



OFFERING MEMORANDUM

Westbrook Hunt Club's Equestrian Property For Sale

319 Pond Meadow Road, Westbrook, CT 06498

OFFERING PRICE \$1,699,000



**BERKSHIRE
HATHAWAY**
HOMESERVICES

NEW ENGLAND
PROPERTIES

 COMMERCIAL DIVISION™



PRESENTED BY

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PROPERTY OVERVIEW

WESTBROOK HUNT CLUB'S EQUESTRIAN PROPERTY | 319 Pond Meadow Road, Westbrook, CT 06498



- 1 Indoor Arena, Snack Bar and Retail Store
- 2 Storage Facility
- 3 Staging Area
- 4 Temporary Stables and Storage
- 5 Training Paddock
- 6 Training Paddock
- 7 Main Paddock
- 8 Visitor Parking



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EXECUTIVE SUMMARY

WESTBROOK HUNT CLUB'S EQUESTRIAN PROPERTY | 319 Pond Meadow Road, Westbrook, CT 06498



OFFERING DESCRIPTION

The Westbrook Hunt Club property spans 16.7 acres ideally suited for equestrian use. The majority of the land is cleared, well drained with a very small corner of wetlands in the rear. Zoning type: MDR.

The property is comprised of three buildings, two small outbuildings, and a compact garage with equipment. Following a devastating fire in 1995, all structures were reconstructed. Building one houses the indoor arena, retail area, tack shop, and snack bar, while building two serves as a storage facility,

Utilities include a newly installed septic system in 2023 and multiple wells, with water and electricity hook-up sites distributed throughout the property.

Property to be sold separately from Westbrook Hunt Club business.

OFFERING SUMMARY

Sale Price:	\$1,699,000
Zoning:	MDR
Property Size:	16.7 acres
Property Type:	Specialty
Year Built:	1995
Building 1:	112' x 200' Indoor Arena
Building 2:	60' x 100' Storage
Outbuildings:	2
Garage:	1 Equipment Included
Sewer:	Septic
Water:	Well



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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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ZONING

MDR ZONING REGULATIONS

MDR: Medium Density Residential allows for the opportunity to add additional residential units with the equestrian amenity as the feature. The restrictions on the allowance of added dwelling units would require at least a .5 acre parcel, .75 for a rear lot, 100 ft of frontage or 25 foot access for rear lot, a minimum of 25 ft minimum front yard setback, a minimum side yard of 15 feet, and a minimum rear setback of 35 feet, and must meet the minimum 50 feet setback from any tidal wetlands. See zoning section 2 C for additional details.

Single-Family Detached Dwelling	RR	LDR	MDR	HDR HDR-2	Reference
1. One (1) single-family detached dwelling	ZP	ZP	ZP	ZP	
1.1. Accessory Structures / Uses (also see Section 2.B.1.7)					
1.1.1. Uses that are customary and incidental to a single-family dwelling when in accordance with Section 6 of these Regulations	NR	NR	NR	NR	6
1.1.2. One or more structures accessory to a single-family dwelling provided that not more than one such structure may be a greenhouse or membrane structure and such greenhouse or membrane structure shall not exceed 200 SF in coverage.	ZP	ZP	ZP	ZP	6 8.A
1.1.3. Any building or structure larger than the area of the footprint of the house shall be set back from all property lines by a distance the greater of 1) the height of the accessory structure or 2) 1.5 times the setback required for the district.	ZP	ZP	ZP	SP2	6 8.A
1.1.4. Other structures and/or uses accessory to a single-family dwelling not in accordance with Section 1.1 or 1.2 above.	SP2	SP2	SP2	SP2	6 8.A
1.2. Keeping of Animals					
1.2.1. Keeping of animals when in accordance with Section 6.C	NR	NR	NR	NR	6.C
1.2.2. Kennel as an accessory use in accordance with Section 6.C	SP2	x	x	x	6.C
1.2.3. Other keeping of animals not in accordance with Section 6.C	SP2	SP2	SP2	x	

NR	Zoning Approval Not Required
ZP	Zoning Permit Approval (Staff)
SP1	Site Plan Application (Commission)
SP2	Special Permit Application (Commission)
x	Not Permitted In The District

This Section contains provisions for the following zoning districts:

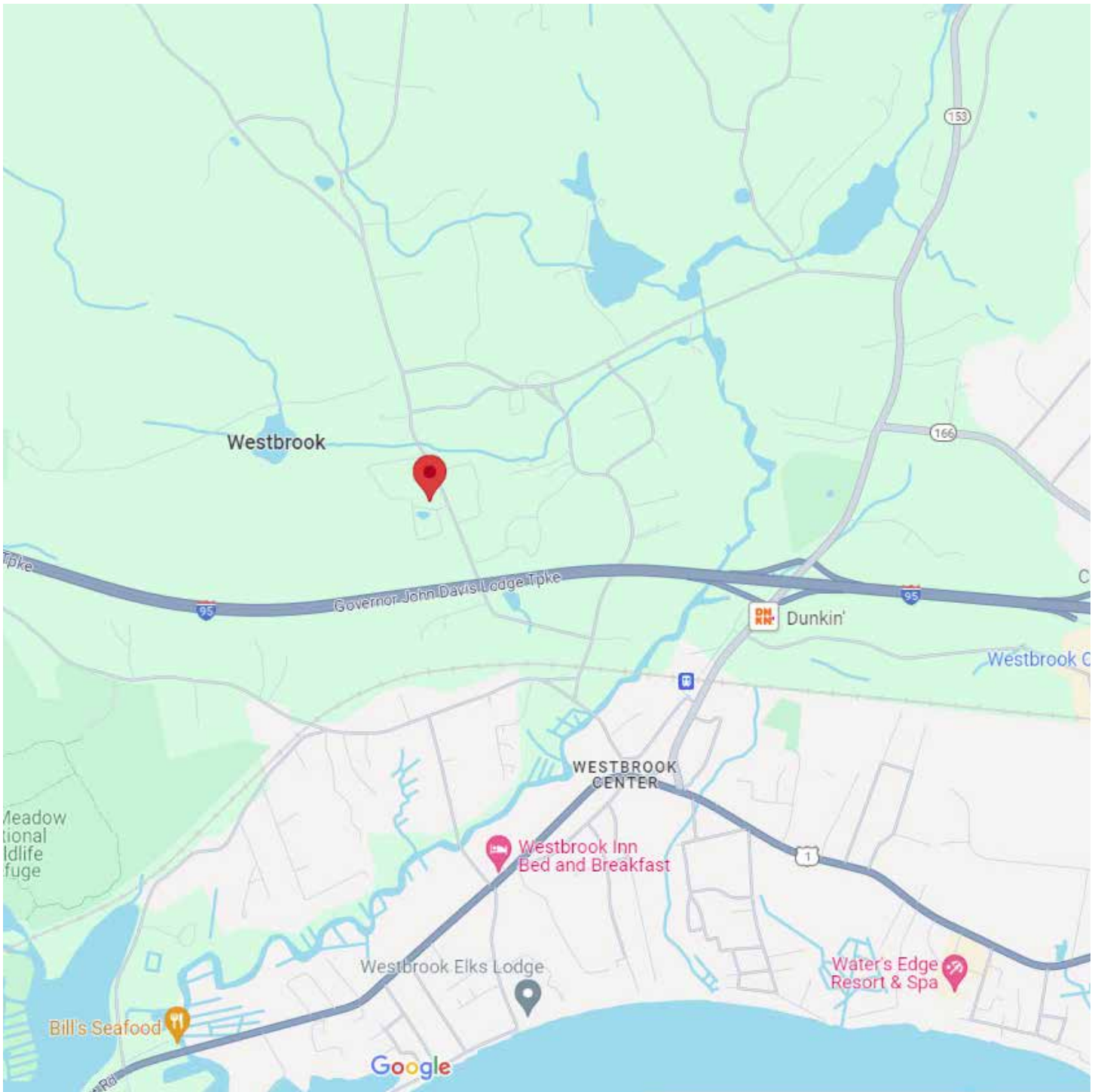
- RR Rural Residential District
- LDR Low Density Residential District
- MDR Medium Density Residential District
- HDR High Density Residential District (including HDR-2)

Other residential districts or types may be located in Section 5 of these Regulations.



REGIONAL MAP

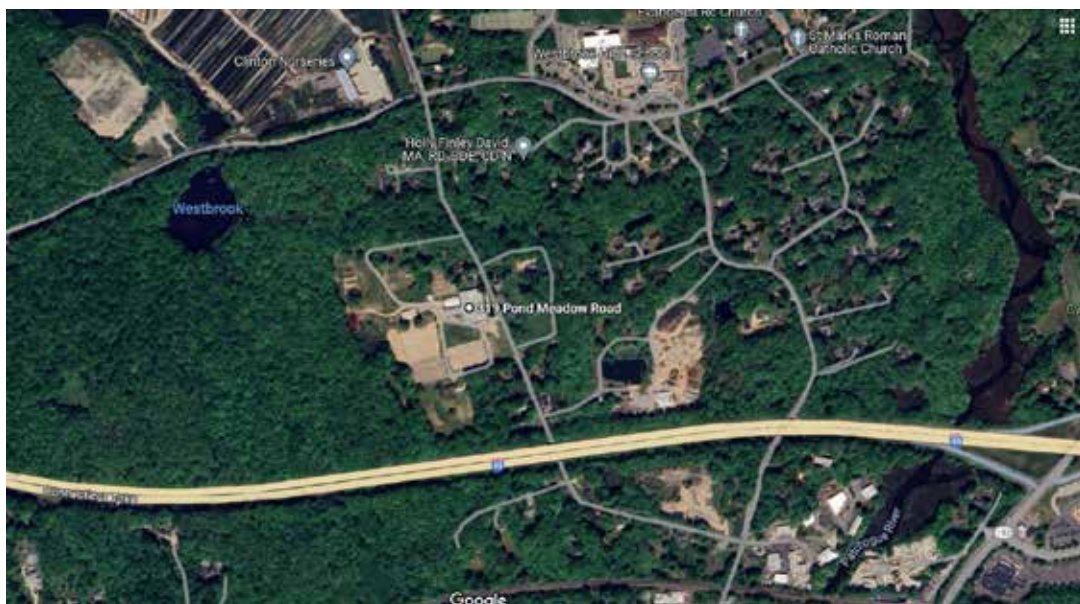
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AERIAL MAP

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COMMERCIAL PROPERTY BOUNDARIES

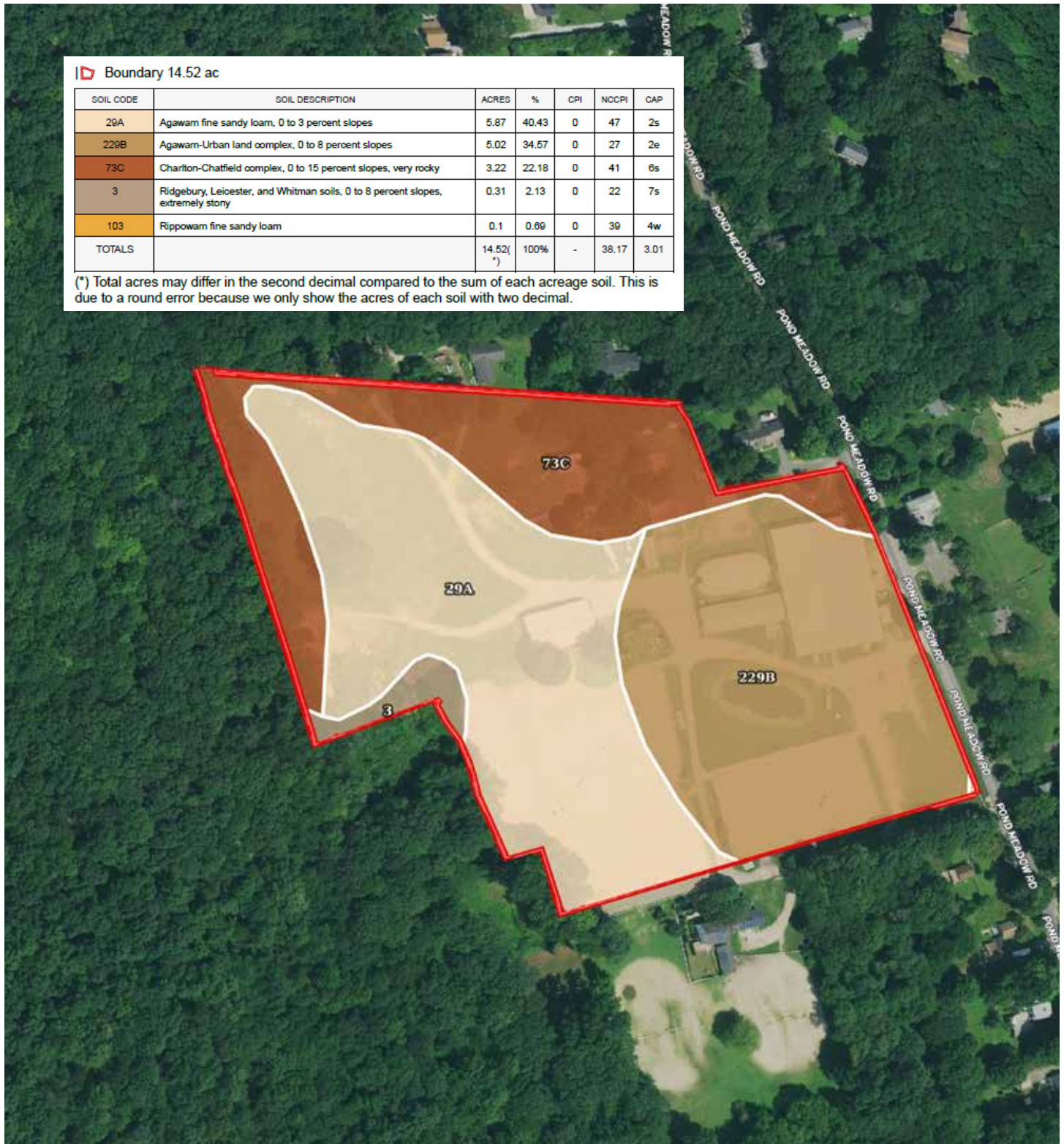
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SOIL TYPES

WESTBROOK HUNT CLUB'S EQUESTRIAN PROPERTY | 319 Pond Meadow Road, Westbrook, CT 06498



Boundary 14.52 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
29A	Agawam fine sandy loam, 0 to 3 percent slopes	5.87	40.43	0	47	2s
229B	Agawam-Urban land complex, 0 to 8 percent slopes	5.02	34.57	0	27	2e
73C	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	3.22	22.18	0	41	6s
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	0.31	2.13	0	22	7s
103	Rippowam fine sandy loam	0.1	0.69	0	39	4w
TOTALS		14.52(*)	100%	-	38.17	3.01

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



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DEMOGRAPHICS

WESTBROOK HUNT CLUB'S EQUESTRIAN PROPERTY | 319 Pond Meadow Road, Westbrook, CT 06498

Population by Age	Census 2010		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	454	4.4%	371	3.7%	384	3.8%
5 - 9	601	5.8%	491	4.9%	468	4.6%
10 - 14	686	6.6%	555	5.5%	510	5.0%
15 - 19	649	6.3%	533	5.3%	505	5.0%
20 - 24	428	4.1%	429	4.2%	395	3.9%
25 - 34	852	8.2%	961	9.5%	938	9.3%
35 - 44	1,362	13.1%	1,115	11.0%	1,216	12.0%
45 - 54	1,756	16.9%	1,388	13.7%	1,249	12.4%
55 - 64	1,574	15.2%	1,627	16.1%	1,538	15.2%
65 - 74	1,068	10.3%	1,514	15.0%	1,534	15.2%
75 - 84	618	6.0%	817	8.1%	1,005	9.9%
85+	324	3.1%	311	3.1%	363	3.6%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	322	3.4%	300	3.1%
\$15,000 - \$24,999	388	4.1%	329	3.4%
\$25,000 - \$34,999	781	8.3%	695	7.2%
\$35,000 - \$49,999	560	6.0%	494	5.1%
\$50,000 - \$74,999	1,414	15.1%	1,329	13.7%
\$75,000 - \$99,999	1,266	13.5%	1,216	12.5%
\$100,000 - \$149,999	1,623	17.3%	1,732	17.8%
\$150,000 - \$199,999	1,334	14.2%	1,659	17.1%
\$200,000+	1,680	17.9%	1,966	20.2%

Median Household Income	\$98,805	\$110,637
Average Household Income	\$140,645	\$157,633
Per Capita Income	\$61,594	\$70,466

Population by Age	Census 2010		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	919	4.4%	770	3.6%	796	3.7%
5 - 9	1,247	6.0%	996	4.7%	961	4.4%
10 - 14	1,327	6.4%	1,184	5.6%	1,078	5.0%
15 - 19	1,173	5.7%	1,167	5.5%	1,061	4.9%
20 - 24	800	3.9%	871	4.1%	854	3.9%
25 - 34	1,560	7.5%	1,798	8.4%	1,809	8.4%
35 - 44	2,694	13.0%	2,249	10.6%	2,421	11.2%
45 - 54	3,678	17.8%	3,038	14.3%	2,769	12.8%
55 - 64	3,264	15.8%	3,491	16.4%	3,342	15.4%
65 - 74	2,098	10.1%	3,317	15.6%	3,434	15.9%
75 - 84	1,296	6.3%	1,758	8.2%	2,339	10.8%
85+	629	3.0%	678	3.2%	798	3.7%

Median Age
The median age in this area is 52.0, compared to U.S. median age of 39.1.

Households			
2023 Wealth Index	200	165	177
2010 Households	560	4,266	8,619
2020 Households	572	4,404	9,138
2023 Households	575	4,487	9,369
2028 Households	609	4,585	9,719
2010-2020 Annual Rate	0.21%	0.32%	0.59%
2020-2023 Annual Rate	0.16%	0.58%	0.77%
2023-2028 Annual Rate	1.16%	0.43%	0.74%
2023 Average Household Size	2.54	2.18	2.23

The household count in this area has changed from 572 in 2020 to 575 in the current year, a change of 0.16% annually. The five-year projection of households is 609, a change of 1.16% annually from the current year total. Average household size is currently 2.54, compared to in the year 2020. The number of families in the current year is 356 in the specified area.



DEMOGRAPHICS

WESTBROOK HUNT CLUB'S EQUESTRIAN PROPERTY | 319 Pond Meadow Road, Westbrook, CT 06498

2023 Labor Force						
Age Group	Population	Employed	Unemployed	Unemployment Rate	Labor Force Participation Rate	Employment-Population Ratio
16+	18,101	11,212	260	2.3%	63.4%	61.9%
16-24	1,774	1,317	69	5.0%	78.1%	74.2%
25-54	7,085	6,052	111	1.8%	87.0%	85.4%
55-64	3,491	2,650	36	1.3%	76.9%	75.9%
65+	5,753	1,194	44	3.6%	21.5%	20.8%
Male Age 16+	8,738	5,888	125	2.1%	68.8%	67.4%
Female Age 16+	9,363	5,324	135	2.5%	58.3%	56.9%
Economic Dependency Ratio						
Total						89.9
Child (<16)						28.7
Working-Age (16-64)						20.5
Senior (65+)						40.7
Industry	Employed	Percent	US Percent	Location Quotient		
Total	11,212	100.0%	100.0%	-		
Agriculture/Forestry/Fishing	36	0.3%	1.1%	0.27		
Mining/Quarrying/Oil & Gas	0	0.0%	0.4%	0.00		
Construction	813	7.3%	7.0%	1.04		
Manufacturing	1,497	13.4%	10.0%	1.34		
Wholesale Trade	232	2.1%	1.9%	1.11		
Retail Trade	1,619	14.4%	10.4%	1.38		
Transportation/Warehousing	308	2.7%	5.5%	0.49		
Utilities	62	0.6%	0.8%	0.75		
Information	123	1.1%	1.9%	0.58		
Finance/Insurance	740	6.6%	5.0%	1.32		
Real Estate/Rental/Leasing	111	1.0%	1.8%	0.56		
Professional/Scientific/Tech	889	7.9%	8.6%	0.92		
Management of Companies	11	0.1%	0.1%	1.00		
Admin/Support/Waste Management	393	3.5%	4.4%	0.80		
Educational Services	1,304	11.6%	9.2%	1.26		
Health Care/Social Assistance	1,562	13.9%	13.6%	1.02		
Arts/Entertainment/Recreation	236	2.1%	2.2%	0.95		
Accommodation/Food Services	641	5.7%	6.7%	0.85		
Other Services (Excluding Public)	279	2.5%	4.7%	0.53		
Public Administration	357	3.2%	4.8%	0.68		
Occupation	Employed	Percent	US Percent	Location Quotient		
Total	11,212	100.0%	100.0%	-		
White Collar	7,874	70.2%	62.3%	1.13		
Management	1,677	15.0%	12.0%	1.25		
Business/Financial	573	5.1%	5.9%	0.86		
Computer/Mathematical	260	2.3%	4.0%	0.57		
Architecture/Engineering	288	2.6%	2.4%	1.08		
Life/Physical/Social Sciences	277	2.5%	1.3%	1.92		
Community/Social Service	173	1.5%	1.9%	0.79		
Legal	163	1.5%	1.2%	1.25		
Education/Training/Library	893	8.0%	6.2%	1.29		
Arts/Design/Entertainment	219	2.0%	2.2%	0.91		
Healthcare Practitioner	796	7.1%	6.2%	1.15		
Sales and Sales Related	1,590	14.2%	8.6%	1.65		
Office/Administrative Support	967	8.6%	10.4%	0.83		
Blue Collar	1,883	16.9%	21.5%	0.79		
Farming/Fishing/Forestry	9	0.1%	0.5%	0.20		
Construction/Extraction	635	5.7%	5.0%	1.14		
Installation/Maintenance/Repair	211	1.9%	2.9%	0.66		
Production	438	3.9%	5.4%	0.72		
Transportation/Material Moving	600	5.4%	7.8%	0.69		
Services	1,445	12.9%	16.2%	0.80		
Healthcare Support	309	2.8%	3.1%	0.90		
Protective Service	114	1.0%	2.1%	0.48		
Food Preparation/Serving	502	4.5%	5.2%	0.87		
Building Maintenance	237	2.1%	3.3%	0.64		
Personal Care/Service	283	2.5%	2.5%	1.00		



DEMOGRAPHICS

WESTBROOK HUNT CLUB'S EQUESTRIAN PROPERTY | 319 Pond Meadow Road, Westbrook, CT 06498

2023 Educational Attainment (Esri)	
2023 Population Age 25+: Less than 9th Grade (Esri)	91
2023 Population Age 25+: 9-12th Grade/No Diploma (Esri)	477
2023 Population Age 25+: High School Diploma (Esri)	3,793
2023 Population Age 25+: GED/Alternative Credential (Esri)	334
2023 Population Age 25+: Some College/No Degree (Esri)	2,222
2023 Population Age 25+: Associate's Degree (Esri)	1,654
2023 Population Age 25+: Bachelor's Degree (Esri)	4,421
2023 Population Age 25+: Graduate/Professional Degree (Esri)	3,336
2023 Educational Attainment Base (Pop 25+)(Esri)	16,328
2023 Labor Force (Esri)	
2023 Unemployment Rate (Esri)	2.3%

Top 3 Tapestry Segments			
1.	Rural Resort Dwellers (6E)	Savvy Suburbanites (1D)	Savvy Suburbanites (1D)
2.	Savvy Suburbanites (1D)	Rural Resort Dwellers (6E)	Golden Years (9B)
3.	The Great Outdoors (6C)	Retirement Communities (9E)	In Style (5B)
2023 Consumer Spending			
Apparel & Services: Total \$	\$1,510,173	\$11,597,596	\$25,787,079
Average Spent	\$2,626.39	\$2,584.71	\$2,752.38
Spending Potential Index	119	118	125
Education: Total \$	\$1,268,595	\$10,561,786	\$24,266,355
Average Spent	\$2,206.25	\$2,358.32	\$2,590.07
Spending Potential Index	123	132	144
Entertainment/Recreation: Total \$	\$3,213,050	\$21,844,391	\$46,249,825
Average Spent	\$5,587.91	\$4,868.37	\$4,936.47
Spending Potential Index	148	129	131
Food at Home: Total \$	\$5,358,476	\$37,814,412	\$81,059,385
Average Spent	\$9,319.09	\$8,427.55	\$8,651.87
Spending Potential Index	137	124	127
Food Away from Home: Total \$	\$2,673,829	\$19,726,915	\$43,460,869
Average Spent	\$4,650.14	\$4,396.46	\$4,638.79
Spending Potential Index	125	118	125
Health Care: Total \$	\$6,406,928	\$42,844,649	\$90,041,463
Average Spent	\$11,142.48	\$9,548.62	\$9,610.57
Spending Potential Index	151	130	131
HH Furnishings & Equipment: Total \$	\$2,289,216	\$16,479,113	\$35,998,460
Average Spent	\$3,981.25	\$3,672.63	\$3,842.29
Spending Potential Index	135	124	130
Personal Care Products & Services: Total \$	\$689,082	\$5,210,318	\$11,617,867
Average Spent	\$1,198.40	\$1,161.20	\$1,240.03
Spending Potential Index	125	121	130
Shelter: Total \$	\$18,613,142	\$137,403,927	\$302,125,099
Average Spent	\$32,370.68	\$30,622.67	\$32,247.32
Spending Potential Index	131	124	130
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$2,689,198	\$18,650,038	\$40,667,297
Average Spent	\$4,676.87	\$4,156.46	\$4,340.62
Spending Potential Index	150	133	139
Travel: Total \$	\$1,769,130	\$12,701,442	\$27,987,773
Average Spent	\$3,076.75	\$2,830.72	\$2,987.27
Spending Potential Index	137	126	133
Vehicle Maintenance & Repairs: Total \$	\$1,085,642	\$7,291,081	\$15,314,372
Average Spent	\$1,888.07	\$1,624.93	\$1,634.58
Spending Potential Index	144	124	125

