



OFFERING MEMORANDUM

Prime Multi-Family Townhome Development Parcel For Sale

Winterbourne Lane, Canton, CT

OFFERING PRICE \$1,850,000



**BERKSHIRE
HATHAWAY**
HOMESERVICES

NEW ENGLAND
PROPERTIES

COMMERCIAL DIVISION



PRESENTED BY

Stacey Berkman
REALTOR®

Mobile: 860.543.2742

staceyberkman@bhhsne.com

Table of Contents

OPPORTUNITY SUMMARY

Executive Summary
Benefits to Developer

PROPERTY SUMMARY

Location Map
Aerial Map

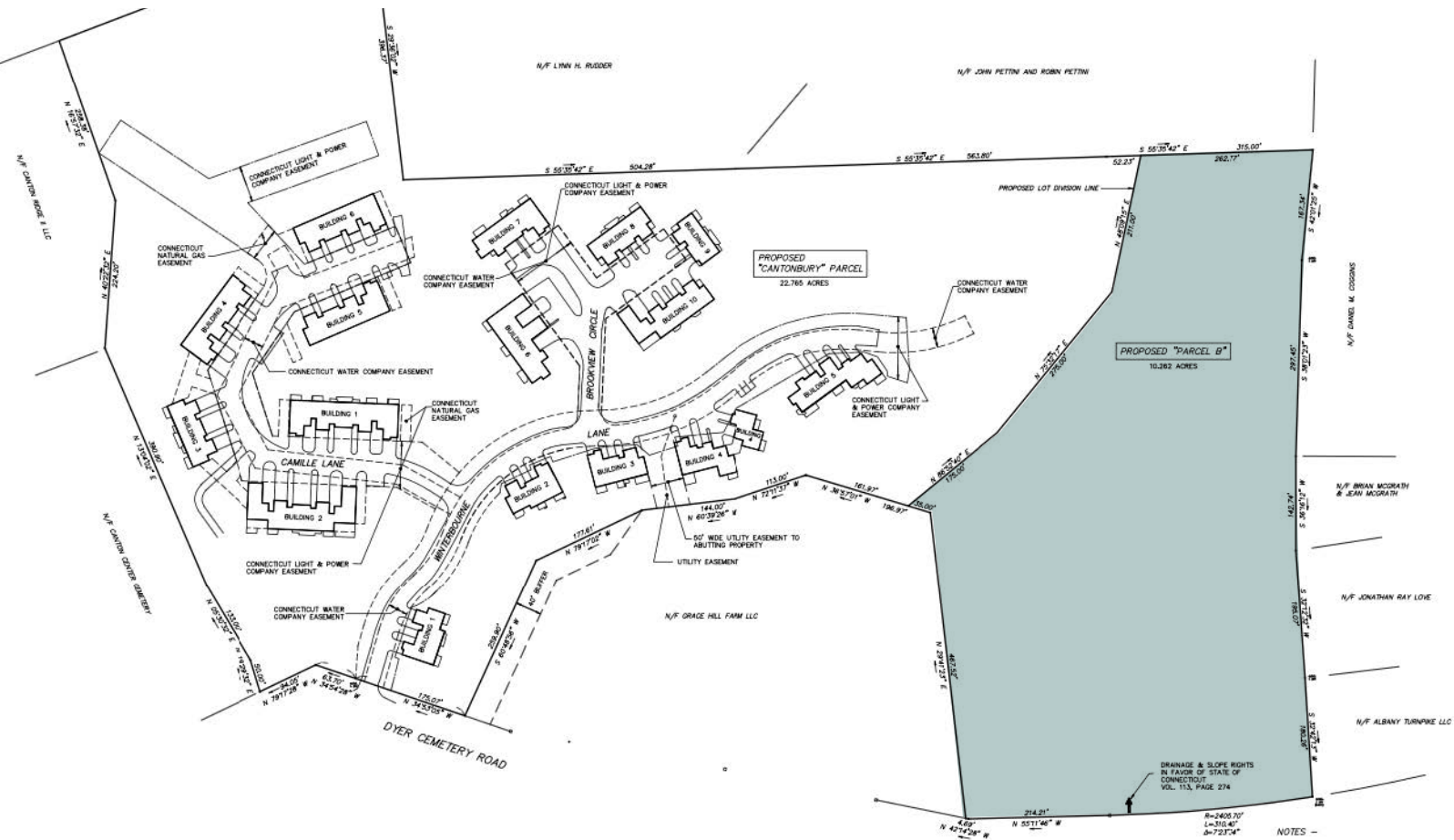
DEMOGRAPHICS

Dominant Tapestry
Demographic & Income Profile
House & Home Expenditures
Business Summary



EXECUTIVE SUMMARY

WINTERBOURNE LANE, CANTON, CT | Cantonbury Heights - 10.5 Acre, Prime Residential Development Land For Sale



PROPERTY OVERVIEW

Cantonbury Heights Condominium Association has approved the sale of an approximately 10.5-acre parcel of vacant, unimproved land originally held as part of the condominium complex's common area. The parcel is located adjacent to the existing Cantonbury Heights development in Canton, Connecticut.

Original Proposed Use:

When the condominium complex was first developed, the 10.5-acre parcel was reserved for potential future residential development, anticipated as a continuation of the condominium community with additional multi-family units. However, no formal development plans were ever advanced, and the land remained unused.

Zoning:

The property is located within Canton's Residential R-3 Zoning District, which permits a range of residential development opportunities including single-family homes, multi-family dwellings, condominiums, and cluster developments, subject to municipal approvals. This zoning designation provides flexibility for developers seeking either market-rate housing or specialized residential products, such as apartments or townhomes.

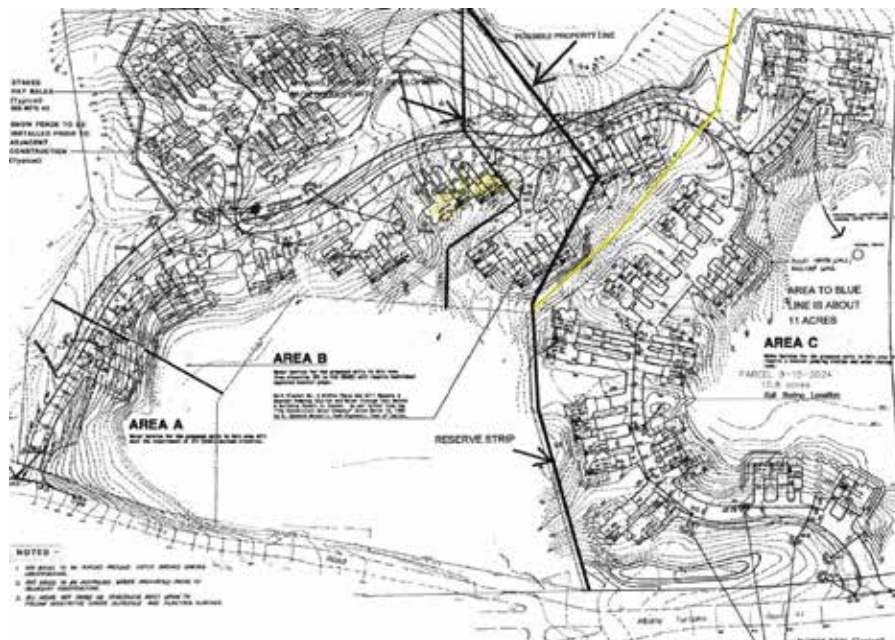
OFFERING SUMMARY

Sale Price:	\$1,850,000
Total Property Size:	10.5 AC
Zoned:	Residential R3
Property Type:	Development Land
Infrastructure:	Existing roads and utilities
Amenities:	Easy access to highways and BDL airport



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BENEFITS TO A DEVELOPER:

Prime Development Opportunity: The parcel offers a rare infill opportunity in an established residential area, with access to existing municipal infrastructure including roads, utilities, and proximity to retail, schools, and recreation.

Adjacent Community: The adjacency to an established condominium complex offers potential to create a cohesive residential enclave, or a standalone subdivision benefiting from the neighborhood setting.

Demand for New Housing: The area continues to see steady demand for well-located, thoughtfully designed housing options.

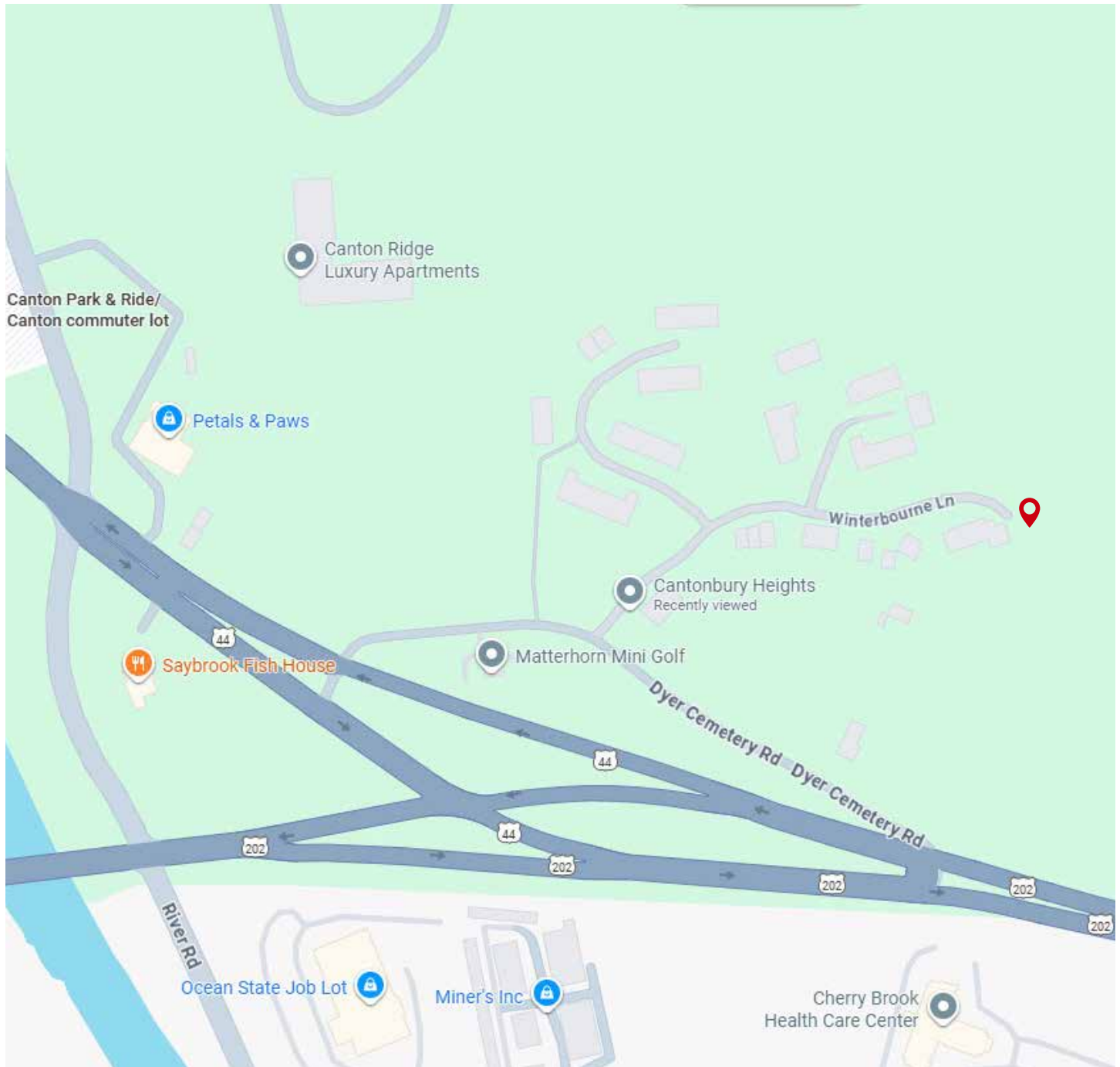
Approval Process: "Seller is willing to work with the developer through the approval process, assisting with applications, site history, and addressing agency requirements as needed."



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LOCATION

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AERIAL MAP

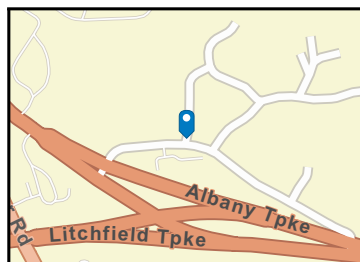
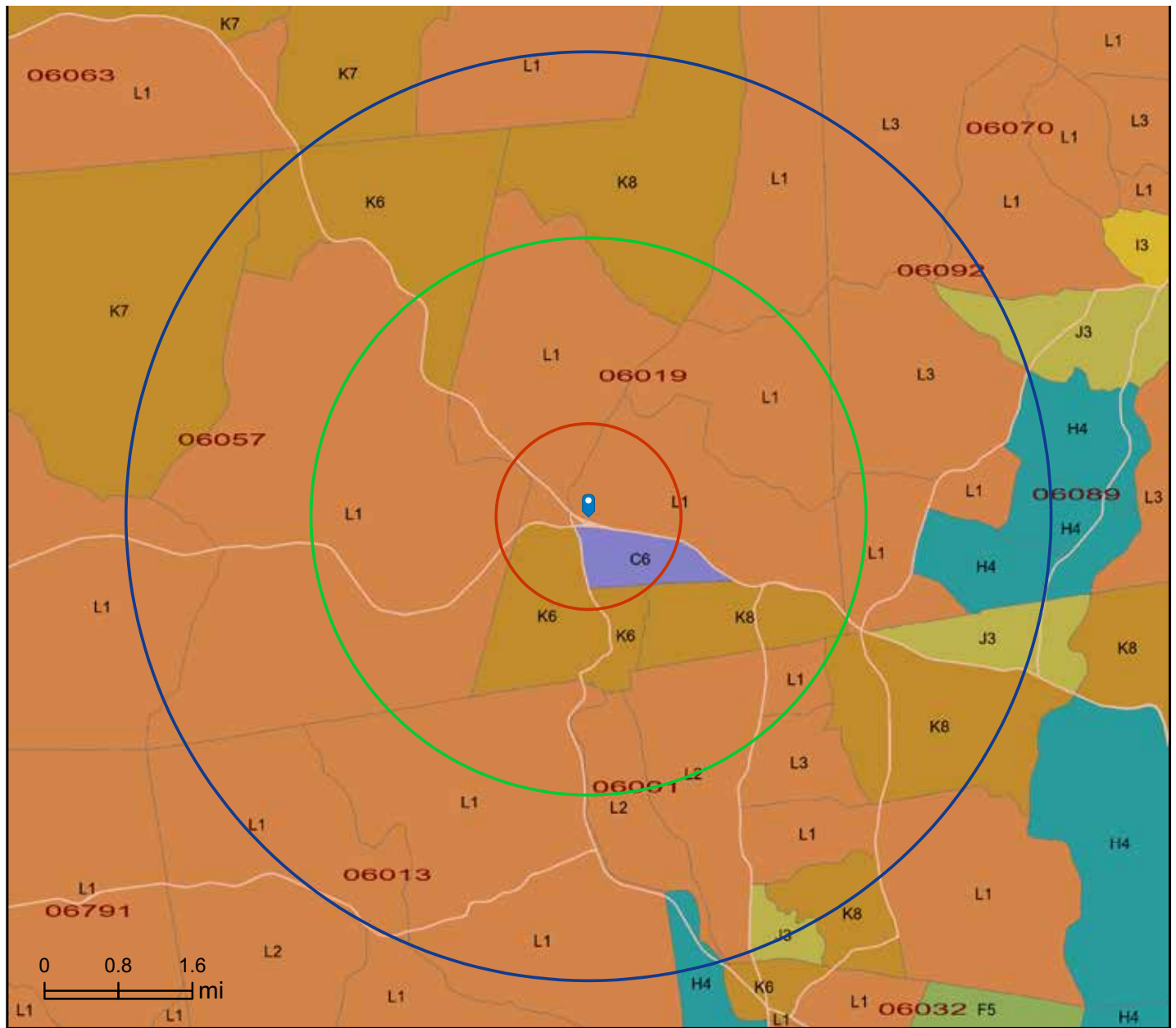
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DOMINANT TAPESTRY

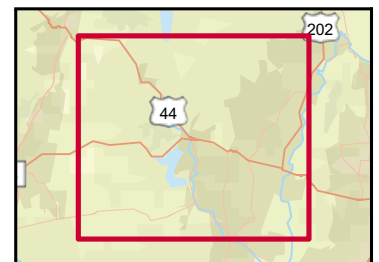
WINTERBOURNE LANE, CANTON, CT | Cantonbury Heights - 10.5 Acre, Prime Residential Development Land For Sale



Source: Esri

LifeMode Groups

■ A: Urban Threads	■ H: Family Prosperity
■ B: Books and Boots	■ I: Countryscapes
■ C: Metro Vibes	■ J: Mature Reflections
■ D: Tech Trailblazers	■ K: Suburban Shine
■ E: Community Connections	■ L: Premier Estates
■ F: Urban Harmony	■ U: Unclassified
■ G: Family Fabric	



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DEMOGRAPHIC & INCOME PROFILE - 1 MILE RADIUS

WINTERBOURNE LANE, CANTON, CT | Cantonbury Heights - 10.5 Acre, Prime Residential Development Land For Sale

Summary	Census 2010		Census 2020		2025		2030		
Population	2,364		2,385		2,340		2,328		
Households	921		936		946		952		
Families	604		596		594		598		
Average Household Size	2.49		2.46		2.39		2.37		
Owner Occupied Housing Units	781		764		789		810		
Renter Occupied Housing Units	140		172		157		142		
Median Age	43.0		44.9		44.7		44.8		
Trends: 2025-2030 Annual Rate			Area		State		National		
Population	-0.10%				-0.01%		0.42%		
Households	0.13%				0.25%		0.64%		
Families	0.13%				0.17%		0.54%		
Owner HHs	0.53%				0.49%		0.91%		
Median Household Income	2.47%				1.95%		2.53%		
Households by Income					2025		2030		
					Number	Percent	Number	Percent	
<\$15,000			40	4.2%	35	3.7%			
\$15,000 - \$24,999			52	5.5%	42	4.4%			
\$25,000 - \$34,999			27	2.9%	23	2.4%			
\$35,000 - \$49,999			74	7.8%	65	6.8%			
\$50,000 - \$74,999			99	10.5%	89	9.3%			
\$75,000 - \$99,999			160	16.9%	151	15.9%			
\$100,000 - \$149,999			154	16.3%	155	16.3%			
\$150,000 - \$199,999			161	17.0%	176	18.5%			
\$200,000+			179	18.9%	215	22.6%			
Median Household Income			\$104,695		\$118,264				
Average Household Income			\$135,625		\$148,511				
Per Capita Income			\$57,723		\$63,863				
Population by Age		Census 2010		Census 2020		2025		2030	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	129	5.5%	126	5.3%	121	5.2%	116	5.0%	
5 - 9	143	6.0%	114	4.8%	134	5.7%	124	5.3%	
10 - 14	150	6.3%	160	6.7%	112	4.8%	137	5.9%	
15 - 19	133	5.6%	156	6.5%	149	6.4%	107	4.6%	
20 - 24	99	4.2%	113	4.7%	149	6.4%	143	6.1%	
25 - 34	257	10.9%	248	10.4%	239	10.2%	274	11.8%	
35 - 44	346	14.6%	277	11.6%	275	11.8%	269	11.6%	
45 - 54	400	16.9%	339	14.2%	277	11.8%	265	11.4%	
55 - 64	334	14.1%	384	16.1%	347	14.8%	307	13.2%	
65 - 74	199	8.4%	265	11.1%	300	12.8%	304	13.1%	
75 - 84	99	4.2%	137	5.7%	169	7.2%	199	8.6%	
85+	75	3.2%	66	2.8%	68	2.9%	82	3.5%	
Race and Ethnicity		Census 2010		Census 2020		2025		2030	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	2,258	95.5%	2,138	89.6%	2,071	88.5%	2,032	87.2%	
Black Alone	26	1.1%	27	1.1%	29	1.2%	32	1.4%	
American Indian Alone	6	0.3%	5	0.2%	5	0.2%	5	0.2%	
Asian Alone	34	1.4%	52	2.2%	56	2.4%	62	2.7%	
Pacific Islander Alone	1	0.0%	0	0.0%	0	0.0%	0	0.0%	
Some Other Race Alone	10	0.4%	29	1.2%	32	1.4%	36	1.5%	
Two or More Races	29	1.2%	135	5.7%	148	6.3%	163	7.0%	
Hispanic Origin (Any Race)	61	2.6%	99	4.2%	111	4.7%	123	5.3%	



HOUSE & HOME EXPENDITURES - 5 MILE RADIUS

WINTERBOURNE LANE, CANTON, CT | Cantonbury Heights - 10.5 Acre, Prime Residential Development Land For Sale

2025 Housing Summary		2025 Demographic Summary	
Housing Units	14,968	Population	36,436
2025-2030 Percent Change	0.35%	Households	14,319
Percent Occupied	95.7%	Families	10,257
Percent Owner Households	85.5%	Median Age	45.1
Median Home Value	\$482,753	Median Household Income	\$150,984
	Spending Potential Index	Average Amount Spent	Total
Owned Dwellings	179	\$33,965.18	\$486,347,436
Mortgage/Other Loan Payments & Basics	180	\$23,994.68	\$343,579,806
Mortgage Interest	177	\$7,168.53	\$102,646,178
Interest Paid on Home Equity Loan	181	\$82.65	\$1,183,415
Interest Paid on Home Equity Line of Credit	195	\$290.27	\$4,156,394
Mortgage Principal	180	\$5,842.20	\$83,654,519
Principal Paid on Home Equity Loan	184	\$150.19	\$2,150,507
Principal Paid on Home Equity Line of Credit	203	\$676.45	\$9,686,097
Special Lump Sum Mortgage Payments	177	\$1,472.22	\$21,080,659
Special Assessments	186	\$19.90	\$284,878
Closing Costs	165	\$559.31	\$8,008,793
Property Taxes	185	\$6,297.52	\$90,174,127
Homeowners Insurance	165	\$1,333.17	\$19,089,627
Ground Rent	140	\$102.28	\$1,464,610
Maintenance and Remodeling Services	180	\$8,359.48	\$119,699,459
Maintenance and Remodeling Materials	167	\$1,336.72	\$19,140,438
Property Management and Security	171	\$274.30	\$3,927,733
Rented Dwellings	102	\$6,784.72	\$97,150,458
Rent	101	\$6,540.40	\$93,652,042
Tenant's Insurance	104	\$42.30	\$605,740
Maintenance and Repair Services	136	\$161.69	\$2,315,193
Maintenance and Repair Materials	108	\$40.33	\$577,483
Other Lodging	184	\$1,885.69	\$27,001,235
Owned Vacation Homes	180	\$1,495.81	\$21,418,535
Principal Paid on Home Loans	169	\$169.15	\$2,422,036
Closing Costs on Purchase of Property	136	\$79.72	\$1,141,449
Interest Paid on Home Loans	171	\$174.06	\$2,492,409
Property Taxes	188	\$339.66	\$4,863,599
Homeowners Insurance	194	\$42.40	\$607,088
Maintenance and Remodeling	189	\$635.55	\$9,100,483
Property Management and Security	176	\$55.27	\$791,472
Housing While Attending School	198	\$389.88	\$5,582,700
Household Operations	164	\$4,670.75	\$66,880,508
Child Care	175	\$1,027.03	\$14,706,110
Care for Elderly or Handicapped	164	\$105.63	\$1,512,473
Appliance Rental and Repair	170	\$43.58	\$624,018
Computer Information Services	147	\$1,313.95	\$18,814,514
Home Security System Services	167	\$89.21	\$1,277,344
Non-Apparel Household Laundry/Dry Cleaning	155	\$37.18	\$532,355
Housekeeping Services	181	\$478.66	\$6,853,891
Lawn and Garden	170	\$1,158.86	\$16,593,652
Moving/Storage/Freight Express	155	\$197.69	\$2,830,789
Installation of Computers	171	\$0.99	\$14,182
PC Repair (Personal Use)	150	\$10.29	\$147,280
Reupholstering/Furniture Repair	167	\$17.03	\$243,806
Termite/Pest Control	171	\$116.13	\$1,662,811
Water Softening Services	155	\$14.77	\$211,519
Internet Services Away from Home	157	\$8.19	\$117,322
Other Home Services (1)	171	\$51.57	\$738,443



BUSINESS SUMMARY

WINTERBOURNE LANE, CANTON, CT | Cantonbury Heights - 10.5 Acre, Prime Residential Development Land For Sale

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	105	594	1,733
Total Employees:	1,006	5,542	15,144
Total Population:	2,340	10,992	36,436
Employee/Population Ratio (per 100 Residents)	43.0	50.4	41.6

by SIC Codes	5 miles Businesses		5 miles Employees	
	Number	Percent	Number	Percent
Agriculture & Mining	59	3.4%	367	2.4%
Construction	142	8.2%	873	5.8%
Manufacturing	58	3.4%	1,061	7.0%
Transportation	32	1.9%	304	2.0%
Communication	8	0.5%	34	0.2%
Utility	3	0.2%	12	0.1%
Wholesale Trade	38	2.2%	243	1.6%
Retail Trade Summary	352	20.3%	3,901	25.8%
Home Improvement	24	1.4%	149	1.0%
General Merchandise Stores	14	0.8%	342	2.3%
Food Stores	30	1.7%	702	4.6%
Auto Dealers & Gas Stations	40	2.3%	674	4.5%
Apparel & Accessory Stores	28	1.6%	215	1.4%
Furniture & Home Furnishings	30	1.7%	301	2.0%
Eating & Drinking Places	77	4.4%	886	5.8%
Miscellaneous Retail	109	6.3%	631	4.2%
Finance, Insurance, Real Estate Summary	172	9.9%	1,171	7.7%
Banks, Savings & Lending Institutions	28	1.6%	174	1.1%
Securities Brokers	44	2.5%	158	1.0%
Insurance Carriers & Agents	38	2.2%	519	3.4%
Real Estate, Holding, Other Investment Offices	62	3.6%	320	2.1%
Services Summary	715	41.3%	6,645	43.9%
Hotels & Lodging	6	0.3%	104	0.7%
Automotive Services	42	2.4%	429	2.8%
Movies & Amusements	49	2.8%	283	1.9%
Health Services	119	6.9%	1,363	9.0%
Legal Services	36	2.1%	119	0.8%
Education Institutions & Libraries	42	2.4%	1,408	9.3%
Other Services	420	24.2%	2,938	19.4%
Government	73	4.2%	520	3.4%
Unclassified Establishments	81	4.7%	14	3.4%
Totals	1,733	100.0%	15,144	100.0%

Source: Copyright 2025 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2025.
Date Note: Data on the Business Summary report is calculated using which uses census block groups to allocate business summary data to custom areas.
July 07, 2025



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