecting to homes, businesses, and the Town Center.



10+ miles of scenic trails for walking, running, or biking.

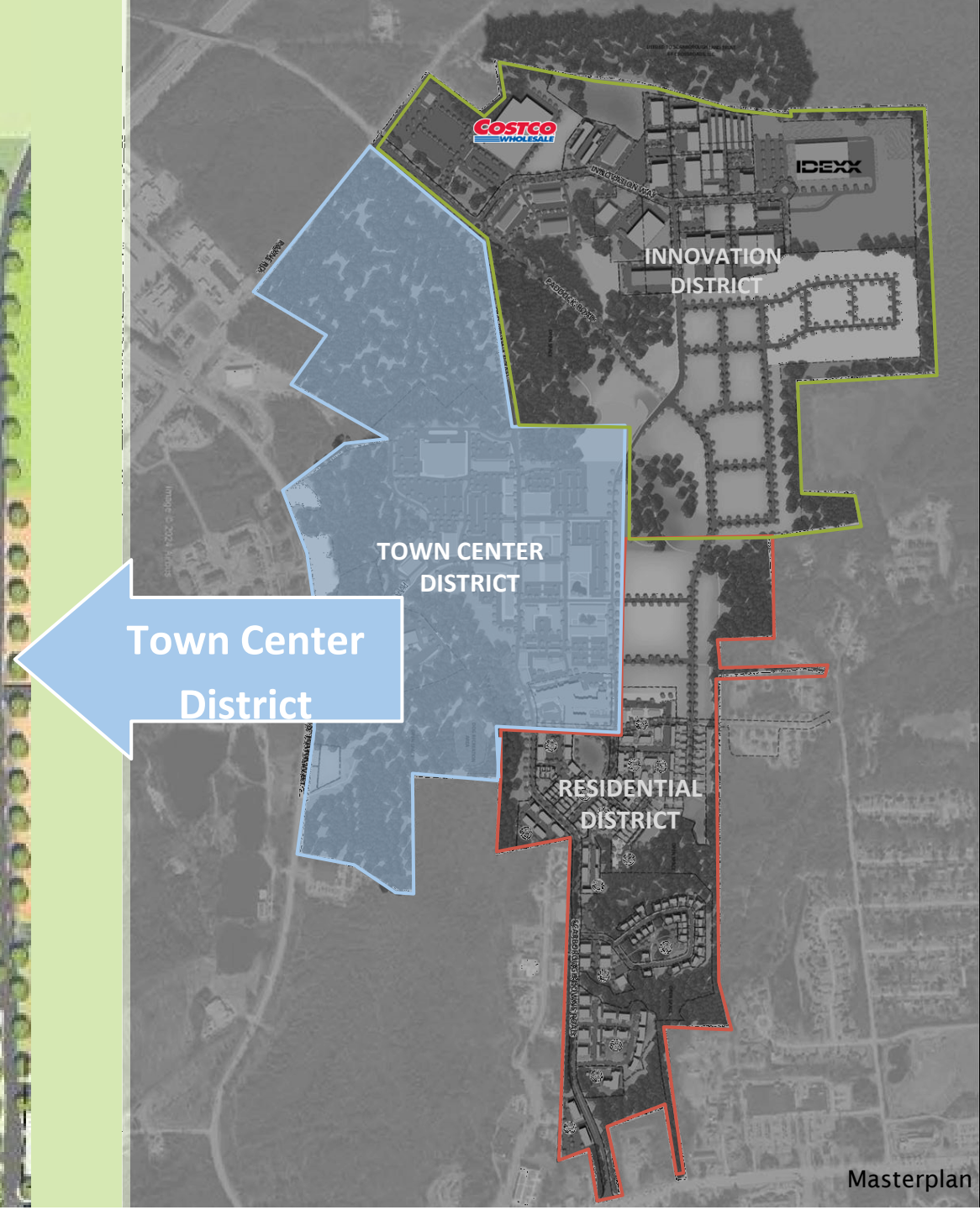


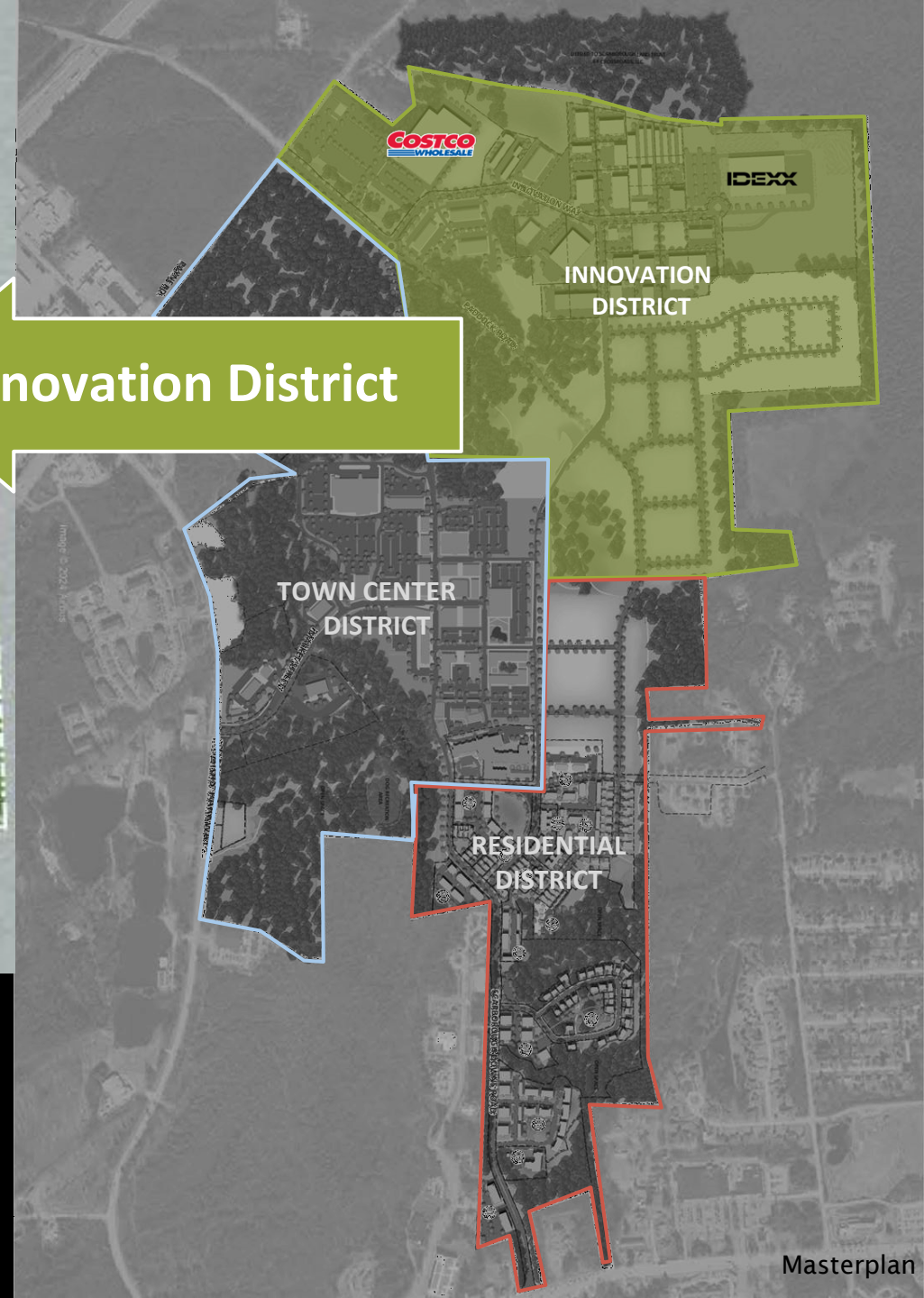
Minutes from Scarborough marsh, the Eastern Trail, and stunning coastal waterways.



In Development: 270
Residential Units 320,000 sq
ft Retail GLA
60,000 sq ft Medical Office 120
Room Hotel

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Innovation District

Total Commercial GLA:

Built & Open: 628,000 sq ft

In Development: 230,100 sq ft

50+ businesses open, including IDEXX and Costco. 22

Residential Units: Lofts @ 225

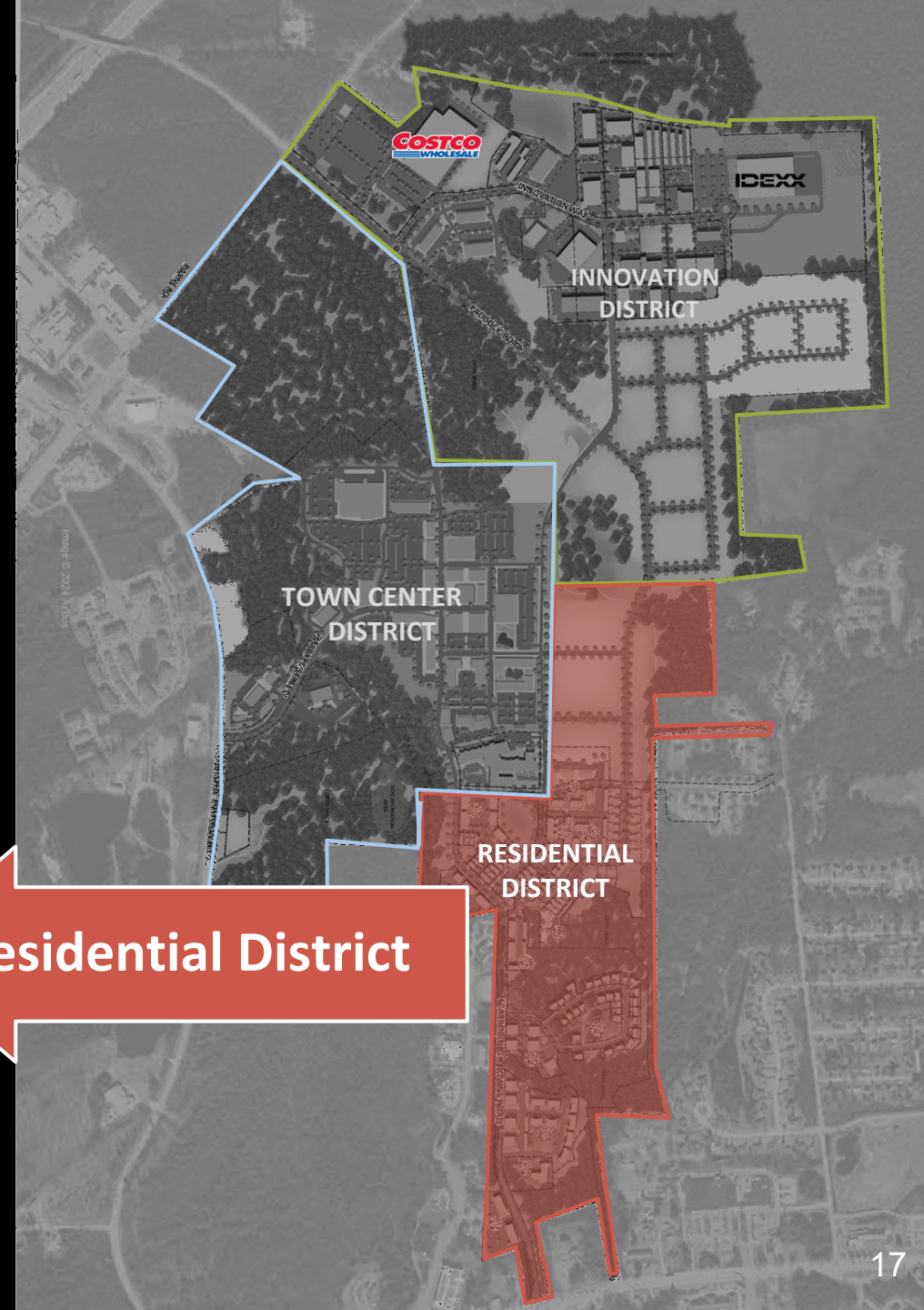
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Masterplan

Total Residential Units

Open & Occupied:
622 units with
1,200 residents

Future
Development:
1,000 Units



Residential District

Brand Platform



Laugh it up...



Brew it up...



Play it up...

Live it Up at THE DOWNS

A location with a rich history...



... and an exciting future.





Renderings









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APPENDIX



Invest it Up in Maine

Understanding the value of life science companies, Maine is making investments in new opportunities and already boasts a diverse and prosperous life science ecosystem including Abbott, BBI Solutions, Corning, Elanco, IDEXX, Molnlycke, GVS, Bio-Rad, and Lonza with facilities in state.

IDEXX

wex



GD
Bath Iron Works

L.L.Bean

CIANBRO



unum

Abbott



Maine is attainable for new businesses due to the abundance of affordable land, resources, and capacity advantages.

Maine is the #1 State in New England for business start ups with 188,458 business in the state.

Maine invested over \$50 million in innovation over the past two years.

Maine exported \$76.6 billion in goods in 2024.

“Maine is the 3rd safest state to live in in 2024.”
- Wallethub

“Maine voted most liveable metro area in 2024”
- Rent café

Travel it Up around Maine



8.5 million tourists last year spent \$9 billion, contributing an estimated \$16 billion to the state's economy.

Maine is home to over 4,000 islands along its coast

- 32,000 miles of rivers and streams
- 542,629 acres of state and national parks.
- Including Acadia National Park, the second most visited park in the U.S.
- 65 lighthouses, with Portland Head Light being the most photographed in the world.

Named by Zillow as the most popular vacation spot in the U.S., with Portland leading the way.



Maine's Population and Growth

In 2024 Maine had a population of 1,404,893 residents and is ranked 13th overall in state growth.

Maine made a commitment to build 80k new homes by 2030

In 2023, 13,621 homes were sold in Maine with a median sales price of \$360,000.

In 2024, 14,287 homes were sold, and the median sales price increased to \$390,000, marking a 4.89% rise in homes sold and an 8.39% increase in median sales price.

Notably, 30.73% of home sales came from out-of-state, with the top migration sources being Massachusetts, New Hampshire, Florida, and New York, according to MLS data.

Maine Real Estate & Demographics – 2024

217 single-family homes were sold in Maine, with an average price of \$887,997.59 and an average size of 2,387 sq. ft.

55 condos were sold, averaging \$521,018.06 and 1,337 sq. ft.

Scarborough, Maine – 2024

Population: 23,656

23% are 65 and over

59% are between 18 and 64

18% are under 18

Median Household Income: \$122,435

Ages 45-64 have an average income of \$165,752

Market Comparison



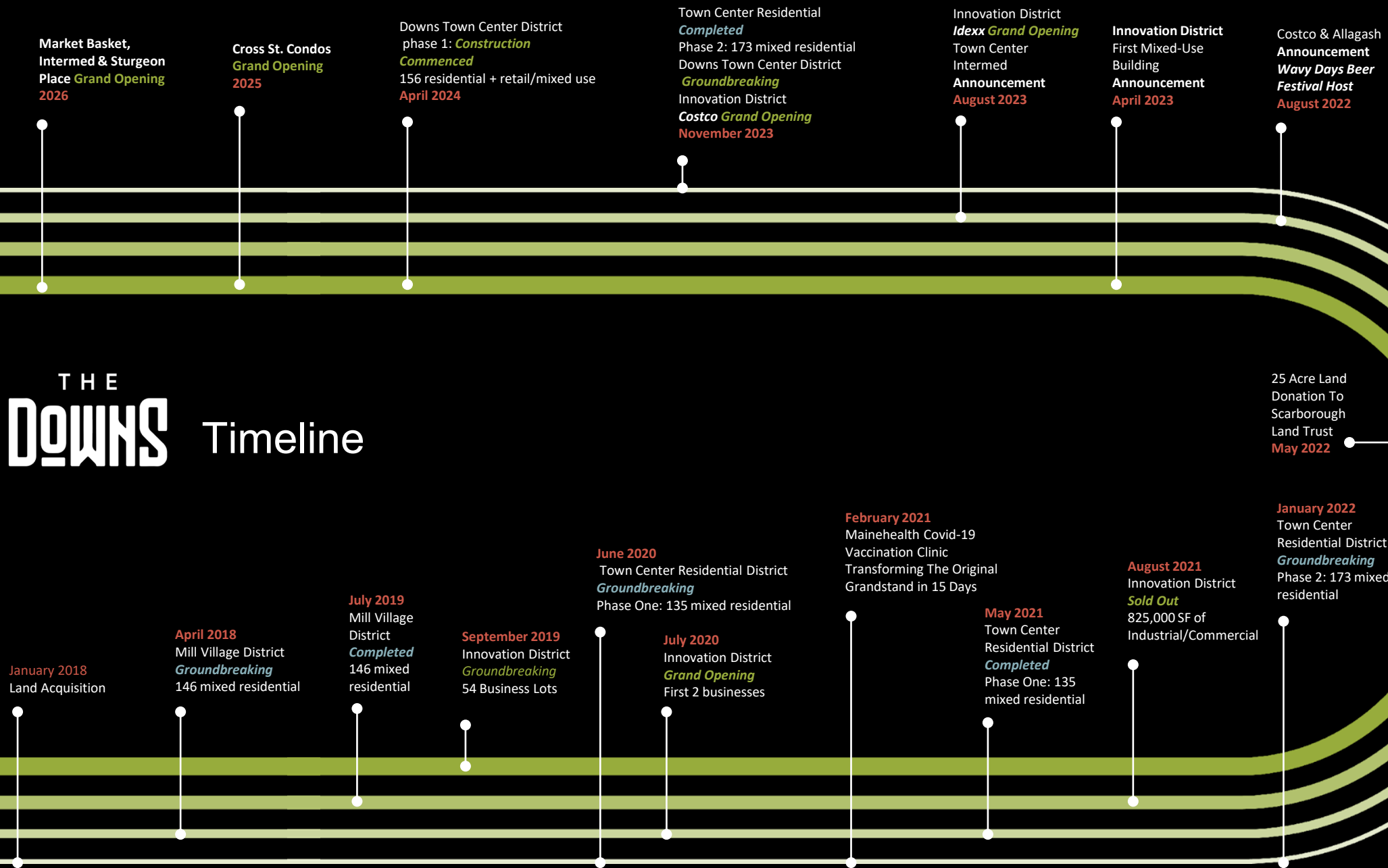
Rockingham County Population	321,745	311,623	Cumberland County Population
Rockingham County Average Income	\$110,225	\$125,434	Cumberland County Average Income
Salem, NH Population	31,549	23,656	Scarborough, ME Population
Salem, NH Average Income	\$147,266	\$125,642	Scarborough, ME Average Income



The Downs



THE DOWNS Timeline



Residential

THE DOWNS BY THE NUMBERS

662 Current Homes
270 Under Construction/Pipeline
48 School Ages Children

156 Condos
283 Apartments
93 Single Family
78 Affordable Senior Housing
12 Memory Care

About

Discover The Downs – A Dynamic Living Experience in Scarborough Nestled in Scarborough's vibrant growth zone. The Downs offers a meticulous master planned community where diverse housing styles come together in harmony. Connected by scenic walking paths and bike lanes, our neighborhoods promise a lifestyle of convenience and beauty.

The Mill District

Launched in 2019, the pioneering phase of The Downs encompasses 57 acres dedicated to residential living. It introduces an impressive mix of 224 homes, including affordable senior housing, duplexes, condos, apartments, single-family homes, and a specialized memory care facility, all designed with community in mind.

The Town Center Residential Distract

Breaking ground in 2020, this phase expands our vision with an additional 316 units comprising single-family homes, cottages, townhomes, condos, and apartments.

Town Center District

Town Center has just celebrated the completion of 60 modern apartments, with 96 condos in progress and another 130 units states to begin soon, including fully integrated smart units for the disabled.

Innovation District: The Lofts @ 225 may be tiny but they will not be forgotten! These micro units are the first living opportunities within a mixed-use building. The 22 units were completed in summer of 2024.

Upon completion, The Downs will boast over 1,500 varied residential options, establishing itself as the ultimate destination for enriched living. Whether you're starting a family, seeking a vibrant senior community, or anything in between. The Downs is designed to cater to diverse lifestyles and needs, making it the perfect place to call home.

Contact:



HOMES FOR SALE

(207) 730-7031
Info@scovillefoleyhomes.com



HOMES FOR LEASE

(207) 494-1221
Thedowns@mainepropertiesllc.com

Rentals

Nestled within a vibrant **community**. The Downs boasts an exquisite collection of 283 apartments spread across six premier associations, offering a diverse range of unit types tailored to meet every lifestyle. Features an on-site dog park for our four-legged residents and over 15 miles of scenic walking trails and dedicated bike lanes to cater to the active and outdoor enthusiasts. Additionally, its strategic location on public transit routes ensures seamless connectivity to nearby towns, enhancing the convenience factor for all residents. With a commitment to luxury living and an unparalleled suite of amenities. The Downs is truly a place to live it up.

Carriage Walk Apartments 2019



- 62 Units
- (4) 12 Unit Buildings & (1) 14 Unit building
- **Highlight:** Onsite Gym & Parking

Hackamore Place 2022



- 36 Units
- (3) 12 Unit Buildings
- **Highlight:** Garages available for lease

The Parker 2024



- 60 Units
- (4) 15 Unit Buildings
- **Highlight:** First completed project in the town center.

Hayloft Apartments 2021



- 58 Units
- (5) 12 Unit Buildings
- **Highlight:** Home to management company inside office (takes up two residential units)

Hackamore North 2023



- 45 Units
- (3) 15 Unit Buildings
- **Highlight:** Garages available for lease

Lofts @ 225 2024



- 22 Units
- (1) Building
- **Highlight:** First commercial/residential building and first micro units in The Downs.

Condos

At The Downs, we proudly present a collection of 156 condominiums, each offering a unique blend of style, spaciousness, and modern comforts. Every unit has been crafted with meticulous attention to detail ensuring optimal living conditions complemented by generous storage solutions and accessible designs.

Currently underway, the Cross St. Condos add an additional 96 homes to our portfolio, all of which are progressing swiftly towards completion.

These residences are on schedule to welcome their first inhabitants by the end of 2025, offering the promise of move-in readiness and the excitement of upscale living.

Immerse yourself in a life of luxury and convenience at The Downs, where your dream home awaits.

Mill Commons 2019



- 48 Units
- (4) 12 Unit Buildings & (8) Duplex Buildings
- **Highlight:** EV charging on site & garages for all units

Tandem Ct. 2021



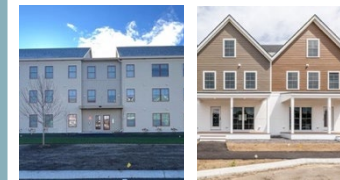
- 24 Units
- (2) 12 Unit Buildings
- **Highlight:** In building storage and garages

The Gables 2021



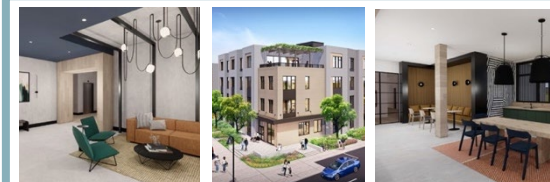
- 30 Units
- (2) 12 Unit Buildings & (1) 6 Unit Building
- **Highlight:** In Building Storage and Garages

Frontrunner Condos 2022



- 54 Units
- (3) 12 Unit buildings & 18 Townhomes
- **Highlight:** Townhomes are three stories + unfinished basement with garages. Condos have in building storage and garages.

Cross St. FOR SALE 2025 Completion



- 96 Units
- (2) 48 Unit Buildings
- **Highlight:** First Luxury Condos with Amenities. Located in the Town Center.
- Prices Started at 399k

Single Family Homes

Distinctive Single-Family Residences at The Downs

Discover the epitome of refined living with our exclusive collection of 93 single-family homes at The Downs. Each residence celebrates individuality through diverse architectural styles, sizes, and personalized amenities. Crafted with precision, our homes are designed to cater to your desire for space, elegance, and functionality, ensuring that every aspect of your home enhances your daily life.

From thoughtfully planned layouts to serene outdoor spaces, these homes affirm a commitment to quality living. With an emphasis on comfort and style, residents will enjoy spacious interiors, modern conveniences, and meticulous attention to detail throughout their abode. Welcome to a harmonious blend of community and privacy at The Downs, where your single-family home is more than just a place to live—it's a canvas for your life's most cherished moments.



Gristmill Ln.

- Broke ground in 2019
- Located in the Mill District
- 30 Single Family Homes



Cottages on the Green

- Broke ground in 2020
- Located in Town Center Residential District
- 8 Single Family Homes



Frontrunner Neighborhood

- Broke ground in 2020
- Located in Town Center Residential District
- 15 Single Family Homes



Cottages at Simplicity Ct.

- Broke ground in 2022
- Located in Town Center Residential District
- 8 Single Family Homes



Pacer Way

- Broke ground in 2021
- Located in Town Center Residential District
- 30 Single Family Homes

Innovation District

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BY THE NUMBERS

54 Lots sold

154 Acres Total

118,000SF Largest Building

50+ Businesses Open

850,000SF Build

QUICK STATS

- Broke ground in 2019
- 2 Businesses under construction
- 1,000 Daily Employees
- Connected to Town Center
- Direct Access to I-95
- Walking Trails will Connect to Warren Woods

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About

Introducing The Innovation District: A Testament to Rapid Success Breaking ground in 2019, our expansive 154-acre business park is masterfully zoned to cater to diverse array of enterprises, including light industrial, manufacturing, technology, commercial, and medical.

Perfectly situated along Payne Road, this premier park offers 54 adaptable lots designed to support businesses ranging from 5,000 to 100,000 SQ ft. in addition to three prominent commercial gateway sites. With an impressive allocation of 55 acres dedicated to open space, our park ensures a harmonious balance between work and leisure, providing an ample expanse for rejuvenating breaks amidst nature.

Dubbed the Innovation District, this business park shattered expectations by achieving a complete sell-out in an astonishing record time of just under two years, a timeline far surpassing the initial projection of 15 years. This remarkable milestone underscores the vibrant appeal and immense demand for high-quality, strategically located business spaces.

Today, the Innovation District proudly hosts over 50 Flourishing business, each contributing to the dynamic ecosystem of this state-of-the-art park. Join us in this bustling center of innovation and growth where your business can thrive amidst leaders and pioneers reshaping the future.



Contact:

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COMPANY**

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Business is up at ^{THE} DOWNS

