

# SALE **OUTSTANDING ACCESSIBILITY / VISIBILITY - IMMEDIATE INTERSTATE ACCESS**

10 Hawleyville Road Newtown , CT 06776

## 102.7 AC with Inland/Wetland Approvals for 344,880 SF



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**Joseph Wrinn, SIOR**  
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### Conceptional Rendering

#### PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty presents for Sale 10 Hawleyville Road in Newtown, Connecticut. This outstanding Corporate/Commercial property is the last parcel bordering an interchange on I-84 capable of sustaining significant development.

#### PROPERTY HIGHLIGHTS

- Manufacturing/Warehouse Development Site
- Inland/Wetland Approvals for 344,880 SF
- Population of 19M+ Within 120 Min. Drive Time
- Flexible M2-A Zone Allowing a Variety of Uses
- Public Water, Sewer, and Gas
- Local Economic Incentives Available
- Approvals Contingent on Purchase of Abutting Parcel

#### OFFERING SUMMARY

Sale Price:	\$8,750,000
Lot Size:	102.71 Acres
Zoning:	M-2A & R-1

DEMOGRAPHICS	10 MILES	50 MILES	100 MILES
Total Households	87,070	3,262,286	10,458,459
Total Population	218,214	8,374,811	25,487,739
Average HH Income	\$116,632	\$113,730	\$105,531

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### Overall Site Plan



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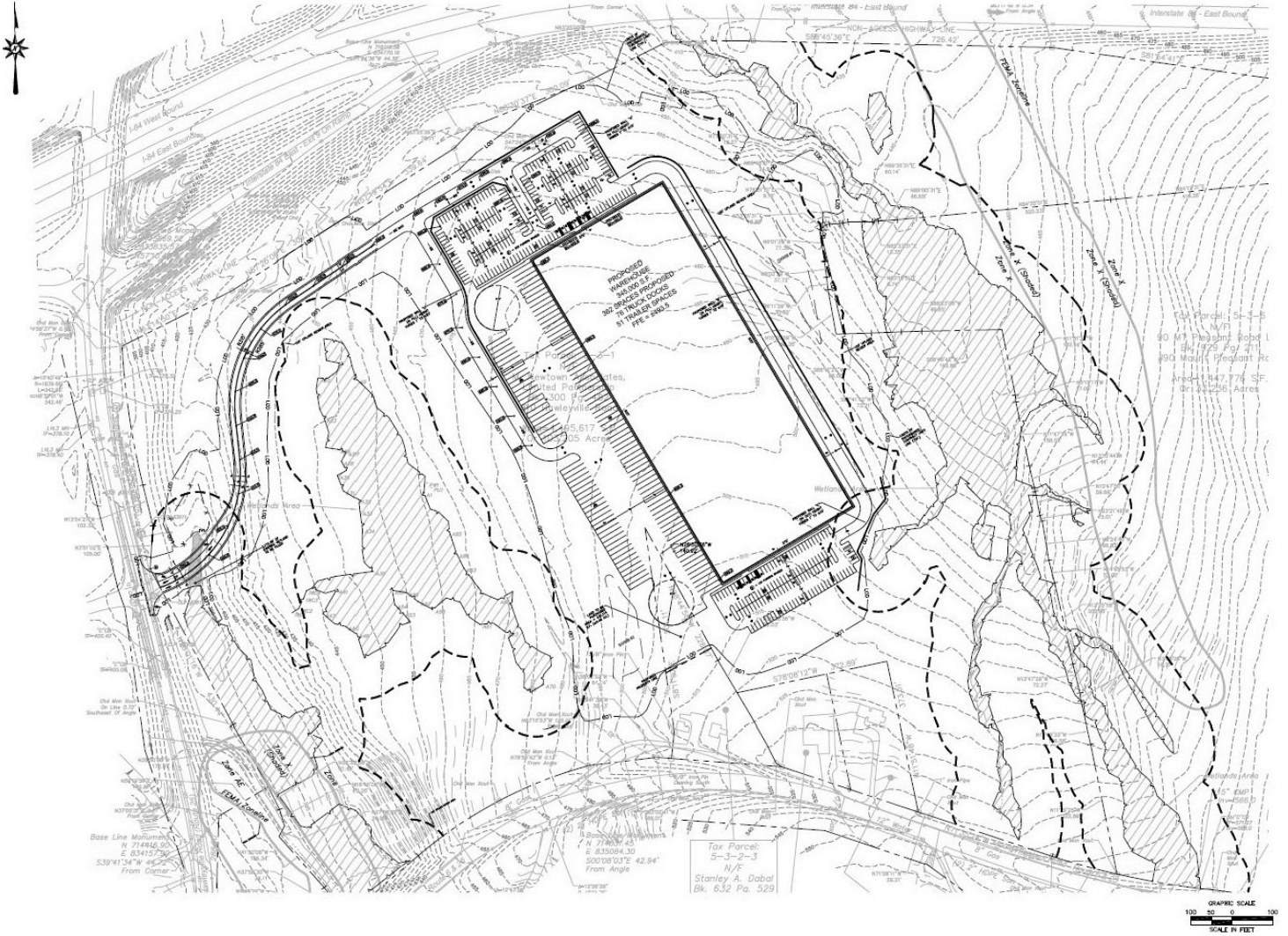
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**INDUSTRIAL ZONE M-2A**

**5.03.100 Purpose and Intent**

The purpose and intent of the M-2A Zone is to provide for significant economic development activities without adversely impacting the basic character of the surrounding neighborhoods or overburdening the natural or built environment. It is intended that the land in the district will be developed as a cohesive unit where the development of any parcel will complement the district as a whole. A pedestrian friendly environment and transit access must be considered in the design of the site.

**5.03.200 Permitted Uses**

The following principal uses are permitted in Industrial Zone M-2A subject to conditions provided herein and subject to obtaining Site Development Plan approval, if required, in accordance with Article X hereof. For each property having more than one principal use, each principal use shall have a minimum gross floor area of 10,000 square feet. Uses that are not listed as permitted shall not be permitted by variance.

**5.03.210** Laboratory devoted to research, design, and experimentation.

**5.03.220** Office building or office buildings, including Medical Offices.

**5.03.230** Light industrial use including manufacturing, fabricating, processing, converting, altering, packaging, bottling or assembling of products, the operations of which are conducted solely within an enclosed building or group of buildings.

**5.03.240** Hotel and conference center having no more than 250 guest rooms.

**5.03.300 Special Exception Uses**

The following principal uses are permitted in Industrial Zone M-2A subject to obtaining a Special Exception in accordance with criteria, standards and conditions set forth in Article XI, Special Exceptions.

**5.03.310** Recreation/Sports Facility. Such facility may include indoor and/or outdoor golf courses, dance studios, health and exercise facilities, racquetball, squash, basketball, volleyball and tennis courts, baseball, football, soccer and lacrosse fields, field hockey, track and field, swimming pools, ice-skating rinks, and any other recognized collegiate sport subject to the condition that any outdoor sports/recreational facility shall not operate past 9:00 PM Monday through Saturday or past 7:00PM on Sundays and subject to any other conditions that the Commission may reasonable impose to protect the safety, health and welfare of the community. The sports/recreational facility may include seating for spectators.

**5.03.320** Wholesale Business. Retail sales shall be enclosed, no outdoor storage of merchandise shall be permitted and, the maximum gross floor area for any single retail tenant shall be 25,000 square feet.

**V-3-1**

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**5.03.330** Self Storage Facility.

**5.03.340** Personal Service Establishment.

**5.03.350** Financial Institution.

**5.03.360** Restaurant including outside service but excluding drive-through facilities and outside entertainment.

**5.03.370** Brew Pubs and Distilleries (added effective 10/12/17).

**5.03.380** Distribution Center (added effective 5/13/23).

(a) Special Exception Uses shall require a 100 foot setback from the outermost perimeter of impervious surface from adjacent residential property including a 50 foot natural or planted buffer.

(b) Special Exception Use applications shall require a Traffic Impact Analysis in compliance with §5.03.300.

(c) If storage is to be provided outdoors, for principal or accessory uses, a planted or natural buffer shall be provided between the items stored and the lot lines.

**5.03.390** Warehouse (added effective 5/13/23).

(a) Site Development Plans shall require a 100 foot setback from the outermost perimeter of impervious surface from adjacent residential property including a 50 foot natural or planted buffer.

(b) Special Exception Use applications shall require a Traffic Impact Analysis in compliance with §5.03.300.

(c) If storage is to be provided outdoors, for principal or accessory uses, a planted or natural buffer shall be provided between the items stored and the lot lines.

### **5.03.400 Accessory Uses**

In addition to the accessory uses permitted in the Industrial zones pursuant to Article V, Section 7, the following accessory uses are also permitted in Industrial Zone M-2 so long as they remain clearly accessory and incidental to the principal use on each lot. Such accessory uses shall not exceed five percent (5%) of the total building area occupied by the principal use on each lot:

**5.03.410** Child day care center

**5.03.420** Adult day care center

### **5.03.500 Site and Building Standards in Industrial Zones**

Article V, Section 8 regarding Site and Building Design Standards in Industrial Zones shall apply.

### **5.03.600 Area, Height and Yard Requirements**

Article VII, Area, Height and Yard Requirements and all other applicable sections of these regulations apply and in addition:

**5.03.610** All lots which are adjacent to a residential zone or a single family dwelling that was existing on April 17, 2000 shall maintain a seventy-five foot (75') wide natural buffer along such boundary. In the absence of such a natural buffer, a planted buffer shall be required.

### **5.03.700 Supplemental Regulations**

Article VIII, Supplemental Regulations including, but not limited to, signs, access management, parking, landscaping, lighting and all other applicable sections of these regulations apply.

**5.03.710** All parking and loading areas shall be located behind the minimum building setback of 150 feet from Routes 25 and 6.

**5.03.720** Building front yard setbacks from all other road 50 feet and front yard setback for parking lots of 25 feet.

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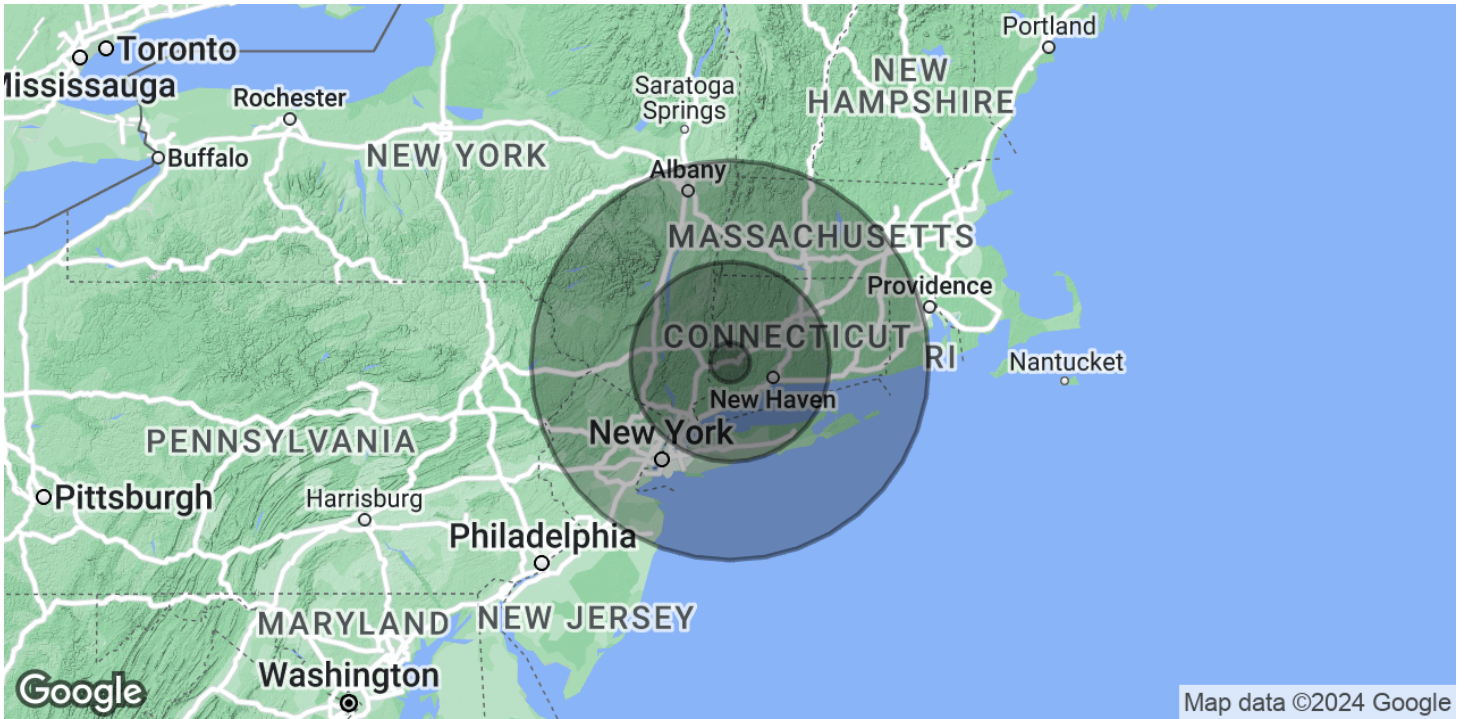




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POPULATION	10 MILES	50 MILES	100 MILES
Total Population	218,214	8,374,811	25,487,739
Average Age	43.4	41	40.3
Average Age (Male)	41.9	39.4	38.9
Average Age (Female)	44.2	42.4	41.6

HOUSEHOLDS & INCOME	10 MILES	50 MILES	100 MILES
Total Households	87,070	3,262,286	10,458,459
# of Persons per HH	2.5	2.6	2.4
Average HH Income	\$116,632	\$113,730	\$105,531
Average House Value	\$343,139	\$392,402	\$440,918

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