

The Telegraph

Dallas company looks to build logistics center on Hudson's Green Meadow property



An aerial view of the Hudson Logistics Center site.

HUDSON – What would become the state's largest logistics center could be up and running as soon as fall of 2021 if all goes as planned.

The proposed Hudson Logistics Center could become the town's largest employer by nearly three times, bringing 2,500 direct and indirect jobs to Hudson. The town will hold a public hearing on this project at 7 p.m. on May 27. Information on the meeting is available on the town website, www.hudsonnh.gov/bc-pb/page/hudson-logistics-center-proposal.

The proposal submitted by Hillwood Investment Properties, a Dallas-based development firm, seeks to construct three high-tech distribution facilities on the Green Meadow Golf Club property, with roughly 2.6 million square feet of warehouse space.

"We are projected to put over \$300 million of investment into the property," said Justin Dunn, a vice president with Hillwood.

Dunn said Hillwood is preparing a fiscal impact study to help determine the job counts. This fiscal impact study will also help determine the tax revenue base.

He said most of the estimated \$300 million investment would go toward construction of the facilities.

“When we start getting into site work, and utilities and traffic mitigation and things of those nature that we’re continuing to investigate and work through it’s going to be substantially more,” Dunn said.

The proposal would divide the site into three lots, each with its own distribution building with associated loading docks and parking. The site will be accessed by one public and one private roadway. Dunn said Hillwood is working with both the state and the town on mitigation and the traffic.

Dunn also said that Hillwood often builds with an eye toward potential rental space for two or three tenants.

The proposal seeks to preserve 230 of the site’s 374 acres as green space, including natural buffers between the Merrimack River, adjoining neighborhoods and the development.

As the coronavirus pandemic continues causing uncertainty for the economy and unemployment, Dunn said the project could potentially provide a large economic boost to the area.

“I always refer to these as long term, sustainable jobs,” Dunn said. *“These aren’t retail jobs that obviously get hit hard during recessions and things of that nature, that these generally are a little bit more recession proof jobs.”*

The proposal must be reviewed by both the Hudson Planning Board and Conservation Commission. It will also be reviewed independently by third party peer review engineering consultants selected by town officials.

Additionally, the center will be reviewed by the New Hampshire Department of Transportation and the New Hampshire Department of Environmental Services. Federal level review will also occur by the U.S. Army Corps of Engineers.

“We always try to be as confident as possible in these types of developments and we hope to gain support as we continue through the process,” Dunn said.

Hillwood has set a goal of beginning construction in the fall of 2020 and opening up the center the following year in the fall of 2021.