

~ FOR SALE ~

~ LAND ~

**RESIDENTIAL SITE READY TO GO
WITH APPROVALS FOR A 6-UNIT TWO-BEDROOM OR
A 12-UNIT ONE-BEDROOM
CONDOMINIUM/APARTMENT PROJECT**



TOWER REALTY CORP.



**64 Boardman Road,
New Milford, CT**

Sale Price: \$99,900 Price Reduced!

1.82 level wooded acres. Site is “ready to go” with approvals for a 6-unit two-bedroom or a 12-unit one-bedroom residential condominium/apartment complex. Seller financing available.

Size:	+/- 1.82 Acres
Approvals:	6 Two-Bedroom Units or 12 One-Bedroom Units with Lofts. Four of the Units Need to Be Affordable.
Zoning:	R-40 (Residential)
Frontage:	40' on Boardman Road
Utilities:	Well and Septic
Plans:	Available Upon Request



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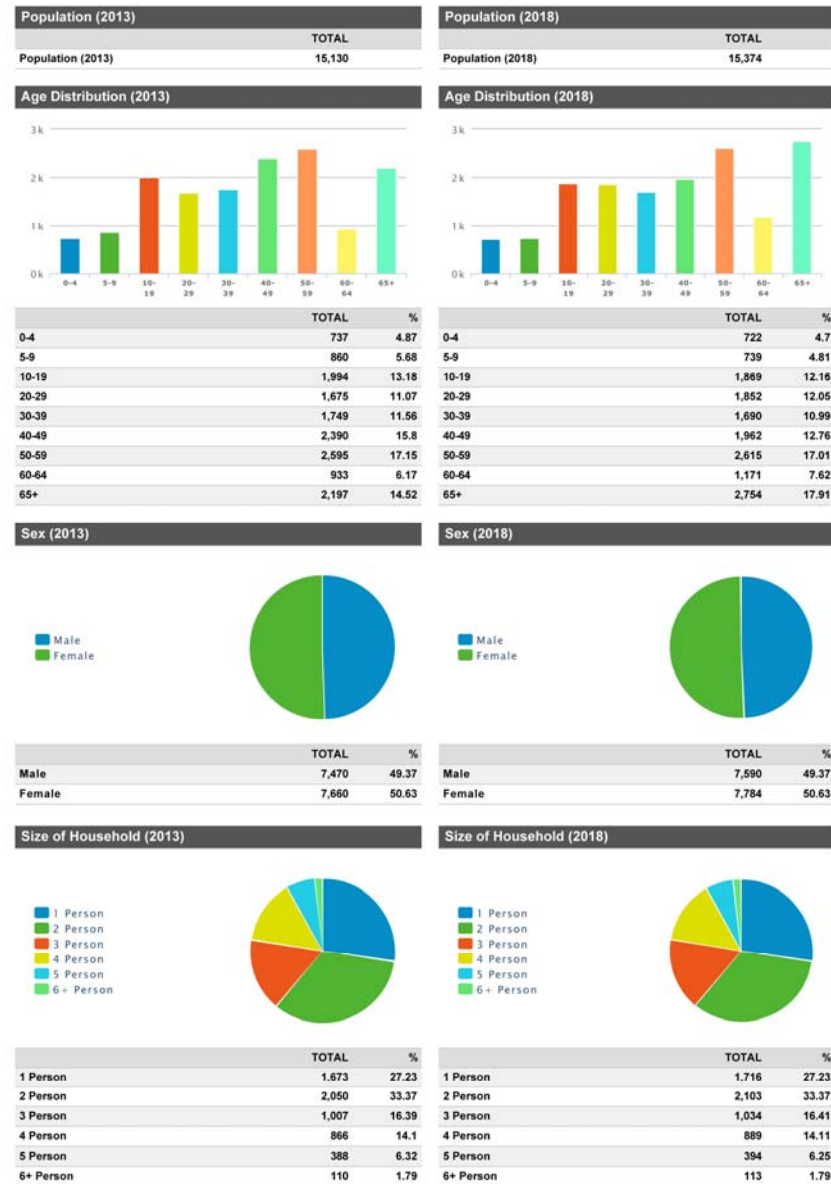
~ DEMOGRAPHIC REPORT: 3-MILE ~

64 BOARDMAN ROAD
NEW MILFORD, CT



Report

Demographics Report (3 mile radius around 64 Boardman Road)



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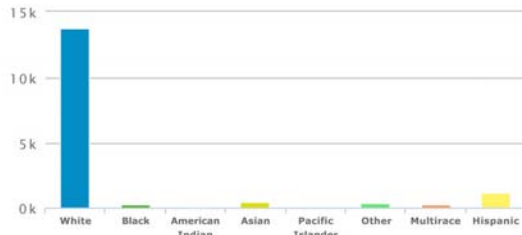
~ DEMOGRAPHIC REPORT: 3-MILE ~

64 BOARDMAN ROAD
NEW MILFORD, CT



TOWER REALTY CORP.

Race Distribution (2013)



	TOTAL	%
White	13,737	90.79
Black	295	1.95
American Indian	45	.3
Asian	404	2.67
Pacific Islander	6	.04
Other	331	2.19
Multirace	312	2.06
Hispanic	1,168	7.72

Race Distribution (2018)



	TOTAL	%
White	13,961	90.81
Black	298	1.94
American Indian	47	.31
Asian	411	2.67
Pacific Islander	6	.04
Other	337	2.19
Multirace	314	2.04
Hispanic	1,282	8.34

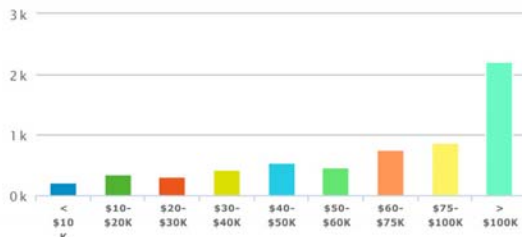
Total Households (2013)

	TOTAL	%
Households	6,144	
Families	4,014	65.33

Total Households (2018)

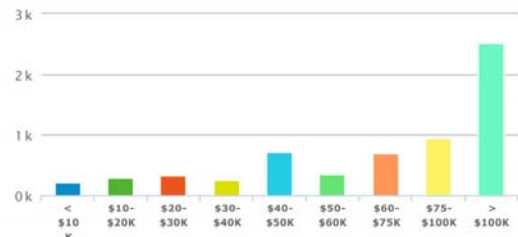
	TOTAL	%
Households	6,302	
Families	4,120	65.38

Household Income Distribution (2013)



	TOTAL	%
< \$10 K	216	3.52
\$10-\$20K	345	5.62
\$20-\$30K	315	5.13
\$30-\$40K	429	6.98
\$40-\$50K	542	8.82
\$50-\$60K	459	7.47
\$60-\$75K	749	12.19
\$75-\$100K	873	14.21
> \$100K	2,216	36.07

Household Income Distribution (2018)



	TOTAL	%
< \$10 K	210	3.33
\$10-\$20K	284	4.51
\$20-\$30K	326	5.17
\$30-\$40K	251	3.98
\$40-\$50K	720	11.42
\$50-\$60K	354	5.62
\$60-\$75K	687	10.9
\$75-\$100K	951	15.09
> \$100K	2,519	39.97



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~ DEMOGRAPHIC REPORT: 3-MILE ~

64 BOARDMAN ROAD
NEW MILFORD, CT



TOWER REALTY CORP.

Labor Force Status (2013)

Employed
Unemployed



	TOTAL	%
Labor Force	9,013	
Employed	8,239	91.41
Unemployed	774	8.59
In Armed Forces		
Not In Labor Force	3,193	

Labor Force Status (2018)

Employed
Unemployed



	TOTAL	%
Labor Force	9,389	
Employed	8,581	91.39
Unemployed	808	8.61
In Armed Forces		
Not In Labor Force	3,327	

Total Number of Housing (2013)

Owner-Occupied Dwellings
Renter-Occupied Dwellings



	TOTAL	%
Total Dwellings	6,864	
Owner-Occupied Dwellings	4,477	72.87
Renter-Occupied Dwellings	1,667	27.13
Housing Units Occupied	6,144	89.51

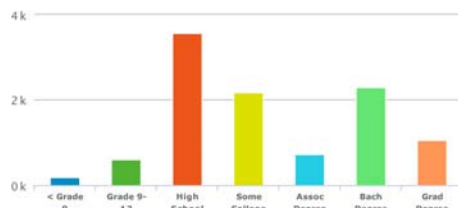
Total Number of Housing (2018)

Owner-Occupied Dwellings
Renter-Occupied Dwellings



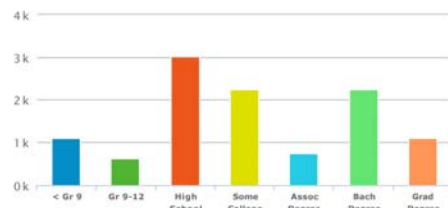
	TOTAL	%
Total Dwellings	7,017	
Owner-Occupied Dwellings	4,581	72.69
Renter-Occupied Dwellings	1,721	27.31
Housing Units Occupied	6,302	89.81

Education Attainment (2013)



	TOTAL	%
Population Age 25+	10,576	
< Grade 9	193	1.82
Grade 9-12	595	5.63
High School	3,564	33.7
Some College	2,177	20.58
Assoc Degree	720	6.81
Bach Degree	2,278	21.54
Grad Degree	1,049	9.92

Education Attainment (2018)



	TOTAL	%
Population Age 25+	11,053	
< Gr 9	1,102	9.97
Gr 9-12	615	5.56
High School	3,015	27.28
Some College	2,249	20.35
Assoc Degree	742	6.71
Bach Degree	2,237	20.24
Grad Degree	1,093	9.89



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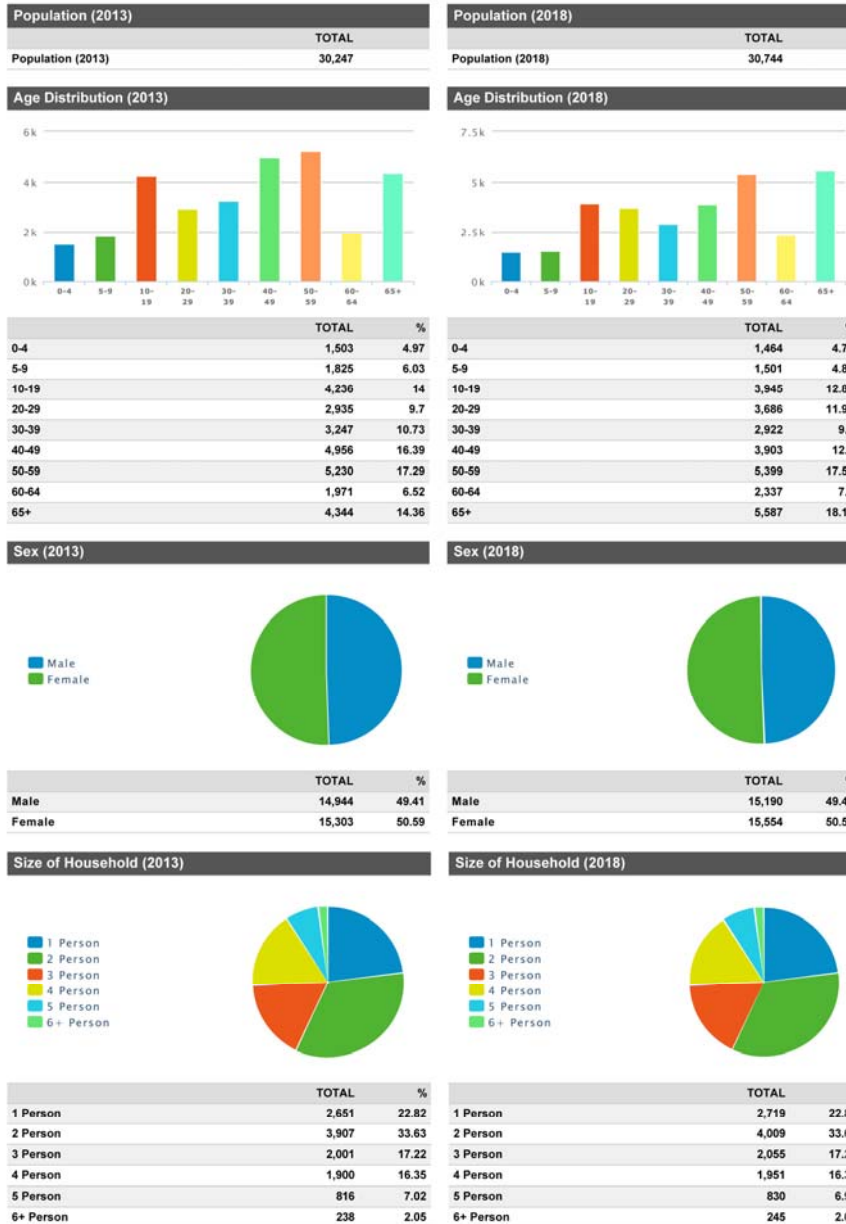
~ DEMOGRAPHIC REPORT: 5-MILE ~

64 BOARDMAN ROAD
NEW MILFORD, CT



Report

Demographics Report (5 mile radius around 64 Boardman Road)



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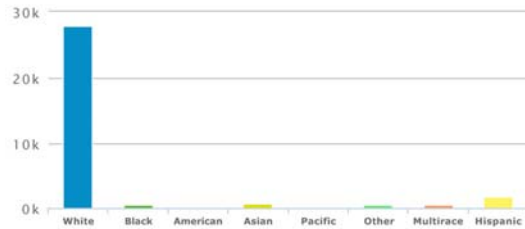
~ DEMOGRAPHIC REPORT: 5-MILE ~

64 BOARDMAN ROAD
NEW MILFORD, CT



TOWER REALTY CORP.

Race Distribution (2013)



	TOTAL	%
White	27,911	92.28
Black	481	1.59
American Indian	68	.22
Asian	773	2.56
Pacific Islander	11	.04
Other	470	1.55
Multirace	533	1.76
Hispanic	1,871	6.19

Race Distribution (2018)



	TOTAL	%
White	28,378	92.3
Black	485	1.58
American Indian	72	.23
Asian	784	2.55
Pacific Islander	11	.04
Other	476	1.55
Multirace	538	1.75
Hispanic	2,056	6.69

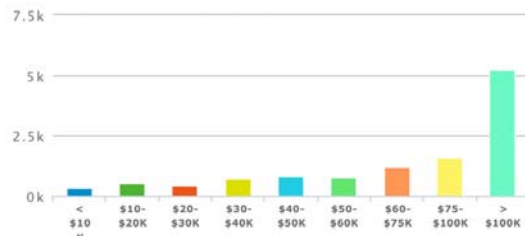
Total Households (2013)

	TOTAL	%
Households	11,618	
Families	8,251	71.02

Total Households (2018)

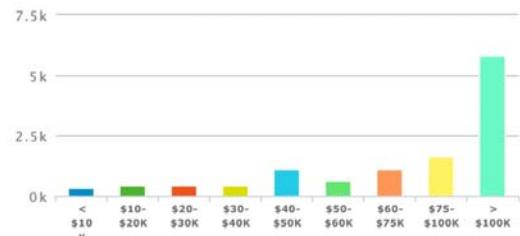
	TOTAL	%
Households	11,919	
Families	8,471	71.07

Household Income Distribution (2013)



	TOTAL	%
< \$10 K	323	2.78
\$10-\$20K	514	4.42
\$20-\$30K	442	3.8
\$30-\$40K	737	6.34
\$40-\$50K	831	7.15
\$50-\$60K	772	6.64
\$60-\$75K	1,206	10.38
\$75-\$100K	1,566	13.48
> \$100K	5,227	44.99

Household Income Distribution (2018)



	TOTAL	%
< \$10 K	314	2.63
\$10-\$20K	443	3.72
\$20-\$30K	429	3.6
\$30-\$40K	445	3.73
\$40-\$50K	1,111	9.32
\$50-\$60K	615	5.16
\$60-\$75K	1,108	9.3
\$75-\$100K	1,628	13.66
> \$100K	5,826	48.88



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~ DEMOGRAPHIC REPORT: 5-MILE ~

64 BOARDMAN ROAD
NEW MILFORD, CT



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Labor Force Status (2013)

Employed
Unemployed



	TOTAL	%
Labor Force	17,685	
Employed	16,199	91.6
Unemployed	1,486	8.4
In Armed Forces		
Not In Labor Force	6,333	

Labor Force Status (2018)

Employed
Unemployed



	TOTAL	%
Labor Force	18,514	
Employed	16,958	91.6
Unemployed	1,555	8.4
In Armed Forces	1	
Not In Labor Force	6,632	

Total Number of Housing (2013)

Owner-Occupied Dwellings
Renter-Occupied Dwellings



	TOTAL	%
Total Dwellings	12,934	
Owner-Occupied Dwellings	9,447	81.31
Renter-Occupied Dwellings	2,171	18.69
Housing Units Occupied	11,618	89.83

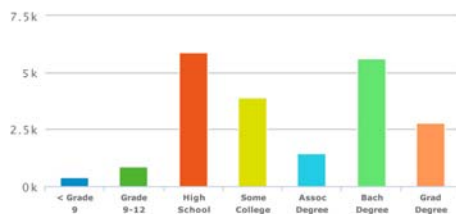
Total Number of Housing (2018)

Owner-Occupied Dwellings
Renter-Occupied Dwellings



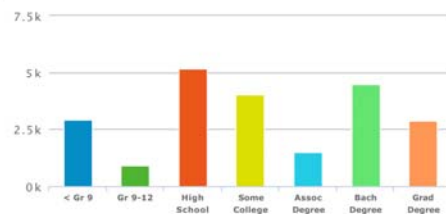
	TOTAL	%
Total Dwellings	13,226	
Owner-Occupied Dwellings	9,671	81.14
Renter-Occupied Dwellings	2,248	18.86
Housing Units Occupied	11,919	90.12

Education Attainment (2013)



	TOTAL	%
Population Age 25+	20,816	
< Grade 9	383	1.84
Grade 9-12	849	4.08
High School	5,881	28.25
Some College	3,906	18.76
Assoc Degree	1,427	6.86
Bach Degree	5,621	27
Grad Degree	2,749	13.21

Education Attainment (2018)



	TOTAL	%
Population Age 25+	21,719	
< Gr 9	2,884	13.28
Gr 9-12	872	4.01
High School	5,172	23.81
Some College	4,012	18.47
Assoc Degree	1,465	6.75
Bach Degree	4,469	20.58
Grad Degree	2,845	13.1



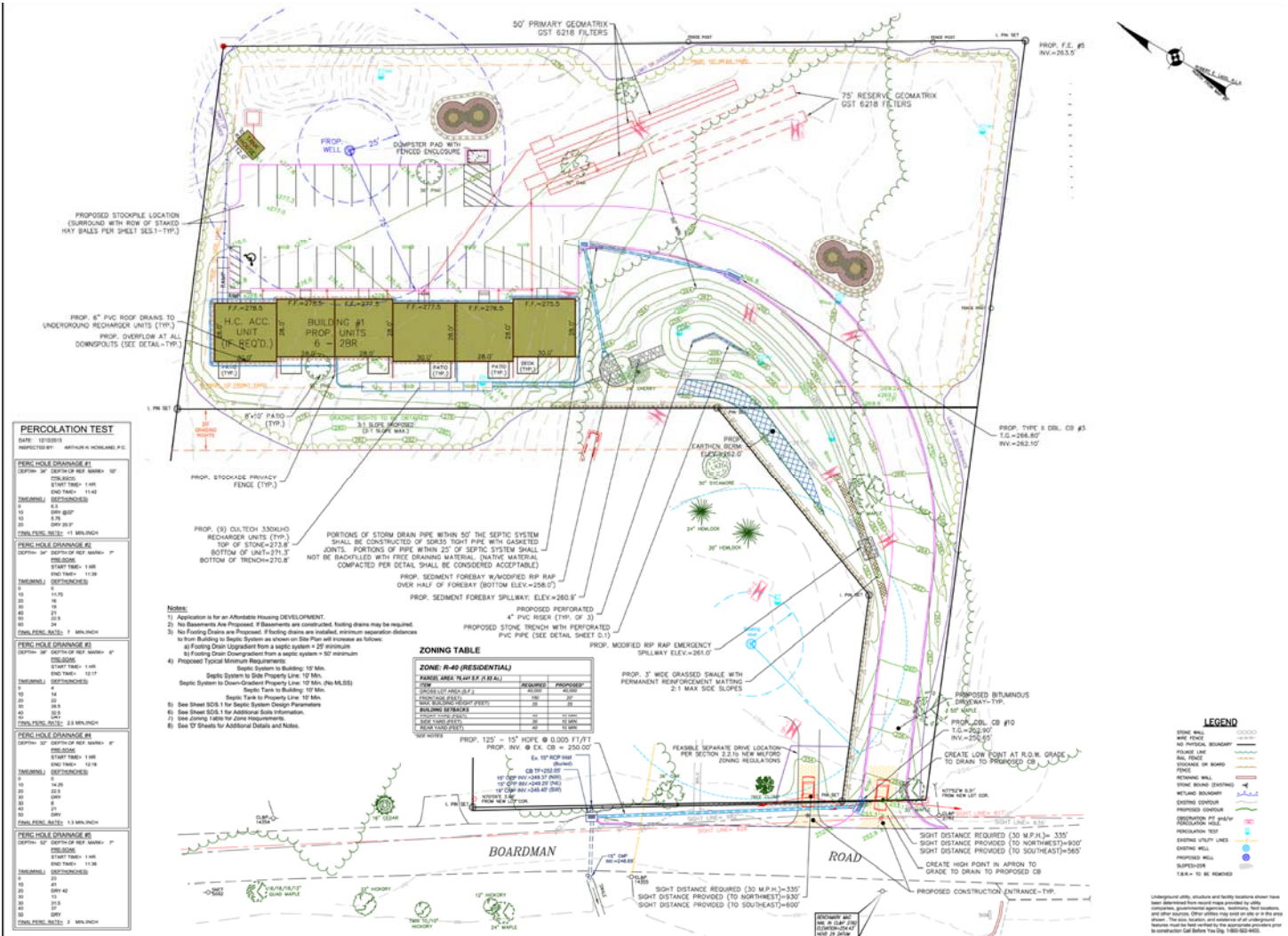
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~ FEASIBILITY ~

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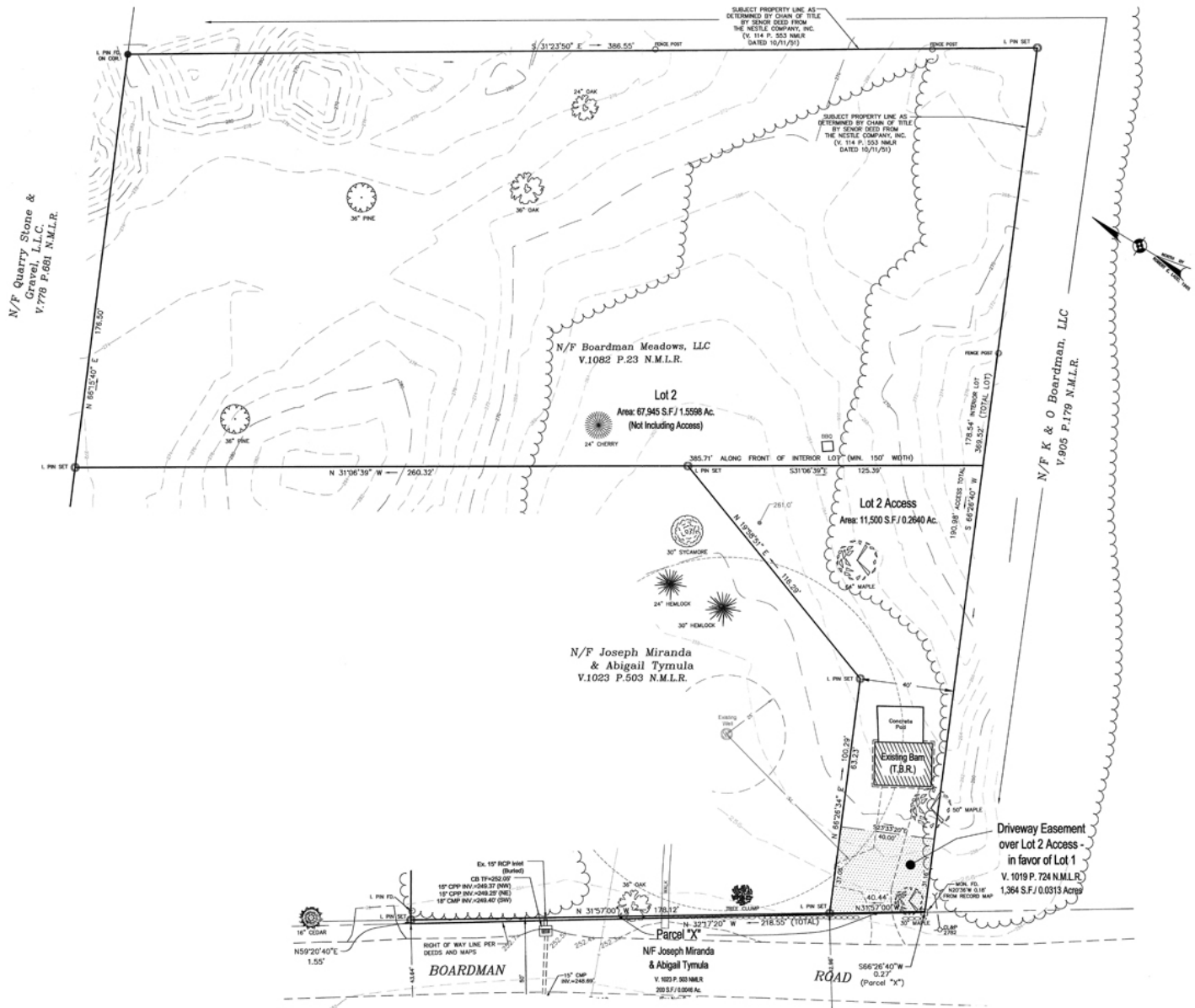


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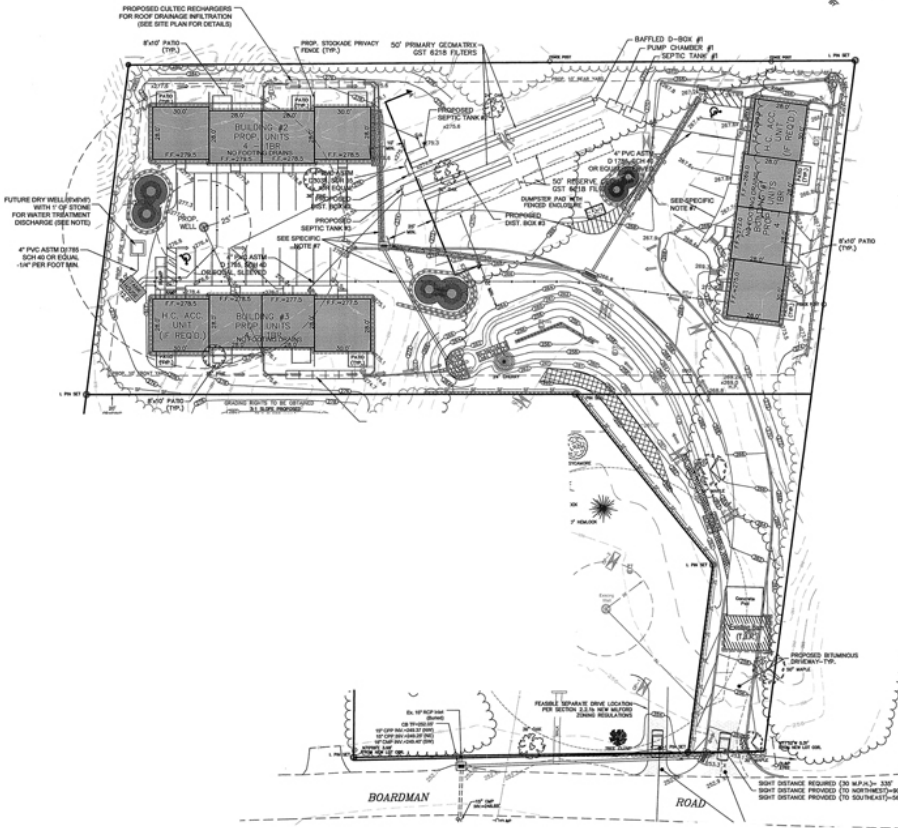
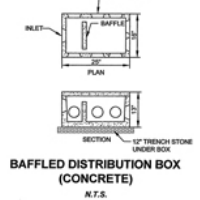
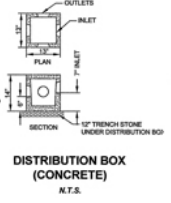
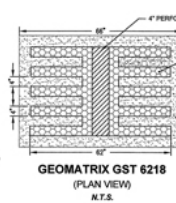
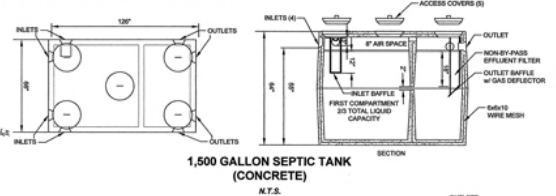
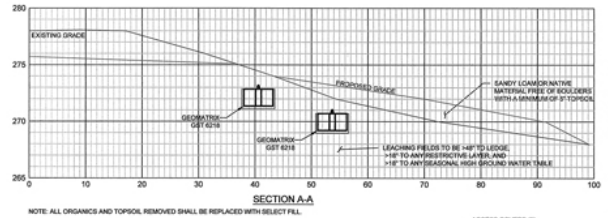
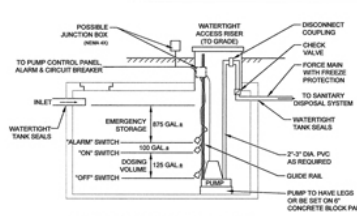
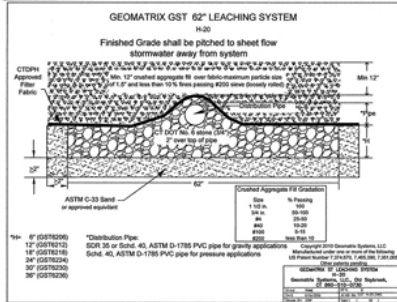
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~ PROPOSED SANITARY DISPOSAL PLAN ~

64 BOARDMAN ROAD
NEW MILFORD, CT



TOWER REALTY CORP.



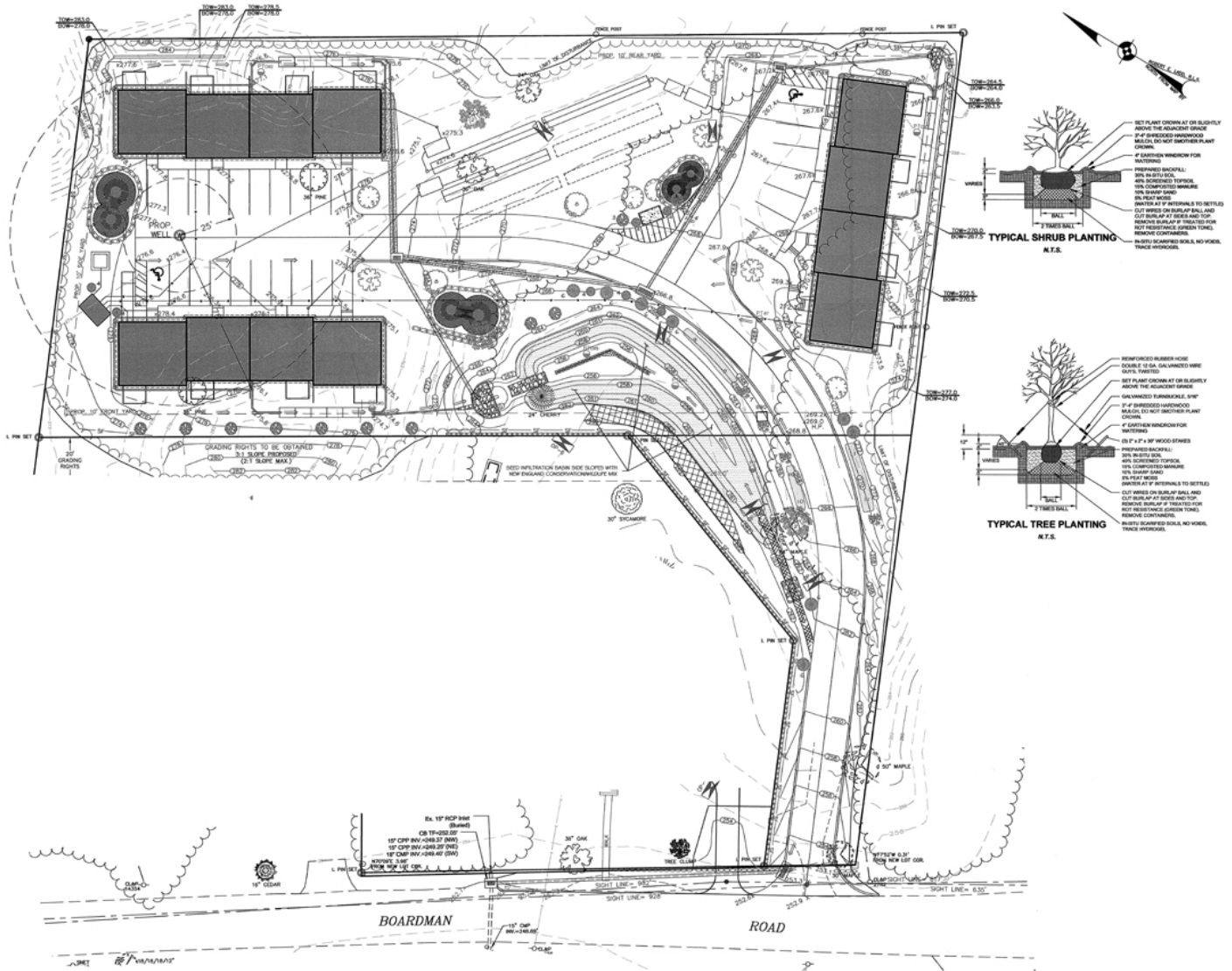
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~ PROPOSED LANDSCAPING PLAN ~

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~ LOCATION MAP ~

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