

VIDAL/WETTENSTEIN, LLC

Real Estate for Business & Investment

RAW LAND FOR SALE



16-18 High Ridge Road, Newtown, CT

11.8± Acres

Zone: M-4

Industrial Commercial
One Acre Zoning
80% Coverage Ratio

Septic System and Well Water

Sale Price: \$1,415,000 / \$119,000 per Acre

Location:

Distance to Route 25: .9 miles
Distance to I-84: 9.8 miles

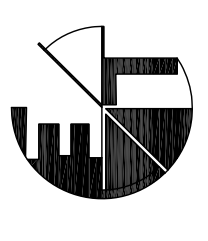
For additional information please contact
Scott Zakos scott@vidalwettenstein.com, 203.226.7101 ext 4 or
Bruce Wettstein, SIOR bruce@vidalwettenstein.com, 203.226.7101 ext.2

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



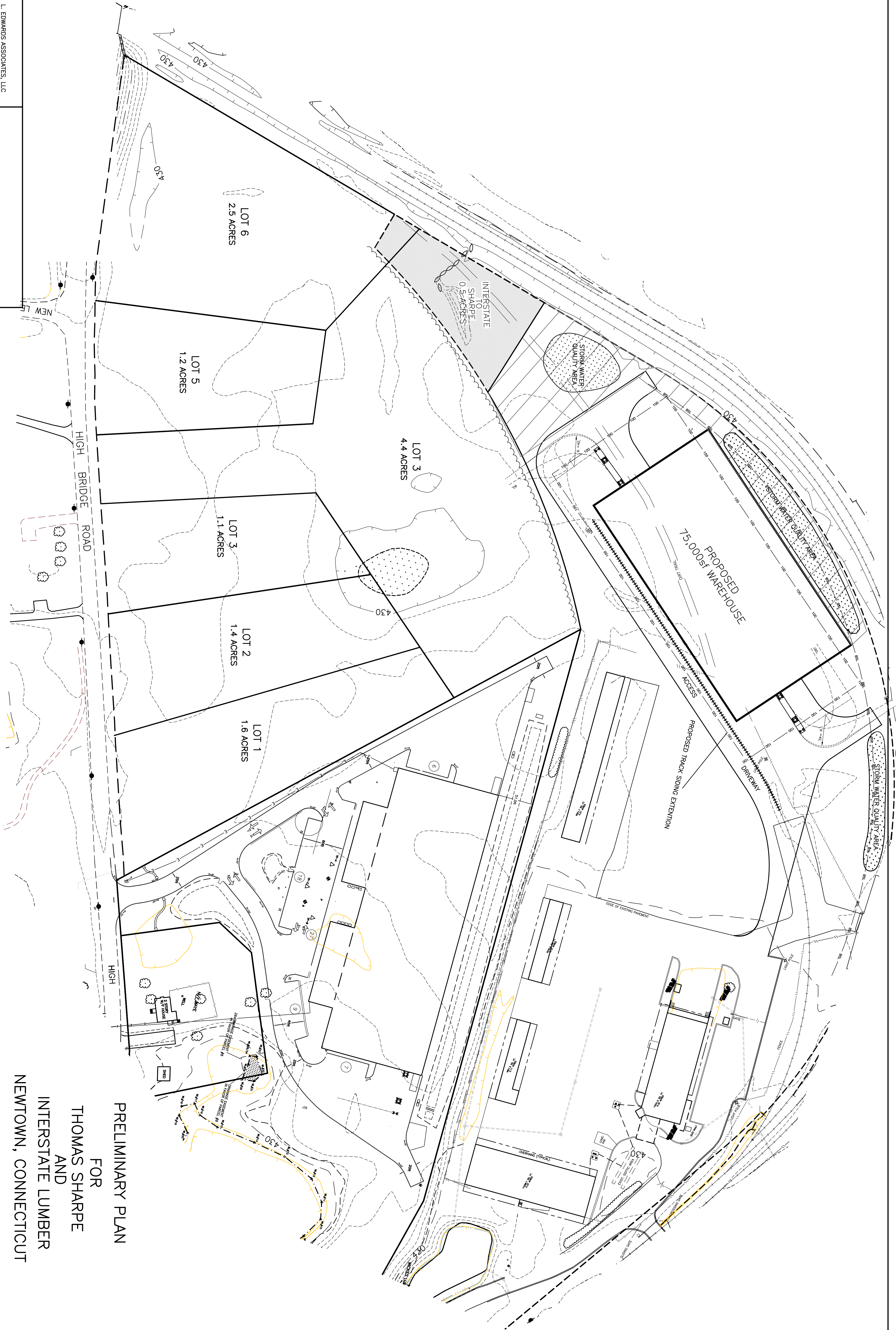
Individual Members
Society of Industrial and Office Realtors

719 Post Road East, Westport, CT 06880
Phone: (203) 226-7101
www.vidalwettenstein.com



L. EDWARDS ASSOCIATES, LLC
Engineers and Surveyors
227 Steeply Road
Easton, CT 06612
(203)-268-4283

LARRY EDWARDS, L.S. No. 10937

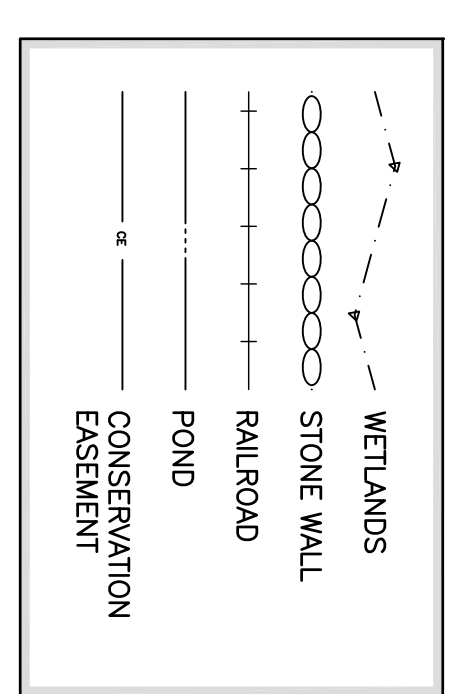
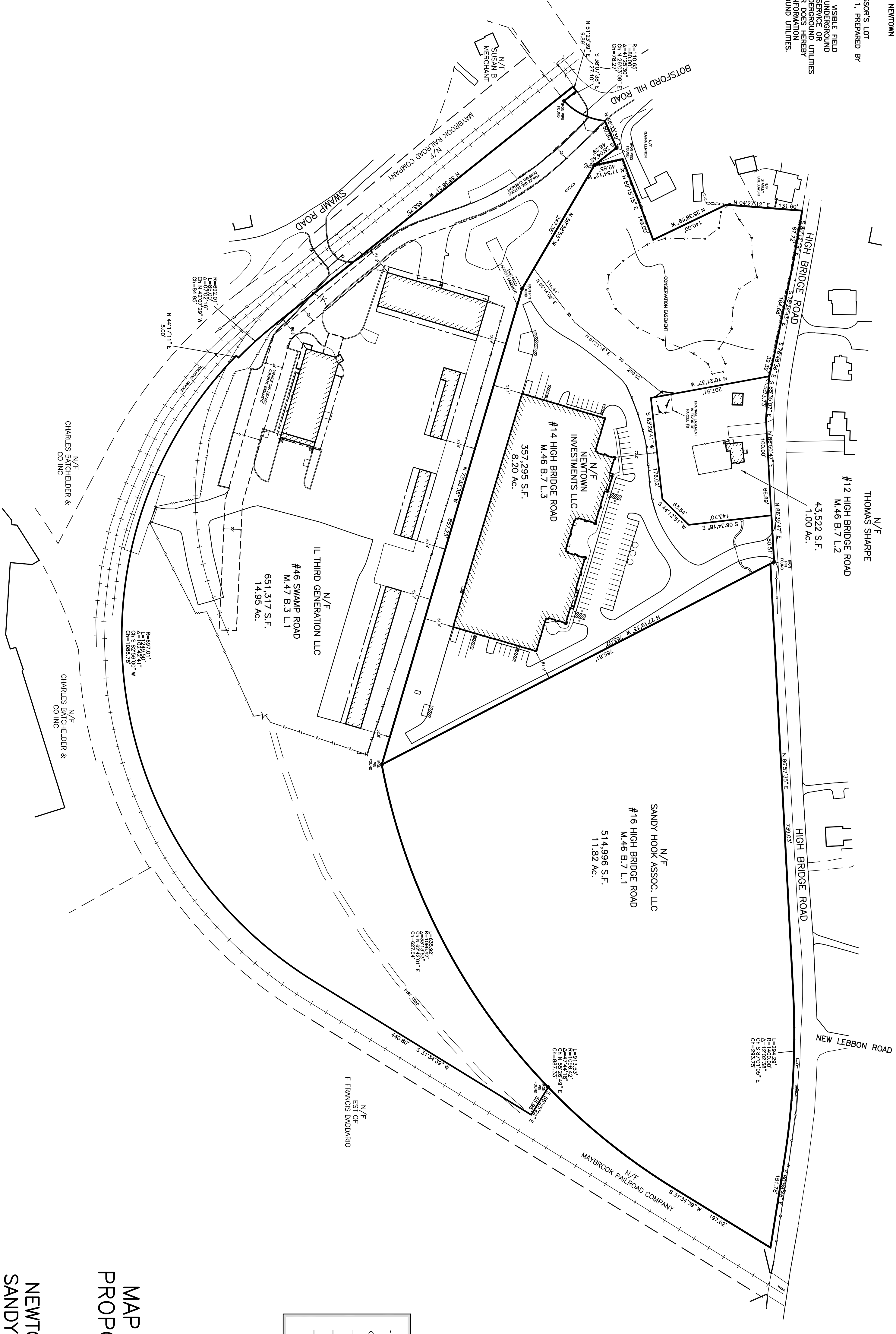


PRELIMINARY PLAN

FOR
THOMAS SHARPE
AND
INTERSTATE LUMBER
NEWTOWN, CONNECTICUT

SCALE 1"=100' JANUARY 24, 2011

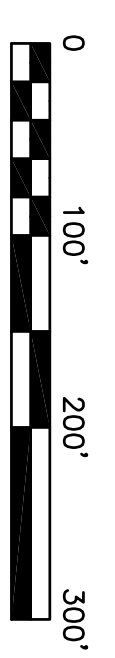
- NOTES:
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE STATE OF CONNECTICUT REGULATIONS FOR PROFESSIONAL SURVEYORS AND THE REQUIREMENTS OF THE REGULATIONS OF THE CONNECTICUT STATE AGENCIES - MINIMUM STANDARDS FOR SURVEY AND MAPS IN THE STATE OF CONNECTICUT AS ENFORCED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THIS MAP IS AN APPROVED LOCATION SURVEY BASED UPON A DEPENDENT RESURVEY AND CONFORMS TO THE STANDARDS, REGULATIONS, AND BY-LAWS OF THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
 2. REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - A. FM #6121 - "BOUNDARY MAP: BOTSFORD HILL ROAD, NEWTOWN, CONNECTICUT. PREPARED FOR NEW CANNAN 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. "TRIGHT 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, 1913
 - 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 ACCURATE. 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 LOCATION OF THE UTILITIES SHOWN IS THE BEST LOCATION AVAILABLE. 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

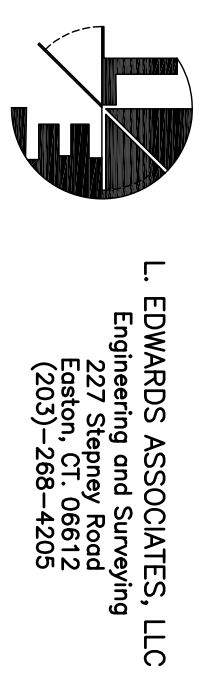
PREPARED FOR
THOMAS SHARPE
NEWTOWN INVESTMENTS LLC
SANDY HOOK ASSOCIATES LLC
& IL THIRD GENERATION LLC

#12, #14, #16 HIGH BRIDGE ROAD
& #46 SWAMP ROAD
NEWTOWN, CONNECTICUT



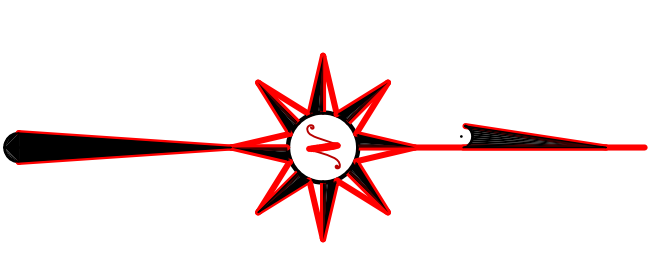
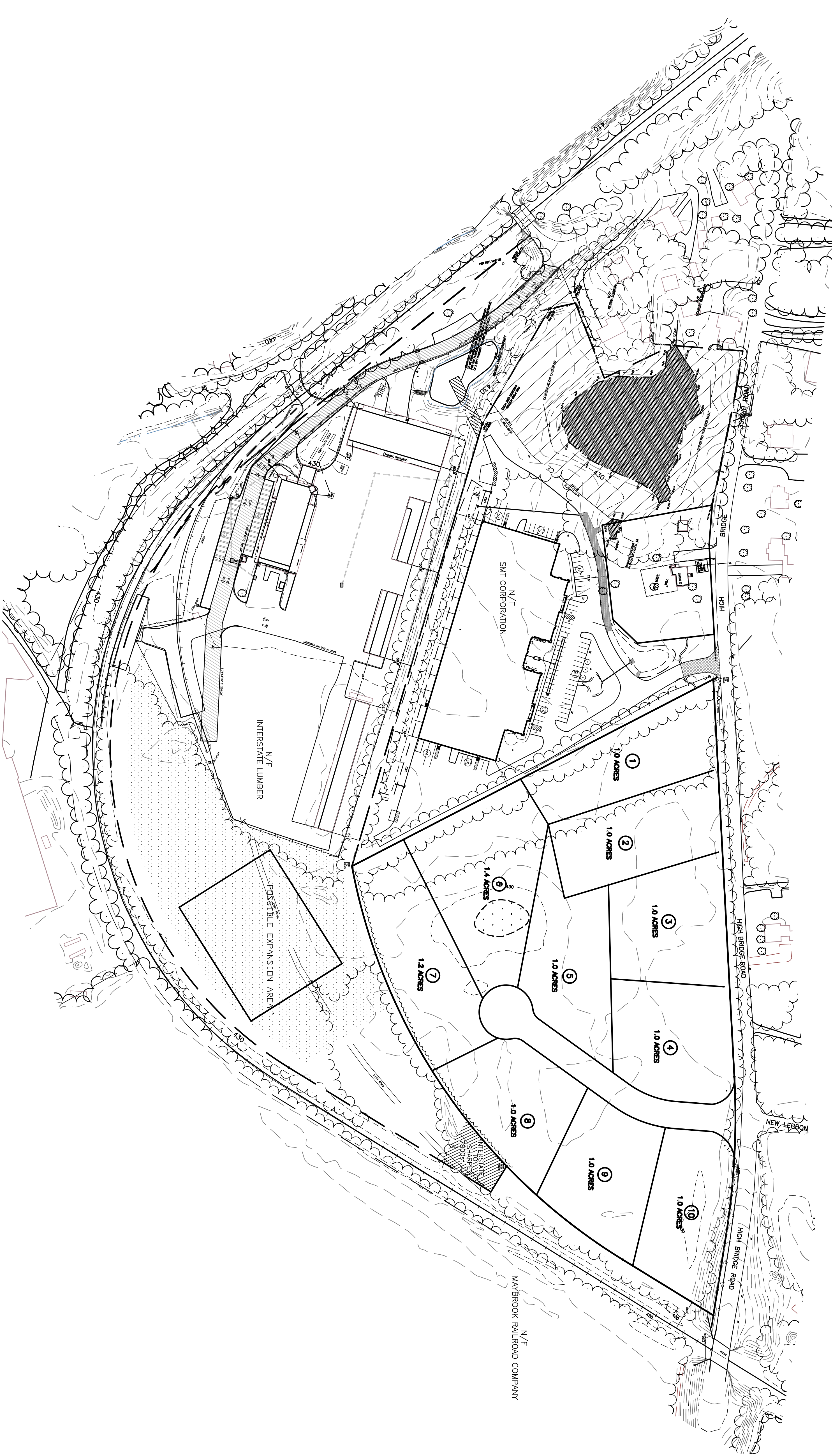
SCALE 1"=100' APRIL 27, 2011

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.

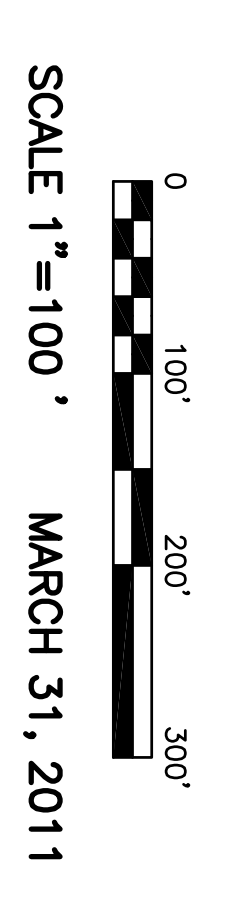


L. EDWARDS ASSOCIATES, LLC
227 Steeply Road
Easton, CT 06612
(203)-286-4285

LARRY EDWARDS, L.S. No. 10937

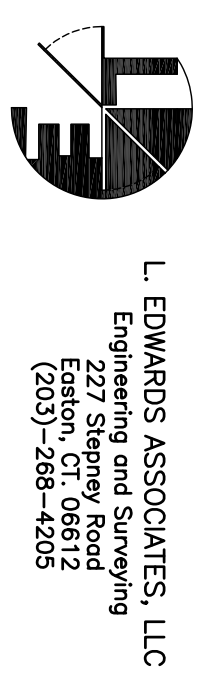


ALTERNATIVE 2
 PRELIMINARY OVERALL PLAN
 PREPARED FOR:
 THOMAS SHARPE
 AND
 INTERSTATE LUMBER
 NEWTOWN, CONNECTICUT



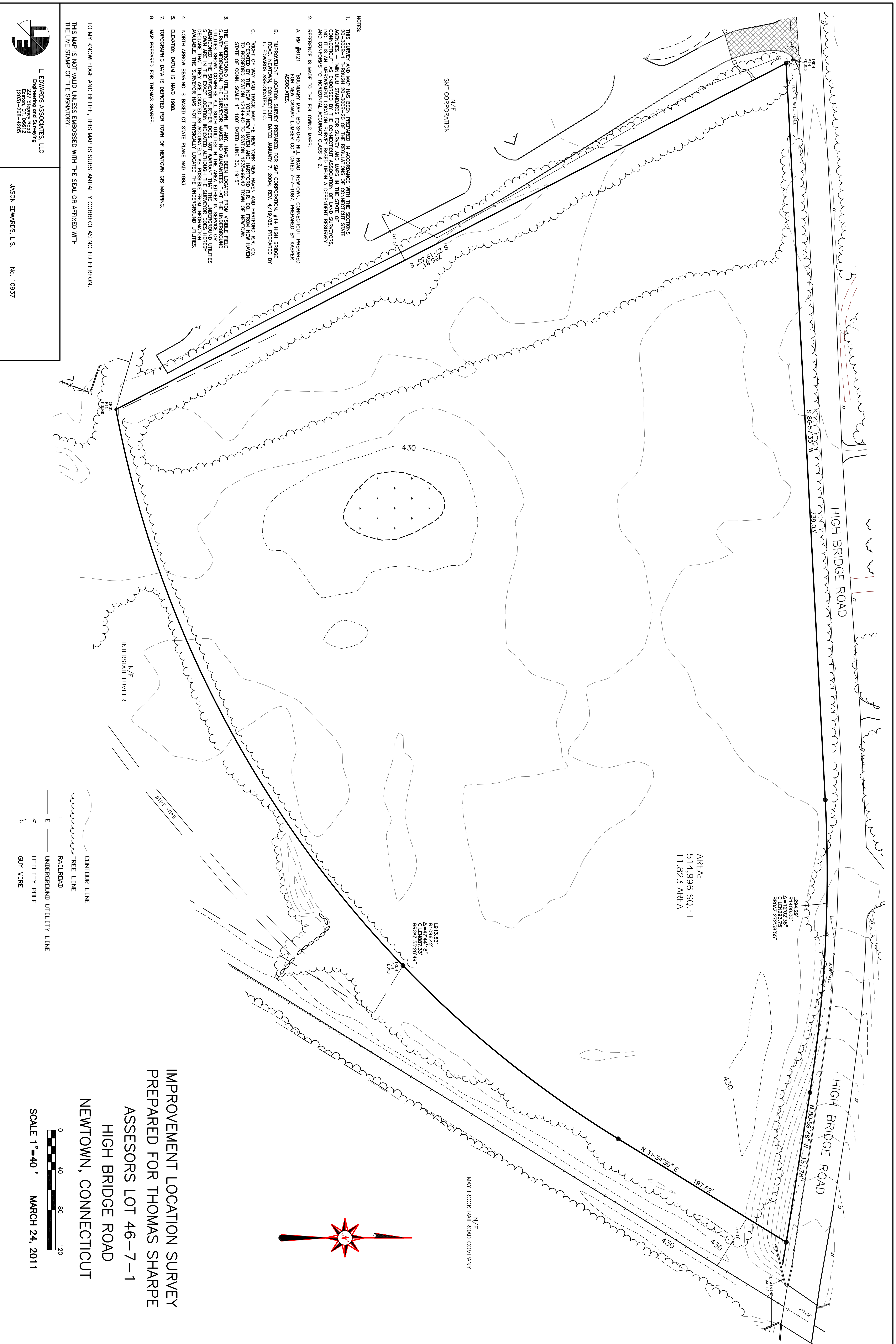
- CONTOUR LINE
- TREE LINE
- RAILROAD
- UNDERGROUND UTILITY LINE
- UTILITY POLE
- GUY WIRE

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
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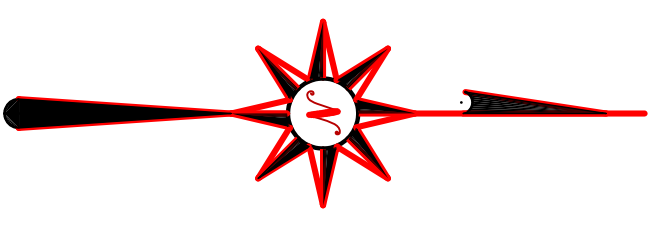
JASON EDWARDS, L.S. No. 10937



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

1294.29'
E=1202.89'
A=1202.89'
C=1293.75'
BRG=272.58 95°

1313.53'
E=1274.418'
A=1274.418'
C=1289.733'
BRG=55.28 49°



- CONTOUR LINE
- TREE LINE
- RAILROAD
- UNDERGROUND UTILITY LINE
- UTILITY POLE
- GUY WIRE

0 40 80 120
SCALE 1"=40'
MARCH 24, 2011

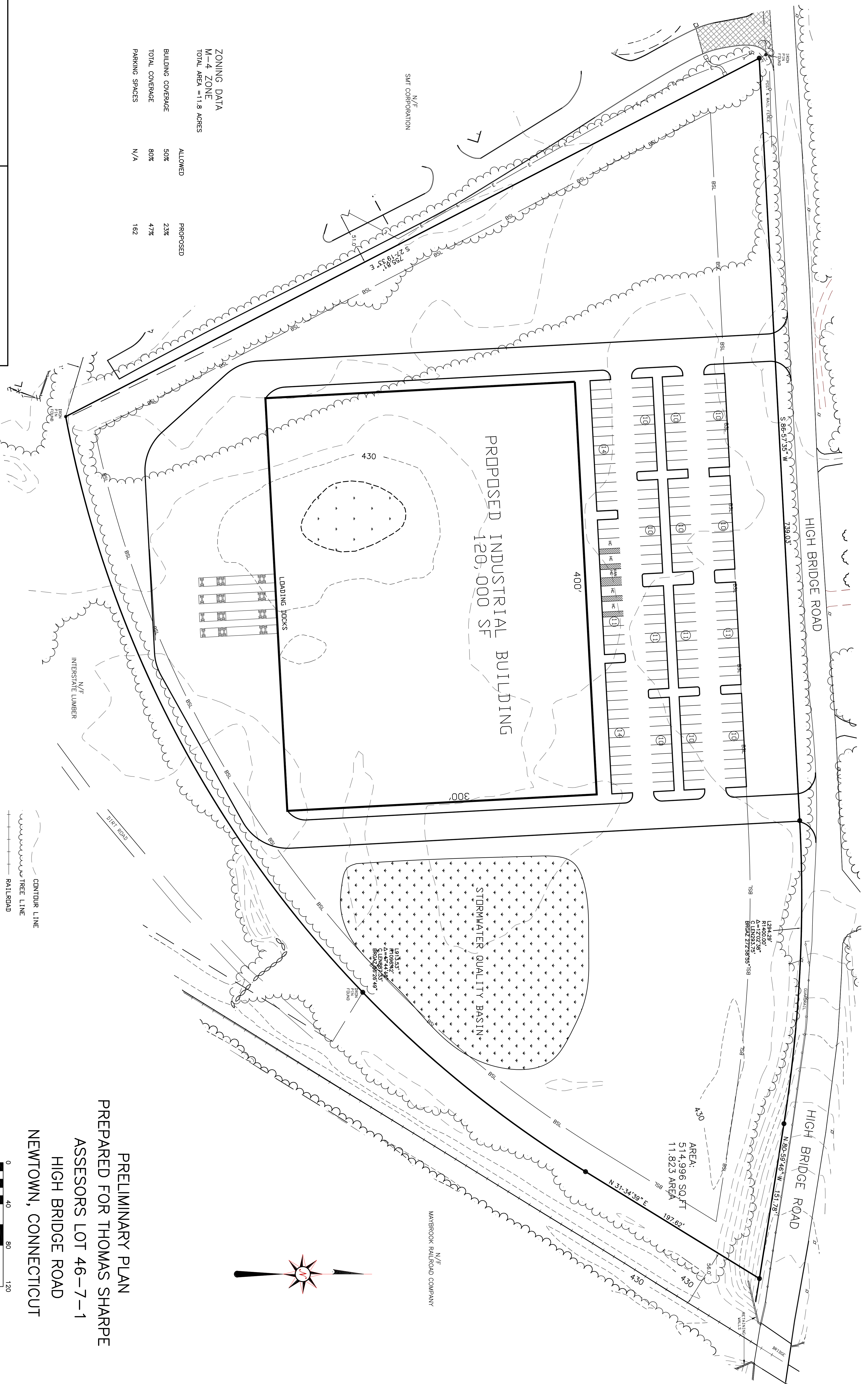
**IMPROVEMENT LOCATION SURVEY
PREPARED FOR THOMAS SHARPE
ASSESSORS LOT 46-7-1
HIGH BRIDGE ROAD
NEWTOWN, CONNECTICUT**

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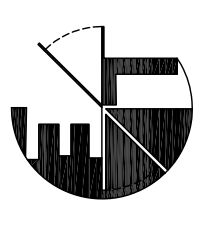
- NOTES:
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE SECTIONS 20-200B THROUGH 20-200E-40 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - MINIMUM STANDARDS FOR SURVEY AND MAPS IN THE STATE OF CONNECTICUT AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, AND CONFORMS 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 1214440 TO STATION 123519922 TOWN OF NEWTOWN STATE OF CONN. SCALE 1"=100' DATED DATE 05, 1919
 3. THE UNDERGROUND UTILITIES SHOWN, IF ANY, HAVE BEEN LOCATED FROM VISIBLE FIELD UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREAS 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 LOCATION OF SUCH UTILITIES IS REASONABLY ACCURATE AS FAR AS IS AVAILABLE. 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.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
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ZONING DATA
M-4 ZONE
TOTAL AREA = 11.8 ACRES

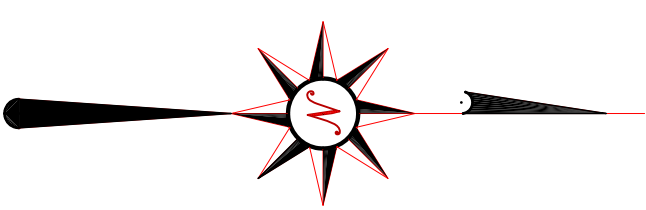
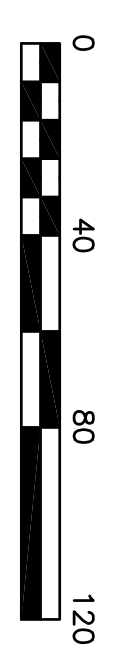
	ALLOWED	PROPOSED
BUILDING COVERAGE	50%	23%
TOTAL COVERAGE	80%	47%
PARKING SPACES	N/A	182



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PRELIMINARY PLAN
PREPARED FOR THOMAS SHARPE
ASSESSORS LOT 46-7-1
HIGH BRIDGE ROAD
NEWTOWN, CONNECTICUT

SCALE 1" = 40'
JANUARY 21, 2015



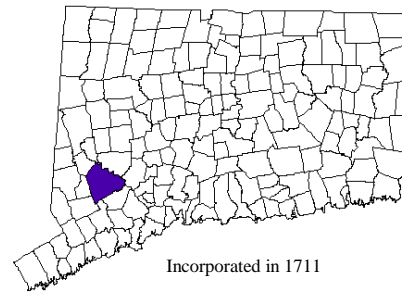
- CONTOUR LINE
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- RAILROAD
- UNDERGROUND UTILITY LINE
- UTILITY POLE
- GUY WIRE

Newtown, Connecticut

CERC Town Profile 2014

Town Hall
45 Main Street
Newtown, CT 06470
(203) 270-4201

Belongs to
Fairfield County
LMA Bridgeport - Stamford
Housatonic Valley Economic Dev. Region
Housatonic Valley Planning Area



Incorporated in 1711

Demographics

Population (2012)	Town	County	State	Race/Ethnicity (2012)	Town	County	State
2000	25,031	882,567	3,405,565	White	25,044	699,870	2,802,217
2010	26,957	905,342	3,545,837	Black	443	99,871	355,660
2012	27,543	918,892	3,572,213	Asian Pacific	803	43,203	139,827
2020	28,428	940,616	3,690,997	Native American	19	1,439	8,531
'12-'20 Growth / Yr	0.4%	0.3%	0.4%	Other/Multi-Race	1,234	74,509	265,978
				Hispanic (any race)	1,630	155,557	480,185
Land Area (sq. miles)	58	626	4,845	Poverty Rate (2012)	3.4%	8.8%	10.0%
Pop./ Sq. Mile (2012)	477	1,468	737	Educational Attainment (2012)			
Median Age (2012)	43	40	40	Persons Age 25 or Older	Town	%	State
Households (2012)	9,107	332,968	1,360,184	High School Graduate	3,337	19%	677,253
Med HH Inc. (2012)	\$116,024	\$82,614	\$69,519	Associates Degree	1,297	7%	177,531
				Bachelors or Higher	9,200	51%	879,089
Age Distribution (2012)							
	0-4	5-17	18-24	25-49	50-64	65+	Total
Male	613 2%	3,153 11%	1,222 4%	4,138 15%	3,166 11%	1,480 5%	13,772
Female	770 3%	2,944 11%	822 3%	4,352 16%	2,952 11%	1,931 7%	13,771
County Total	56,435 6%	169,978 18%	73,098 8%	314,538 34%	179,794 20%	125,049 14%	918,892
State Total	200,031 6%	612,181 17%	328,661 9%	1,194,793 33%	726,725 20%	509,822 14%	3,572,213

Economics

Business Profile (2013)	Units	Employment	Top Five Grand List (2013)	Amount	% of Net
Sector			Connecticut Light & Power	\$28,747,500	0.9%
Total - All Industries	813	7,965	E&A/I&G Sand Hill Plaza	\$15,155,000	0.5%
23 Construction	80	296	Iroquois Gas Transmission System	\$14,932,630	0.5%
31 Manufacturing	21	459	Newtown Shopping Village Limited	\$10,141,950	0.3%
44 Retail Trade	65	847	Toll CT Limited Partnership	\$7,770,600	0.3%
51 Information	16	665	Net Grand List (2013)	\$3,053,042,306	
62 Health Care and Social Assistance	66	976	Major Employers (2014)		
Total Government	23	1,578	CT Department of Corrections	Fine Cooking	
Local/Municipal Government	17	1,171	Tauton Press	Fine Gardening Magazine	
			Pitney Bowes Distribution Ctr		

Education

2010-2011 School Year	Town	State	Connecticut Mastery Test Percent Above Goal						
			Grade 4		Grade 6		Grade 8		
			Town	State	Town	State	Town	State	
Total Town School Enrollment	5,534	548,313							
Most public school students in Newtown attend Newtown School District, which has 5,363 students.			Reading	84 63	96 76	92 75			
			Math	89 67	95 72	90 67			
			Writing	83 67	89 65	88 65			
			Average SAT Score						
For more education data see:	Students per Computer	Town	State	Average Class Size					
http://sdeportal.ct.gov/Cedar/WEB/ResearchandReports/SSPREports.aspx	Elementary:	4.0	4.1	Grade K	17.4	Grade 2	19.7	Reading	541
	Middle:	3.4	2.7	Grade 5	23.9	Grade 7	21.4	Writing	534
	Secondary:	4.2	2.9	High School	21.1	Math	541	506	

Government

Government Form: Selectman-Town Meeting

Total Revenue (2012)	\$111,645,165	Total Expenditures (2012)	\$110,779,170
Tax Revenue	\$94,848,822	Education	\$74,459,845
Non-tax Revenue	\$16,796,343	Other	\$36,319,325
Intergovernmental	\$14,748,930	Total Indebtness (2012)	\$85,277,396
Per Capita Tax (2012)	\$3,444	As % of Expenditures	77.0%
As % of State Average	133.4%	Per Capita	\$3,096
		As % of State Average	137.2%

Annual Debt Service (2012)	\$9,609,016
As % of Expenditures	8.7%
Eq. Net Grand List (2010)	\$4,662,225,678
Per Capita	\$169,271
As % of State Average	117%
Moody's Bond Rating (2012)	Aa1
Actual Mill Rate (2012)	24.37
Equalized Mill Rate (2012)	20.33
% of Grand List Com/Ind (2010)	7.0%

Housing/Real Estate

<i>Housing Stock (2012)</i>	Town	County	State	Owner Occupied Dwellings (2012)	8,371	232,128	929,560
Total Units	9,774	360,692	1,485,445	As % Total Dwellings	86%	64%	63%
% Single Unit	92.0%	64.4%	64.6%	Subsidized Housing (2012)	174	31,049	161,379
New Permits Auth. (2012)	12	2,138	4,669	<i>Distribution of House Sales (2011)</i>	Town	County	State
As % Existing Units	0.12%	0.59%	0.31%	Number of Sales			
Demolitions (2012)	4	386	955	Less than \$100,000	12	57	392
House Sales (2011)	253	4,485	13,847	\$100,000-\$199,999	11	338	3,205
Median Price	\$384,250	\$570,000	\$291,000	\$200,000-\$299,999	61	511	3,494
Built Pre 1950 share (2012)	17.8%	29.7%	30.2%	\$300,000-\$399,999	49	564	2,086
				\$400,000 or More	120	3,015	4,670

Labor Force

<i>Place of Residence (2013)</i>	Town	County	State	<i>Connecticut Commuters (2011)</i>			
Labor Force	14,438	471,992	1,859,934	Commuters into Town from:	Town Residents	Commuting to:	
Employed	13,609	438,621	1,715,398	Newtown	1,907	Newtown	1,907
Unemployed	829	33,371	144,536	Danbury	555	Danbury	1,799
Unemployment Rate	5.7%	7.1%	7.8%	Southbury	356	Stamford	581
<i>Place of Work (2013)</i>				Bethel	286	Norwalk	523
Units	813	33,728	113,697	New Milford	266	Bridgeport	472
Total Employment	7,965	413,404	1,640,223	Waterbury	229	Bethel	402
2000-'13 AAGR	0.4%	-0.3%	0.2%	Monroe	221	Fairfield	332
Mfg Employment	459	35,961	163,828	Brookfield	202	Shelton	300
				Bridgeport	166	Brookfield	273

Other Information

<i>Crime Rate (2012)</i>	Town	State	<i>Distance to Major Cities</i>	<i>Miles</i>	<i>Residential Utilities</i>
Per 100,000 Residents	743	2,433	Hartford	40	Electric Provider
<i>Library (2013)</i>			Boston	133	Connecticut Light & Power
Public Web Computers	17		New York City	61	(800) 286-2000
Circulation per Capita	9		Providence	100	Gas Provider
<i>Families Receiving (2014)</i>					Yankee Gas Company
Temporary Assistance	28				(800) 989-0900
<i>Population Receiving (2014)</i>					Water Provider
Food Stamps	525				Municipal Provider
					Local Contact
					Cable Provider
					Charter Communications of Western CT
					(800) 827-8288