

FOR SALE

**APPROVED 42 UNIT MULTIFAMILY
TOWNHOUSE DEVELOPMENT**

Press|Cuozzo
REALTORS
Commercial Services



**All Approvals in Place
42—3 BR Townhomes**

**7 Buildings, 6 Units each
Set on 6.58 Acres**

**6 Chatfield Street
Seymour, Connecticut**



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Stephen Press, SIOR
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CHATFIELD ESTATES

42 UNIT
DEVELOPMENT
OPPORTUNITY



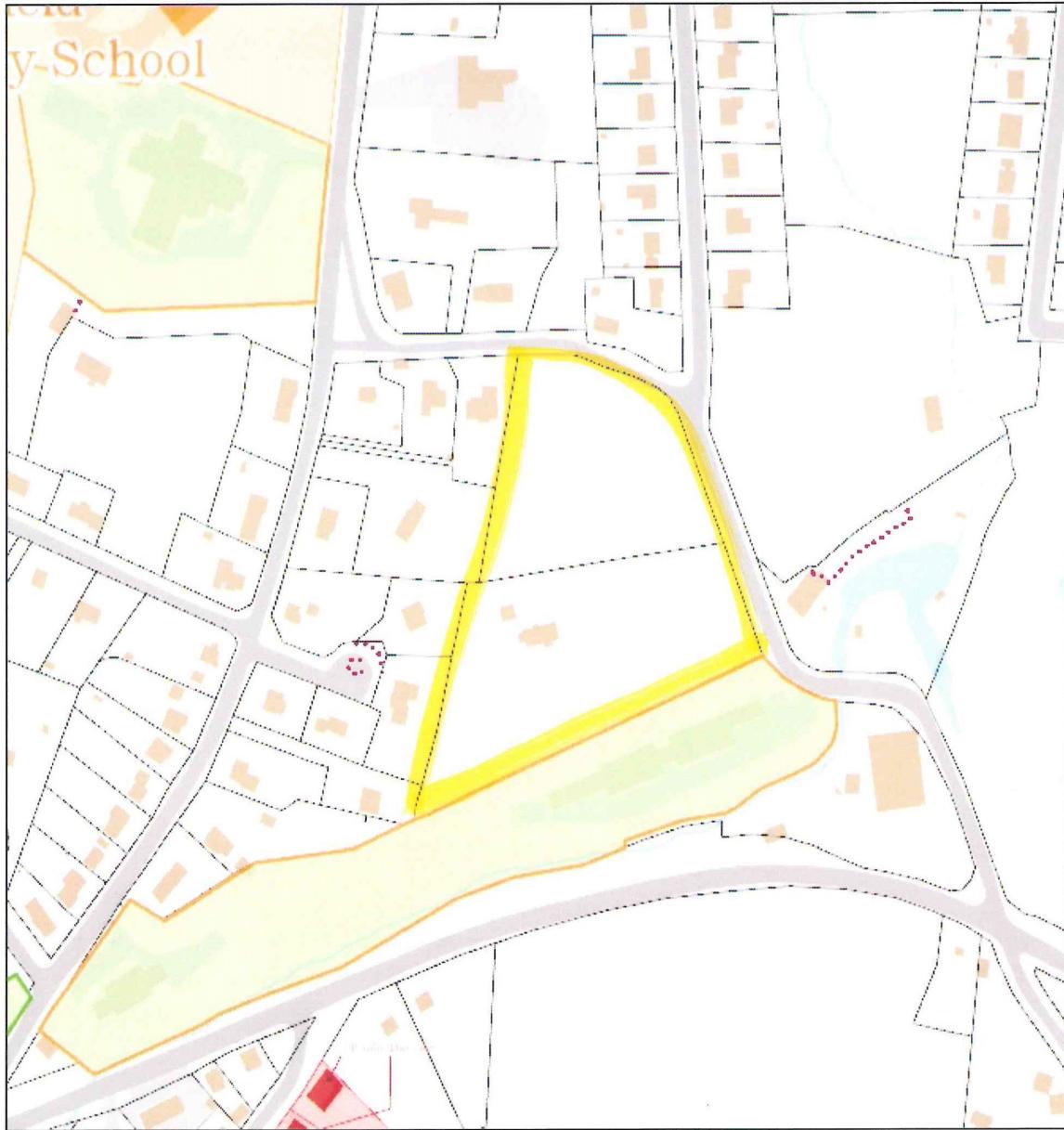
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42 UNIT
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MAP



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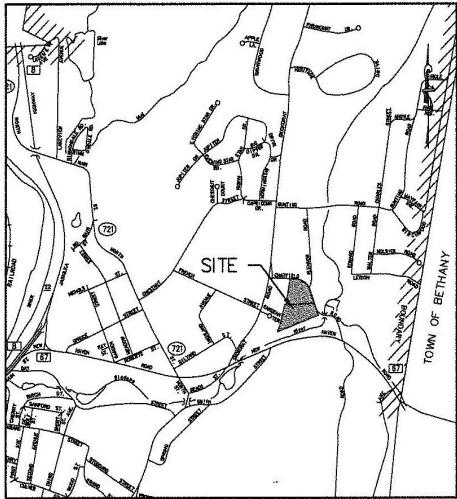
CHATFIELD ESTATES

MULTI-FAMILY TOWNHOUSE DEVELOPMENT

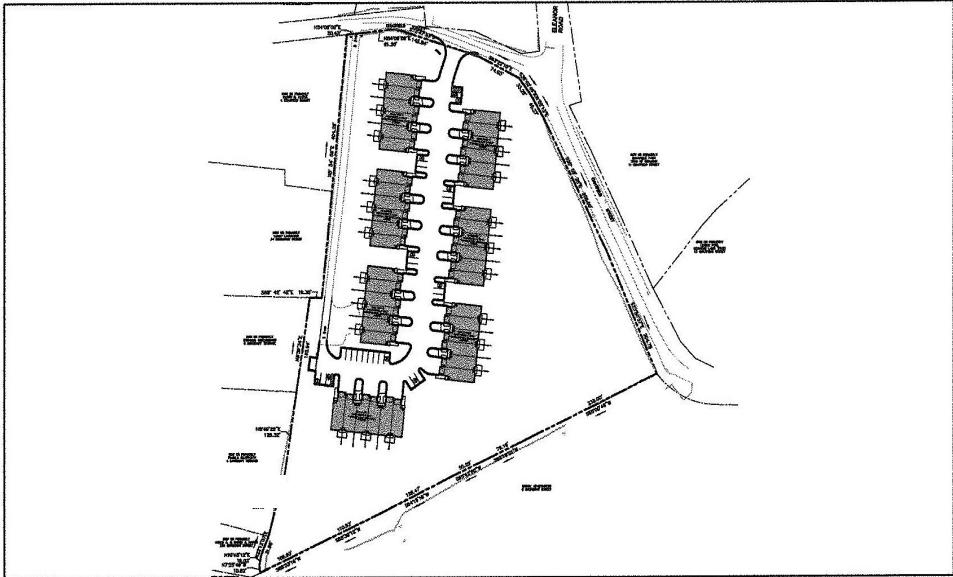
6 & 6A CHATFIELD STREET

SEYMOUR, CONNECTICUT

SITE PLAN APPROVAL DRAWINGS



LOCATION MAP
SCALE: 1"= 800'



PLAN
SCALE: 1"=100'

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OVERVIEW

CHATFIELD ESTATES

42 UNIT
DEVELOPMENT
OPPORTUNITY

PROPERTY HIGHLIGHTS

- Fully approved Multi-Family development site
- 42—3-bedroom town homes
- Attached 1-car garage for each unit
- 18 Units are designed with walk out basement

PROPERTY SUMMARY

- Zone R18
- Public Water - 200' away
- Natural Gas - 200' away
- Public Sewer-at site
- Easy access to RT. 67

Property Description

Press Cuozzo Real Estate is pleased to present for sale Chatfield Estates, a fully approved Residential development featuring 42 3-bedroom town homes each with a 1 car garage, in Seymour Connecticut. The development site encompasses 6.58 Acres and will consist of 7 buildings with 6 units in each building. Located across from Chatfield Park and walking distance to schools, convenient to shopping and entertainment. 15 Minutes from downtown New Haven, Yale University and Yale New Haven Hospital.

Development Opportunity

The town of Seymour is a quaint new England town located in New Haven County, Connecticut. The town is part of the picturesque Naugatuck Valley with easy access to Boston and New York. The population is less than 20,000. Seymour is bordered by the towns of Oxford and Beacon Falls to the north, Bethany and Woodbridge to the east, Ansonia and Derby to the south, and Shelton to the west. Seymour has a high demand for residential housing, both single family, condominium, units. Approximately 100 homes and 32 condos were sold in Seymour in the last year, 11 condo units sold for over \$400,000. Currently there are 5 condo units on the MLS for sale and 4 of them are on Deposit.

Offering Summary

Number of Units: 42

Lot Size: 6.58 Acres

Listed Price: \$1,500,000

Mark Foreman

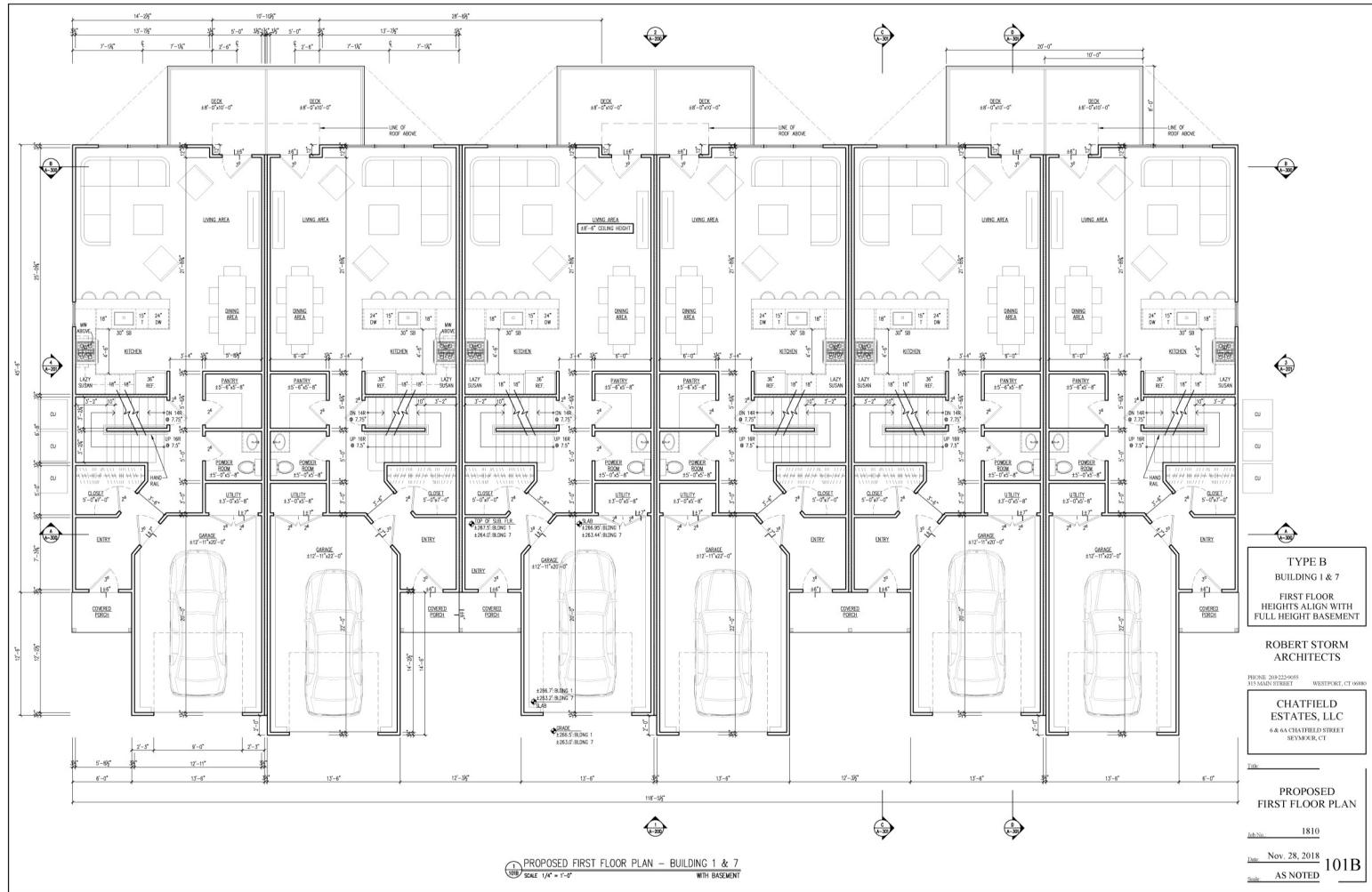
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FLOOR PLAN—MAIN LEVEL Buildings 1 & 7

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FRONT AND REAR ELEVATIONS

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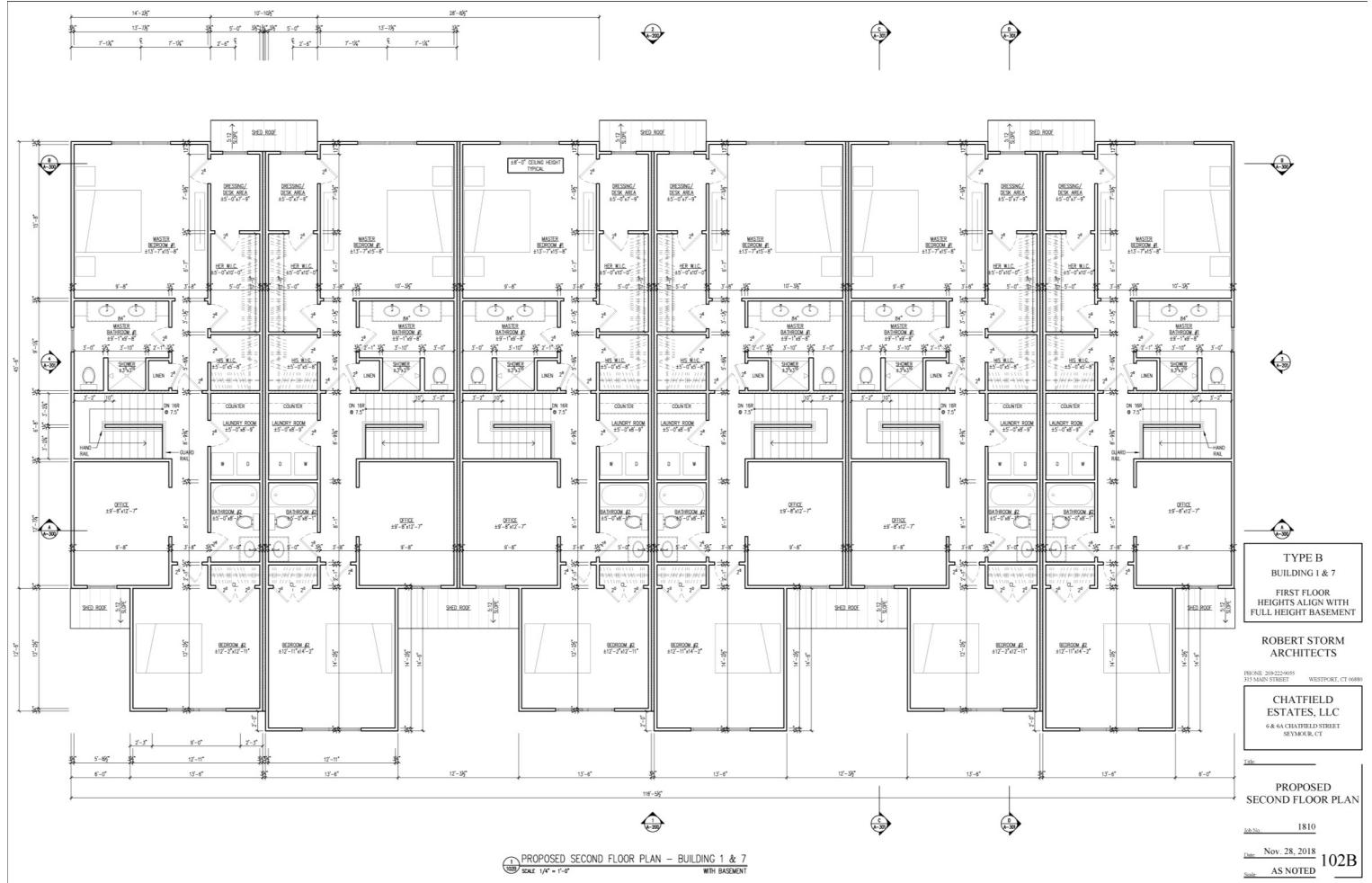
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FLOOR PLAN — 2ND FLOOR Buildings 1 and 7

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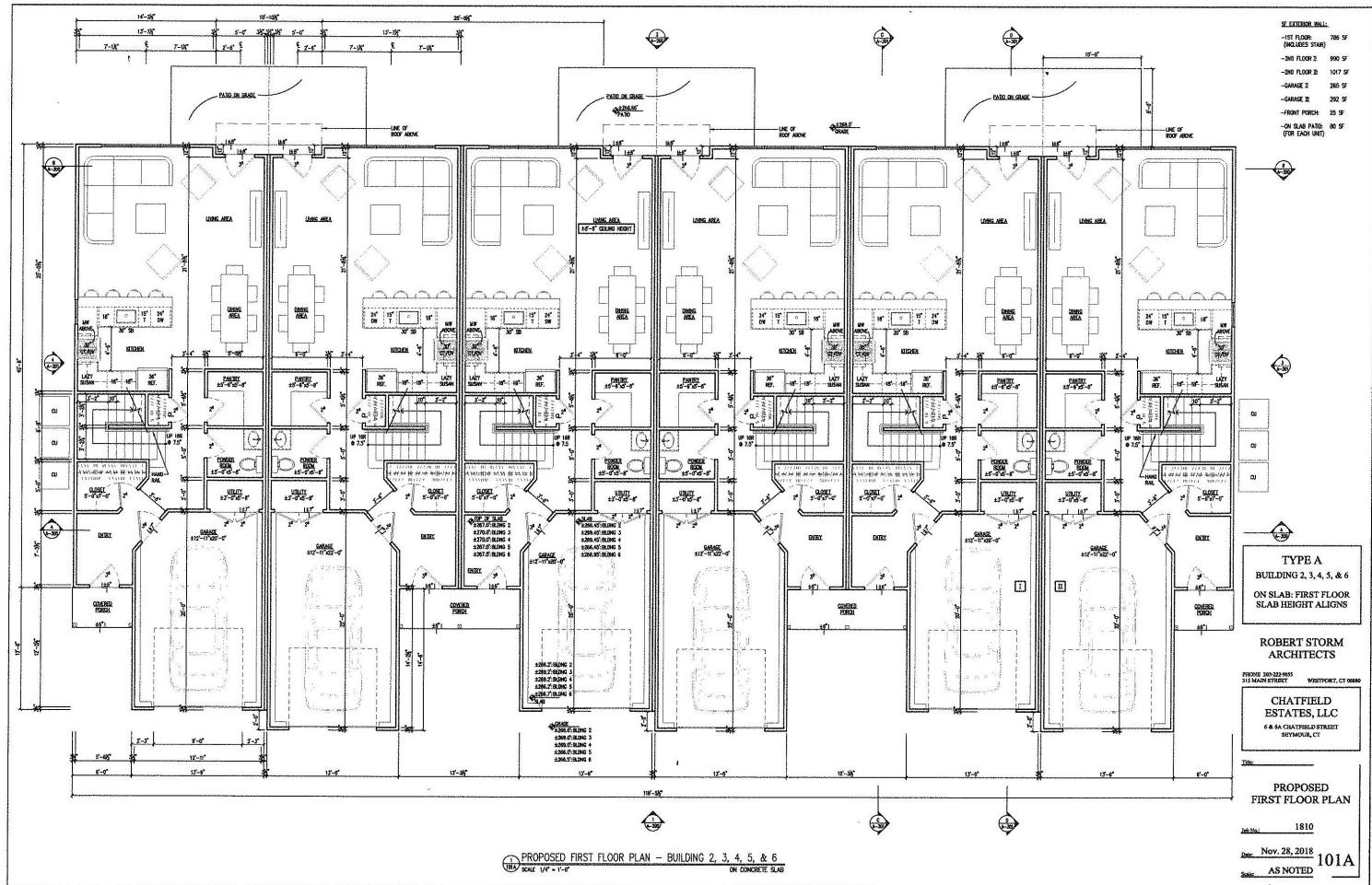
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FLOOR PLAN — FIRST FLOOR

Buildings 2, 3,4, 5 & 6

42 UNIT DEVELOPMENT OPPORTUNITY



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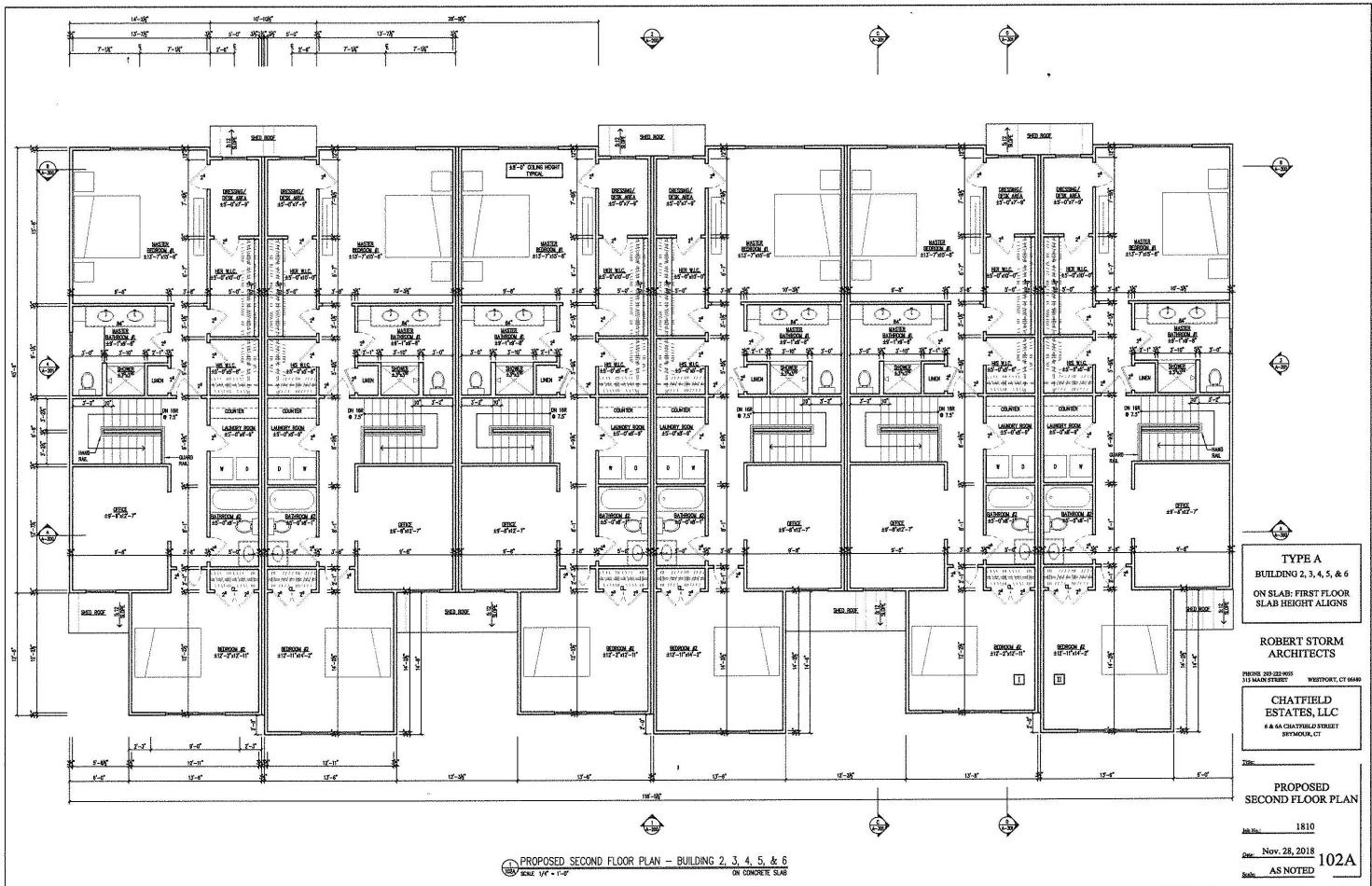
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FLOOR PLAN — FIRST FLOOR Buildings 2, 3, 4, 5 & 6

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COMMERCIAL ADVISOR

CALL ME

TO DISCUSS YOUR
REAL ESTATE

NEEDS



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Mark Foreman has held a passion for real estate since graduating from Yale University in 1987. He was the founder and co-owner of Cornerstone Capital Mortgage and Real Estate Services, a full service Mortgage and Real Estate Company, providing commercial and residential services to clients throughout Connecticut. He served in various volunteer leadership positions throughout his career, including Vice President and Liaison to Committees for the NATIONAL ASSOCIATION OF REALTORS® (NAR) and a member of NAR's Housing Needs committee and its Member Policy and Board Jurisdiction committees. He was co-leader of a Connecticut delegation of Realtors on NAR's work with Habitat for Humanity's Global Village Program, building homes in areas devastated by hurricane Katrina. He served as President and Treasury of the Connecticut Association of REALTORS® (CAR) and a member of CAR's strategic planning committee. In 2005 Foreman was awarded the honor of "REALTOR® of the Year" by his state peers.

From 2010 to 2013 Mark was the SVP of Operations for Century 21 Real Estate LLC., and then held the same position for Better Homes and Garden Real Estate from 2013 to 2015. In this capacity he supported franchisees throughout the US. Foreman brings significant real estate experience and depth, which will be an asset when working to help our clients achieve their real estate objectives.

EXCLUSIVE BROKER

**Delivering Results
For Over
40 Years!**



Stephen Press, SIOR

Principal

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203.530.5558 Mobile

Stephen Press, SIOR, Company Co-Principal and Broker of Press/Cuozzo Realtors, has been successfully marketing special properties since 1977. Stephen provides seller/buyer and tenant/landlord representation services to many of the area's well-known companies and directs Press/Cuozzo Commercial Services' commercial and investment sales team with assisting clients in the acquisition and disposition of various types of properties. Stephen and the team have been recipients of numerous annual Commercial and Investment Division Deals of the Year Awards for both sales and leasing transactions.

Stephen is a member of the Society of Industrial and Office Realtors and the New Haven Middlesex, Connecticut and National Associations of Realtors. As a member of the New Haven Middlesex Association of Realtors, Stephen served on numerous committees and held various association offices before becoming its president in 1992. He was named Realtor of the Year in 2003.

For his work in the civic arena, Stephen was awarded the Business New Haven Community Service Award in 2002.

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