

Proposal Would Transform Golf Club into Hudson Logistics Center

COURTESY OF THE HUDSON LOGISTICS CENTER



A project that developers say could bring more than 2,000 jobs to Hudson is winding its way through the land use process. **The Hudson Logistics Center**, a project of Hillwood Enterprises of Dallas, Texas, will include three high-tech distribution facilities on what is currently the Green Meadow Golf Club.

The development is 2.6 million square feet in total, with two 1-million-square-foot buildings and a third that is 522,000-square feet, says Justin Dunn, vice president of development for Hillwood. He says the two larger facilities are for a specific tenant that will have 15-year leases. Roughly 230 of the 350 acres will be left as green space.

Hillwood anticipates that once operational, the Hudson Logistics Center will be the town's largest employer, creating at least 2,500 direct and indirect jobs. "This will be e-commerce; it's a logistics warehouse," says Dunn. "There are really good jobs provided by this tenant usually starting at about \$17 per hour with benefits, medical reimbursement and true advancement opportunities. We've estimated about \$2 million in payroll a week hitting the streets of Hudson. We are working through a study to understand the true economic impact to the town."

The Hudson Economic Development Assessment prepared by the **Nashua Regional Planning Commission** in 2018 identified the South Lowell Road area as "perhaps the greatest opportunity for both commercial and industrial development" in Hudson.

Hillwood presented its application and proposal to the Hudson Planning Board on May 27, followed by a site walk in June. A second planning board meeting was rescheduled at Hillwood's request while they develop an updated plan, says Dunn.

For more information, visit hudsonlogisticscenter.com.



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