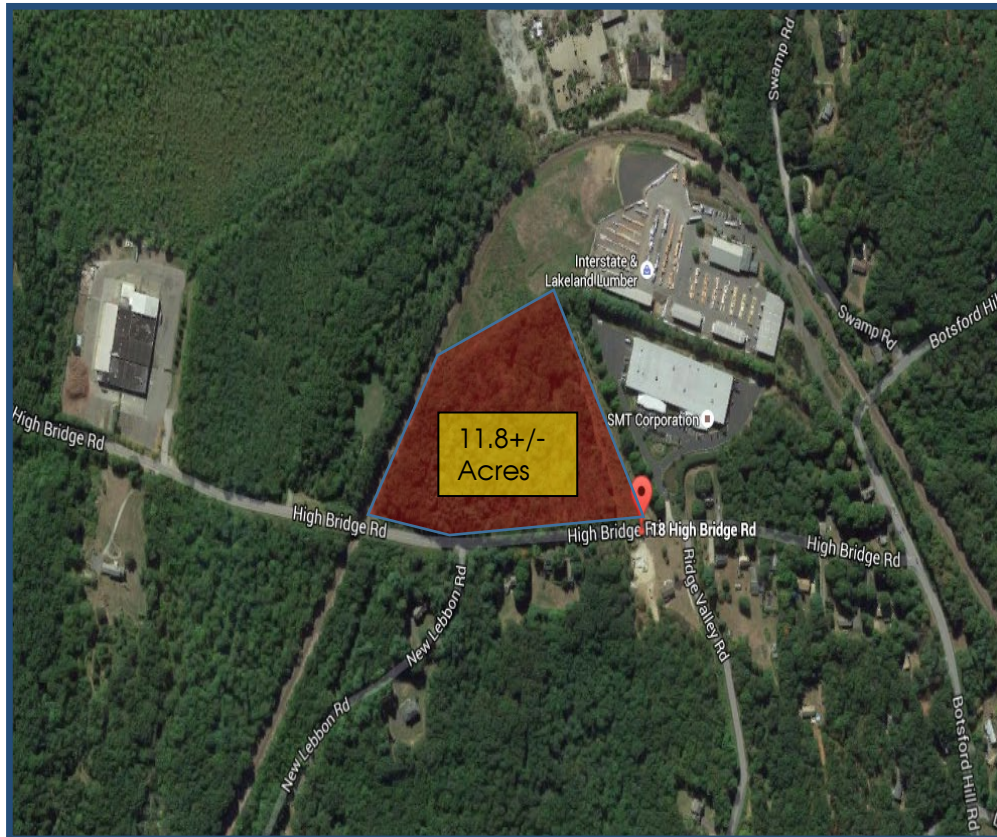


Land Available For Sale

16-18 High Bridge Road, Newtown, CT



11.8± Acres

M-4 Zone

Industrial Commercial
One Acre Zoning
80% Coverage Ratio

Septic System and Well Water

Sale Price: \$1,200,000

Located within .9 miles to Route 25 and
3.5 miles to I-84.

Contact Information

Scott Zakos

203-226-7101 Ext 4 - scott@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.



SIOR

Individual Members
Society of Industrial and Office Realtors

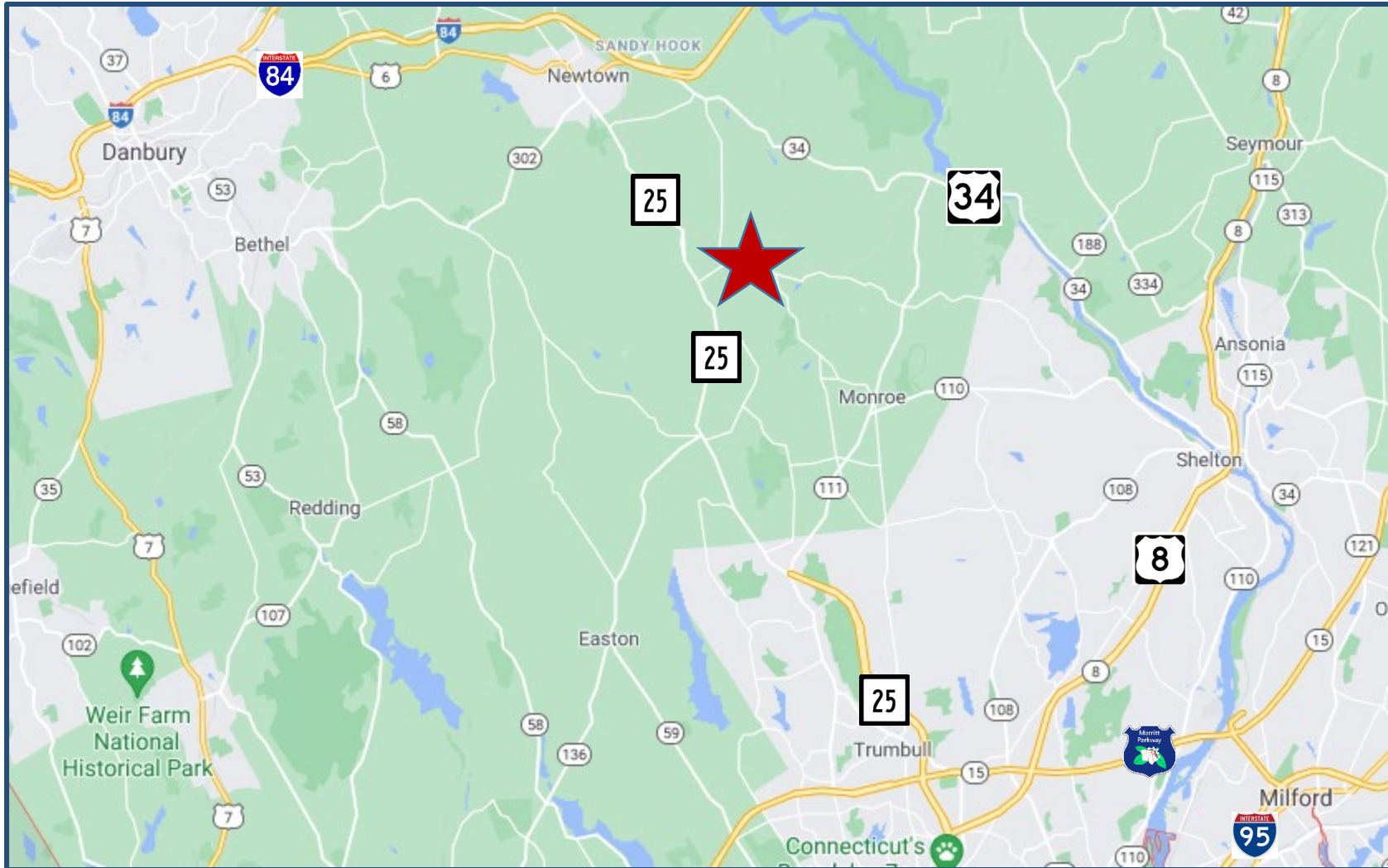
VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

16-18 High Bridge Road, Newtown, CT

Location Map



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

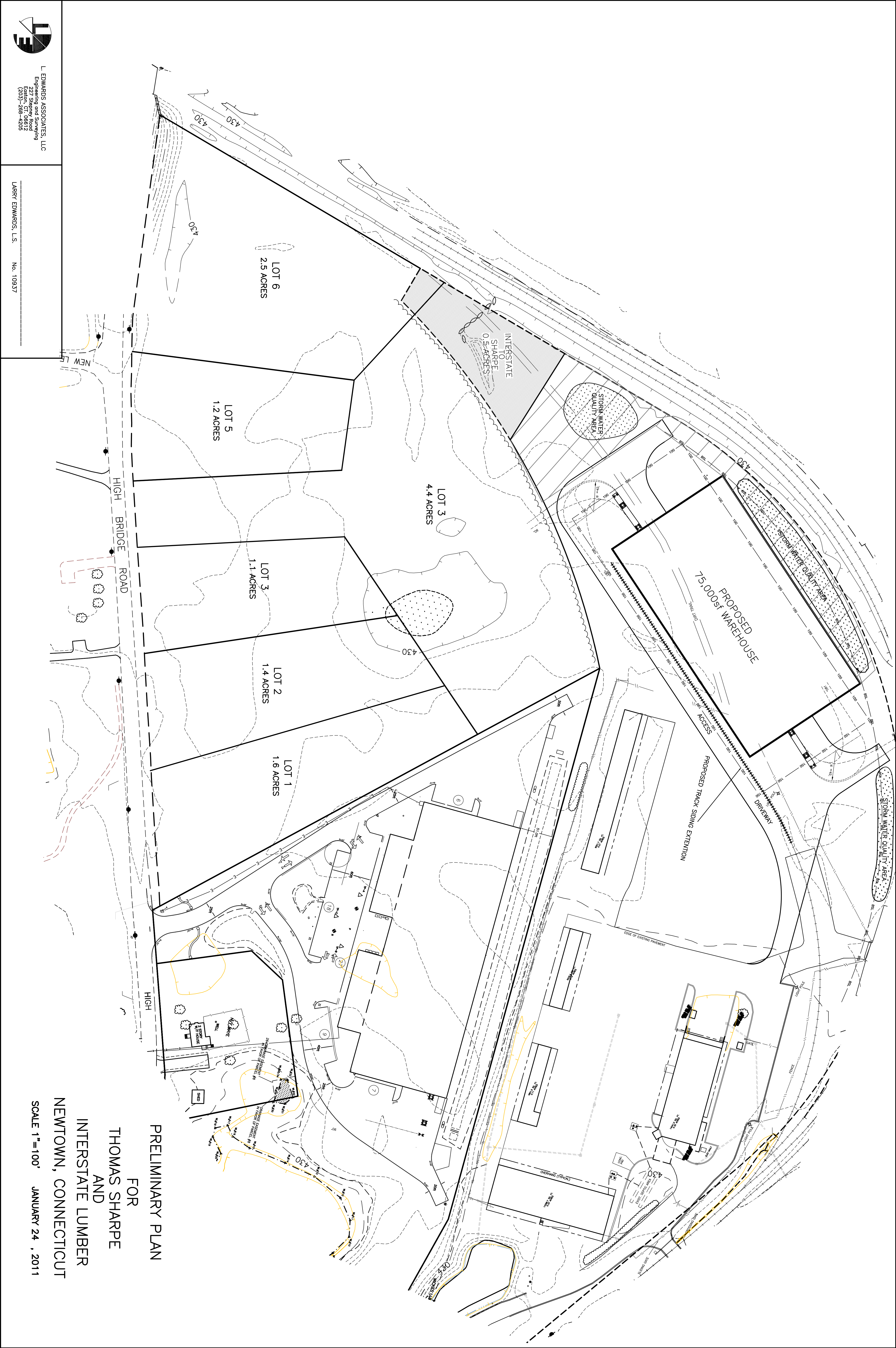


SIOR

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Society of Industrial and Office Realtors

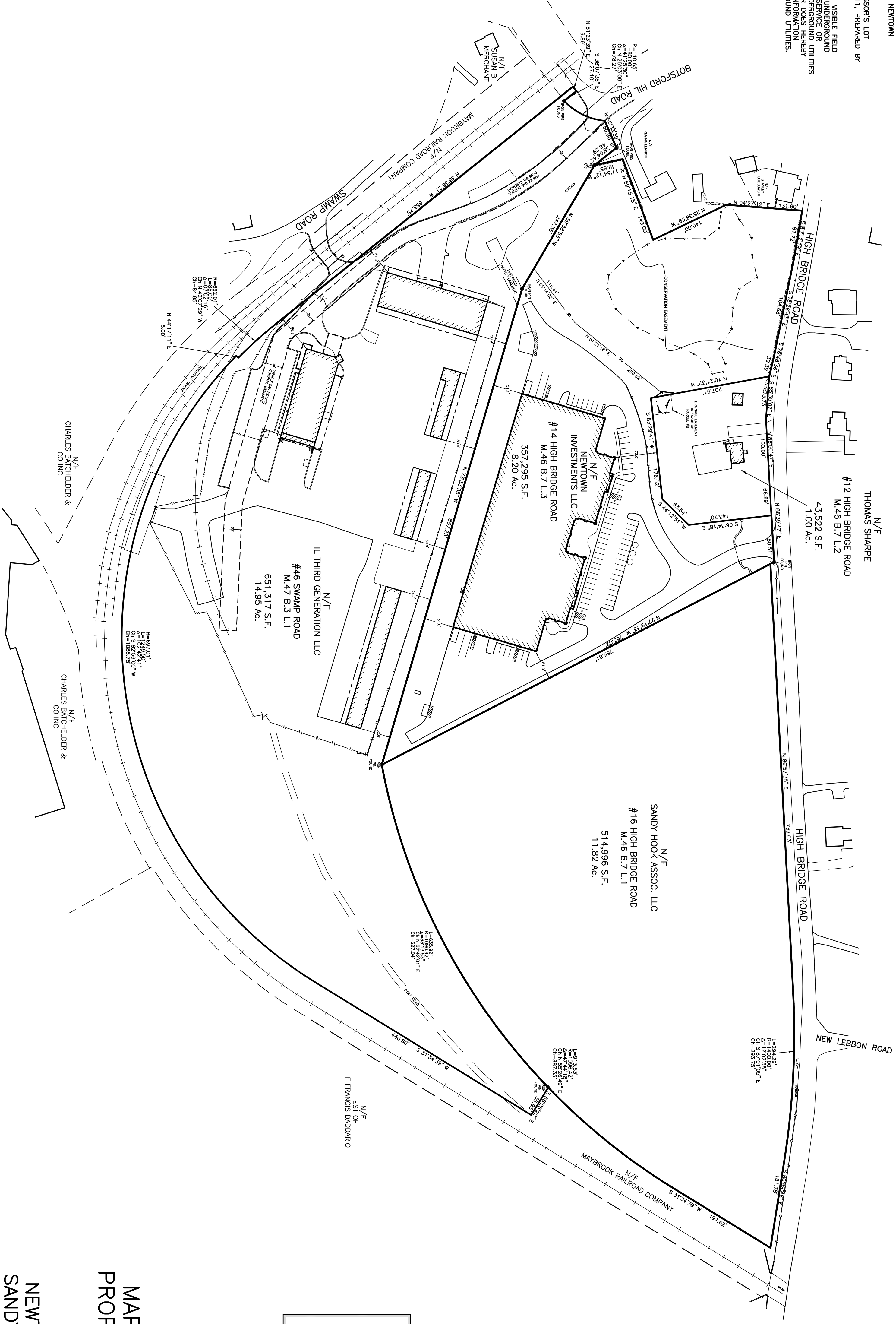
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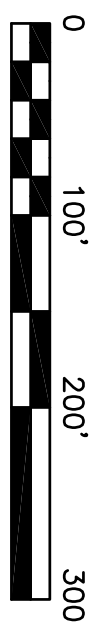
NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE SECTION 20-203-1 FROM 2004-20 OF THE REGULATIONS OF THE CONNECTICUT STATE AGENCIES - MINIMUM STANDARDS FOR SURVEY AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THIS AN IMPROVEMENT LOCATION SURVEY BASED UPON A DEPENDENT RESURVEY AND CONFORMS TO THE NATIONAL ASSOCIATION CLASS "A" E.
2. REFERENCE IS MADE TO THE FOLLOWING MAPS:
A. FM #6121 - "BOUNDARY MAP- BOTSFORD HILL ROAD, NEWTOWN, CONNECTICUT. PREPARED FOR NEW CANAM LUMBER CO." DATED 7-7-1987, PREPARED BY KASPER ASSOCIATES.
B. "IMPROVEMENT LOCATION SURVEY PREPARED FOR SMT CORPORATION, #14 HIGH BRIDGE ROAD, NEWTOWN, CONNECTICUT" DATED JANUARY 7, 2004, REV. 4/19/05, PREPARED BY L. EDWARDS ASSOCIATES, LLC.
C. "RIGHT OF WAY AND TRACK MAP THE NEW YORK NEW HAVEN AND HARTFORD R.R. CO. TO BOTSFORD STATION 1214+40 TO STATION 1235+99.42 TOWN OF NEWTOWN STATE OF CONN. SCALE 1"=100' DATED JUNE 30, 1915
D. "IMPROVEMENT LOCATION SURVEY PREPARED FOR THOMAS SHARPE, ASSESSOR'S LOT 46-7-1, HIGH BRIDGE ROAD, NEWTOWN, CT" DATED MARCH 24, 2011, PREPARED BY L. EDWARDS ASSOCIATES, LLC.
3. THE UNDERGROUND UTILITIES SHOWN, IF ANY, HAVE BEEN LOCATED FROM VISIBLE FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN ARE CORRECT. THE SURVEYOR HAS ADVISED THE CLIENTS OF THE LIMITATIONS AFORESAID. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES HEREBY ADVISE THAT THE LOCATION OF THE UTILITIES SHOWN ARE BASED UPON THE BEST AVAILABLE INFORMATION. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. NORTH ARROW BEARING IS BASED ON STATE PLANE NAD 1983.

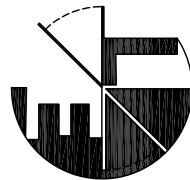


MAP SHOWING AREA OF
PROPOSED ZONE CHANGE

PREPARED FOR
THOMAS SHARPE
NEWTOWN INVESTMENTS LLC
SANDY HOOK ASSOCIATES LLC
& IL THIRD GENERATION LLC
#12, #14, #16 HIGH BRIDGE ROAD
& #46 SWAMP ROAD
NEWTOWN, CONNECTICUT

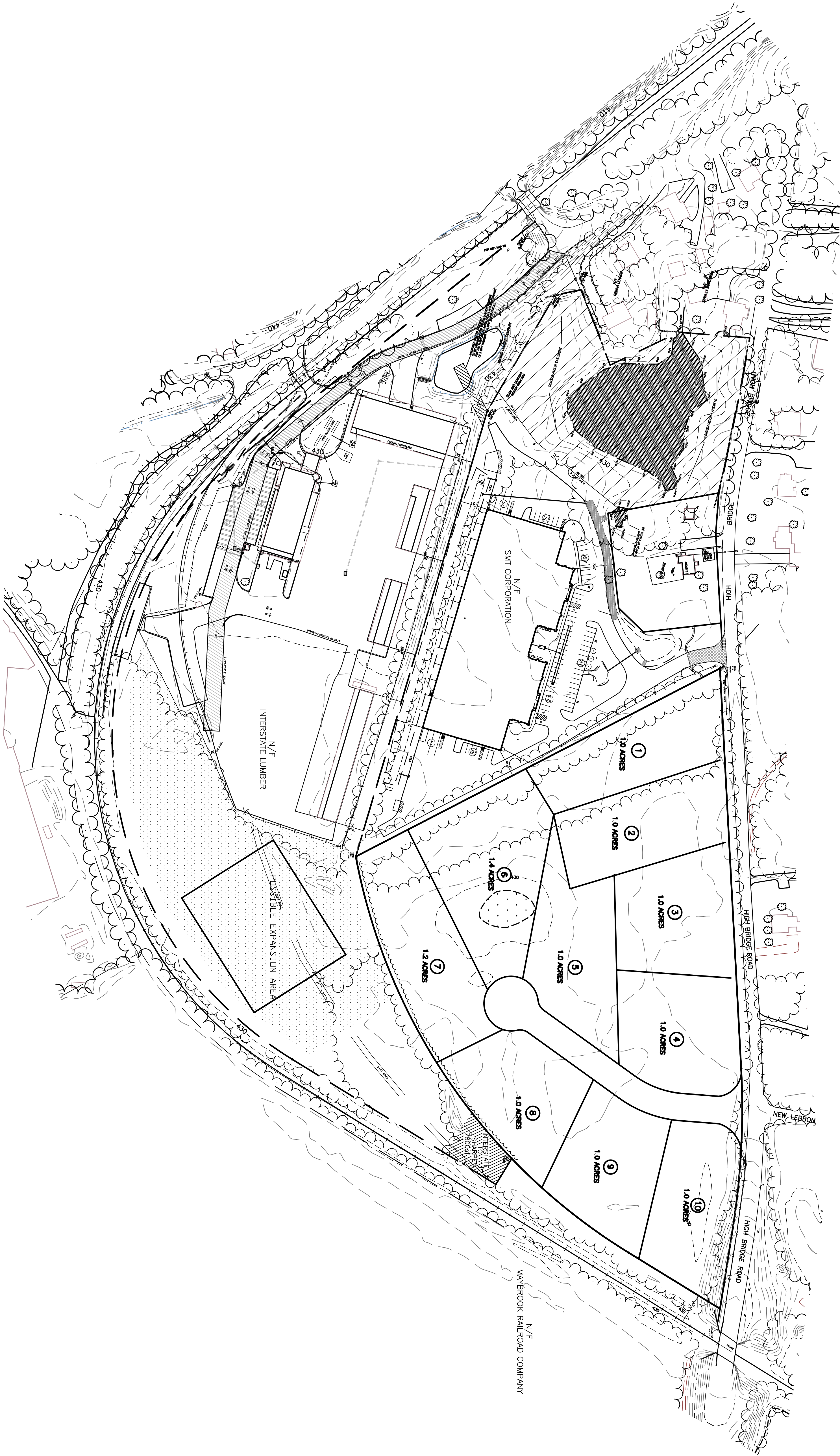
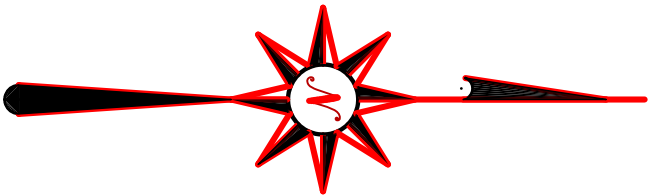


SCALE 1"=100' APRIL 27, 2011

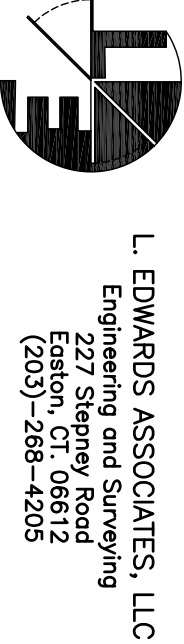


L. EDWARDS ASSOCIATES, LLC
Edward L. Edwards, Surveyor
227 Stepley Road
Easton, CT 06612
(203)-286-4285

LARRY EDWARDS, L.S. No. 10937

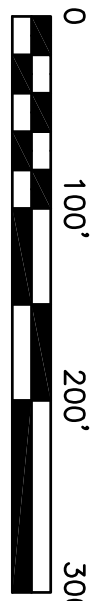
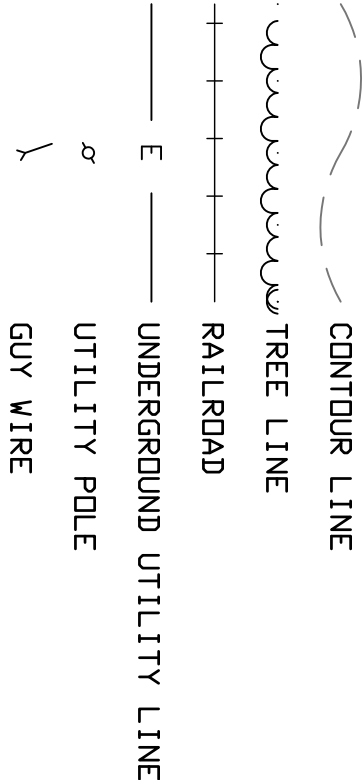


TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
THIS MAP IS NOT VALID UNLESS EMBOSSED WITH THE SEAL OR AFFIXED WITH
THE LIVE STAMP OF THE SIGNATORY.



L. EDWARDS ASSOCIATES, LLC
Edward J. Edwards, L.L.M.
227 Steeply Road
Easton, CT 06612
(203)-266-4205

JASON EDWARDS, L.S. No. 10937



SCALE 1"=100' MARCH 31, 2011

ALTERNATIVE 2
PRELIMINARY OVERALL PLAN
PREPARED FOR:
THOMAS SHARPE
AND
INTERSTATE LUMBER
NEWTOWN, CONNECTICUT

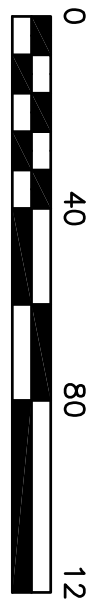


IMPROVEMENT LOCATION SURVEY
PREPARED FOR THOMAS SHARPE

ASSESSORS LOT 46-7-1

HIGH BRIDGE ROAD

NEWTOWN, CONNECTICUT



SCALE 1"=40' MARCH 24, 2011

N/F
MAYBROOK RAILROAD COMPANY

AREA:
514,996 SQ.FT
11,823 AREA

1294.29'
S 86°57'35" W
A=1202.89'
C LEN 931.75'
BROGZ 272°58'55"

L913.53'
S 27°19'53" E
A=474.418'
C LEN 897.33'
BROGZ 55°28'49"

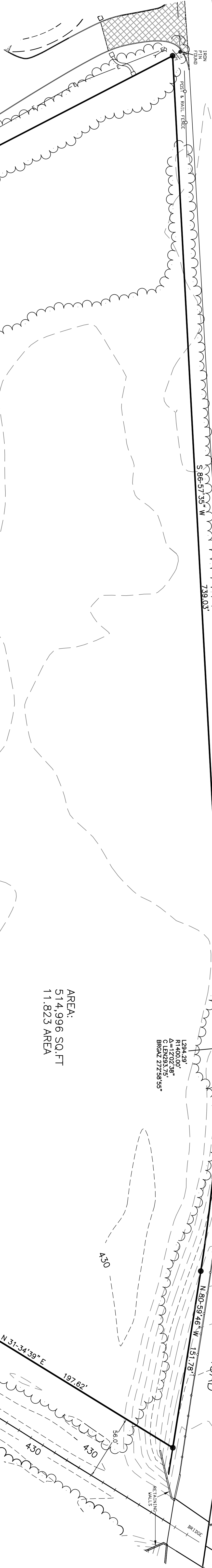
IRON
PIN
FOUND

DIRT ROAD

N/F
INTERSTATE LUMBER

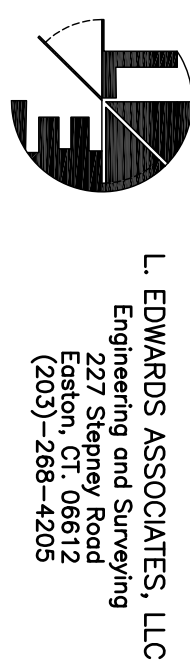
HIGH BRIDGE ROAD

HIGH BRIDGE ROAD



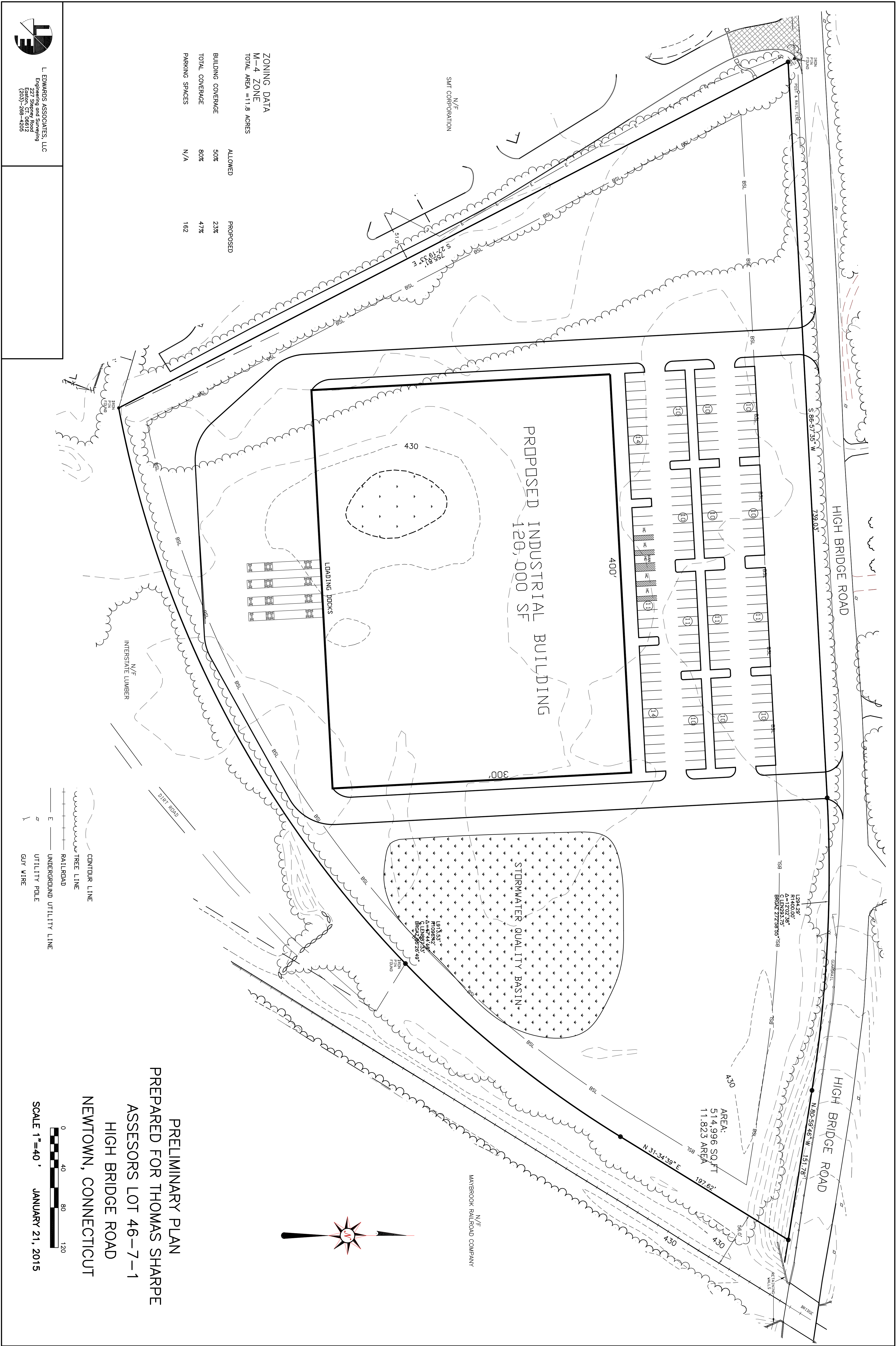
- NOTES:
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE SECTIONS 20-2008-1 THROUGH 20-2008-40 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - MINIMUM STANDARDS FOR SURVEY AND MAPS IN THE STATE OF CONNECTICUT AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. (CALS) AND THE SURVEYING BOARD OF THE STATE OF CONNECTICUT. THE SURVEY AND MAPS WERE PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH BY CALS AND THE SURVEYING BOARD OF THE STATE OF CONNECTICUT, AND CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
 2. REFERENCE IS MADE TO THE FOLLOWING MAPS:
A. RM #6121 - "BOUNDARY MAP, BOTSFORD HILL ROAD, NEWTOWN, CONNECTICUT, PREPARED FOR NEW CANAM LUMBER CO." DATED 7-7-1987, PREPARED BY KASPER ASSOCIATES.
B. "IMPROVEMENT LOCATION SURVEY PREPARED FOR SMT CORPORATION, #14 HIGH BRIDGE ROAD, NEWTOWN, CONNECTICUT" DATED JANUARY 7, 2004, REV. 4/19/05, PREPARED BY L. EDWARDS ASSOCIATES, LLC.
C. "RIGHT OF WAY AND TRACK MAP THE NEW YORK NEW HAVEN AND HARTFORD R.R. CO. TO BOSTON STATION 1214+40 TO STATION 1253+99.42 TOWN OF NEWTOWN STATE OF CONN. SCALE 1"=100' DATED JUNE 30, 1919
 3. THE UNDERGROUND UTILITIES SHOWN, IF ANY, HAVE BEEN LOCATED FROM VISIBLE FIELD SURVEY. THE SURVEYOR HAS NOT BEEN AWARE OF ANY OTHER UTILITIES IN THE AREA. THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES HEREBY WARRANT THAT THE UTILITIES SHOWN ARE IN THE GENERAL LOCATION INDICATED. NO LIABILITY SHALL BE ASSUMED BY THE SURVEYOR FOR ANY DAMAGE TO OR LOSS OF ANY UTILITIES CAUSED BY THE SURVEYOR'S NEGLIGENCE OR OTHERWISE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
 4. NORTH ARROW BEARING IS BASED ON STATE PLANE NAD 1983.
 5. ELEVATION DATUM IS NAD 1988.
 7. TOPOGRAPHIC DATA IS DEPICTED PER TOWN OF NEWTOWN GIS MAPPING.
 8. MAP PREPARED FOR THOMAS SHARPE.

N/F
SMT CORPORATION



L. EDWARDS ASSOCIATES, LLC
Edwards and Sharpe
227 Stepley Road
Easton, CT 06612
(203)-286-4265

JASON EDWARDS, L.S. No. 10937



ARTICLE V – INDUSTRIAL ZONES

SECTION 5- INDUSTRIAL ZONE M-4

5.05.100 Purpose and Intent

The purpose and intent of the M-4 zone is to encourage moderate to high density industrial and commercial development. The land use mix is intended to be similar to the M-1 and M-3 zones, but with development situated on smaller lots (one (1) acre minimum).

5.05.200 Permitted Uses

The following principal uses are permitted in Industrial Zone M-4 subject to conditions provided herein and subject to obtaining Site Development Plan approval, if required, in accordance with Article X hereof. Uses that are not listed as permitted shall not be permitted by variance.

More than one of these principal uses may be permitted within the same structure or building.

5.05.210 Laboratory devoted to research, design, and experimentation.

5.05.220 Office building or office buildings.

5.05.230 Light industrial use including manufacturing, fabricating, processing, converting, altering, packaging, bottling or assembling of products, the operations of which are conducted solely within an enclosed building or group of buildings.

5.05.240 Operation of a public utility authorized to furnish service to residents of the Town or to the region, including among such operations, a utility service center at which may be conducted general office use, customer services, maintenance of utility service operations, vehicle maintenance, and accessory uses, outdoor storage of materials for utility service and outdoor parking of service vehicles.

5.05.250 Public works garage and public storage areas operated by the Town.

5.05.260 Printing and/or publishing establishment.

5.05.270 Wholesale business.

5.05.280 Storage in bulk of, and warehouses for, such materials as building materials, clothing, cotton, drugs, dry goods, feed, food, furniture, hardware, ice machinery, paint and paint supplies, pipe, rubber, shop supplies, tobacco, or wood. If storage is to be provided outdoors, a planted or natural buffer shall be provided between the items stored and the lot lines.

5.05.290 Veterinary Hospital.

5.05.300 Special Exception Uses

The following principal uses are permitted in Industrial Zone M-4 subject to obtaining a Special Exception in accordance with criteria, standards and conditions set forth in Article XI, Special

Exceptions.

5.05.310 Garages to shelter commercial vehicles and construction equipment used off the lot. All vehicles and equipment stored on said lot shall be stored wholly within said garage. Maintenance on vehicles, if any, shall be conducted wholly within said garage and only on those vehicles stored therein on a permanent basis.

5.05.320 Buildings containing seven (7) or more tenants.

5.05.330 Indoor ice skating facility and other recognized collegiate sports.

5.05.340 Indoor/Outdoor commercial tennis, paddle/tennis/platform tennis, racquet ball, hand ball, squash, soccer, swimming facility and/or other similar recreational and sports activities. (Added effective December 2011)..

5.05.400 Accessory Uses

Article V, Section 7 regarding Accessory Uses in Industrial Zones shall apply.

5.05.500 Site and Building Standards in Industrial Zones

Article V, Section 8 regarding Site and Building Design Standards in Industrial Zones shall apply.

5.05.600 Area, Height and Yard Requirements

Article VII, Area, Height and Yard Requirements and all other applicable sections of these regulations apply.

5.05.700 Supplemental Regulations

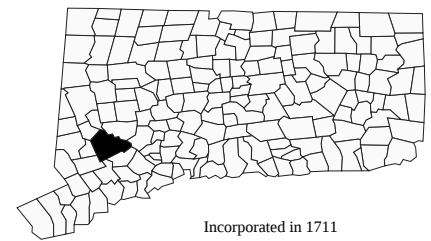
Article VIII, Supplemental Regulations including, but not limited to, signs, access management, parking, landscaping, lighting and all other applicable sections of these regulations apply.

Newtown, Connecticut

CERC Town Profile 2019 *Produced by Connecticut Data Collaborative*

Municipal Center
3 Primrose St
Newtown, CT 06470
(203) 270-4210

Belongs To
Fairfield County
LMA Danbury
Western Planning Area



Incorporated in 1711

Demographics

Population

	Town	County	State
2000	25,031	882,567	3,405,565
2010	27,560	916,829	3,574,097
2013-2017	28,030	947,328	3,594,478
2020	27,788	944,692	3,604,591
'17 - '20 Growth / Yr	-0.3%	-0.1%	0.1%

	Town	County	State
Land Area (sq. miles)	58	625	4,842
Pop./Sq. Mile (2013-2017)	486	1,516	742
Median Age (2013-2017)	45	40	41
Households (2013-2017)	9,749	337,678	1,361,755
Med. HH Inc. (2013-2017)	\$115,137	\$89,773	\$73,781

	Town	State
Veterans (2013-2017)	1,353	180,111

Age Distribution (2013-2017)

	0-4	5-14	15-24	25-44	45-64	65+	Total
Town	1,024 4%	4,093 15%	3,941 14%	4,948 18%	9,649 34%	4,375 16%	28,030 100%
County	53,055 6%	125,776 13%	126,096 13%	229,587 24%	271,888 29%	140,926 15%	947,328 100%
State	186,188 5%	432,367 12%	495,626 14%	872,640 24%	1,031,900 29%	575,757 16%	3,594,478 100%

Race/Ethnicity (2013-2017)

	Town	County	State
White Non-Hisp	24,866	595,323	2,446,049
Black Non-Hisp	341	98,931	350,820
Asian Non-Hisp	558	48,421	154,910
Native American Non-Hisp	39	1,372	5,201
Other/Multi-Race Non-Hisp	224	22,631	84,917
Hispanic or Latino	2,002	180,379	551,916

	Town	County	State
Poverty Rate (2013-2017)	4.1%	8.8%	10.1%

Educational Attainment (2013-2017)

	<i>Town</i>		<i>State</i>	
High School Graduate	3,450	18%	673,582	27%
Associates Degree	1,101	6%	188,481	8%
Bachelors or Higher	10,613	56%	953,199	38%

Economics

Business Profile (2018)

Sector	Units	Employment
Total - All Industries	876	8,523
23 - Construction	87	391
31-33 - Manufacturing	26	542
44-45 - Retail Trade	62	751
56 - Administrative and Waste Services	66	830
62 - Health Care and Social Assistance	81	1,030
Total Government	24	1,596

Top Five Grand List (2018)

	Amount
Eversource	\$45,707,670
E&A / I&G Sandhill Plaza Ltd Partnership	\$15,732,280
Iroquois Gas Transmission System (CT FO)	\$13,800,960
Newtown Landlord CT LLC	\$11,922,150
Advanced Fusion Systems LLC	\$11,282,600
Net Grand List (SFY 2016-2017)	\$3,085,990,418

Major Employers (2018)

Town of Newtown School District	Garner Correctional Facility
Town of Newtown	Newtown Savings Bank
Charter Communications / Spectrum	

Education

2018-2019 School Year

	Grades	Enrollment
Newtown School District	PK-12	4306

Smarter Balanced Test Percent Above Goal (2017-2018)

	Grade 3		Grade 4		Grade 8	
	Town	State	Town	State	Town	State
Math	82.0%	53.8%	65.8%	51.3%	67.2%	43.0%
ELA	80.1%	53.1%	67.6%	54.9%	75.8%	56.1%

Pre-K Enrollment (PSIS)

	2018-2019
Newtown School District	70

Rate of Chronic Absenteeism (2017-2018)

	All
Connecticut	10.7%
Newtown School District	4.1%

4-Year Cohort Graduation Rate (2017-2018)

	All	Female	Male
Connecticut	88.3%	91.8%	85.1%
Newtown School District	96.5%	97.0%	96.0%

Public vs Private Enrollment (2013-2017)

	Town	County	State
Public	89.0%	82.2%	86.8%
Private	11.0%	17.8%	13.2%

Newtown, Connecticut

CERC Town Profile 2019



Connecticut
Economic
Resource Center

Government

Government Form: Selectman - Town Meeting

Total Revenue (2017)	\$122,483,989	Total Expenditures (2017)	\$120,851,086	Annual Debt Service (2017)	\$9,428,266
Tax Revenue	\$103,098,824	Education	\$81,899,663	As % of Expenditures	7.8%
Non-tax Revenue	\$19,385,165	Other	\$38,951,423	Eq. Net Grand List (2017)	\$4,507,343,813
Intergovernmental	\$16,585,900	Total Indebtedness (2017)	\$66,965,653	Per Capita	\$161,178
Per Capita Tax (2017)	\$3,678	As % of Expenditures	55.4%	As % of State Average	106.8%
As % of State Average	125.5%	Per Capita	\$2,395	Moody's Bond Rating (2017)	Aa1
		As % of State Average	95.3%	Actual Mill Rate (2017)	33.60
				Equalized Mill Rate (2017)	22.82
				% of Net Grand List Com/Ind (2017)	8.4%

Housing/Real Estate

Housing Stock (2013-2017)

	Town	County	State
Total Units	10,282	369,044	1,507,711
% Single Unit (2013-2017)	89.0%	58.0%	59.2%
New Permits Auth (2017)	50	1,719	4,547
As % Existing Units	0.5%	0.5%	0.3%
Demolitions (2017)	4	538	1,403
Home Sales	NA	5,187	21,880
Median Price	\$403,400	\$417,800	\$270,100
Built Pre-1950 share	15.9%	29.0%	29.3%
Owner Occupied Dwellings	8,385	228,666	906,798
As % Total Dwellings	86.0%	67.7%	66.6%
Subsidized Housing (2018)	248	34,037	167,879

Distribution of House Sales

	Town	County	State
Less than \$100,000	NA	34	536
\$100,000-\$199,999	NA	343	5,237
\$200,000-\$299,999	NA	749	6,681
\$300,000-\$399,999	NA	865	3,863
\$400,000 or More	NA	3,196	5,563

Rental (2013-2017)

	Town	County	State
Median Rent	\$1,431	\$1,439	\$1,123
Cost-burdened Renters	53.4%	54.6%	52.3%

Labor Force

	Town	County	State
Residents Employed	13,678	461,750	1,827,070
Residents Unemployed	490	19,017	78,242
Unemployment Rate	3.5%	4.0%	4.1%
Self-Employed Rate	13.0%	13.0%	10.0%
Total Employers	876	36,389	122,067
Total Employed	8,523	420,674	1,673,867

Connecticut Commuters (2015)

Commuters Into Town From:		Town Residents Commuting To:	
Newtown, CT	1,830	Newtown, CT	1,830
Danbury, CT	816	Danbury, CT	1,711
Southbury, CT	378	Stamford, CT	641
New Milford, CT	343	Norwalk, CT	526
Waterbury, CT	312	Bethel, CT	422
Bethel, CT	278	Bridgeport, CT	416
Bridgeport, CT	258	Fairfield, CT	383

Quality of Life

Crime Rates (per 100,000 residents) (2017)

	Town	State
Property	368	1,777
Violent	42	228

Disengaged Youth (2013-2017)

	Town	State
Female	0.0%	4.2%
Male	2.6%	5.6%

	Town
Library circulation per capita	7.38

Distance to Major Cities

	Miles
Hartford	40
New York City	61
Providence	100
Boston	133
Montreal	286

Residential Utilities

Electric Provider	Eversource Energy (800) 286-2000
Gas Provider	Eversource Energy (800) 989-0900
Water Provider	Municipal Provider Local Contact
Cable Provider	Charter Communications of Western CT (800) 827-8288