



LAND OFFERING

89 Stony Hill Road

Prime Land for Sale

OFFERING PRICE \$4,600,000



FC FEBBRAIO
COMMERCIAL

**BERKSHIRE
HATHAWAY** | NEW ENGLAND
HOMESERVICES | PROPERTIES
COMMERCIAL DIVISION

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EXECUTIVE SUMMARY

89 STONY HILL ROAD BETHEL | FOR SALE



PROPERTY OVERVIEW

Welcome to a prime commercial re-development opportunity nestled in the heart of Bethel, Connecticut, boasting an unrivaled location on the bustling Stony Hill Road (Rte 6). This 5.5-acre parcel of land offers an exceptional canvas for ambitious ventures, strategically positioned just off I-84 between exits 8 and 9. Priced at \$4,600,000, this property enjoys an esteemed neighborhood, surrounded by renowned national, regional, and local brands including Big Y, Starbucks, Dunkin Donuts, Dollar Tree, and Wells Fargo. Its value is further accentuated by its prime location and proximity to these esteemed establishments.

OFFERING SUMMARY

- Sale Price \$4,600,000
- Property Type: Land
- Proposed Use: Retail, Multifamily & More
- Lot Size: 5.5 AC

DEVELOPMENT HIGHLIGHTS

- Develop up to 95,000sf
- I-84 Corridor
- Many Uses Permitted

PROPERTY OVERVIEW

89 STONY HILL ROAD BETHEL | FOR SALE



PROPERTY OVERVIEW

Prime Stony Hill (Rte 6) Location: Situated on one of Bethel's busiest thoroughfares, this property benefits from maximum exposure and accessibility, attracting a steady flow of traffic and customers.

Multiple Options for Development: With its level terrain and expansive acreage, this parcel offers boundless opportunities for development. Whether envisioning a retail complex, a medical facility, multi-family residences, or hospitality ventures, the possibilities are endless.

High Visibility: Boasting prominent visibility along Stony Hill Road, this property ensures that any business or development on-site will capture the attention of passersby, enhancing brand recognition and foot traffic.

Excellent Trade Area: Bethel's vibrant trade area, coupled with the property's strategic location near major highways, makes it an ideal destination for businesses seeking to tap into a thriving market and capitalize on consumer demand.

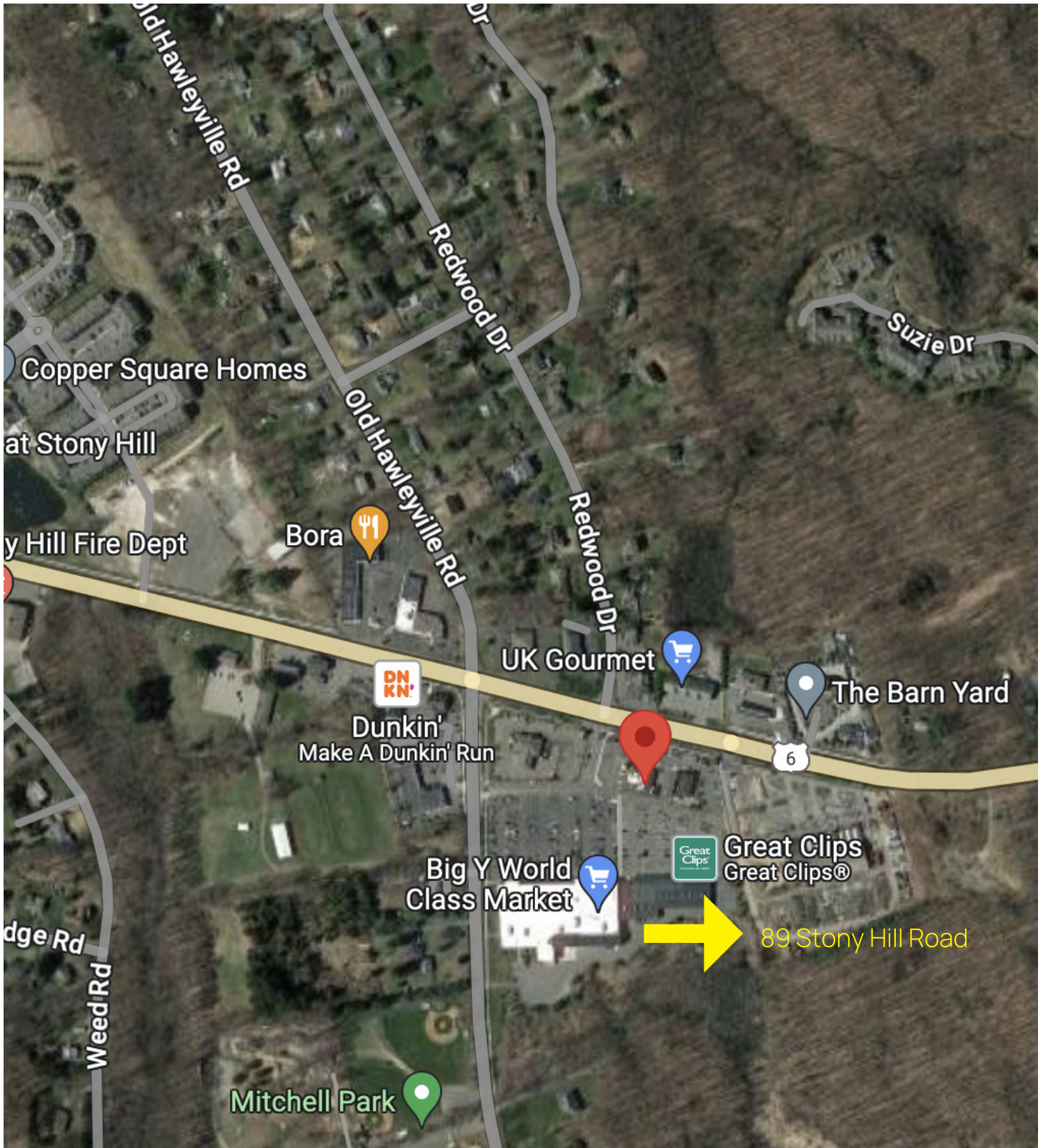
Demographics: The property benefits from excellent demographics, including a mix of residential neighborhoods, commercial establishments, and a diverse population, providing a solid customer base and support for businesses of all types.

Don't miss this rare opportunity to secure a coveted piece of real estate in Bethel's commercial landscape. With its prime location, versatile development options, and strong market appeal, this property promises lucrative returns and long-term success for the savvy investor. Embrace the opportunity to make your mark in this dynamic and thriving community.

LOCATION MAP

89 STONY HILL ROAD BETHEL

FOR SALE



AERIAL MAP

89 STONY HILL ROAD, BETHEL

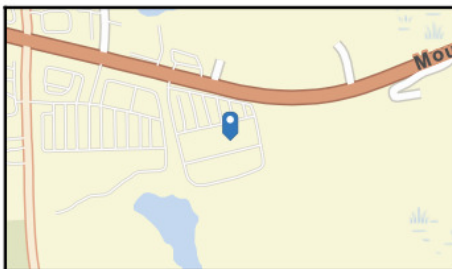
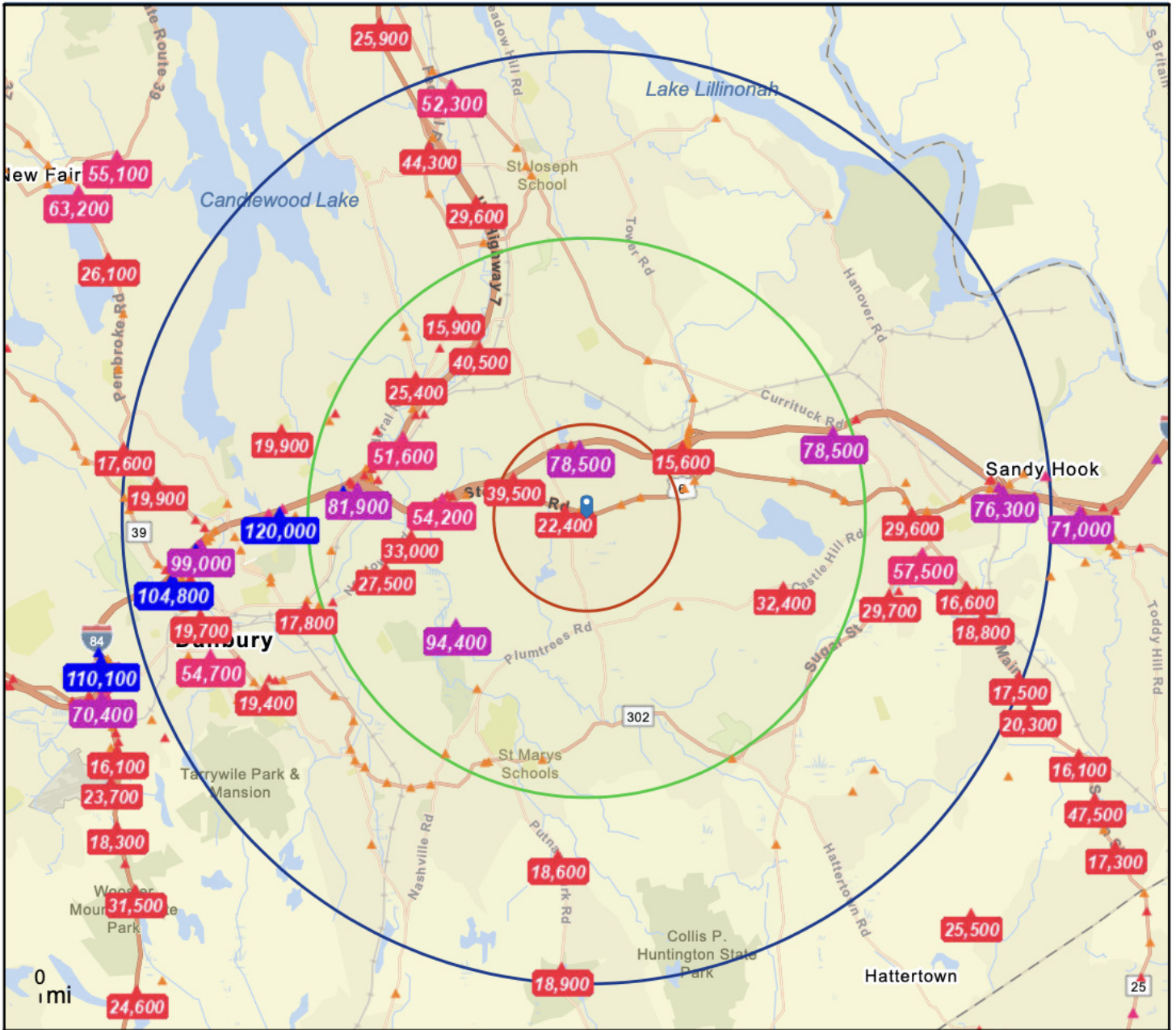
| FOR SALE



TRAFFIC COUNT MAP

89 STONY HILL ROAD BETHEL

| FOR SALE



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).

SOIL REPORT

89 STONY HILL ROAD BETHEL

| FOR SALE



- Boundary
- Conservation Easements
- NOT AVAILABLE
- Voltage 0 - 99 KV
- Voltage 100 - 161 KV
- Voltage 220 - 287 KV
- Voltage 345 KV
- Voltage 500 KV

SOIL REPORT

89 STONY HILL ROAD BETHEL

| FOR SALE

Boundary 5.46 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
306	Udorthents-Urban land complex	2.98	54.58	0	32	3e
73C	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	2.37	43.41	0	41	6s
75E	Hollis-Chatfield-Rock outcrop complex, 15 to 45 percent slopes	0.1	1.83	0	6	7s
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky	0.01	0.18	0	10	7s
TOTALS		5.46(*)	100%	-	35.39	4.38

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion
 (s) soil limitations within the rooting zone (w) excess of water

DEMOGRAPHIC & INCOME PROFILE - 1 MILE RADIUS

89 STONY HILL ROAD BETHEL

| FOR SALE

Summary	Census 2010	Census 2020	2023	2028				
Population	2,774	3,128	3,349	3,360				
Households	1,034	1,207	1,312	1,338				
Families	824	941	1,024	1,044				
Average Household Size	2.59	2.46	2.43	2.39				
Owner Occupied Housing Units	941	1,047	1,110	1,143				
Renter Occupied Housing Units	93	160	202	196				
Median Age	43.9	46.0	47.3	48.6				
Trends: 2023-2028 Annual Rate	Area	State	National					
Population	0.07%	-0.10%	0.30%					
Households	0.39%	0.19%	0.49%					
Families	0.39%	0.15%	0.44%					
Owner HHs	0.59%	0.38%	0.66%					
Median Household Income	2.30%	2.52%	2.57%					
Households by Income			2023	2028				
			Number	Percent				
<\$15,000			43	3.3%				
\$15,000 - \$24,999			18	1.4%				
\$25,000 - \$34,999			55	4.2%				
\$35,000 - \$49,999			63	4.8%				
\$50,000 - \$74,999			143	10.9%				
\$75,000 - \$99,999			115	8.8%				
\$100,000 - \$149,999			258	19.7%				
\$150,000 - \$199,999			245	18.7%				
\$200,000+			372	28.4%				
			Number	Percent				
Median Household Income			\$139,700	\$156,550				
Average Household Income			\$179,025	\$204,570				
Per Capita Income			\$63,574	\$73,532				
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	151	5.4%	129	4.1%	143	4.3%	146	4.3%
5 - 9	190	6.8%	176	5.6%	184	5.5%	173	5.2%
10 - 14	215	7.8%	208	6.6%	244	7.3%	204	6.1%
15 - 19	190	6.8%	198	6.3%	220	6.6%	209	6.2%
20 - 24	117	4.2%	167	5.3%	137	4.1%	130	3.9%
25 - 34	200	7.2%	258	8.2%	304	9.1%	263	7.8%
35 - 44	371	13.4%	386	12.3%	343	10.2%	417	12.4%
45 - 54	502	18.1%	416	13.3%	472	14.1%	417	12.4%
55 - 64	385	13.9%	460	14.7%	533	15.9%	499	14.9%
65 - 74	206	7.4%	359	11.5%	421	12.6%	472	14.1%
75 - 84	151	5.4%	220	7.0%	226	6.8%	297	8.8%
85+	96	3.5%	149	4.8%	121	3.6%	132	3.9%
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	2,549	91.9%	2,454	78.5%	2,587	77.2%	2,495	74.3%
Black Alone	30	1.1%	89	2.8%	100	3.0%	113	3.4%
American Indian Alone	3	0.1%	6	0.2%	8	0.2%	9	0.3%
Asian Alone	117	4.2%	177	5.7%	193	5.8%	206	6.1%
Pacific Islander Alone	3	0.1%	2	0.1%	2	0.1%	2	0.1%
Some Other Race Alone	36	1.3%	147	4.7%	168	5.0%	200	6.0%
Two or More Races	37	1.3%	253	8.1%	291	8.7%	334	9.9%
Hispanic Origin (Any Race)	151	5.4%	318	10.2%	371	11.1%	426	12.7%

Data Note: Income is expressed in current dollars.

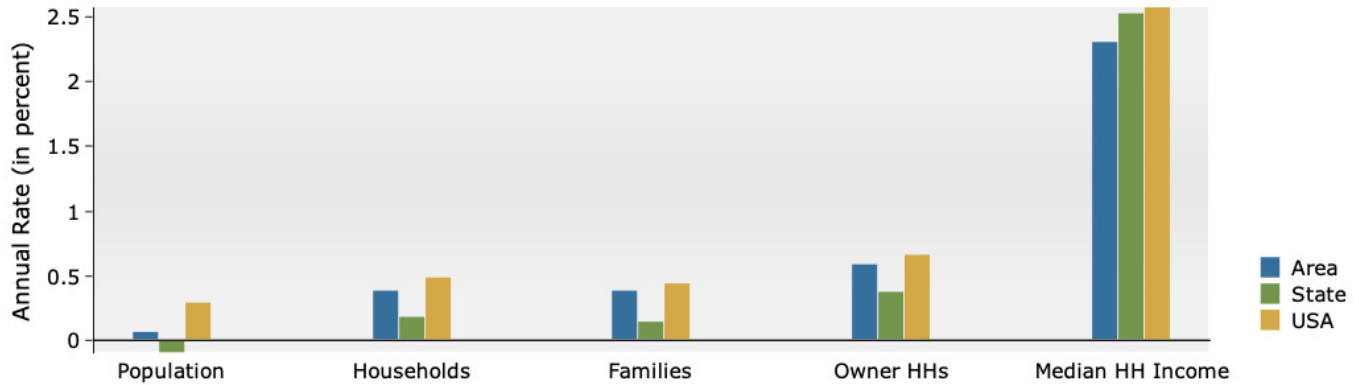
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

DEMOGRAPHIC & INCOME PROFILE - 1 MILE RADIUS

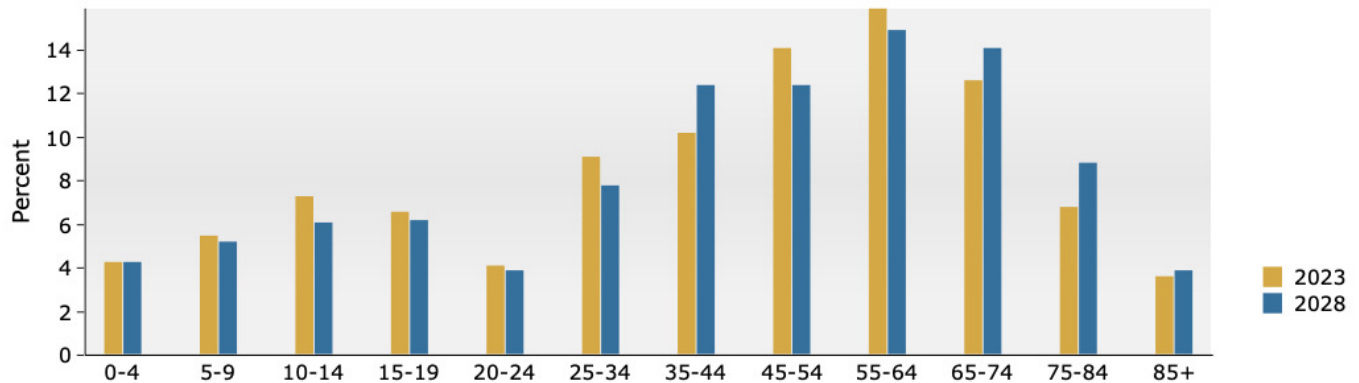
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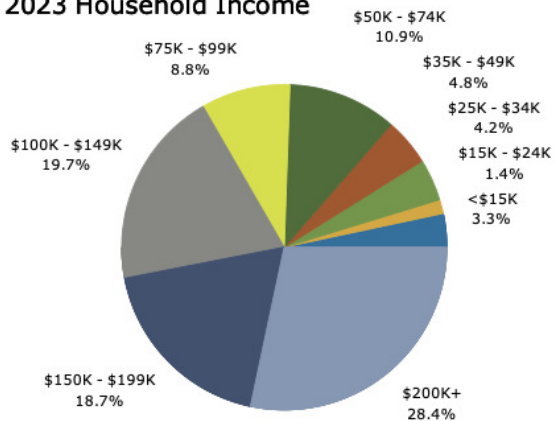
Trends 2023-2028



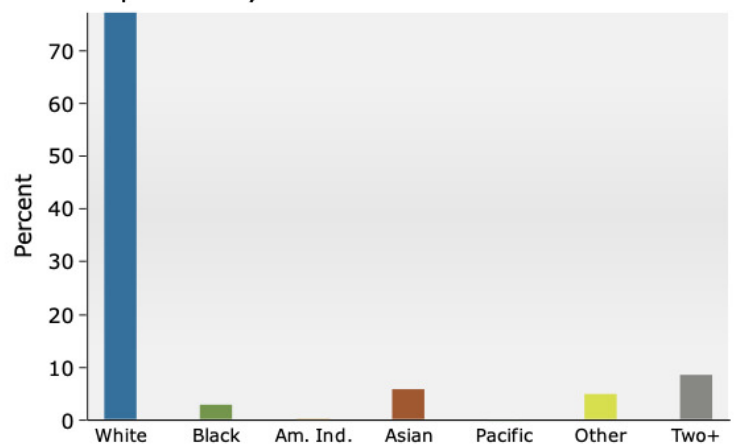
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 11.1%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

DEMOGRAPHIC & INCOME PROFILE - 3 MILE RADIUS

89 STONY HILL ROAD BETHEL

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Summary	Census 2010		Census 2020		2023		2028	
Population	28,080		29,790		30,461		30,637	
Households	10,736		11,466		11,799		11,993	
Families	7,531		8,039		8,123		8,264	
Average Household Size	2.60		2.57		2.55		2.53	
Owner Occupied Housing Units	8,530		8,601		8,883		9,166	
Renter Occupied Housing Units	2,206		2,865		2,916		2,827	
Median Age	41.4		43.5		43.7		44.3	
Trends: 2023-2028 Annual Rate	Area		State		National			
Population	0.12%		-0.10%		0.30%			
Households	0.33%		0.19%		0.49%			
Families	0.34%		0.15%		0.44%			
Owner HHS	0.63%		0.38%		0.66%			
Median Household Income	1.88%		2.52%		2.57%			
Households by Income					2023		2028	
			Number	Percent	Number	Percent	Number	Percent
<\$15,000			549	4.7%	512	4.3%		
\$15,000 - \$24,999			550	4.7%	468	3.9%		
\$25,000 - \$34,999			532	4.5%	494	4.1%		
\$35,000 - \$49,999			957	8.1%	809	6.7%		
\$50,000 - \$74,999			1,549	13.1%	1,321	11.0%		
\$75,000 - \$99,999			1,291	10.9%	1,213	10.1%		
\$100,000 - \$149,999			2,593	22.0%	2,723	22.7%		
\$150,000 - \$199,999			1,520	12.9%	1,755	14.6%		
\$200,000+			2,258	19.1%	2,698	22.5%		
Median Household Income			\$106,148		\$116,484			
Average Household Income			\$143,246		\$162,203			
Per Capita Income			\$55,452		\$63,482			
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,613	5.7%	1,349	4.5%	1,444	4.7%	1,483	4.8%
5 - 9	1,803	6.4%	1,704	5.7%	1,713	5.6%	1,642	5.4%
10 - 14	1,925	6.9%	1,987	6.7%	2,090	6.9%	1,830	6.0%
15 - 19	1,751	6.2%	1,877	6.3%	1,841	6.0%	1,752	5.7%
20 - 24	1,359	4.8%	1,557	5.2%	1,420	4.7%	1,396	4.6%
25 - 34	3,150	11.2%	3,208	10.8%	3,389	11.1%	3,419	11.2%
35 - 44	4,025	14.3%	3,777	12.7%	3,882	12.7%	4,073	13.3%
45 - 54	4,926	17.5%	4,109	13.8%	4,208	13.8%	4,021	13.1%
55 - 64	3,773	13.4%	4,582	15.4%	4,527	14.9%	4,243	13.8%
65 - 74	1,994	7.1%	3,213	10.8%	3,549	11.7%	3,768	12.3%
75 - 84	1,242	4.4%	1,677	5.6%	1,713	5.6%	2,245	7.3%
85+	517	1.8%	749	2.5%	685	2.2%	764	2.5%
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	23,948	85.3%	20,900	70.2%	20,899	68.6%	19,993	65.3%
Black Alone	743	2.6%	1,181	4.0%	1,282	4.2%	1,405	4.6%
American Indian Alone	47	0.2%	65	0.2%	75	0.2%	88	0.3%
Asian Alone	1,818	6.5%	2,006	6.7%	2,101	6.9%	2,206	7.2%
Pacific Islander Alone	8	0.0%	9	0.0%	9	0.0%	9	0.0%
Some Other Race Alone	995	3.5%	2,438	8.2%	2,669	8.8%	3,087	10.1%
Two or More Races	520	1.9%	3,191	10.7%	3,427	11.3%	3,849	12.6%
Hispanic Origin (Any Race)	2,559	9.1%	4,426	14.9%	4,883	16.0%	5,476	17.9%

Data Note: Income is expressed in current dollars.

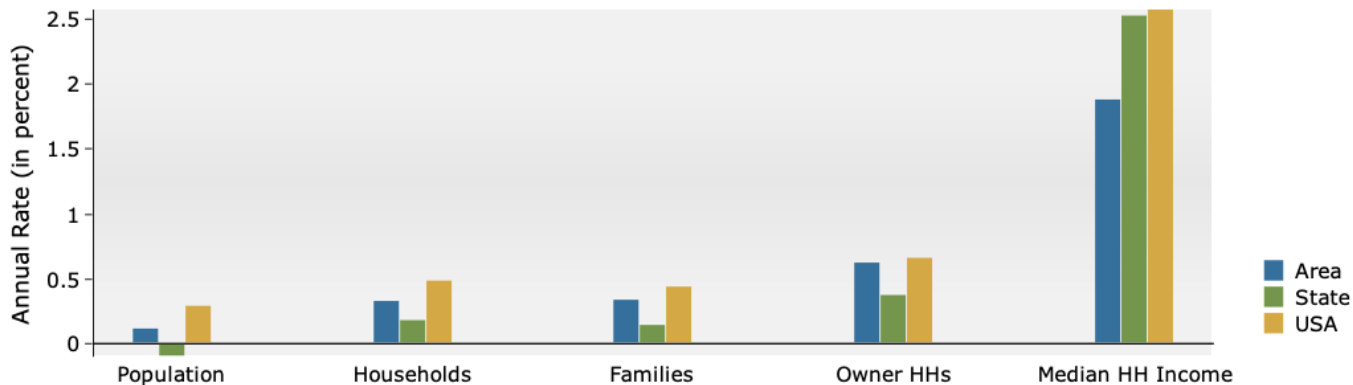
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

DEMOGRAPHIC & INCOME PROFILE - 3 MILE RADIUS

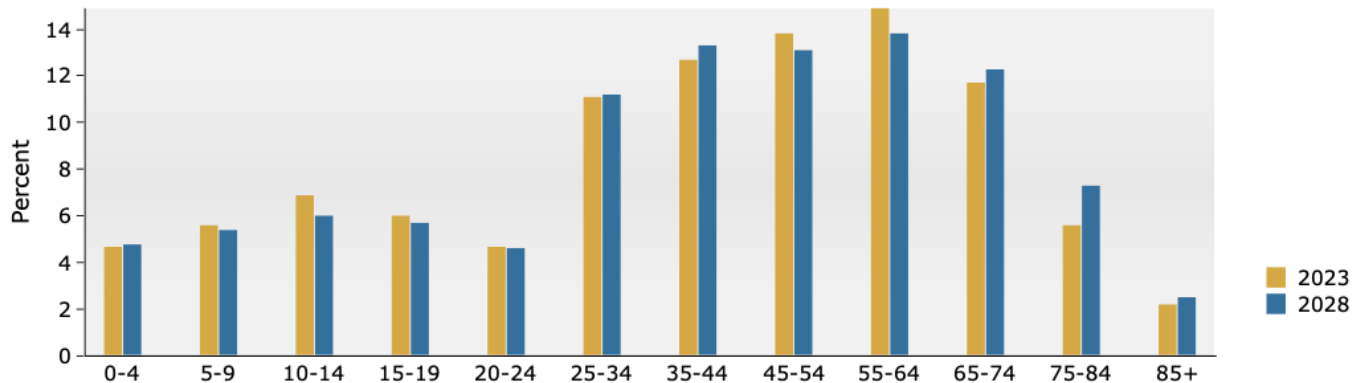
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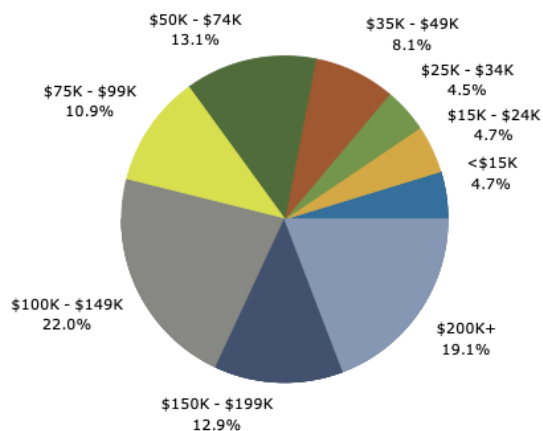
Trends 2023-2028



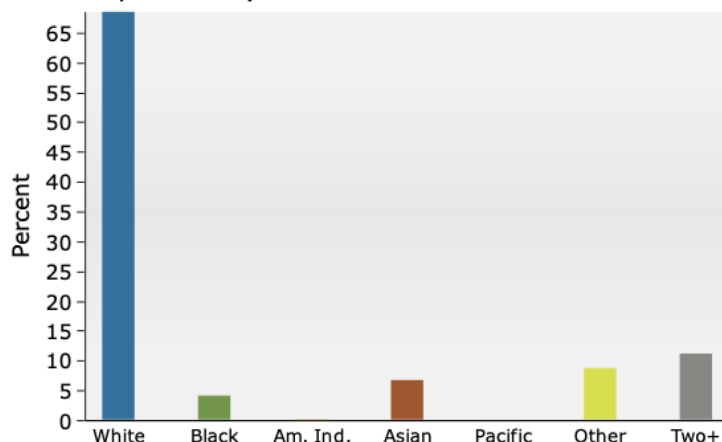
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 16.0%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

DEMOGRAPHIC & INCOME PROFILE - 5 MILE RADIUS

89 STONY HILL ROAD BETHEL

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Summary	Census 2010		Census 2020		2023		2028	
Population	98,697		104,424		106,085		106,365	
Households	35,788		38,605		39,446		40,027	
Families	24,470		26,655		26,348		26,746	
Average Household Size	2.67		2.64		2.63		2.60	
Owner Occupied Housing Units	23,893		23,669		25,283		26,130	
Renter Occupied Housing Units	11,895		14,936		14,163		13,897	
Median Age	38.4		40.1		40.6		41.6	
Trends: 2023-2028 Annual Rate	Area		State		National			
Population	0.05%		-0.10%		0.30%			
Households	0.29%		0.19%		0.49%			
Families	0.30%		0.15%		0.44%			
Owner HHs	0.66%		0.38%		0.66%			
Median Household Income	2.94%		2.52%		2.57%			
Households by Income					2023		2028	
			Number	Percent	Number	Percent	Number	Percent
<\$15,000			2,924	7.4%	2,649	6.6%		
\$15,000 - \$24,999			2,426	6.2%	2,100	5.2%		
\$25,000 - \$34,999			2,260	5.7%	2,002	5.0%		
\$35,000 - \$49,999			3,889	9.9%	3,387	8.5%		
\$50,000 - \$74,999			5,574	14.1%	5,102	12.7%		
\$75,000 - \$99,999			4,290	10.9%	4,043	10.1%		
\$100,000 - \$149,999			7,918	20.1%	8,539	21.3%		
\$150,000 - \$199,999			4,044	10.3%	4,865	12.2%		
\$200,000+			6,122	15.5%	7,339	18.3%		
Median Household Income			\$88,933		\$102,776			
Average Household Income			\$124,675		\$141,897			
Per Capita Income			\$46,414		\$53,429			
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,044	6.1%	5,585	5.3%	5,546	5.2%	5,628	5.3%
5 - 9	6,027	6.1%	6,133	5.9%	6,251	5.9%	5,829	5.5%
10 - 14	6,221	6.3%	6,848	6.6%	7,079	6.7%	6,339	6.0%
15 - 19	6,669	6.8%	6,623	6.3%	6,437	6.1%	6,265	5.9%
20 - 24	6,003	6.1%	6,184	5.9%	5,541	5.2%	5,647	5.3%
25 - 34	13,730	13.9%	13,364	12.8%	13,726	12.9%	13,160	12.4%
35 - 44	14,686	14.9%	14,434	13.8%	15,305	14.4%	15,654	14.7%
45 - 54	16,046	16.3%	14,323	13.7%	14,372	13.5%	14,202	13.4%
55 - 64	11,510	11.7%	14,540	13.9%	14,100	13.3%	13,575	12.8%
65 - 74	6,088	6.2%	9,462	9.1%	10,591	10.0%	11,337	10.7%
75 - 84	3,821	3.9%	4,738	4.5%	5,055	4.8%	6,410	6.0%
85+	1,854	1.9%	2,190	2.1%	2,081	2.0%	2,319	2.2%
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	75,435	76.4%	60,583	58.0%	59,765	56.3%	56,218	52.9%
Black Alone	4,847	4.9%	5,445	5.2%	5,825	5.5%	6,242	5.9%
American Indian Alone	283	0.3%	512	0.5%	582	0.5%	666	0.6%
Asian Alone	5,461	5.5%	6,018	5.8%	6,254	5.9%	6,481	6.1%
Pacific Islander Alone	34	0.0%	30	0.0%	30	0.0%	30	0.0%
Some Other Race Alone	9,285	9.4%	17,280	16.5%	18,414	17.4%	20,317	19.1%
Two or More Races	3,352	3.4%	14,555	13.9%	15,215	14.3%	16,412	15.4%
Hispanic Origin (Any Race)	18,601	18.8%	26,846	25.7%	28,790	27.1%	31,100	29.2%

Data Note: Income is expressed in current dollars.

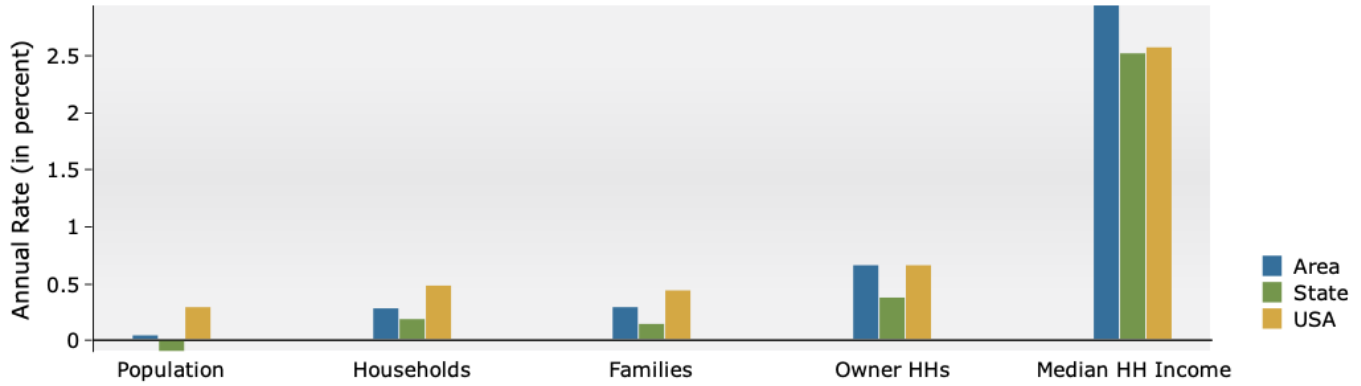
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

DEMOGRAPHIC & INCOME PROFILE - 5 MILE RADIUS

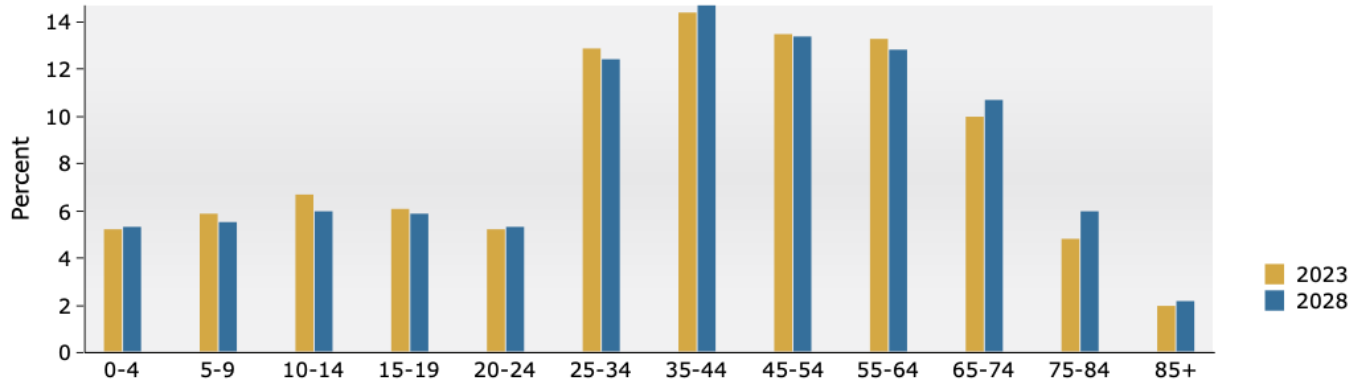
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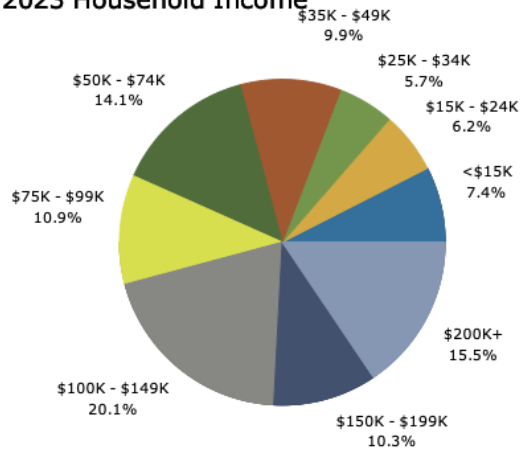
Trends 2023-2028



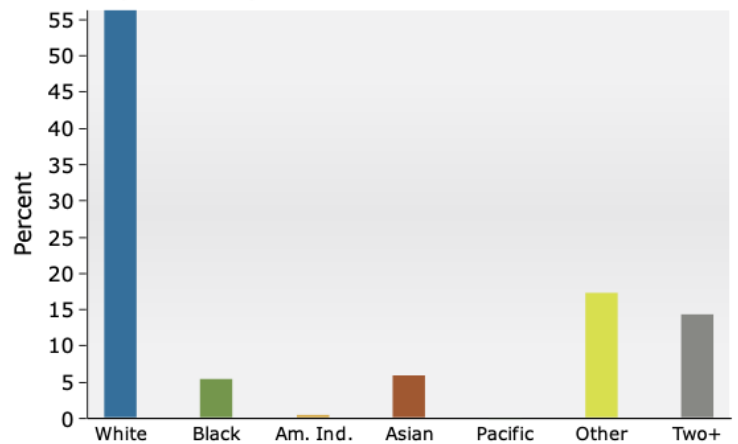
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 27.1%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



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