

# 1.67± Acres RESIDENTIAL LAND FOR SALE

0 CASCADE BOULEVARD  
MILFORD, CT

To arrange a tour contact:  
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## VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880  
[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.



# 0 CASCADE BOULEVARD MILFORD, CT

## Land for Sale

### CBDD zone

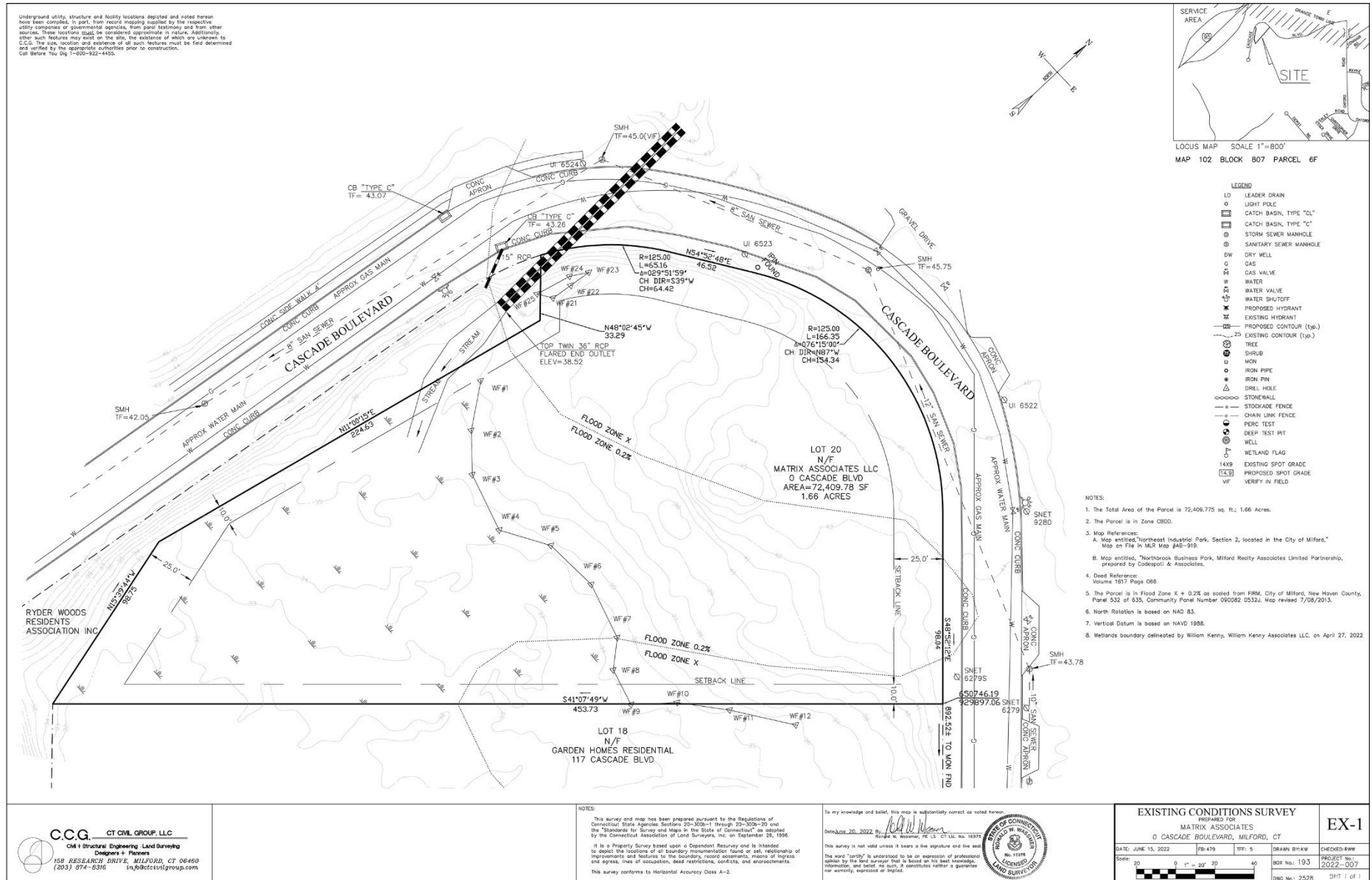
(Cascade Boulevard Design District)

- City of Milford Map/Block/Lot :102/ 807/ 6/F /
- Residential Development Opportunity
- 2022 Assessment: \$87,020 Mill rate: 26.65
- City sewer & water in street
- Located between Fairfield & New Haven Counties.
- Sale Price: \$345,000

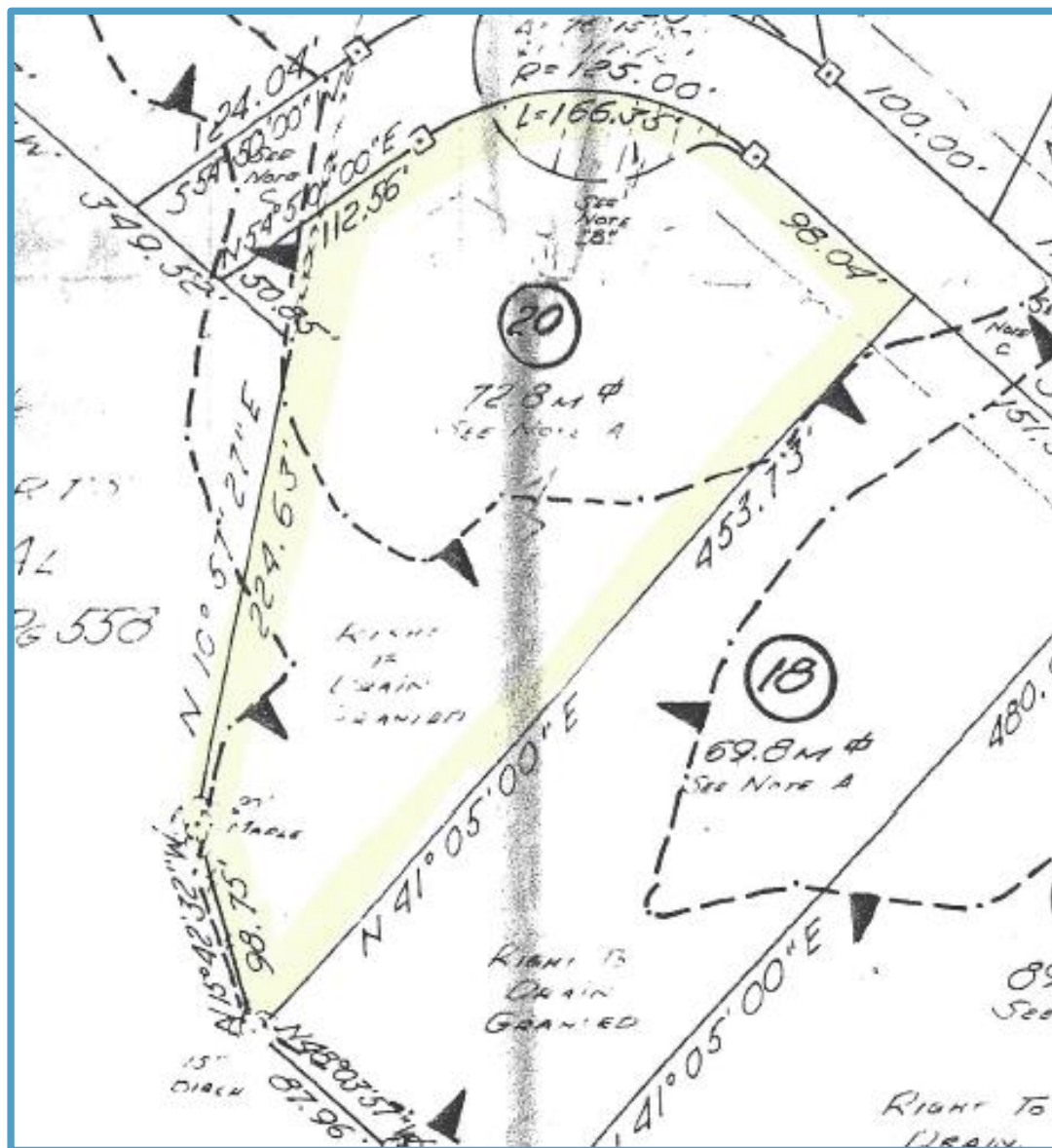


**Location:** Directly off exit 41 Interstate 95 and minutes from Merritt Parkway, I-91 and Route 34,

# 0 CASCADE BOULEVARD MILFORD, CT



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**SIOR** Individual Members  
Society of Industrial & Office Realtors

**VIDAL/WETTENSTEIN, LLC**

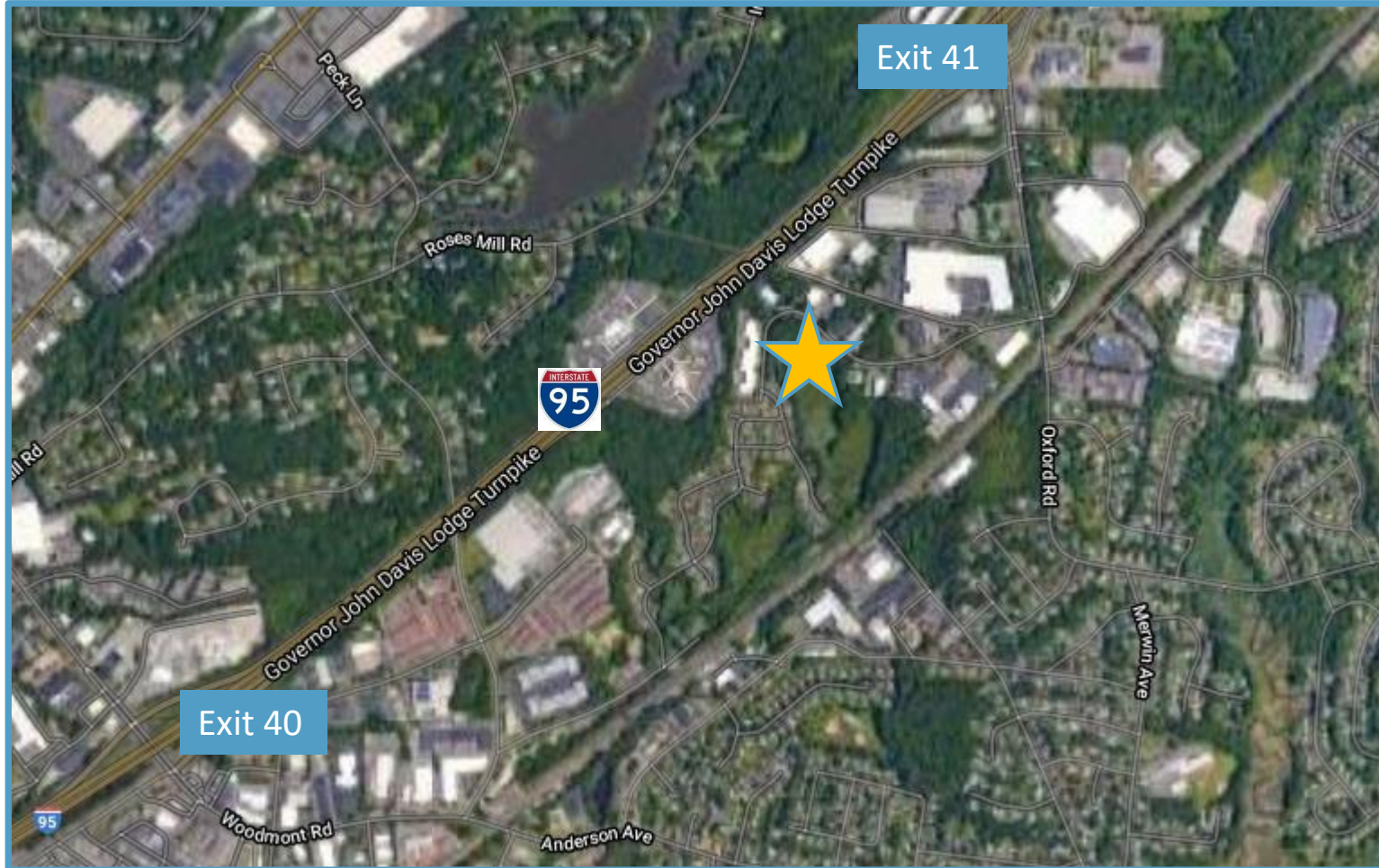


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# 0 CASCADE BOULEVARD MILFORD, CT



**SECTION 3.23                      CASCADE BOULEVARD DESIGN DISTRICT:    CBDD**

**Purpose:** The purpose of the Cascade Boulevard Design District is to enable the creation of a residential area in an area of the City where there are features appropriate for environmental protection. Because of these natural features, including extensive wetland areas and topographic variations, sites with more densely clustered single family housing developments in exchange for the retention of large areas of open space are encouraged to protect these important natural features. As is the case with the Corridor Design Development Districts, a high level of design is established for the review of development proposals within the Site Plan review procedure.

**3.23.1      Special Uses:** Subject to all other applicable provisions and limitations of these Regulations, the Board may allow the following buildings or uses, subject to Special Permit and Site Plan Approval in accordance with ARTICLE VII herein.

**3.23.1.1    One family detached dwellings.**

**3.23.1.2    Single family cluster housing developments,** subject to the provisions and regulations of Section 5.9 herein and the following conditions:

- (1)    Minimum Gross Site Area: 10 acres.
- (2)    Maximum Number of Lots: The maximum number of lots allowed in a cluster housing development shall be based upon a minimum lot area of 3,000 square feet. The number of lots allowed shall be calculated using the method stated in Section 5.9.4.2 herein. This method deducts wetlands from the computation of its gross site acreage.
- (3)    Minimum Ground Floor Area: 550 square feet.
- (4)    Landscaping: All site landscaping must comply with the provisions of Section 5.14 herein.

**3.23.1.3    Boarding houses,** as provided and regulated in One Family Residential Districts, Section 3.1.2.2 herein.

**3.23.2      Accessory Uses:** The following accessory uses shall be allowed:

**3.23.2.1    Private garage** with space for not more than one vehicle for each 2,000 square feet of lot area and not exceeding three spaces.



**3.23.2.2** Off-street parking and loading in accordance with Section 5.1, herein.

**3.23.2.3** Other accessory uses clearly subordinate and customarily incidental to and located on the same lot with the principal use and that will not be hazardous to the public health, safety and welfare.

**3.23.2.4** Signs: In accordance with Section 5.3, herein.

**3.23.3 Lot and Building Requirements:** Buildings and uses shall comply with all lot and building requirements as set forth hereinafter.

**3.23.3.1** Minimum Lot Requirements:

- (1) Lot Area: 10,000 square feet
- (2) Lot Width: 50 feet
- (3) Lot Depth: 100 feet

**3.23.3.2** Minimum Yard and Open Space Requirements:

- (1) Principal Uses:
  - (a) Front Yard: 25 feet.
  - (b) Rear Yard: 25 feet. Lots adjacent to any Residential District shall comply with 3.23.3.2(4).
  - (c) Side Yards: 10 feet. Lots adjacent to any Residential District shall comply with 3.23.3.2(4).
- (2) Accessory Buildings: Front yard: 25 feet. Side and rear yards are not required, but shall be at least four (4) feet, if provided.
- (3) Buffer Strip: An adequate buffer strip shall be provided adjacent to any commercial or industrial district. Said buffer strip shall be equal to or greater than 10% of the average lot width for side yards or average lot depth for rear yards, whichever is applicable, but not less than 20 feet; except that the Board may substitute, for a required 10 foot buffer, appropriate fencing or landscaped berm of suitable type and height which shall be installed and maintained by the applicant to effectively screen the use from adjoining commercial or industrial districts.

- (4) Landscaping: All site landscaping must comply with the provisions of Section 5.14 herein.

**3.23.3.3 Building Requirements:**

- (1) Design: Buildings shall be designed in such a manner as to be compatible with the lot and in harmony with the general character and appearance of the surrounding neighborhood. Specific attention shall be given to the relationship between the buildings and the natural environment, particularly topography and wetlands.
- (2) Bulk: Individual buildings shall not be of such unreasonable size along any dimensions as to adversely affect the general character and appearance of the surrounding neighborhood. Visual or physical variations should be provided along any dimension (length, height or width) of a building's façade that is greater than 150% of the average of such dimension for all adjacent properties.
- (3) Height: No building or structure shall exceed 25 feet in height.
- (4) Building Area: A maximum of 40 percent or less as required by off-street parking.

**3.23.4 Prohibited Uses:** The following uses shall be expressly prohibited.

**3.23.4.1** No trucking terminal facilities for handling freight or material with or without maintenance facilities shall be permitted; except for clearly subordinate and customarily incidental delivery departments or off-street loading facilities operated by business concerns for their own uses.

**3.23.4.2** Any building or use which will not comply with the Performance Standards of Section 5.11 shall be prohibited



## General

|  |          |           |
|--|----------|-----------|
| ACS, 2015–2019                                       | Milford  | State     |
| Land Area <i>mi</i> <sup>2</sup>                     | 22       | 4,842     |
| Population Density <i>people per mi</i> <sup>2</sup> | 2,449    | 738       |
| Number of Households                                 | 22,451   | 1,370,746 |
| Median Age   | 45.7     | 41.0      |
| Median Household Income                              | \$91,799 | \$78,444  |
| Poverty Rate   | 5%       | 10%       |

## Economy

### Top Industries

|                                   |            |           |           |
|-----------------------------------|------------|-----------|-----------|
| CT Department of Labor, 2019      | Employment | Employers | Av. Wages |
| 1 Retail Trade                    | 5,506      | 290       | \$34,252  |
| 2 Health Care & Social Assistance | 3,024      | 172       | \$48,111  |
| 3 Manufacturing                   | 3,010      | 146       | \$71,149  |
| 4 Accommodation & Food Services   | 2,850      | 182       | \$20,865  |
| 5 Admin. & Support & Waste Mgmt   | 1,893      | 120       | \$35,424  |
| All Industries                    | 27,752     | 2,146     | \$54,252  |

### SOTS Business Registrations

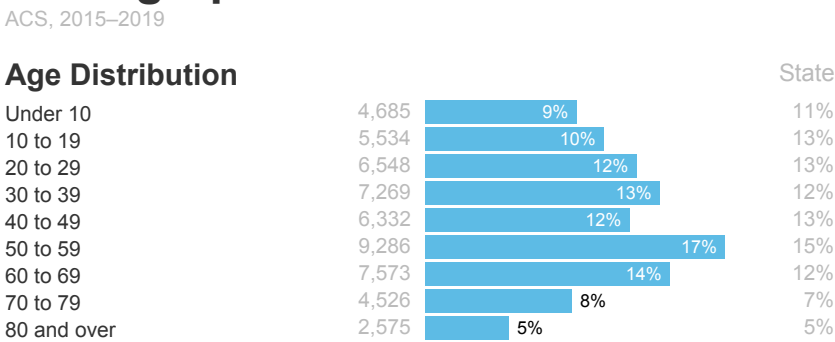
Secretary of the State, June 2021

|                                    |     |       |     |      |     |      |     |
|------------------------------------|-----|-------|-----|------|-----|------|-----|
| Total Active Businesses            |     | 6,919 |     |      |     |      |     |
| New Business Registrations by Year |     |       |     |      |     |      |     |
| 2001                               | 371 | 2006  | 420 | 2011 | 372 | 2016 | 396 |
| 2002                               | 416 | 2007  | 432 | 2012 | 346 | 2017 | 453 |
| 2003                               | 394 | 2008  | 354 | 2013 | 361 | 2018 | 464 |
| 2004                               | 492 | 2009  | 365 | 2014 | 426 | 2019 | 487 |
| 2005                               | 445 | 2010  | 338 | 2015 | 384 | 2020 | 507 |

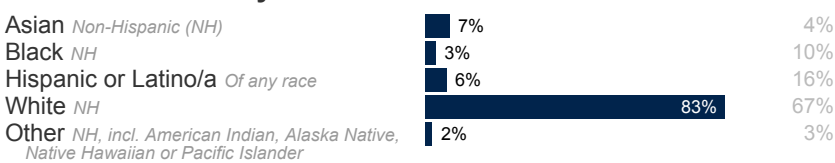
### Key Employers

- Data from municipalities, 2021
- 1 Servicom Llc
  - 2 Milford Hospital
  - 3 Schick-Wilkinson Sword
  - 4 Subway World Headquarters
  - 5 Doctor'S Associates Inc

## Demographics



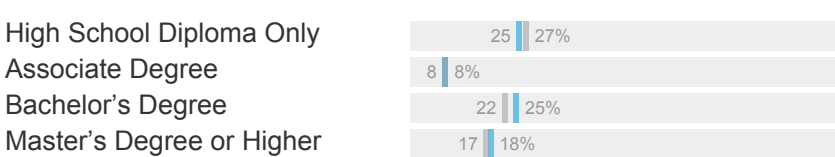
### Race and Ethnicity



### Language Spoken at Home



### Educational Attainment



## Housing

|                   |           |           |
|-------------------|-----------|-----------|
| ACS, 2015–2019    | Milford   | State     |
| Median Home Value | \$313,400 | \$275,400 |
| Median Rent       | \$1,574   | \$1,180   |
| Housing Units     | 24,417    | 1,516,629 |

|                           | Milford | State |
|---------------------------|---------|-------|
| Owner-Occupied            | 66%     | 74%   |
| Detached or Semi-Detached | 64%     | 74%   |
| Vacant                    | 8%      | 10%   |

## Schools

|                                     |                  |                  |                  |                            |
|-------------------------------------|------------------|------------------|------------------|----------------------------|
| CT Department of Education, 2020-21 | Available Grades | Total Enrollment | Pre-K Enrollment | 4-Year Grad Rate (2018-19) |
| School Districts                    | PK-12            | 5,433            | 182              | 93%                        |
| Milford School District             |                  |                  |                  |                            |
| Statewide                           | -                | 513,079          | 15,300           | 88%                        |

### Smarter Balanced Assessments

Met or exceeded expectations, 2018/19

|                         | Math | ELA |
|-------------------------|------|-----|
| Milford School District | 61%  | 68% |
| Statewide               | 48%  | 56% |

## Labor Force

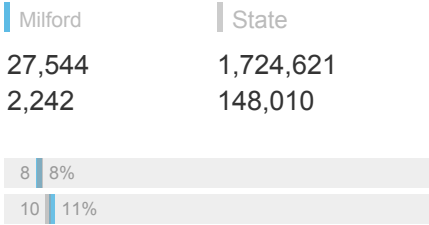
CT Department of Labor, 2020

|            | Milford | State     |
|------------|---------|-----------|
| Employed   | 27,544  | 1,724,621 |
| Unemployed | 2,242   | 148,010   |

Unemployment Rate

Self-Employment Rate\*

\*ACS, 2015–2019



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



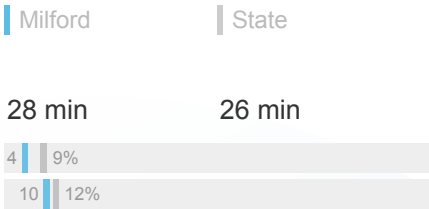
## Access

ACS, 2015–2019

|                                    | Milford | State  |
|------------------------------------|---------|--------|
| Mean Commute Time <i>Pre-Covid</i> | 28 min  | 26 min |

No Access to a Car

No Internet Access



## Commute Mode

Public Transport

Walking or Cycling

Driving

Working From Home *Pre-Covid*



## Public Transit

CTtransit Service

Other Public Bus Operations

Train Service

-  
Milford Transit District  
Metro-North

## Fiscal Indicators

CT Office of Policy and Management, SFY 2017-18

### Municipal Revenue

|                               |               |
|-------------------------------|---------------|
| Total Revenue                 | \$229,067,000 |
| Property Tax Revenue          | \$181,284,000 |
| per capita                    | \$3,311       |
| per capita, as % of state av. | 109%          |
| Intergovernmental Revenue     | \$33,542,000  |
| Revenue to Expenditure Ratio  | 102%          |

Boston\*

### Municipal Expenditure

|                   |               |
|-------------------|---------------|
| Total Expenditure | \$223,527,000 |
| Educational       | \$133,893,000 |
| Other             | \$89,634,000  |

### Grand List

|                                       |                 |
|---------------------------------------|-----------------|
| Equalized Net Grand List              | \$9,373,441,511 |
| per capita                            | \$171,483       |
| per capita, as % of state av.         | 112%            |
| Comm./Indust. Share of Net Grand List | 20%             |

|                     |       |
|---------------------|-------|
| Actual Mill Rate    | 27.79 |
| Equalized Mill Rate | 19.31 |

### Municipal Debt

|                               |               |
|-------------------------------|---------------|
| Moody's Rating                | Aa1           |
| Total Indebtness              | \$163,429,000 |
| per capita                    | \$2,990       |
| per capita, as % of state av. | 116%          |
| as percent of expenditures    | 73%           |

|                      |              |
|----------------------|--------------|
| Annual Debt Service  | \$17,479,000 |
| as % of expenditures | 8%           |

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[ctdata.org/sitefinder](https://ctdata.org/sitefinder)

## 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 2016-2019 are available from [profiles.ctdata.org](https://profiles.ctdata.org).

Feedback is welcome, and should be directed to [info@ctdata.org](mailto:info@ctdata.org).

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