

909 MAIN STREET MONROE, CT



OFFERING MEMORANDUM:
COMMERCIAL LAND
FOR SALE

BALDWIN PEARSON
& COMPANY, INCORPORATED *Realtors*

 (203) 335-5117  Daniel@baldwinpearson.com

 (203) 521-6348  www.baldwinpearson.com

 10 Middle Street Bridgeport, CT 06604

909 MAIN STREET MONROE, CT PROPERTY HIGHLIGHTS

Baldwin Pearson & Co., Inc. is pleased to present 909 Main Street, Monroe, CT 06468 to the market. This prime, vacant 2.98-acre lot is situated on the highly sought-after Main Street in Monroe, CT offering an exceptional opportunity for a new commercial development. With a wide range of permitted uses, the property is perfectly suited for both end-users and astute investors looking to capitalize on this strategic location.

Property Highlights:

- 2.98 acre lot located in I1 zone
- The property sits in the Main Street Design District (MDD) allowing for a wide variety of commercial uses
- Ownership has spent considerable time and capital getting the site to ready for immediate development or use
- Ownership has a site plan for a 30,000 square foot industrial property to be developed on the site. Additional information available upon request
- The site is located along a high-traffic retail and industrial corridor on Main Street, straddling the border of Monroe and Newtown, with significant daily vehicular traffic



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909 MAIN STREET MONROE, CT PROPERTY PHOTOS



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PARTIAL SITE PLAN

4. It is the contractor's responsibility to verify all on-site and off-site field conditions and establish that no changes have occurred since the issuance of this plan. The design engineer to be notified of any field conditions which conflict with this plan.
5. The location of underground utilities, if any, is unknown.
6. Existing site topography and site features are from a plan by Colman Associates, Inc. titled "Topographic Survey Prepared for Porco Construction 901 & 909 Main Street, 375 2nd Monroe and Monroe, CT dated June 12, 2007.
7. All construction to be done to the Town of Monroe standards.
8. Elevation refer to NAVD 85 datum.
9. All utilities to be installed underground.
10. Inverts for all culverts and flared ends to be modified if necessary by field conditions.
11. All storm sewer pipe shall be CMP unless approved otherwise by the public works.
12. Erosion control measures shall be installed where deemed necessary.
13. Any retaining walls greater than 3 feet shall be designed by a structural engineer.

NARRATIVE:
The subject property is located at 909 Main Street, Monroe, CT and has an area of 2.66± acres. The property is in Zone I-1. There are 0.3± acres of grade wetlands on the parcel.

The proposal is for grading for a future building and parking lot. The 100 wetland setback will be staked out prior to any work. The erodible tracking and will be installed and then the fill fence installed. These temporary sediment basins will be installed as shown on the plan. The approximately two-acre area will be then be cleared and grubbed for the proposed grading as shown on the plan leaving the otherwise ground open at a minimal time. After grading the topsoil will be re-spread and seed and stabilized.

Additional sediment and/or erosion control measures shall be implemented as necessary, or required by the Town of Monroe.

All sediment and erosion control measures will be inspected immediately after each rainfall, and at least daily during prolonged rainfall. Any required repair will be made immediately. Any accumulated sediment will be removed and disposed of in a proper manner.

No disturbances will be kept to a minimum, and re-stabilization will be undertaken as soon as it is practical. During construction, all slopes that will be left exposed for extended periods will be temporarily seeded with a mixture of perennial ryegrass, annual ryegrass, and winter rye. This contractor shall keep the existing roadway clear of L, debris, and mud during construction. During periods of heavy traffic use, the roadway may have to be closed. During construction, existing catch basins will be protected with 4x4 stakes and/or highway barriers.

Any topsoil or other material that will be stripped and stockpiled on site shall be protected from erosion of erosion. Revegetation shall be performed by mixing with topsoil and/or fertilizer to be left for an extended period of time, it shall be seeded, in addition to mowing.

Sediment and erosion control measures shall be removed only after all construction has been completed, and all sources of erosion have been permanently stabilized.

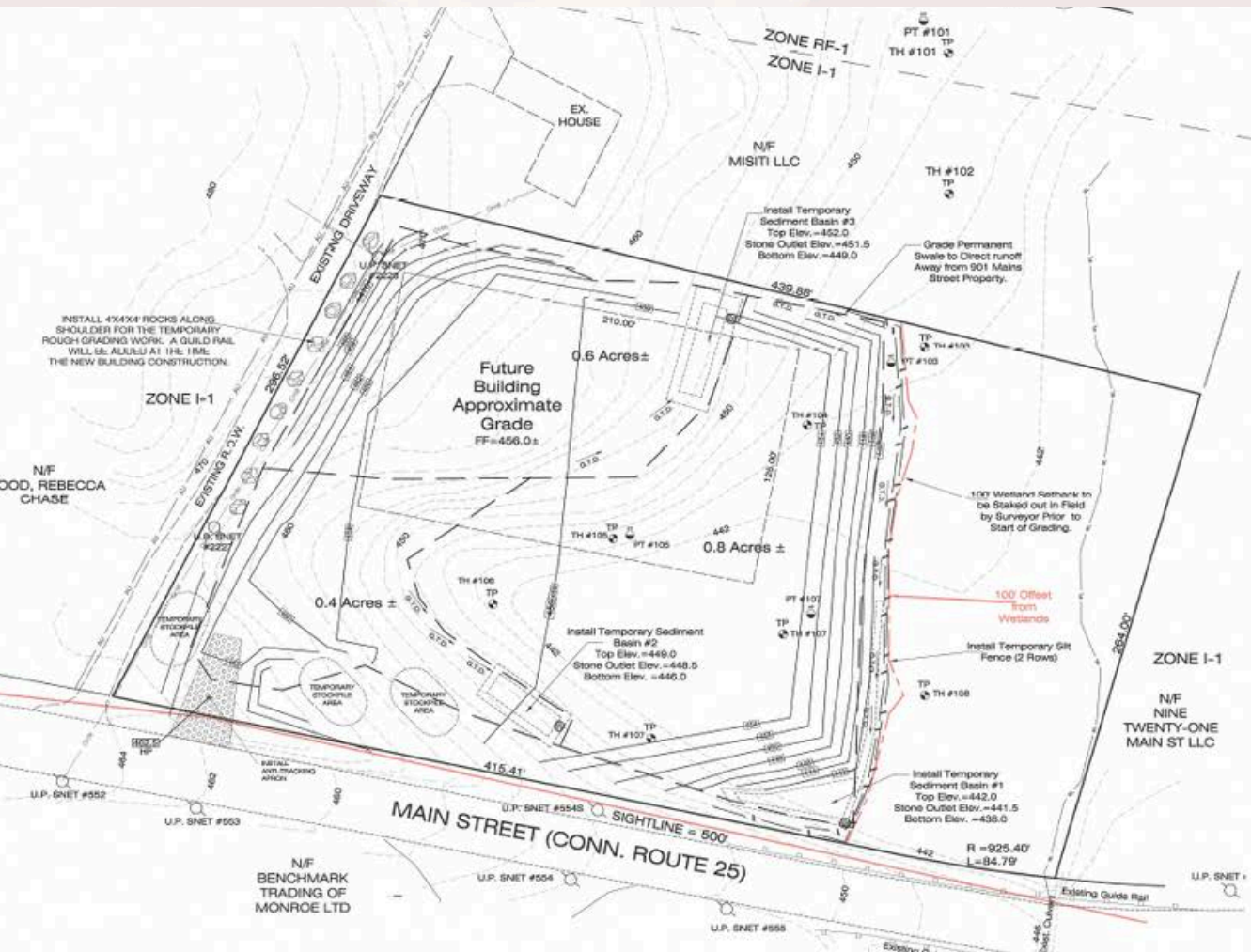
Prior to construction activity, a meeting shall be held with the required Town Department for scheduling and timelines.

SEEDING AND PLANTING REQUIREMENTS

1. **Soilbed Preparation** - Pine grubs and rill surface to remove stones larger than 2" in diameter. Install required erosion control devices such as surface water diversion, Grade stabilization structures, sediment basins or drainage ditches to prevent grassed areas. Apply limestone at a rate of 2 tons/acre, or 50 lbs/1000 SQ.FT. unless otherwise required according to soil test results. Apply fertilizer with 10-10-10 or a rate of 300 lbs/acre, or 3 lbs/1000 SQ.FT. At least 50% of nitrogen from organic sources. Work time and fertilizer into soil uniformly to a depth of 4" with a wheel, spring tooth harrow or other suitable equipment following the contour line.
2. **Seed Application** - Apply grass mixture at rates specified by hand, cyclone sweeper or hydroseeder. Increase seed mixture by 10% if hydroseeder is used. Lightly irrigate or roll the seeded surface to cover seed. Seeding for selected fine grasses should be done between April 1 and June 1 or between August 1 and October 15. If seeding cannot be done during these times, repeat seeding procedure before next seeding can take place or seed with a quick germinating seed mixture to stabilize slopes. A quick germinating seed mixture (Chemagro Flyer) can be applied between June 15 through August 15 as approved by the Architect or Engineer.
3. **Mulching** - Immediately following seeding, mulch the seeded surface with straw, hay or wood fiber at a rate of 1.5 to 2 tons/acre (2000-3000 lbs) except on otherwise specified conditions. Mulches should be free of weeds and noxious matter. Spread mulch by hand or mulch blower. Punch mulch into soil surface with trash mowers or chain hammers set straight up. Mulch material should be thicker approximately 2" on into the soil surface. Chemical mulch, sand or cement, in combination with the straw, hay or wood fibers, will be used where offcut slopes do not allow turning by machines.
4. **Grass Seed Mixture**
Temporary Covers: Perennial ryegrass 20 lbs/acre, Cereus Ryegrass 40 lbs/acre, Annual ryegrass 20 lbs/acre, Cereus Ryegrass 20 lbs/acre.
A minimum of 50 inches of topsoil shall be spread over all lot and 30 areas.

- DESIGN TEMPORARY SEDIMENT BASINS**
1/1/2023
909 MAIN STREET, MONROE, CT
- SEDIMENT BASIN #1**
TRIBUTARY AREA = 0.6± ACRES
VOLUME REQUIRED = 0.8 X 134 C.Y.S PER ACRE X 27 = 2900 CUBIC FEET
VOLUME PROVIDED = 3500 CUBIC FEET
- SEDIMENT BASIN #2**
TRIBUTARY AREA = 0.4± ACRES
VOLUME REQUIRED = .4 X 134 C.Y.S PER ACRE X 27 = 1488 CUBIC FEET
VOLUME PROVIDED = 1875 CUBIC FEET
- SEDIMENT BASIN #3**
TRIBUTARY AREA = 0.5± ACRES
VOLUME REQUIRED = .5 X 134 C.Y.S PER ACRE X 27 = 2,170 CUBIC FEET
VOLUME PROVIDED = 2,825 CUBIC FEET

LEGEND
EXISTING DRAINAGE BUILDING SETBACK LINES



DEEP TEST HOLES
909 MAIN STREET, ROUTE 25
MONROE, CT

TEST HOLE	DEPTH	TOPSOIL	NO. OF LAYERS	NO. OF LAYERS	NO. OF LAYERS	NO. OF LAYERS	NO. OF LAYERS	NO. OF LAYERS
TH #101	48"	0-12"	TAN BROWN FINE SANDY LOAM	48-84"	10-20"	TAN BROWN COARSE SAND AND GRAVEL COBBLES	LOCAL CLAYSTONE	NO LODEGE NO WATER NO MOTTLING
TH #102	30"	0-12"	TAN BROWN FINE SANDY LOAM	12-20"	TAN BROWN COARSE SAND AND GRAVEL COBBLES	LOCAL CLAYSTONE	NO LODEGE NO WATER NO MOTTLING	
TH #103	30"	0-12"	TAN BROWN FINE SANDY LOAM	12-20"	TAN BROWN COARSE SAND AND GRAVEL COBBLES	LOCAL CLAYSTONE	NO LODEGE NO WATER NO MOTTLING	
TH #104	48"	0-12"	TAN BROWN FINE SANDY LOAM	12-20"	TAN BROWN COARSE SAND AND GRAVEL COBBLES	LOCAL CLAYSTONE	NO LODEGE NO WATER NO MOTTLING	
TH #105	48"	0-12"	TAN BROWN FINE SANDY LOAM	12-20"	TAN BROWN COARSE SAND AND GRAVEL COBBLES	LOCAL CLAYSTONE	NO LODEGE NO WATER NO MOTTLING	
TH #106	48"	0-12"	TAN BROWN FINE SANDY LOAM	12-20"	TAN BROWN COARSE SAND AND GRAVEL COBBLES	LOCAL CLAYSTONE	NO LODEGE NO WATER NO MOTTLING	
TH #107	48"	0-12"	TAN BROWN FINE SANDY LOAM	12-20"	TAN BROWN COARSE SAND AND GRAVEL COBBLES	LOCAL CLAYSTONE	NO LODEGE NO WATER NO MOTTLING	
TH #108	48"	0-12"	TAN BROWN FINE SANDY LOAM	12-20"	TAN BROWN COARSE SAND AND GRAVEL COBBLES	LOCAL CLAYSTONE	NO LODEGE NO WATER NO MOTTLING	
TH #109	48"	0-12"	TAN BROWN FINE SANDY LOAM	12-20"	TAN BROWN COARSE SAND AND GRAVEL COBBLES	LOCAL CLAYSTONE	NO LODEGE NO WATER NO MOTTLING	
TH #110	48"	0-12"	TAN BROWN FINE SANDY LOAM	12-20"	TAN BROWN COARSE SAND AND GRAVEL COBBLES	LOCAL CLAYSTONE	NO LODEGE NO WATER NO MOTTLING	
TH #111	48"	0-12"	TAN BROWN FINE SANDY LOAM	12-20"	TAN BROWN COARSE SAND AND GRAVEL COBBLES	LOCAL CLAYSTONE	NO LODEGE NO WATER NO MOTTLING	

PERK #101	DEPTH	TIME	PERK #102	DEPTH	TIME
PERK #101	20"	10'	PERK #102	20"	10'
PERK #101	30"	15'	PERK #102	30"	15'
PERK #101	40"	20'	PERK #102	40"	20'
PERK #101	50"	25'	PERK #102	50"	25'
PERK #101	60"	30'	PERK #102	60"	30'
PERK #101	70"	35'	PERK #102	70"	35'
PERK #101	80"	40'	PERK #102	80"	40'
PERK #101	90"	45'	PERK #102	90"	45'
PERK #101	100"	50'	PERK #102	100"	50'

SEE SHEET SL1 FOR TEMPORARY CONSTRUCTION ACCESS SIGHT LINES

EXCAVATION SEDIMENT CONTROL PLAN
PREPARED FOR
PORCO CONSTRUCTION
#909 MAIN STREET (CONN. RTE 25)
MONROE, CONNECTICUT

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OFFERING PRICE:
\$1,150,000

SITE METRICS

2.98
Approx. Acreage

I-1/ MDD
Current Zoning

\$385,906
Price per Acre

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CONFIDENTIAL OFFERING

This Offering Memorandum was prepared by Baldwin Pearson & Co, Inc. (“Broker”) solely for the use of prospective purchasers of the properties located at 909 Main Street Monroe, CT 06468 (the “Property”). Neither the Broker nor the owner of the Property (“Owner”) makes any representation or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum.

Prospective purchasers of the Property are advised that changes may have occurred to the physical or financial condition of the Property since the time this Offering Memorandum or the financial statements therein were made by Broker and not by Owner and are based upon assumptions or events beyond the control of Broker and Owner, and therefore may be subject to variation. Other than historical revenue and operating expense figures for the Property, Owner has not, and will not, provide Broker or a prospective purchaser with any income or expense figures, budgets, or projections regarding the Property. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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