

~ FOR SALE ~

RESIDENTIAL LAND DEVELOPMENT



TOWER REALTY CORP.



**129 Kent Road, (Route 7)
New Milford, CT
Price: \$399,900 **REDUCED!****

Great Route 7 location near shopping, restaurants,
and medical offices. This site has feasibility studies
in place for either 30 or 60 residential units.

Size:	+/- 6.07 Acres
Zone:	R40
Road Frontage:	+/- 406 Ft. on Route 7
Utilities:	City Water, Sewer & Gas Available



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129 KENT ROAD, (Route 7)
NEW MILFORD, CT



The figure displays two architectural site plans for a residential development. The top plan, labeled 'FAMILY 1' and 'ON SEPTIC SYSTEM', shows a large building with multiple rooms, including a 'Living Room', 'Dining Room', 'Kitchen', 'Bathroom', and 'Bedroom'. It also features an 'Outdoor Living Area' and a 'Pool'. The bottom plan, labeled 'FAMILY 2' and 'ON MUNICIPAL SANITARY SYSTEM', shows a similar building layout with rooms like 'Living Room', 'Dining Room', 'Kitchen', 'Bathroom', and 'Bedroom'. It includes an 'Outdoor Living Area' and a 'Pool'. Both plans include dimensions, room numbers, and a north arrow.



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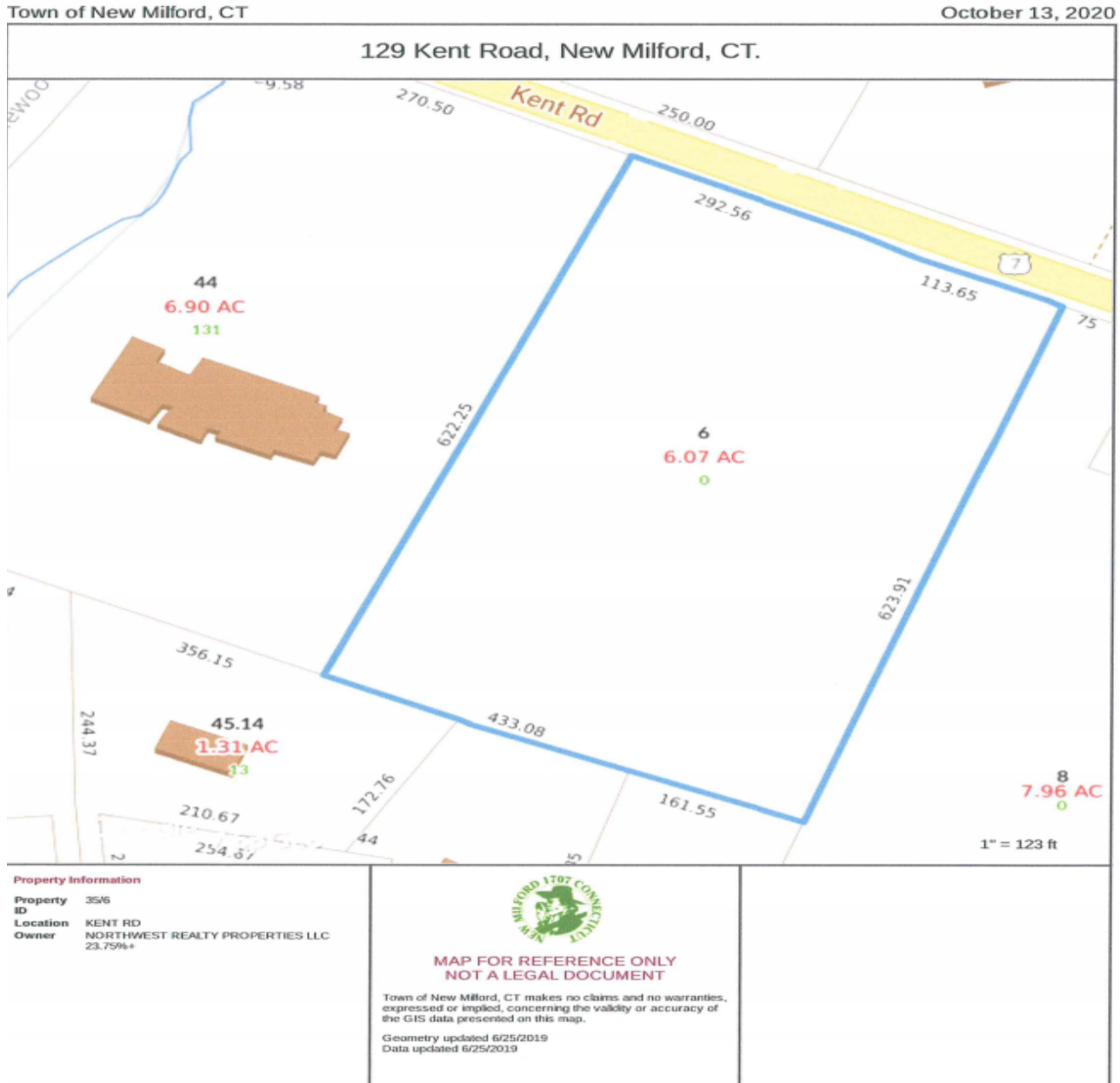


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~ SURVEY ~

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~ DEMOGRAPHICS ~

129 KENT ROAD (Route 7)
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Demographic Summary Report

129 Kent Rd, New Milford, CT 06776									
Building Type: Land		Total Available: 0 SF							
Class: -		% Leased: 0%							
RBA: -		Rent/SF/Yr: -							
Typical Floor: -									
Radius		1 Mile		3 Mile		5 Mile			
Population									
2025 Projection		2,947		18,078		30,434			
2020 Estimate		2,971		18,129		30,434			
2010 Census		3,034		18,028		29,752			
Growth 2020 - 2025		-0.81%		-0.28%		0.00%			
Growth 2010 - 2020		-2.08%		0.56%		2.29%			
2020 Population by Hispanic Origin		342		1,871		2,521			
2020 Population		2,971		18,129		30,434			
White		2,653 89.30%		16,357 90.23%		27,910 91.71%			
Black		109 3.67%		572 3.16%		767 2.52%			
Am. Indian & Alaskan		15 0.50%		84 0.46%		103 0.34%			
Asian		124 4.17%		712 3.93%		1,030 3.38%			
Hawaiian & Pacific Island		6 0.20%		30 0.17%		42 0.14%			
Other		64 2.15%		374 2.06%		582 1.91%			
U.S. Armed Forces		0		0		0			
Households									
2025 Projection		1,185		7,065		11,667			
2020 Estimate		1,195		7,082		11,661			
2010 Census		1,219		7,017		11,351			
Growth 2020 - 2025		-0.84%		-0.24%		0.05%			
Growth 2010 - 2020		-1.97%		0.93%		2.73%			
Owner Occupied		809 67.70%		5,362 75.71%		9,516 81.61%			
Renter Occupied		386 32.30%		1,720 24.29%		2,145 18.39%			
2020 Households by HH Income		1,196		7,083		11,662			
Income: <\$25,000		220 18.39%		1,010 14.26%		1,269 10.88%			
Income: \$25,000 - \$50,000		252 21.07%		1,186 16.74%		1,697 14.55%			
Income: \$50,000 - \$75,000		211 17.64%		1,226 17.31%		1,886 16.17%			
Income: \$75,000 - \$100,000		141 11.79%		917 12.95%		1,530 13.12%			
Income: \$100,000 - \$125,000		126 10.54%		950 13.41%		1,863 15.97%			
Income: \$125,000 - \$150,000		86 7.19%		556 7.85%		965 8.27%			
Income: \$150,000 - \$200,000		81 6.77%		654 9.23%		1,172 10.05%			
Income: \$200,000+		79 6.61%		584 8.25%		1,280 10.98%			
2020 Avg Household Income		\$85,854		\$98,189		\$109,688			
2020 Med Household Income		\$65,957		\$78,258		\$90,996			

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10/13/2020



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