

wilder

**MR**  
DEVELOPMENT

  
THE BOULOS  
COMPANY

# Live it **Up** at **THE DOWNS**

MAY 2026

# 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-ACRE** 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, with 50+ existing businesses and 1,000+ employees - it's first mixed-used industrial park in 25 years.

200-acres of **OUTDOOR RECREATION AREAS** trails, bicycle lanes, parks + natural playscapes.

The destination of the **ONLY COSTCO IN MAINE** with 1.4M\* visitors in 2025, up 12.23% from year prior.

Home to **ALLAGASH BREWERY'S, THE BUNGALOW**, now open and thriving.

1,200+ residents today in **700+ EXISTING RESIDENTIAL** units with 300 in the pipeline.

Under a mile from Maine's only **CABELA'S**, rank in the **top 10** nation-wide.

Future home to **Market Basket**, opening late 2026.

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

# Location

Minutes away from Portland.

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

1 ½ hours from Metro-Boston.



# THE DOWNS

“Before the Split”

Scarborough | Portland Maine

A 577 Acre  
Mixed-Use Development

Maine's First Costco  
700 Residential Units  
500,000 SF of Innovation Office  
Allagash Bungalow  
Cabela's (NAP)

The Town Center is Underway!

Market Basket 80,000SF  
Intermed 60,000SF  
Additional Retail 200,000SF  
Additional Residential 300 units

# THE DOWNS

MAINE CROSSING

THE MAINE MALL

SCARBOROUGH GALLERY

Scarborough

Portland  
International  
Jetport

W. Commercial St

Broadway

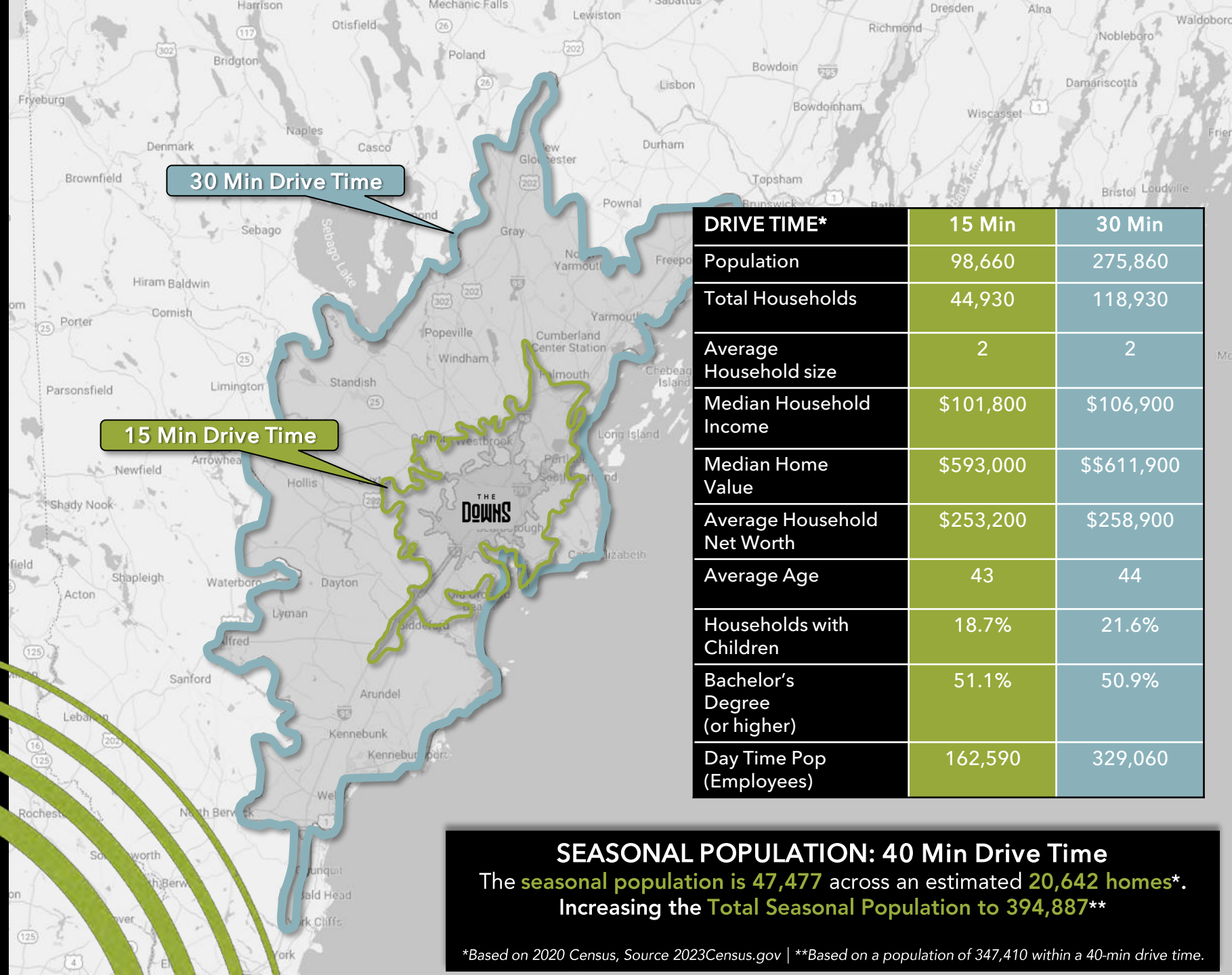
Rte 1

77

# Trade Population

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

*\*Based on Advan, Costco, 2025*



DRIVE TIME*	15 Min	30 Min
Population	98,660	275,860
Total Households	44,930	118,930
Average Household size	2	2
Median Household Income	\$101,800	\$106,900
Median Home Value	\$593,000	\$611,900
Average Household Net Worth	\$253,200	\$258,900
Average Age	43	44
Households with Children	18.7%	21.6%
Bachelor's Degree (or higher)	51.1%	50.9%
Day Time Pop (Employees)	162,590	329,060

**SEASONAL POPULATION: 40 Min Drive Time**  
 The **seasonal population is 47,477** across an estimated **20,642 homes\***.  
 Increasing the **Total Seasonal Population to 394,887\*\***

*\*Based on 2020 Census, Source 2023Census.gov | \*\*Based on a population of 347,410 within a 40-min drive time.*



# Live it Up at THE DOWNS



**FUTURE RESIDENTIAL  
500 UNITS**

**THE DOWNS CENTER FOR LIFE SCIENCE**

**FUTURE RESIDENTIAL  
500 UNITS**

**EXISTING RESIDENTIAL  
700 UNITS**

**HOTEL  
120 KEYS**

**BOUTIQUE HOTEL  
120 KEYS**

**CROSS ST. CONDOS  
96 UNITS**

**MARINERS  
SPORT COMPLEX**

**INTERMED  
OUTPATIENT CARE  
60,000SF**

**The Parker  
at  
THE DOWNS**

**COSTCO  
WHOLESALE**

**MARKET BASKET**

**STURGEON PLACE  
51 UNITS**

**ALLAGASH**

**TOWN CENTER  
RESIDENTIAL  
300 UNITS**

**ALLAGASH  
Bangalore**

**10 MARKET ST.**

**PATRIOT  
ACURA**

**Cabela's  
WORLD'S FOREMOST OUTFITTER**

**THE BEACON  
at Gateway  
400 UNITS**

**SALT PUMP  
CLIMBING CO.**

# MASTERPLAN

The Town Center from a Bird's Eye View



**EXIT 42 - 195**

# Drone View

## TOWN CENTER DISTRICT

**ALLAGASH**  
BREWING COMPANY  
NOW OPEN

*Cabela's*



76  
Market  
Street

**MARKET BASKET**  
Opening 2026

**INTERMED**  
Opening 2026

**COSTCO**  
WHOLESALE

10  
Market  
Street  
Now open

Beacon  
Apartments  
366 units

Parker  
Apartments  
60 units

Sturgeon  
Place  
Housing for  
people with  
disabilities,  
coming soon.

Cross St.  
Condos  
96 units

The  
Breakaway  
First Mixed-Used  
Building, Under  
Construction

THE  
DOWNS



# Current Home to 50+ Businesses

Home to over 1,000 existing employees, with an estimated 3,000+ employees upon completion.



# Renderings

# THE DOWNS

[Click here for  
360° views](#)















# Live it Up at <sup>THE</sup> DOWNS

**Laugh it up...**

**Brew it up...**

**Play it up...**