

825 Prospect Hill Road

Windsor, Connecticut

11.51 Acres of AA-Zoned Land
Gateway Development Site



For additional information, please contact

Rich Correia

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860 278-2040



RM Bradley
COMMERCIAL BROKERAGE
PROPERTY MANAGEMENT

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Executive Summary

This 11.51 site has been identified by the town of Windsor as a transition site for a mixed-use development that would service the Day Hill and Prospect Hill Road corridors and relate to the northern neighbors. The 2015 Future Land Use Plan prepared by the town of Windsor, highlighted this unique location as a parcel on which they would support a rezoning from the current AA zone to a new Business zone.

Key Highlights

- Frontage of 840 feet on Day Hill Road and over 825 feet on Prospect Hill Road.
- Directly across from a 1,000,000 square foot Amazon distribution center.
- Adjacent to The Preserve at Great Pond a 230 unit successful new apartment community.
- Numerous major employers in the neighborhood, 2.7 miles from I-91 and under 5 miles to Bradley International Airport.
- Major sportsplex, daycare, and restaurants within walking distance.
- Signalized intersection.
- Flat parcel with no defined wetlands.
- All utilities to the site.

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Demographics

The latest United States Census Bureau population estimate for July 2021 shows the town of Windsor had 29,376 people. The Connecticut Department of Labor reported in 2019 that there were 26,528 employees in the town of Windsor. This number should grow significantly as more than 5,000,000 square feet of new buildings have either come on line or are currently under development. The average wages for jobs in Windsor during 2019 was \$74,660.

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Property Details

General

Address: 825 Prospect Hill Road, Windsor, CT

County: Hartford

Site

Area: 11.51+ Acres

Map/Parcel/Lot: 17/134/7

Zoning: AA

Frontage: 840' on Day Hill Road 726' on
Prospect Hill Road

Topography: Flat

Ownership: 825 Prospect Hill Road, LLC

Utilities

Water: Metropolitan District Commission

Sewer: Metropolitan District Commission

Gas: CNG

Electricity: Eversource

Telecom: Frontier, Verizon, Xfinity

Pricing:

Withheld. Current ownership seeks a qualified developer to purchase the property upon approvals for its desired project.

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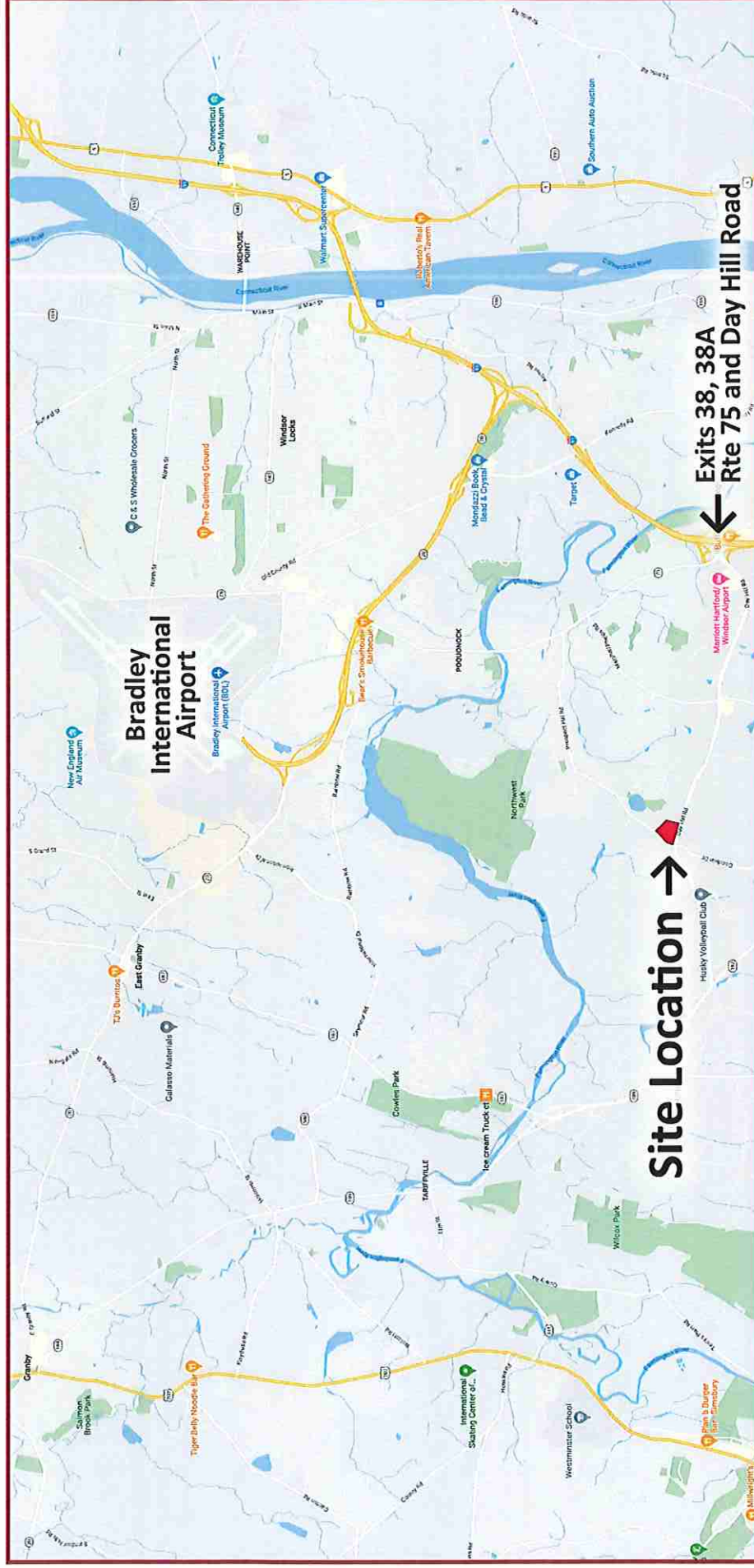
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Accessibility: Interstate Route 91, Bradley International Airport



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