

For Sale

Apartment Building Development Opportunity

35 Cogwheel Lane, Seymour, CT



Jaydens Ridge is a fully-approved, four-story apartment building development sitting on over 2 acres directly on the Woodbridge-Seymour Town line. The building contains 51 one and two bedroom apartments, an elevator, tenant storage rooms and 110 on-site parking spaces. There are 33 - 1BR/1Bath units ranging in size from 644 SF to 726 SF and 18 - 2BR/2 Bath units ranging in size from 888 SF to 1,069 SF. The asking price is **\$1,785,000** which equates to a land cost of **\$35,000** per unit. The site is 26 minutes to New Haven, 24 minutes to Bridgeport, 21 minutes to Waterbury and 14 minutes to Shelton. Public bus transportation is also available running from Seymour to Shelton to New Haven with multiple stops in between these major employments centers.

For more information contact

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Seymour, Connecticut

General

ACS, 2019–2023	Seymour	State
Current Population	16,799	3,598,348
Land Area <i>mi</i> ²	15	4,842
Population Density <i>people per mi</i> ²	1,157	743
Number of Households	6,287	1,420,170
Median Age	41	41
Median Household Income	\$103,682	\$93,760
Poverty Rate	6%	10%

Economy

Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Manufacturing	1,424	
Transportation Equip Mfg		44%
2 Construction	519	
Specialty Trade Contractors		57%
3 Accommodation and Food Services	504	
Food Services and Drinking Places		93%
4 Health Care and Social Assistance	422	
Nursing and Residential Care Facilities		55%
5 Retail Trade	361	
Food and Beverage Stores		43%
Total Jobs, All Industries	4,693	

SOTS Business Registrations

Secretary of the State, March 2025

New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	117	147	138	187	141

Total Active Businesses 1,305

Key Employers

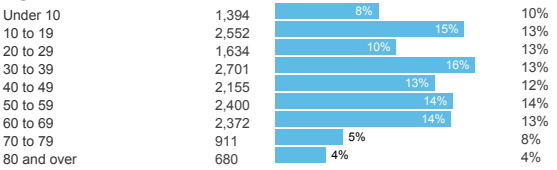
Data from Municipalities, 2025

- 1 Marmon Utility LLC
- 2 Connecticut Basement Systems
- 3 Microboard Processing Inc
- 4 Raf Electronic Hardware
- 5 Thule Group

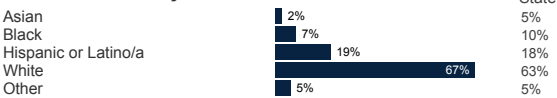
Demographics

ACS, 2019–2023

Age Distribution



Race and Ethnicity

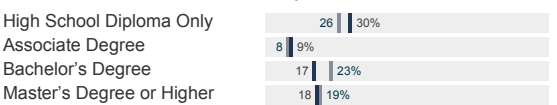


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



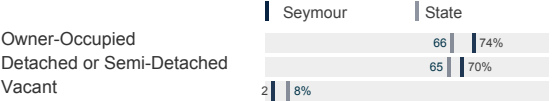
Educational Attainment



Housing

ACS, 2019–2023

	Seymour	State
Median Home Value	\$344,900	\$343,200
Median Rent	\$1,511	\$1,431
Housing Units	6,436	1,536,049



Schools

CT Department of Education, 2024-25

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
Seymour School District	PK-12	2,103	43	85%
Statewide	-	508,402	20,762	88%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

	Math	ELA
Seymour School District	52%	52%
Statewide	44%	49%

Seymour, Connecticut

Labor Force

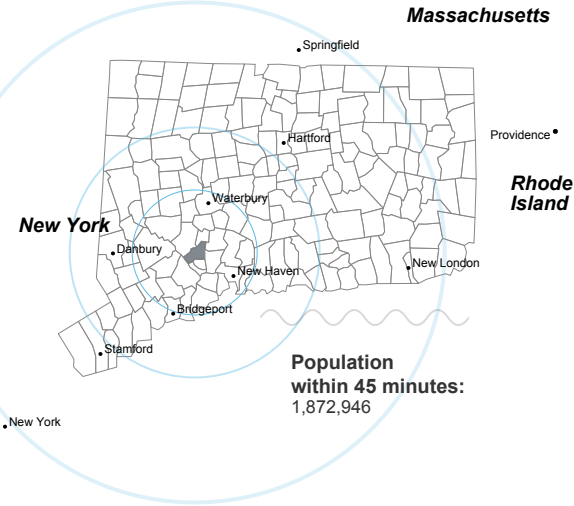
CT Department of Labor, 2024

	Seymour	State
Employed	8,616	1,842,285
Unemployed	338	67,181

Unemployment Rate	4%
Self-Employment Rate*	10%

*ACS, 2019–2023

Catchment Areas of 15mi, 30mi, and 60mi



Access

ACS, 2019–2023

	Seymour	State
Mean Commute Time *	32 min	26 min
No Access to a Car	7%	9%
No Internet Access	6%	7%

Commute Mode

Public Transport	0%	3%
Walking or Cycling	2%	3%
Driving	78%	85%
Working From Home *	12%	14%

Public Transit

CT <i>transit</i> Service	New Haven metro
Other Public Bus Operations	Valley Transit District
Train Service	Metro-North

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2021-22

Municipal Revenue

Total Revenue	\$64,575,148
Property Tax Revenue	\$46,645,276
per capita	\$2,775
per capita, as % of state avg.	85%
Intergovernmental Revenue	\$16,294,690
Revenue to Expenditure Ratio	102%

Municipal Expenditure

Total Expenditure	\$63,340,291
Educational	\$40,491,862
Other	\$22,848,429

Grand List

Equalized Net Grand List	\$1,888,907,180
per capita	\$112,375
per capita, as % of state avg.	63%
Commercial/Industrial Share of Net Grand List	9%
Actual Mill Rate	34.71
Equalized Mill Rate	24.49

Municipal Debt

Moody's Rating (2024)	-
S&P Rating (2024)	AA
Total Indebtedness	\$46,099,211
per capita	\$2,743
per capita, as % of state avg.	93%
as percent of expenditures	73%
Annual Debt Service	\$3,504,557
as % of expenditures	6%

About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from profiles.ctdata.org

Feedback is welcome, and should be directed to info@ctdata.org

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