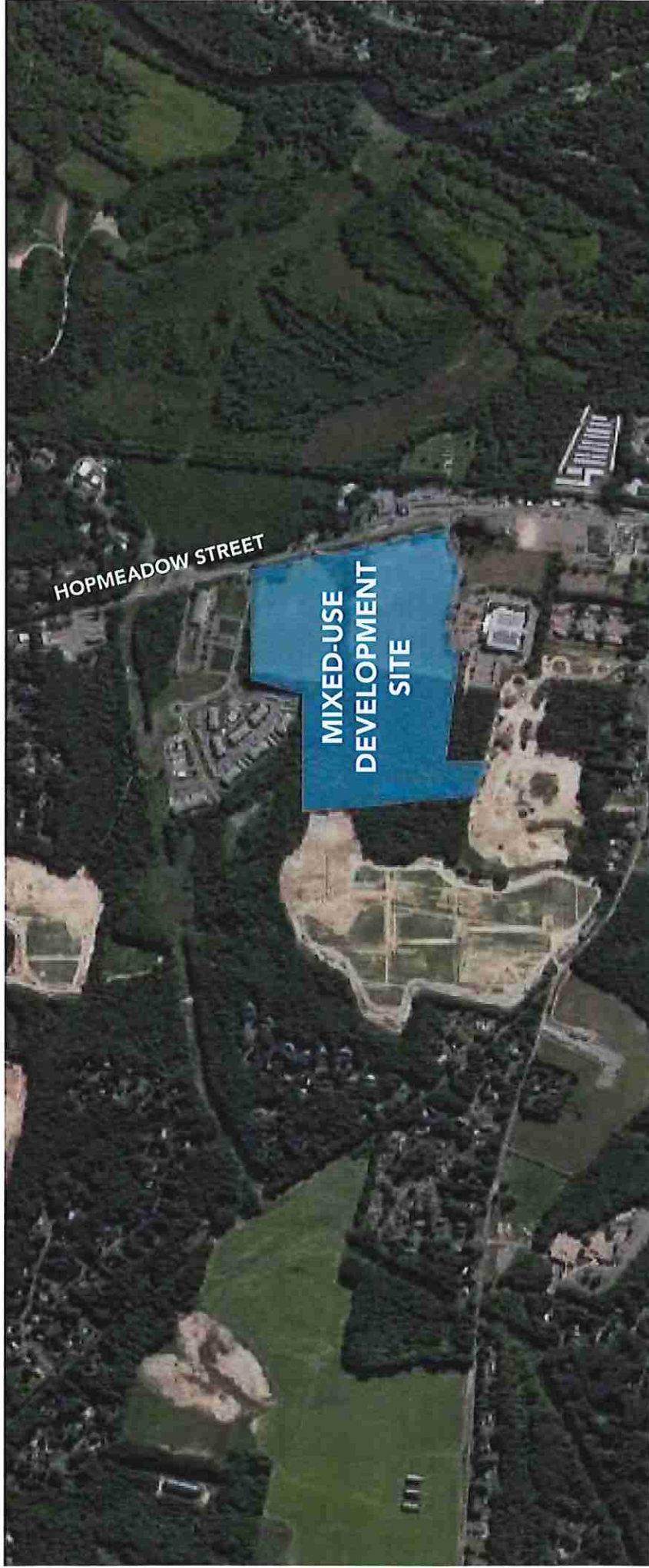


**1503
HOPMEADOW
STREET**

- ▶ 75.4 acres of I-1 zoned land
- ▶ Approximately 1,500 feet of frontage on highly trafficked Route 10/202

**MIXED-USE
DEVELOPMENT
OPPORTUNITY**



CONTACT:



RICH CORREIA
860-305-5622
rcorreia@rmbradley.com



R.M. BRADLEY
A SERVUS COMPANY



225 Asylum Street
Hartford, CT 06103



www.rmbradley.com

1503 HOPMEADOW STREET

A gentle rise to a wooded ridge overlooking the Farmington Valley with a panoramic view to the Farmington River, Talcott Mountain and the iconic Heublein Tower.



Heublein Tower - Simsbury, CT

EXECUTIVE SUMMARY

This 75.4-acre, zoned I-1 site lies within the North Village area of Simsbury, CT, which provides opportunities for a wide variety of commercial, industrial and residential uses. Additionally, the Town of Simsbury has an overlay regulation that, if enacted for this site, would allow for uses such as hotels and large-scale retail. The site is adjacent to the International Skating Center (now under new ownership), a newly opened Big Y Supermarket, and the Dorset Crossing multi-housing development.

KEY HIGHLIGHTS

- Located on highly trafficked Route 10/202 (Hopmeadow Street) in the northeastern corner of Simsbury near the Granby town line and within the Farmington Valley.
- Easy access to Bradley International Airport.
- Significant single/multi-housing and commercial/retail presence.
- Highly sought after growing residential community with great schools, safety, affordability, and access to amenities.
- Nearby bike trails, river activities, shopping, restaurants, arts, and endless community activities.

All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions, changes of other terms and conditions, prior sale, lease or financing or withdrawal without notice. No warranty or representation, expressed or implied is made as to the accuracy of the information and is subject to changes, withdrawal without notice and to conditions within the listing with our principals.

1503 HOPMEADOW STREET



Flower Bridge - Simsbury, CT

DEMOGRAPHICS

TOWNS OF GRANBY & SIMSBURY, CT

	GRANBY	SIMSBURY	CONNECTICUT
2021 POPULATION	11,361	24,799	3,604,591
MEDIAN HOME VALUE	\$310,600	\$332,800	\$275,400
MEDIAN HH INCOME	\$121,250	\$123,905	\$78,444

Source: CT Data Collaborative

MEDIAN INCOME

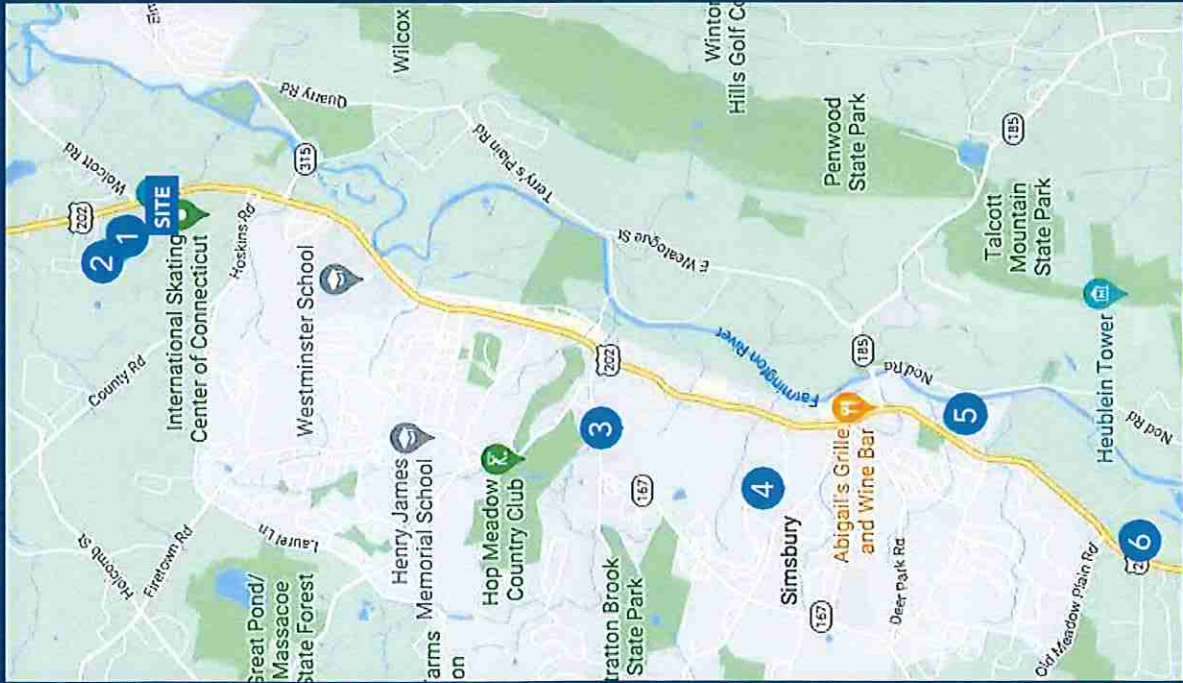
2 MILE	5 MILE	10 MILE
\$112,745	\$111,547	\$93,724

Source: CoStar



1503 Hopmeadow Street, Simsbury, CT

1503 HOPMEADOW STREET



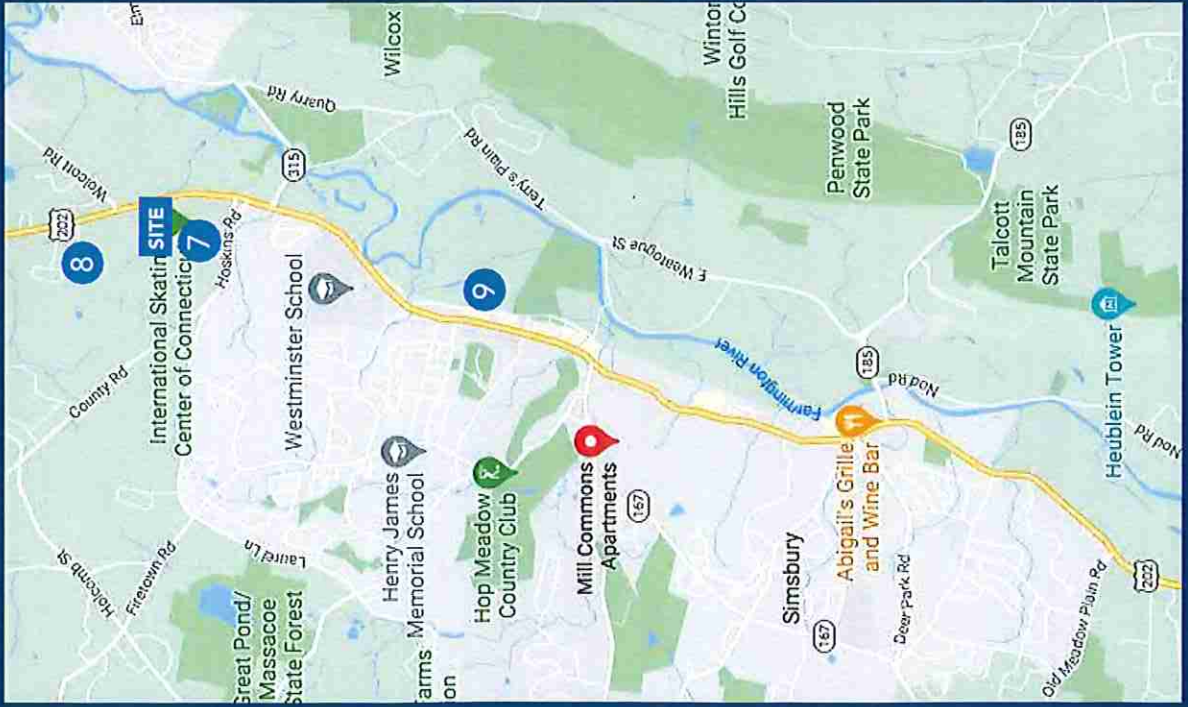
MULTI-HOUSING

RECENT DEVELOPMENTS IN SIMSBURY, CT

	PROJECT	LOCATION	# OF UNITS
1	The Point at Dorset Crossing	55 Dorset Crossing Road	168
2	Ojakian Commons	100 Casterbridge Crossing	48
3	Mill Commons	1 Millers Way	88
4	Highcroft Apartments	100 Highcroft Place	272
5	The Ridge at Talcott Mountain	200 Hopmeadow Street	280
6	Aspen Green	20 Hopmeadow Street	180

1. The Pointe at Dorset Crossing was built in 2014 and has a total of 168 units. The property leased quickly and sold for \$36,500,000 (\$217,262 per unit) on 6/15/2017.
2. Ojakian Commons is a 48 unit speciality housing development serving those affected by MS.
3. Mill Commons is an upscale apartment community of 88 units built in 2013. The property leased quickly and sold for \$20,900,000 (\$237,500 per unit) on 8/16/2017.
4. Highcroft Apartments is a sustainably designed community of 224 luxury apartments, lofts, and 48 townhomes. Phase 1 was completed in 2016, phase 2 was completed in 2018, and phase 3 was completed in 2022.
5. The Ridge at Talcott Mountain is a community of luxury apartments and townhomes. The first two phases totaling 280 units have been built. On the same site, a 120 unit Anthology senior living development for independent, assisted and memory care has been constructed. The site also offers a 3,600 SF retail building, and an 8,000 SF to-be-built retail building.
6. Aspen Green was completed in 2017 and totals 180 units.

1503 HOPMEADOW STREET



MULTI-HOUSING

PLANNED/PENDING/SOLD IN SIMSBURY, CT

	PROJECT	LOCATION	# OF UNITS
7	Cambridge Crossing	22 Hoskins Road	79
8	Crown Simsbury Apartments	115 & 130 Casterbridge Crossing	72
9	Iron Horse Boulevard		170

7. Cambridge Crossing off Hoskins Road was approved for 79 units. The developer has 52 units reportedly sold or under contract. There are 16 workforce housing homes selling for \$369,900. The other units have prices ranging between \$439,000 to \$619,000, depending on size and configuration.
8. Crown Simsbury is another proposed apartment development. The project consists of 2 buildings. One building consists of 42 units which will have 28 townhouse and 14 flats. The building across the street will have 30 units, 20 townhouses and 10 flats.
9. The most recent land sale for an apartment development in Simsbury occurred along Iron Horse Boulevard on September 1, 2021. The 13.16 acre parcel is approved by Simsbury for 170 apartment units. The land sold for \$3,750,000 (\$284,954 per acre and \$22,058 per unit).

1503 HOPMEADOW STREET

SIMSBURY RETAIL MARKET

The next step in completing the North Village



Leadership in the Town of Simsbury recognizes the importance of 1503 Hopmeadow Street as the next step in completing the North Village retail district. With a simple site plan, a developer can build a retail building of less than 20,000 square feet in addition to multiple small structures without special exception.

1503 Hopmeadow Street is adjacent to the new Big Y supermarket which opened in 2021. The 49,808 square foot store is set on 7.13 acres and has its own traffic light. Across the street from Big Y and the 1503 Hopmeadow Street parcels is Holloway's Plaza. This center was built and added onto multiple times in the 1950's and 1960's and has many small local tenants. The plaza is currently fully leased.

Just north of 1503 Hopmeadow Street, developers for Tractor Supply purchased a 2.63 acre former bowling alley site for \$955,450 (\$363,289 per acre) which they demolished and are in the process of building a 19,758 square foot store.

Just south is the International Skating Center (ISCC), which recently changed hands. Its new owners are planning to make significant improvements and expand its facility.

1503 HOPMEADOW STREET



1503 Hopmeadow Street, Simsbury, CT

PROPERTY DETAILS

GENERAL

PROPERTY ADDRESS:	1503 Hopmeadow Street, Simsbury, CT
COUNTY:	Hartford

SITE

SITE AREA:	75.4± acres
MAP/PARCEL/LOT:	104/403/015
ZONING:	I-1
FRONTAGE:	1,500' on Hopmeadow Street 770' on Dorset Crossing Drive
TOPOGRAPHY:	Flat
OWNERSHIP:	Book 0472, Page 0331

UTILITIES

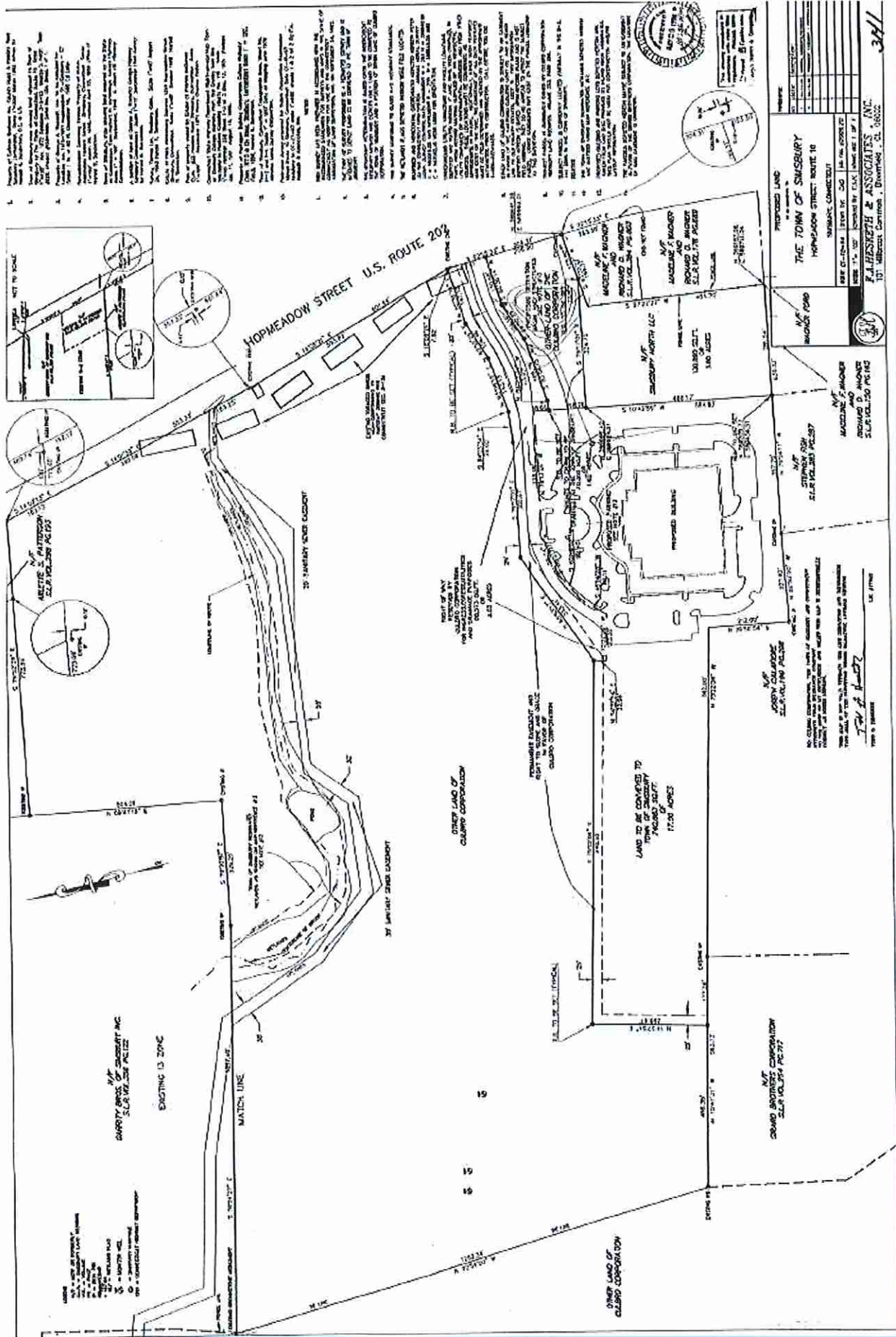
WATER:	Aquarion Water Company
SEWER:	Simsbury Sewer Authority
GAS:	CNG
ELECTRICITY:	Eversource
TELECOM:	Frontier, Verizon, Xfinity

PRICING:

Withheld. Current ownership seeks a qualified developer to purchase the property upon approvals for its desired project.

1503 HOPMEADOW STREET

SURVEY PLAN



1. The Town of Smasbury, Connecticut, is the owner of the land shown on this plan.
2. The land shown on this plan is located in the 13th Zone of the Town of Smasbury, Connecticut.
3. The land shown on this plan is subject to the provisions of the Zoning Ordinance of the Town of Smasbury, Connecticut.
4. The land shown on this plan is subject to the provisions of the Subdivision Control Act of the State of Connecticut.
5. The land shown on this plan is subject to the provisions of the Uniform Statewide Land Use Ordinance of the State of Connecticut.
6. The land shown on this plan is subject to the provisions of the Uniform Statewide Zoning Ordinance of the State of Connecticut.
7. The land shown on this plan is subject to the provisions of the Uniform Statewide Planning and Zoning Ordinance of the State of Connecticut.
8. The land shown on this plan is subject to the provisions of the Uniform Statewide Land Use and Zoning Ordinance of the State of Connecticut.
9. The land shown on this plan is subject to the provisions of the Uniform Statewide Land Use and Zoning Ordinance of the State of Connecticut.
10. The land shown on this plan is subject to the provisions of the Uniform Statewide Land Use and Zoning Ordinance of the State of Connecticut.
11. The land shown on this plan is subject to the provisions of the Uniform Statewide Land Use and Zoning Ordinance of the State of Connecticut.
12. The land shown on this plan is subject to the provisions of the Uniform Statewide Land Use and Zoning Ordinance of the State of Connecticut.
13. The land shown on this plan is subject to the provisions of the Uniform Statewide Land Use and Zoning Ordinance of the State of Connecticut.
14. The land shown on this plan is subject to the provisions of the Uniform Statewide Land Use and Zoning Ordinance of the State of Connecticut.
15. The land shown on this plan is subject to the provisions of the Uniform Statewide Land Use and Zoning Ordinance of the State of Connecticut.
16. The land shown on this plan is subject to the provisions of the Uniform Statewide Land Use and Zoning Ordinance of the State of Connecticut.
17. The land shown on this plan is subject to the provisions of the Uniform Statewide Land Use and Zoning Ordinance of the State of Connecticut.
18. The land shown on this plan is subject to the provisions of the Uniform Statewide Land Use and Zoning Ordinance of the State of Connecticut.
19. The land shown on this plan is subject to the provisions of the Uniform Statewide Land Use and Zoning Ordinance of the State of Connecticut.
20. The land shown on this plan is subject to the provisions of the Uniform Statewide Land Use and Zoning Ordinance of the State of Connecticut.