

FOR SALE | DEVELOPMENT OPPORTUNITY – ROUTE 7 / 202 21.65± ACRES IN B-2 ZONE | SIGNIFICANT TAX ABATEMENTS

Danbury Road (Route 7 / 202), New Milford, CT 06776

SALE PRICE: \$1,250,000



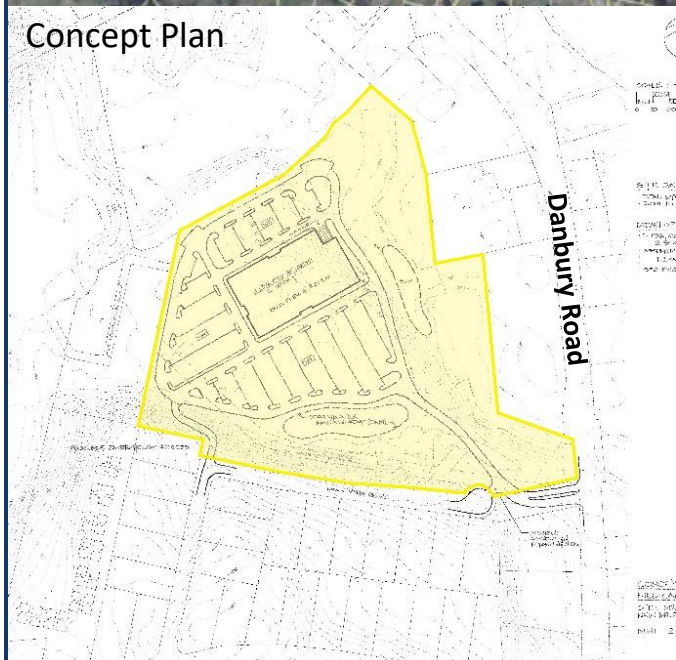
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Concept Plan



Investment Highlights

- Development Opportunity | 21.65± Acres for Sale | B-2 Zone
- Concept Plans available | Build up to 115,000± SF
- Significant tax abatements for eligible projects
- Concept Plans available | Build up to 115,000± SF
- Direct access from Route 7 / 202 / Danbury Road
- Average Daily Traffic on Danbury Rd – 28,000±
- Surrounded by national retailers & many area amenities
- Close to New Milford town center & Milford Hospital

Potential Uses:

Retail, Motels/Hotels, Professional Office, Wholesale,
Manufacturing, Automotive Uses, Active Adult Community,
Planned Single Family & Assisted Living

For more information contact:

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O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882
While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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SALE PRICE: \$1,250,000

SITE:

TOTAL SITE AREA: 21.65± acres
 MIN. ACRES FOR SALE: 21.65± acres
 NUMBER OF LOTS: 1
 ZONING: B2
 HIGHWAY ACCESS: I-84
 ABUTTING LAND: 19.12± acres (2 parcels)
 TOPOGRAPHY: Slightly elevated
 TRAFFIC COUNT: 28,000 ADT on Danbury Road

UTILITIES:

SEWER: Public Available
 WATER: Public Available
 GAS: Public Available

TAXES:

ASSESSMENT: \$2,176,620
 MILL RATE: 28.98
 TAXES: \$63,078.46

POTENTIAL USES:

Retail, Motels/Hotels, Professional Office, Wholesale, Manufacturing, Automotive Uses, Active Adult Community, Planned Single Family & Assisted Living.

COMMENTS:

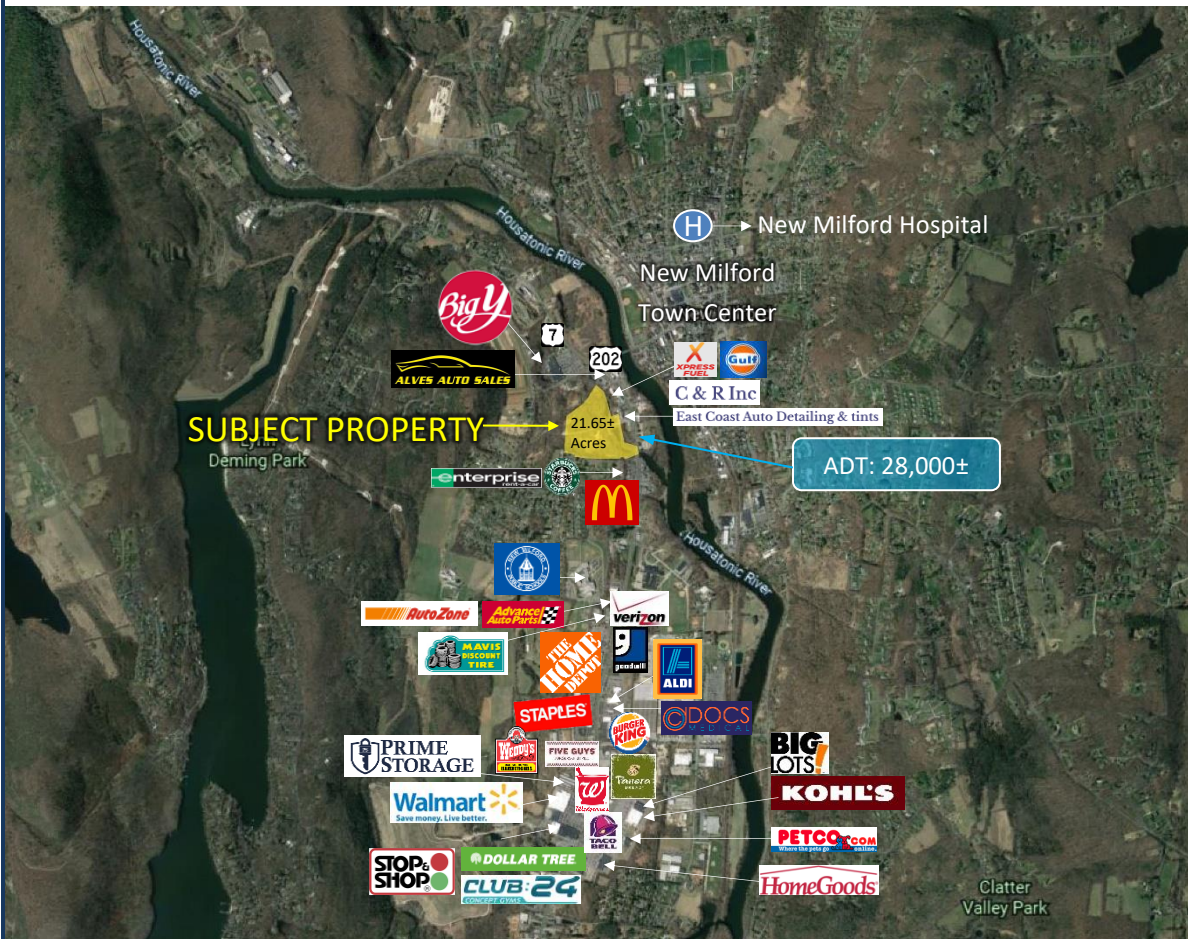
Development opportunity. Significant tax abatements available for eligible projects. 21.65± acres of land available with direct access from Danbury Rd (Route 7 / 202) surrounded by many national retail tenants.

DIRECTIONS:

I-84 to Exit 7 (Danbury Rd). Property is located at the north end of Route 7 / 202 corridor near the town center of New Milford.

Property Highlights

- Development Opportunity
- 21.65± Acres for Sale
- B-2 Zone
- Concept Plans available
- Build up to 115,000± SF
- Significant tax abatements for eligible projects
- Direct access from Route 7 / 202 / Danbury Rd
- ADT: 28,000±
- Surrounded by national retailers
- Close to New Milford town center & Milford Hospital
- Many area amenities
 - Shopping
 - Banking
 - Dining



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