

99 Azud Road

THOMPSON, CT 06277

SURVEY NOTES

1. THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARD FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1999.

SURVEY TYPE: COMPILATION PLAN

PURPOSE: TO DEPICT NEARBY PROPERTIES AND STRUCTURES

HORIZONTAL ACCURACY: CLASS D

THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.

2. REFERENCE PLANS:

(A) "SUBDIVISION PLAN PREPARED FOR JASON LAVALLEE, RIVERSIDE DRIVE, THOMPSON CT" ON FILE AS MAP #1562.

(B) MAPGEO GIS WEBSITE, 2019 AERIAL PHOTOGRAPHY

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

DENNIS R. BLANCHETTE DATE LICENSE NUMBER

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE © 2023 J&D CIVIL ENGINEERS, LLC

LEGEND

-  SUBJECT PROPERTY
-  ABUTTING PROPERTY
-  WETLAND SOILS



VICINITY PLAN & INDEX MAP
 PREPARED FOR
LAVALLEE CONSTRUCTION
 RIVERSIDE DRIVE AND AZUD ROAD - THOMPSON
 MAP 67 BLOCK 53 LOTS 1G AND 1H

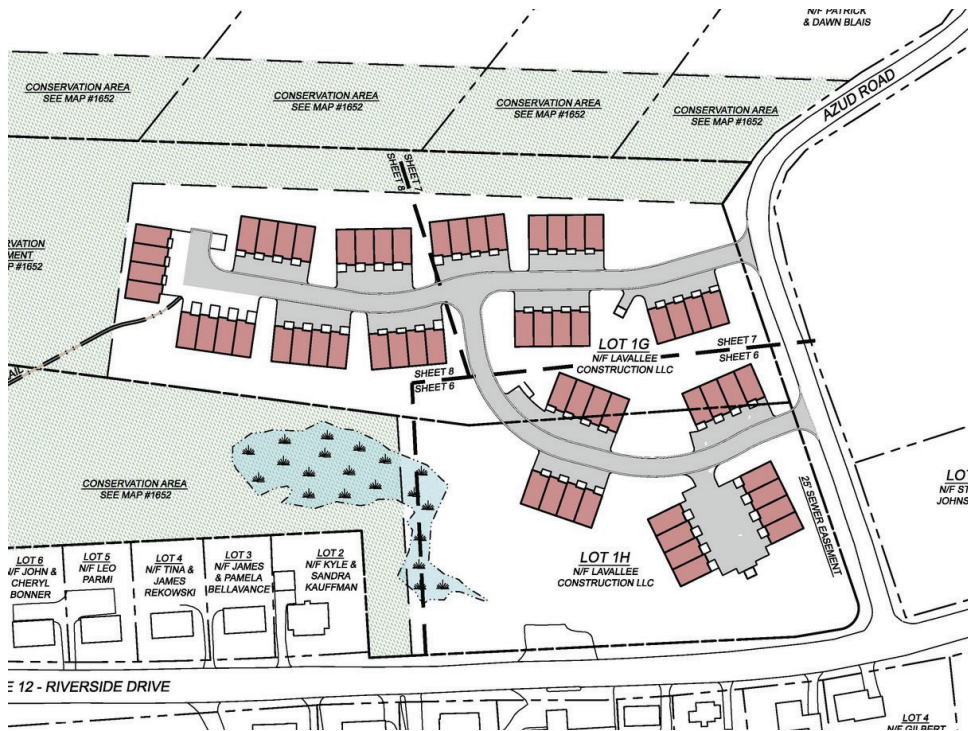
J&D CIVIL ENGINEERS, LLC
 401 RAVENELLE ROAD
 N. GROSVENORDALE, CT 06255
 860-923-2920

DESIGNED: JJB REVISIONS:
 CHECKED: DRB 2-15-23, 3-29-23,
 5-1-23, 11-6-23

JOB NO: 22203 DATE: JANUARY 2023

FULLY APPROVED & SHOVEL READY

60 MULTI-FAMILY UNITS



Property Features

LAND SIZE	12.8 ACRES
PROPERTY TYPE	Residential Land
TENANCY	Vacant
PARCEL	67/ 53/ 1/H 67/ 53/ 1/G
ZONING	NC
SIGNAGE	Available
SALE PRICE	\$1,500,000
UTILITIES	Public Sewer Available Private Well 3 Phase Power



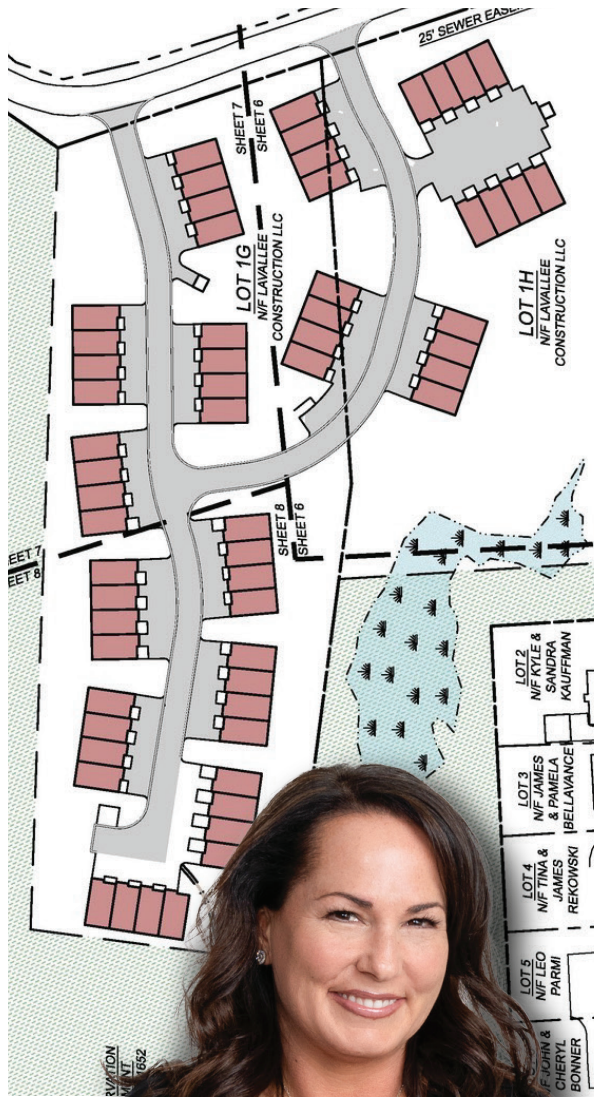
LOCATION DETAILS



Close to the airline trail for hiking and cycling. Conveniently located restaurants and shopping. Close proximity to the casinos, Worcester, Providence, Boston and the Rhode Island and CT Shoreline.

RE/MAX Bell Park Realty
Broker Associate

860-428-9292
carymarcouxsells@gmail.com



Investment Highlights

PROPERTY

This fully approved, shovel-ready property is primed for development with an affordable, phased project for 60 multi-family units. Equipped with essential utilities, the site includes public sewer access, private well capabilities, and reliable three-phase power, providing cost-effective and reliable infrastructure for developers. With planning and approvals already secured, this property offers a streamlined process, allowing for immediate action on construction plans.

LOCATION

Given its strategic location, this property is exceptionally positioned for strong growth potential. With proximity to popular destinations like the Connecticut and Rhode Island shorelines, major cities such as Worcester, Providence, and Boston, and nearby casinos, the area is ideal for a residential project aimed at professionals and families seeking both recreation and accessibility. The approved multi-family project has immense potential to attract tenants seeking a balance between affordability, comfort, and connectivity.

COMMUNITY

Nestled close to the Airline Trail, the area provides easy access to scenic hiking and cycling, making it a haven for outdoor enthusiasts. A variety of local restaurants and shopping destinations are conveniently located nearby, giving residents plenty of options for dining and entertainment within a short distance. The community also has a welcoming small-town feel, making it appealing to future tenants who value both nature and convenience.

\$1,500,000



Call Cary Marcoux TODAY!

860.428.9292

carymarcouxsells@gmail.com