

Land Available For Sale

16-18 High Bridge Road, Newtown, CT

M-4 Zone

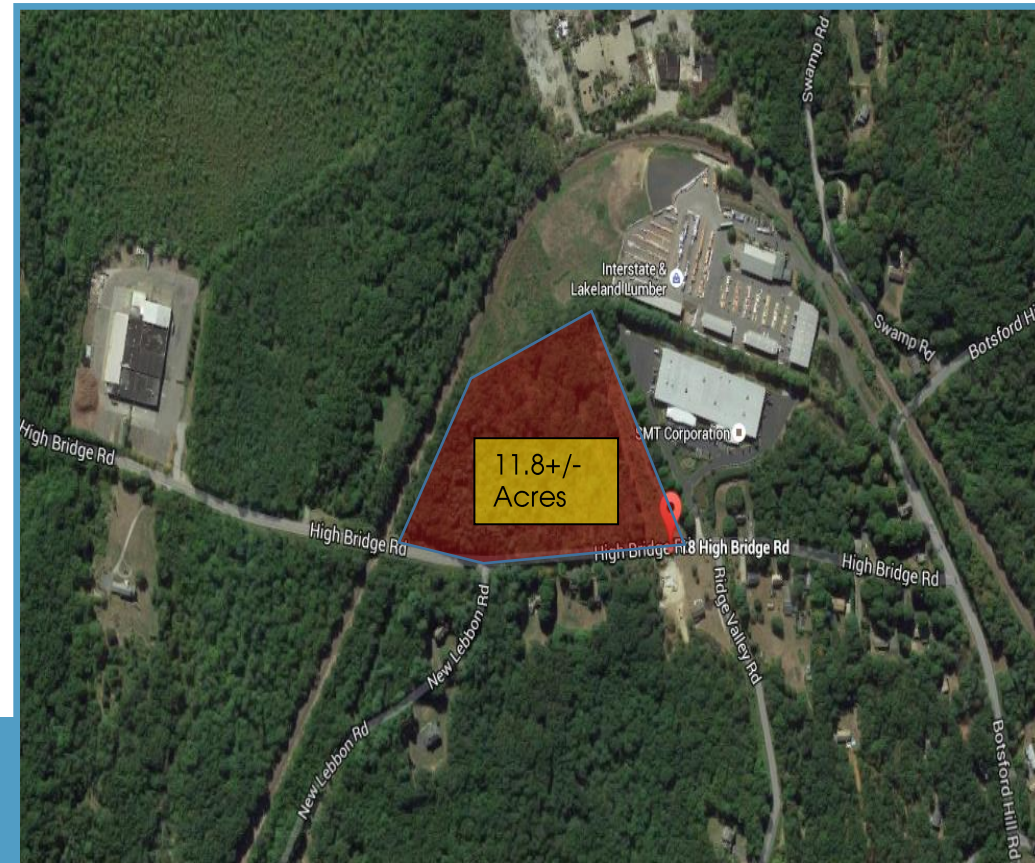
Industrial Commercial
One Acre Zoning
80% Coverage Ratio

Septic System and Well Water

Sale Price: \$1,275,000

Located within .9 miles to Route 25 and
3.5 miles to I-84.

11.8± Acres



Contact Information

Scott Zakos, 203-226-7101 Ext 4
scott@vidalwettenstein.com



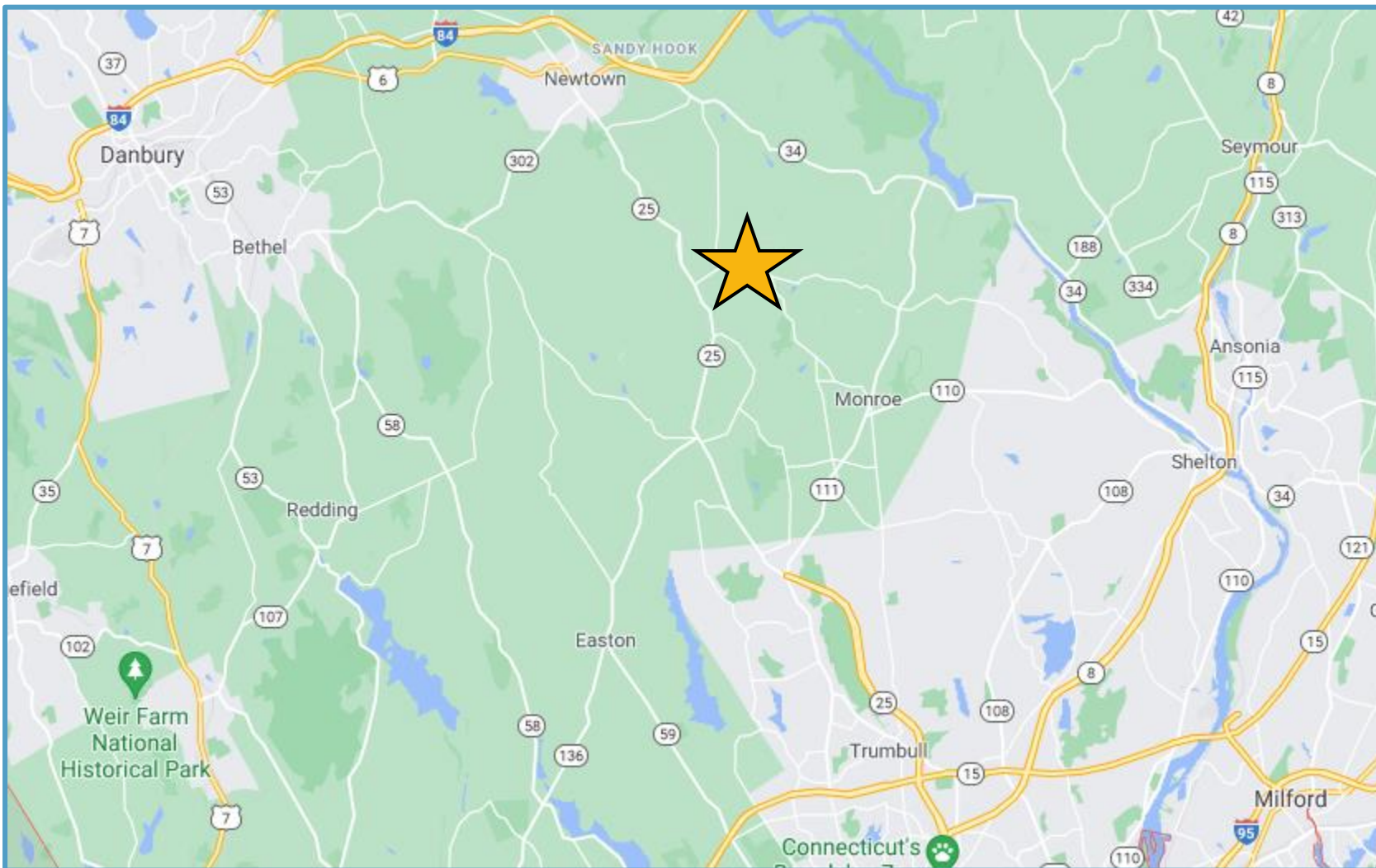
SIOR Individual Members
Society of Industrial & Office Realtors

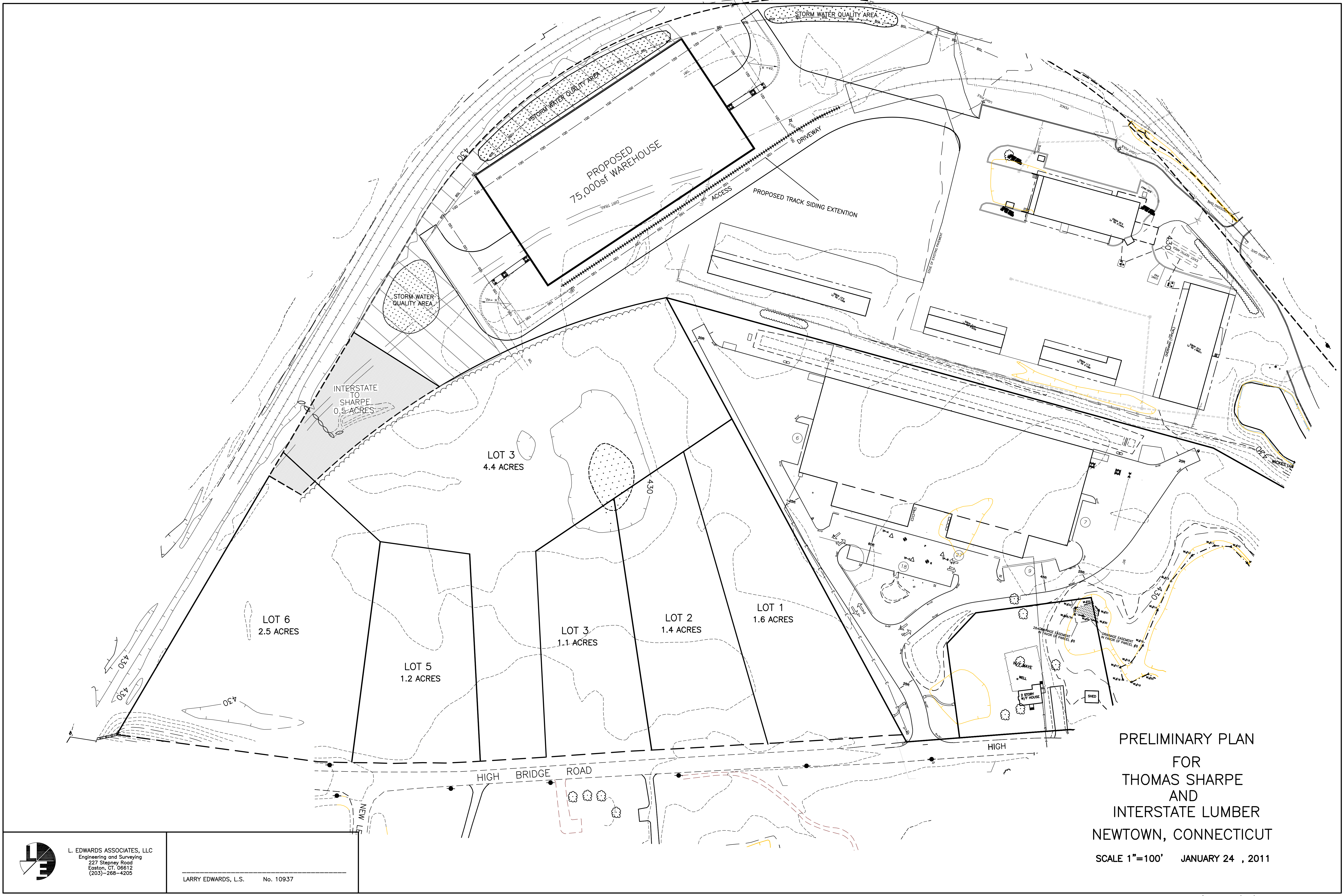
VIDAL/WETTENSTEIN, LLC



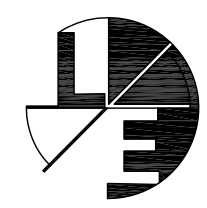
719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

16-18 High Bridge Road, Newtown, CT





PRELIMINARY PLAN
 FOR
 THOMAS SHARPE
 AND
 INTERSTATE LUMBER
 NEWTOWN, CONNECTICUT
 SCALE 1"=100' JANUARY 24 , 2011

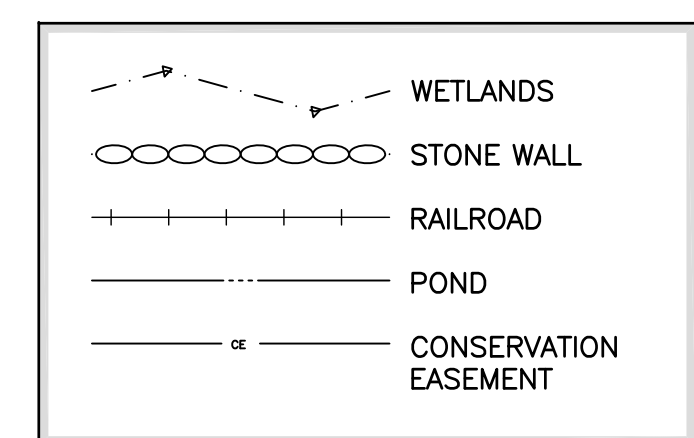
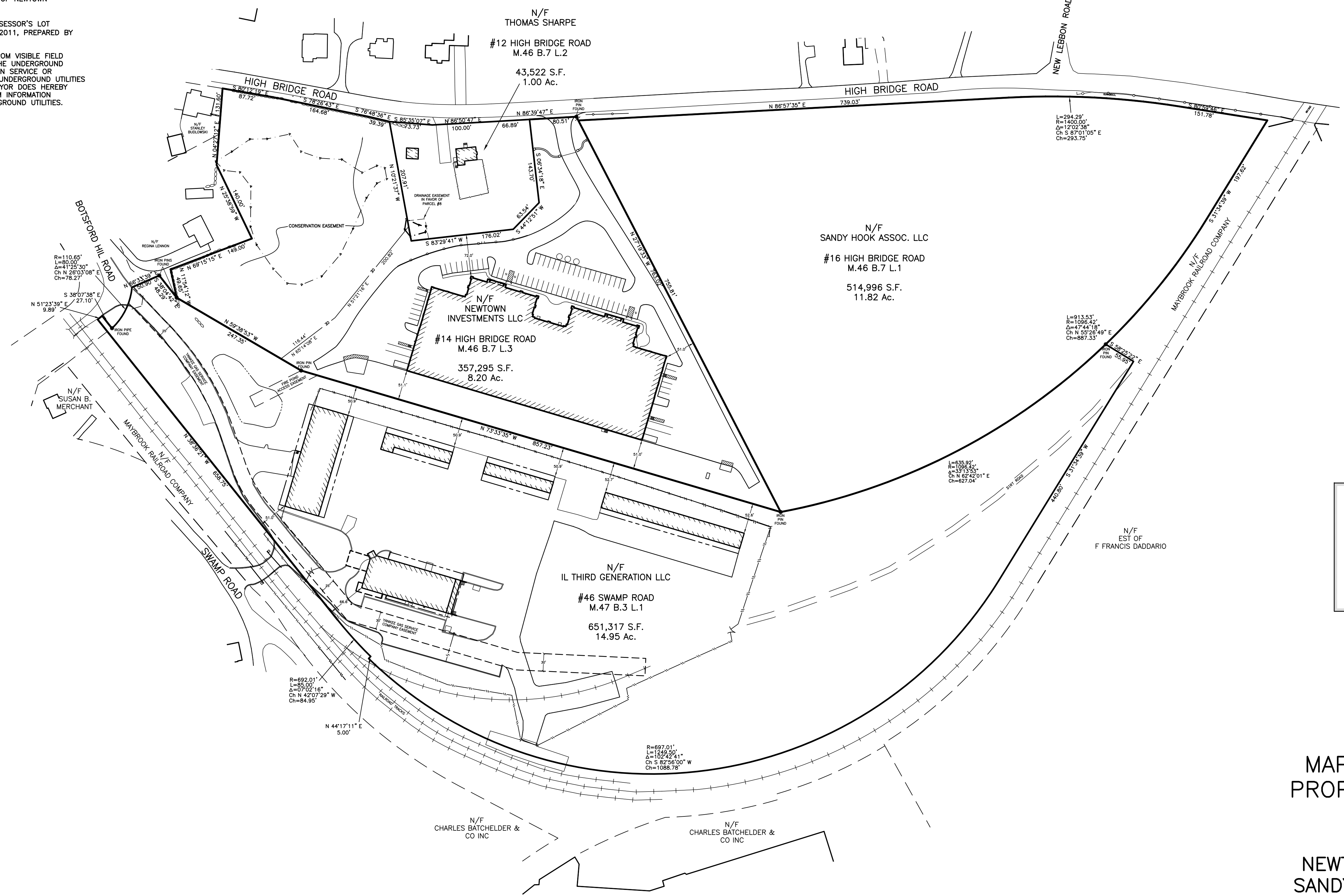
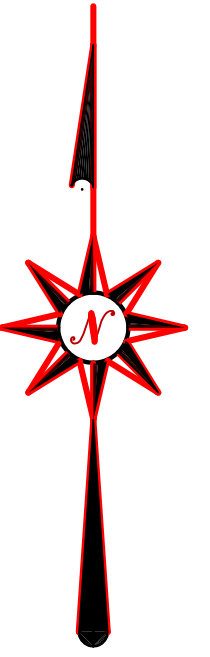
 L. EDWARDS ASSOCIATES, LLC
 Engineering and Surveying
 227 Stepney Road
 Easton, CT. 06612
 (203)-268-4205

LARRY EDWARDS, L.S. No. 10937

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NOTES:

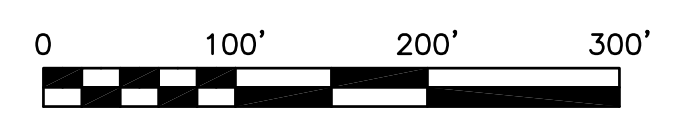
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- REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - RM #6121 - "BOUNDARY MAP, BOTSFORD HILL ROAD, NEWTOWN, CONNECTICUT, PREPARED FOR NEW CANAAN LUMBER CO." DATED 7-7-1987, PREPARED BY KASPER ASSOCIATES.
 - "IMPROVEMENT LOCATION SURVEY PREPARED FOR SMT CORPORATION, #14 HIGH BRIDGE ROAD, NEWTOWN, CONNECTICUT" DATED JANUARY 7, 2004; REV. 4/19/05, PREPARED BY L. EDWARDS ASSOCIATES, LLC.
 - "RIGHT OF WAY AND TRACK MAP THE NEW YORK NEW HAVEN AND HARTFORD R.R. CO. OPERATED BY THE NEW YORK NEW HAVEN AND HARTFORD R.R. CO. FROM NEW HAVEN TO BOTSFORD STATION 1214+40 TO STATION 1235+99.42 TOWN OF NEWTOWN STATE OF CONN. SCALE 1"=100' DATED JUNE 30, 1915"
 - "IMPROVEMENT LOCATION SURVEY PREPARED FOR THOMAS SHARPE, ASSESSOR'S LOT 46-7-1, HIGH BRIDGE ROAD, NEWTOWN, CT" DATED MARCH 24, 2011, PREPARED BY L. EDWARDS ASSOCIATES, LLC.
- THE UNDERGROUND UTILITIES SHOWN, IF ANY, HAVE BEEN LOCATED FROM VISIBLE FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES HEREBY DECLARE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- NORTH ARROW BEARING IS BASED CT STATE PLANE NAD 1983.



MAP SHOWING AREA OF PROPOSED ZONE CHANGE

PREPARED FOR
 THOMAS SHARPE
 NEWTOWN INVESTMENTS LLC
 SANDY HOOK ASSOCIATES LLC
 & IL THIRD GENERATION LLC

#12, #14, #16 HIGH BRIDGE ROAD
 & #46 SWAMP ROAD
 NEWTOWN, CONNECTICUT

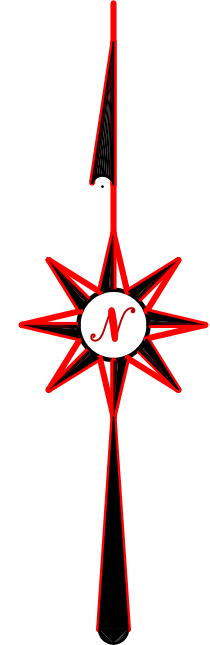
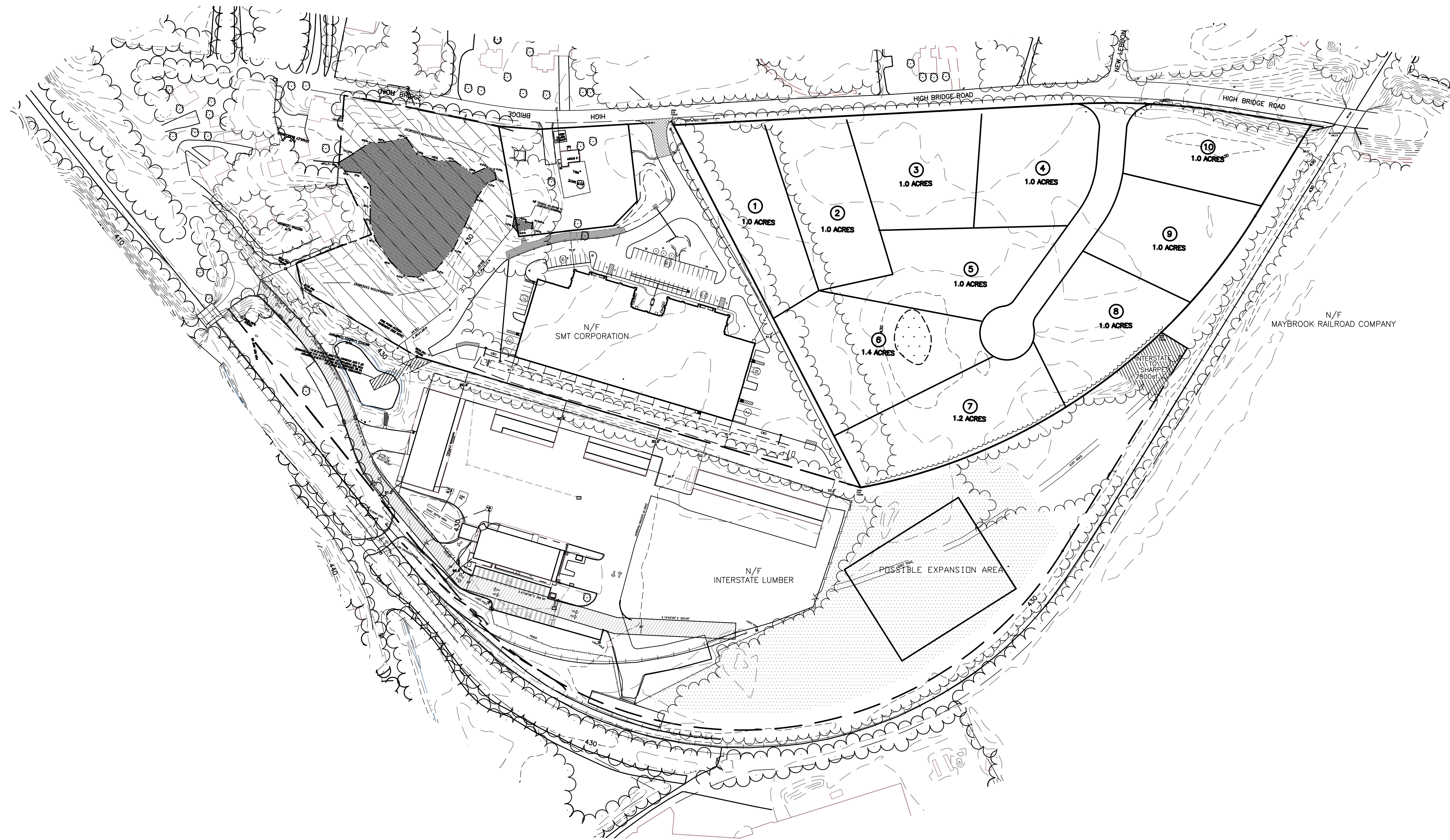


SCALE 1"=100' APRIL 27, 2011

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

THIS MAP IS NOT VALID UNLESS EMBOSSED WITH THE SEAL OR AFFIXED WITH THE LIVE STAMP OF THE SIGNATORY.

	L. EDWARDS ASSOCIATES, LLC Engineering and Surveying 227 Stepney Road Easton, CT. 06612 (203)-268-4205
	LARRY EDWARDS, L.S. No. 10937



ALTERNATIVE 2
 PRELIMINARY OVERALL PLAN
 PREPARED FOR:
 THOMAS SHARPE
 AND
 INTERSTATE LUMBER
 NEWTOWN, CONNECTICUT

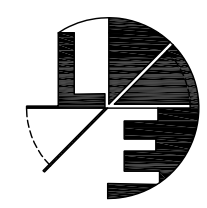


SCALE 1"=100' MARCH 31, 2011

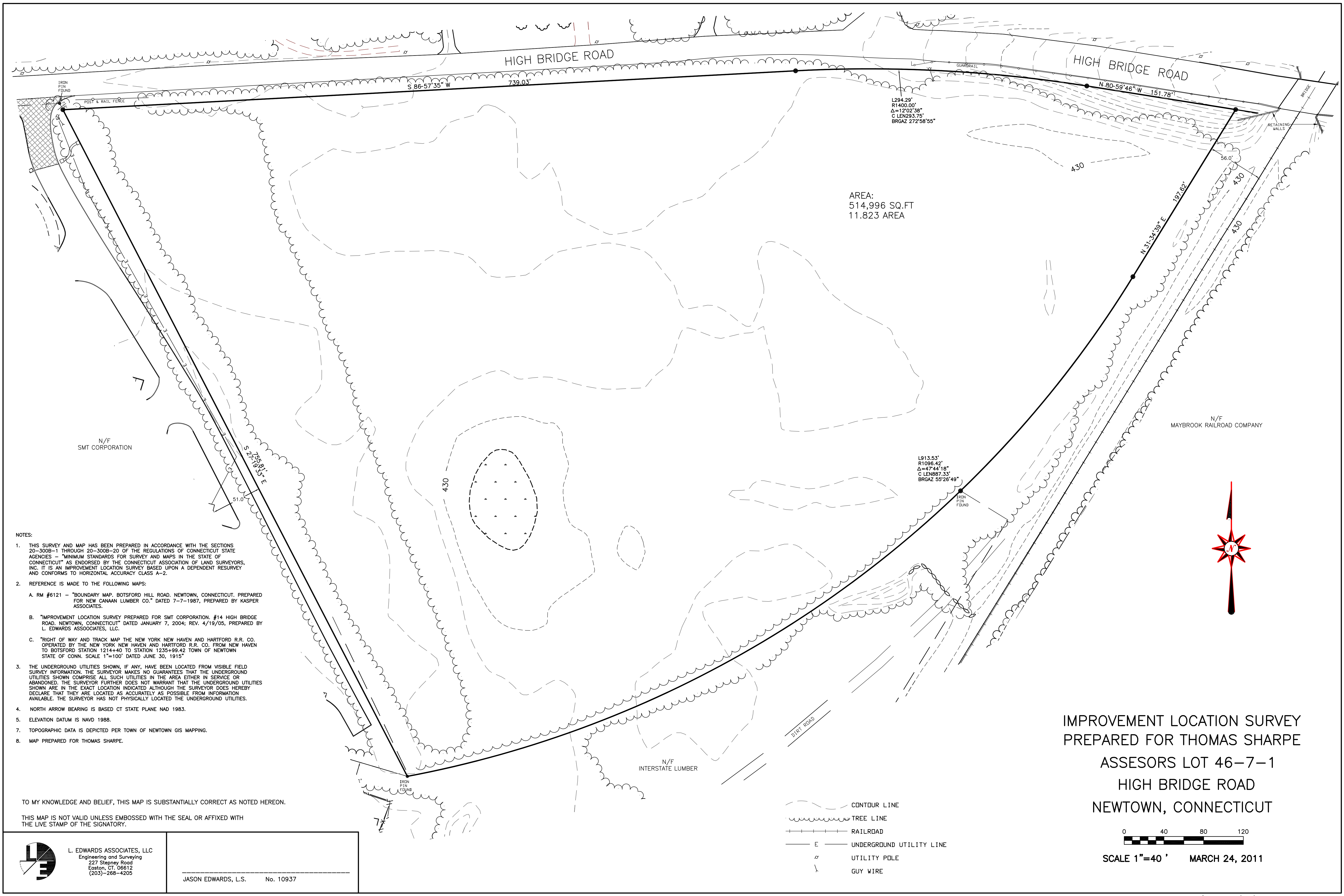
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- - - - - CONTOUR LINE
- ~~~~~ TREE LINE
- +++++ RAILROAD
- E — UNDERGROUND UTILITY LINE
- o UTILITY POLE
- \ GUY WIRE

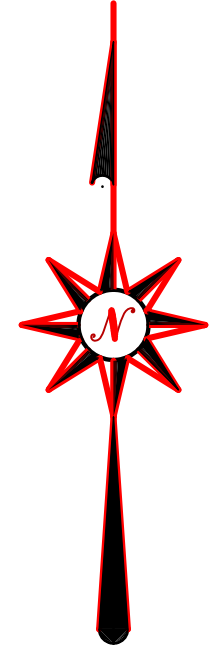
 L. EDWARDS ASSOCIATES, LLC
 Engineering and Surveying
 227 Stepney Road
 Easton, CT. 06612
 (203)-268-4205

JASON EDWARDS, L.S. No. 10937



AREA:
514,996 SQ.FT
11.823 AREA

N/F
MAYBROOK RAILROAD COMPANY



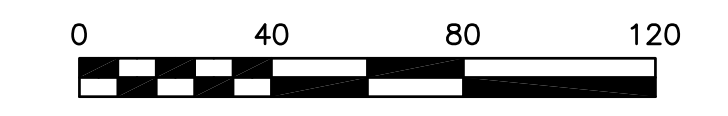
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 - NORTH ARROW BEARING IS BASED CT STATE PLANE NAD 1983.
 - ELEVATION DATUM IS NAVD 1988.
 - TOPOGRAPHIC DATA IS DEPICTED PER TOWN OF NEWTOWN GIS MAPPING.
 - MAP PREPARED FOR THOMAS SHARPE.

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- TREE LINE
- RAILROAD
- UNDERGROUND UTILITY LINE
- UTILITY POLE
- GUY WIRE

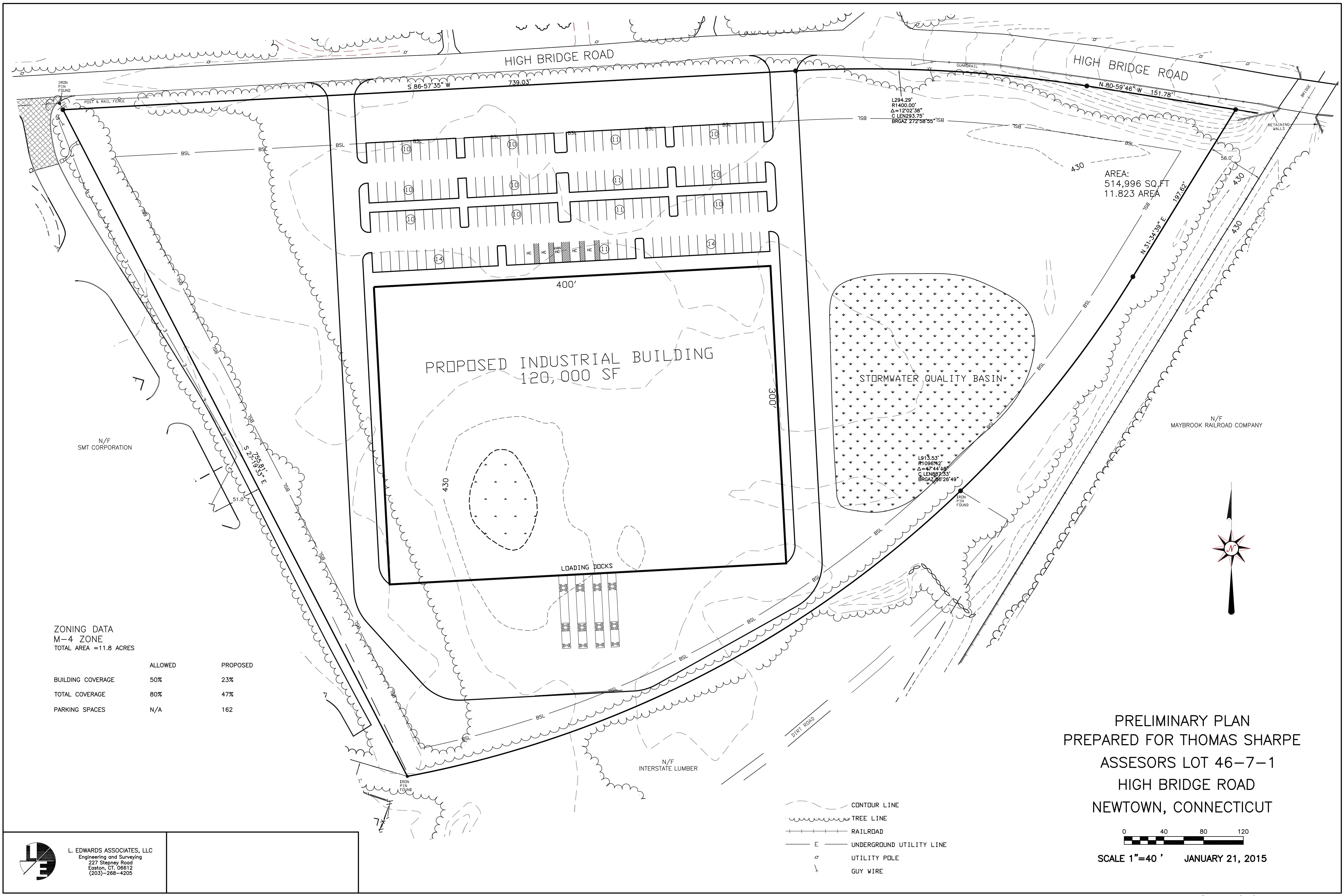
IMPROVEMENT LOCATION SURVEY
PREPARED FOR THOMAS SHARPE
ASSESSORS LOT 46-7-1
HIGH BRIDGE ROAD
NEWTOWN, CONNECTICUT



SCALE 1"=40' MARCH 24, 2011

L. EDWARDS ASSOCIATES, LLC
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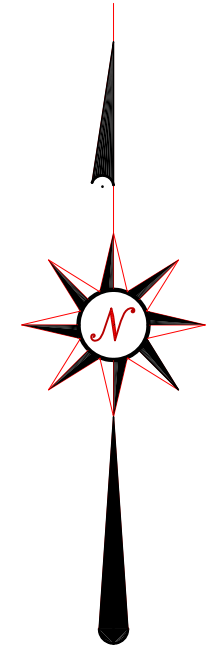
JASON EDWARDS, L.S. No. 10937



ZONING DATA
M-4 ZONE
TOTAL AREA = 11.8 ACRES

	ALLOWED	PROPOSED
BUILDING COVERAGE	50%	23%
TOTAL COVERAGE	80%	47%
PARKING SPACES	N/A	162

N/F
MAYBROOK RAILROAD COMPANY

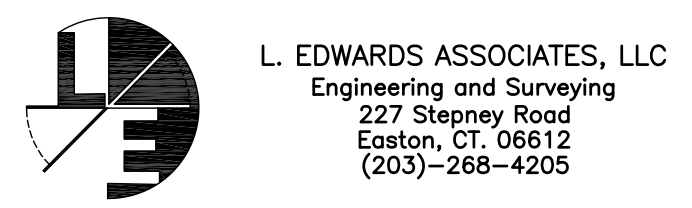


PRELIMINARY PLAN
PREPARED FOR THOMAS SHARPE
ASSESSORS LOT 46-7-1
HIGH BRIDGE ROAD
NEWTOWN, CONNECTICUT



SCALE 1"=40' JANUARY 21, 2015

- - - - - CONTOUR LINE
- ~ ~ ~ ~ ~ TREE LINE
- +—+—+— RAILROAD
- E — UNDERGROUND UTILITY LINE
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- GUY WIRE



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ARTICLE V – INDUSTRIAL ZONES

SECTION 5- INDUSTRIAL ZONE M-4

5.05.100 Purpose and Intent

The purpose and intent of the M-4 zone is to encourage moderate to high density industrial and commercial development. The land use mix is intended to be similar to the M-1 and M-3 zones, but with development situated on smaller lots (one (1) acre minimum).

5.05.200 Permitted Uses

The following principal uses are permitted in Industrial Zone M-4 subject to conditions provided herein and subject to obtaining Site Development Plan approval, if required, in accordance with Article X hereof. Uses that are not listed as permitted shall not be permitted by variance.

More than one of these principal uses may be permitted within the same structure or building.

5.05.210 Laboratory devoted to research, design, and experimentation.

5.05.220 Office building or office buildings.

5.05.230 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.

5.05.240 Operation of a public utility authorized to furnish service to residents of the Town or to the region, including among such operations, a utility service center at which may be conducted general office use, customer services, maintenance of utility service operations, vehicle maintenance, and accessory uses, outdoor storage of materials for utility service and outdoor parking of service vehicles.

5.05.250 Public works garage and public storage areas operated by the Town.

5.05.260 Printing and/or publishing establishment.

5.05.270 Wholesale business.

5.05.280 Storage in bulk of, and warehouses for, such materials as building materials, clothing, cotton, drugs, dry goods, feed, food, furniture, hardware, ice machinery, paint and paint supplies, pipe, rubber, shop supplies, tobacco, or wood. If storage is to be provided outdoors, a planted or natural buffer shall be provided between the items stored and the lot lines.

5.05.290 Veterinary Hospital.

5.05.300 Special Exception Uses

The following principal uses are permitted in Industrial Zone M-4 subject to obtaining a Special Exception in accordance with criteria, standards and conditions set forth in Article XI, Special

Exceptions.

5.05.310 Garages to shelter commercial vehicles and construction equipment used off the lot. All vehicles and equipment stored on said lot shall be stored wholly within said garage. Maintenance on vehicles, if any, shall be conducted wholly within said garage and only on those vehicles stored therein on a permanent basis.

5.05.320 Buildings containing seven (7) or more tenants.

5.05.330 Indoor ice skating facility and other recognized collegiate sports.

5.05.340 Indoor/Outdoor commercial tennis, paddle/tennis/platform tennis, racquet ball, hand ball, squash, soccer, swimming facility and/or other similar recreational and sports activities. (Added effective December 2011)..

5.05.400 Accessory Uses

Article V, Section 7 regarding Accessory Uses in Industrial Zones shall apply.

5.05.500 Site and Building Standards in Industrial Zones

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

5.05.600 Area, Height and Yard Requirements

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

5.05.700 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.

Newtown, Connecticut

27,822

General

ACS, 2015–2019

	Newtown	State
Land Area <i>mi²</i>	58	4,842
Population Density <i>people per mi²</i>	483	738
Number of Households	9,885	1,370,746
Median Age	46.0	41.0
Median Household Income	\$127,602	\$78,444
Poverty Rate	2%	10%

Economy

Top Industries

CT Department of Labor, 2019

	Employment	Employers	Av. Wages
1 Local Government	1,157	18	\$57,202
2 Health Care & Social Assistance	1,036	80	\$46,204
3 Admin. & Support & Waste Mgmt	758	68	\$38,344
4 Retail Trade	735	65	\$28,938
5 Accommodation & Food Services	682	54	\$22,088
All Industries	8,461	910	\$57,442

SOTS Business Registrations

Secretary of the State, June 2021

Total Active Businesses 3,480

New Business Registrations by Year

2001	199	2006	262	2011	184	2016	229
2002	214	2007	245	2012	182	2017	223
2003	221	2008	202	2013	213	2018	243
2004	237	2009	206	2014	169	2019	201
2005	227	2010	192	2015	171	2020	252

Key Employers

Data from municipalities, 2021

- 1 Curtis Packaging
- 2 Sonics
- 3 Arch Medical Solutions
- 4 Newtown Savings Bank
- 5 The Newtown Bee

Demographics

ACS, 2015–2019

Age Distribution

Age Group	Newtown	State
Under 10	2,653 (10%)	11%
10 to 19	4,340 (16%)	13%
20 to 29	2,577 (9%)	13%
30 to 39	2,144 (8%)	12%
40 to 49	3,936 (14%)	13%
50 to 59	5,313 (19%)	15%
60 to 69	3,418 (12%)	12%
70 to 79	1,858 (7%)	7%
80 and over	1,583 (6%)	5%

Race and Ethnicity

Race/Ethnicity	Newtown	State
Asian <i>Non-Hispanic (NH)</i>	3%	4%
Black <i>NH</i>	2%	10%
Hispanic or Latino/a <i>Of any race</i>	5%	16%
White <i>NH</i>	89%	67%
Other <i>NH, incl. American Indian, Alaska Native, Native Hawaiian or Pacific Islander</i>	2%	3%

Language Spoken at Home

Language	Newtown	State
English	78%	89%
Spanish	3%	12%

Educational Attainment

Education Level	Newtown	State
High School Diploma Only	20%	27%
Associate Degree	6%	8%
Bachelor's Degree	22%	31%
Master's Degree or Higher	17%	24%

Housing

ACS, 2015–2019

	Newtown	State
Median Home Value	\$398,200	\$275,400
Median Rent	\$1,443	\$1,180
Housing Units	10,506	1,516,629

	Newtown	State
Owner-Occupied	66%	88%
Detached or Semi-Detached	64%	91%
Vacant	6%	10%

Schools

CT Department of Education, 2020-21

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2018-19)
Newtown School District	PK-12	4,053	60	97%
Statewide	-	513,079	15,300	88%

Smarter Balanced Assessments

Met or exceeded expectations, 2018/19

	Math	ELA
Newtown School District	67%	74%
Statewide	48%	56%

Newtown, Connecticut

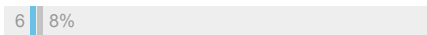
27,822

Labor Force

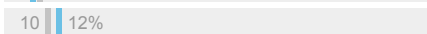
CT Department of Labor, 2020

	Newtown	State
Employed	12,804	1,724,621
Unemployed	864	148,010

Unemployment Rate

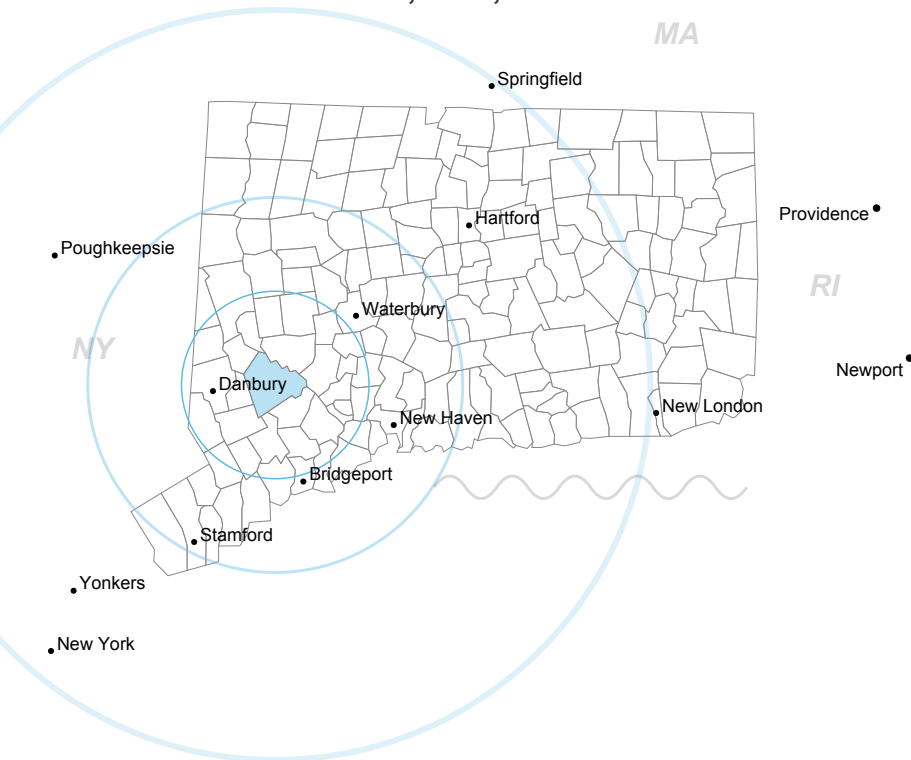


Self-Employment Rate*



*ACS, 2015-2019

Catchment Areas of 15mi, 30mi, and 60mi



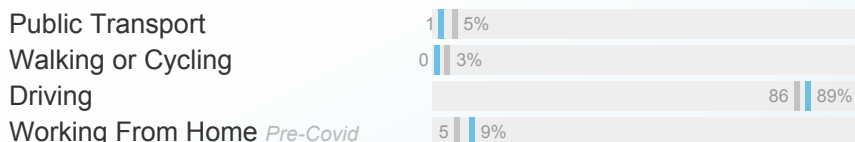
Access

ACS, 2015-2019

	Newtown	State
Mean Commute Time <i>Pre-Covid</i>	33 min	26 min



Commute Mode



Public Transit

CTtransit Service	-
Other Public Bus Operations	-
Train Service	-

Fiscal Indicators

CT Office of Policy and Management, SFY 2017-18

Municipal Revenue

Total Revenue	\$124,071,145
Property Tax Revenue	\$104,543,685
<i>per capita</i>	\$3,752
<i>per capita, as % of state av.</i>	124%
Intergovernmental Revenue	\$16,487,004
Revenue to Expenditure Ratio	101%

Boston*

Municipal Expenditure

Total Expenditure	\$122,524,455
Educational	\$83,138,798
Other	\$39,385,657

Grand List

Equalized Net Grand List	\$4,595,571,873
<i>per capita</i>	\$165,463
<i>per capita, as % of state av.</i>	108%
Comm./Indust. Share of Net Grand List	8%

Actual Mill Rate	33.87
Equalized Mill Rate	22.67

Municipal Debt

Moody's Rating	Aa1
Total Indebtness	\$73,271,592
<i>per capita</i>	\$2,638
<i>per capita, as % of state av.</i>	102%
<i>as percent of expenditures</i>	60%

Annual Debt Service	\$9,184,280
<i>as % of expenditures</i>	7%



Search AdvanceCT's **SiteFinder**, Connecticut's most comprehensive online database of available commercial properties.
ctdata.org/sitefinder

About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for 2016-2019 are available from profiles.ctdata.org.

Feedback is welcome, and should be directed to info@ctdata.org.

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