TOWER REALTY CORP.

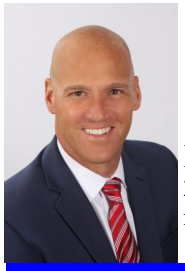
SPECIALISTS IN COMMERCIAL AND INDUSTRIAL REAL ESTATE

~ ATTENTION DEVELOPERS ~
COMMERCIAL/INDUSTRIAL LAND FOR SALE

260 Pickett District Road, New Milford, CT

Size:	**+/- 38.76 Acres (Subdividable)**
Zone:	**RI (Commercial/Industrial)**
Utilities:	**City Water, Sewer and Gas Available**
Taxes:	**$29,416 Yearly**
Sale Price:	**$3,450,000**

Attention Developers! Ideal commercial/industrial property in southern New Milford. 38.76 acres with city water, sewer and gas available.
Potential uses include industrial subdivision, office/corporate headquarters, retail shopping center, wholesale, manufacturing, warehousing, sports complex, and motor vehicle repair.



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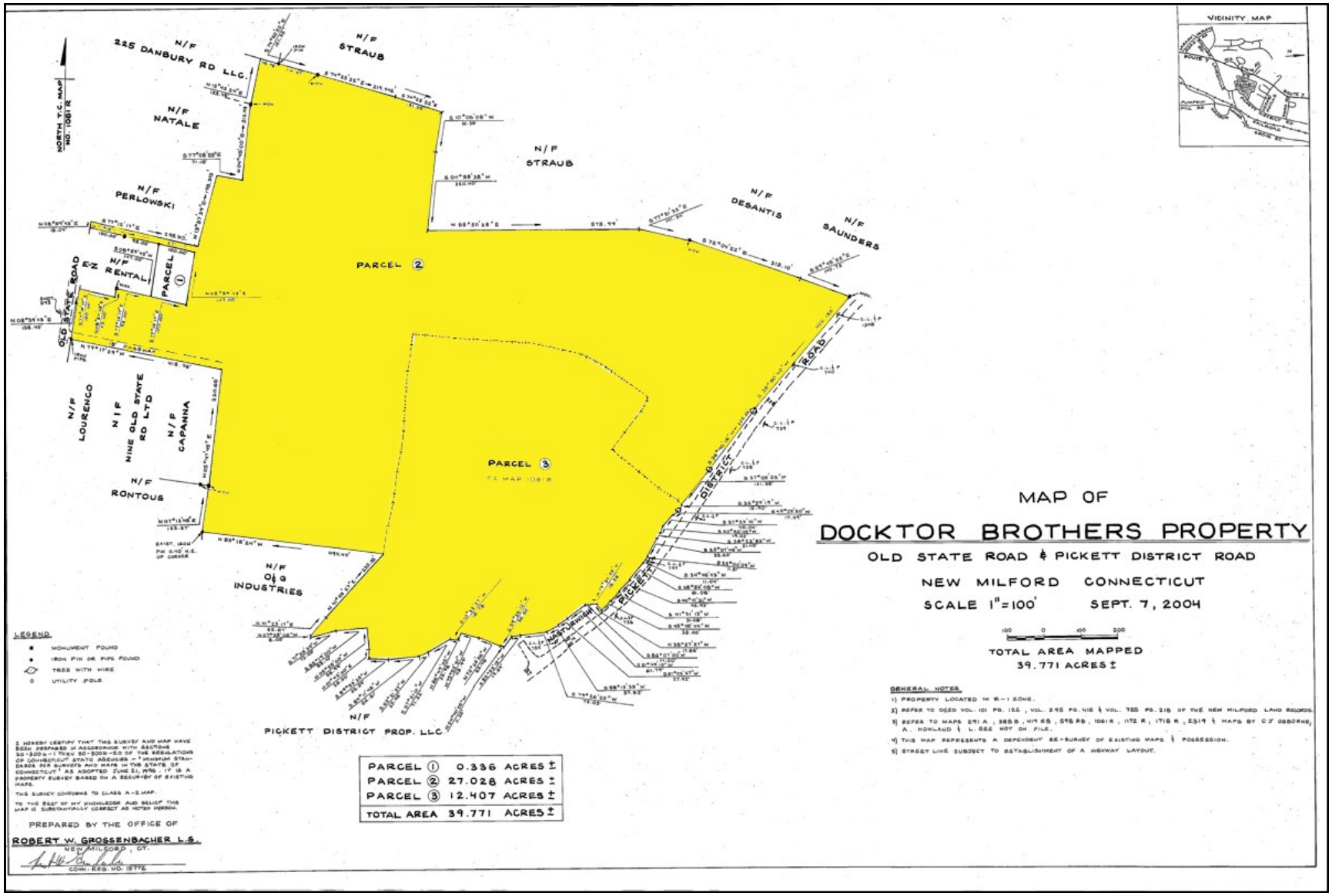
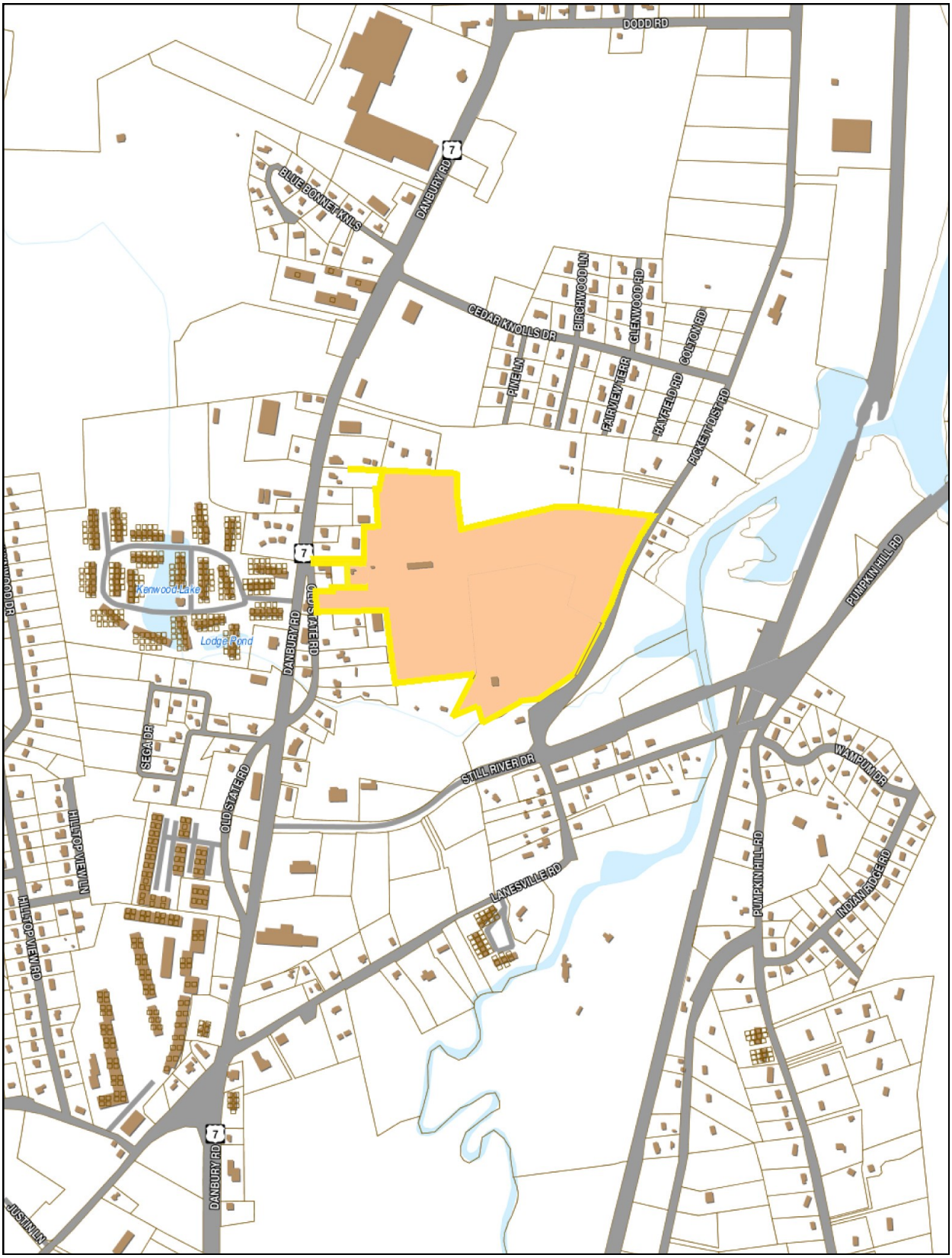
No warranty of representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, sale or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.


VICINITY MAP
NORTH T.C. MAP NO. 1081 R
N/F 225 DANBURY RD LLC.
N/F STRAUB
N/F NATALE
N/F STRAUB
N/F PERLOWSKI
N/F DESANTIS
N/F SAUNDERS
N/F E-Z RENTAL
PARCEL 1
PARCEL 2
OLD STATE ROAD
N/F LOURENCO
N/F NINE OLD STATE RD LTD
N/F CAPANNA
PARCEL 3
T.C. MAP 1081 R
N/F RONTOUS
N/F O & G INDUSTRIES
N/F PICKETT DISTRICT PROP. LLC
PICKETT DISTRICT ROAD
LEGEND
MONUMENT FOUND
IRON PIN OR PIPE FOUND
TREE WITH WIRE
UTILITY POLE
PARCEL 1 0.336 ACRES ±
PARCEL 2 27.028 ACRES ±
PARCEL 3 12.407 ACRES ±
TOTAL AREA 39.771 ACRES ±
I HEREBY CERTIFY THAT THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300 b-1 THRU 20-300 b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED JUNE 21, 1996. IT IS A PROPERTY SURVEY BASED ON A RESURVEY OF EXISTING MAPS.
THIS SURVEY CONFORMS TO CLASS A-2 MAP.
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
PREPARED BY THE OFFICE OF
ROBERT W. GROSSENBACHER L.S.
NEW MILFORD, CT.
CONN. REG. NO. 15776
MAP OF
DOCKTOR BROTHERS PROPERTY
OLD STATE ROAD & PICKETT DISTRICT ROAD
NEW MILFORD CONNECTICUT
SCALE 1"=100' SEPT. 7, 2004
100 0 100 200
TOTAL AREA MAPPED
39.771 ACRES ±
GENERAL NOTES
1) PROPERTY LOCATED IN R-1 ZONE.
2) REFER TO DEED VOL. 101 PG. 126, VOL. 295 PG. 415 & VOL. 755 PG. 218 OF THE NEW MILFORD LAND RECORDS.
3) REFER TO MAPS 291 A, 388 B, 419 RB, 598 RB, 1061 R, 1172 R, 1718 R, 2319 & MAPS BY C.J. OSBORNE, A. HOWLAND & L. GEE NOT ON FILE.
4) THIS MAP REPRESENTS A DEPENDENT RE-SURVEY OF EXISTING MAPS & POSSESSION.
5) STREET LINE SUBJECT TO ESTABLISHMENT OF A HIGHWAY LAYOUT.


DODD RD
7
DANBURY RD
BLUE BONNET KNLS
CEDAR KNOLLS DR
BIRCHWOOD LN
GLENWOOD RD
COLTON RD
PINE LN
FAIRVIEW TERR
HAYFIELD RD
PICKETPOST RD
PUMPKIN HILL RD
Kenwood Lake
Lodge Pond
GATE RD
SEGA DR
OLD STATE RD
STILL RIVER DR
WAMPUM DR
HILLTOP VIEW LN
HILLTOP VIEW RD
LANESVILLE RD
INDIAN RIDGE RD
JUSTIN LN

RI

Purpose:

The purpose of the restricted industrial zone is to reserve appropriate areas for basic economic development uses without land use conflicts or intrusion into such areas by residential uses or convenience retail uses. Reservation of such restricted industrial areas is important to assure the economic growth and fiscal balance of the community.

Permitted Uses:

Section 066-020 Use Classifications

1. Uses permitted as a matter of right, subject to the issuance of a zoning permit by the Zoning Enforcement Officer.

a. None

2. Uses permitted as a matter of right, subject to the site plan approval by the Zoning Commission and the issuance of a zoning permit by the Zoning Enforcement Officer.

a. Corporate Headquarters
b. Wholesale Office
c. Electric Substation
d. Data Processing
e. Food Processing
f. Research Laboratories
g. Manufacturing, processing or assembling of goods
h. Warehousing
i. Truck and bus terminals and distribution facilities
j. Kennel
k. Fire Training facility
l. Financial services
m. Nursery
n. Indoor sports complex open to the public. (Effective August 4, 2001)
o. Garage for the repair of motor vehicles. (Effective August 18, 2001)
p. The outside storage and/or display of inventory; construction equipment; heavy machinery such as backhoes and loaders; trucks and trailers; construction materials (including but not limited to lumber, piping, earth materials, concrete materials); traffic control devices; construction office trailers; buildings and other structures for the repair of equipment. No outside storage area shall extend into any required front yard, side yard, rear yard or required buffer area specified in any section of these regulations. The total ground coverage of all buildings, structures and outside storage areas, but excluding areas for off-street parking, loading, driveways, sidewalks, terraces and all paved areas on any lot, shall not exceed the percentage of lot area coverage specified in Section 020-040 for business zones. (Effective March 8, 2000)

Demographic Detail Report

260 Pickett District Road

260 Pickett District Rd, New Milford, CT 06776

Building Type: **Land**
Class: **-**
RBA: **-**
Typical Floor: **-**

Total Available: **0 SF**
% Leased: **0%**
Rent/SF/Yr: **-**

Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	2,419		14,658		37,523	
2020 Estimate	2,436		14,672		37,251	
2010 Census	2,477		14,442		34,842	
Growth 2020 - 2025	-0.70%		-0.10%		0.73%	
Growth 2010 - 2020	-1.66%		1.59%		6.91%	
2020 Population by Age	**2,436**		**14,672**		**37,251**	
Age 0 - 4	125	5.13%	654	4.46%	1,632	4.38%
Age 5 - 9	137	5.62%	753	5.13%	1,885	5.06%
Age 10 - 14	145	5.95%	884	6.03%	2,299	6.17%
Age 15 - 19	145	5.95%	907	6.18%	2,457	6.60%
Age 20 - 24	133	5.46%	817	5.57%	2,203	5.91%
Age 25 - 29	139	5.71%	796	5.43%	1,945	5.22%
Age 30 - 34	161	6.61%	821	5.60%	1,858	4.99%
Age 35 - 39	176	7.22%	862	5.88%	1,938	5.20%
Age 40 - 44	161	6.61%	835	5.69%	2,025	5.44%
Age 45 - 49	191	7.84%	1,068	7.28%	2,674	7.18%
Age 50 - 54	206	8.46%	1,242	8.47%	3,210	8.62%
Age 55 - 59	198	8.13%	1,265	8.62%	3,333	8.95%
Age 60 - 64	172	7.06%	1,141	7.78%	2,985	8.01%
Age 65 - 69	129	5.30%	879	5.99%	2,262	6.07%
Age 70 - 74	96	3.94%	700	4.77%	1,792	4.81%
Age 75 - 79	59	2.42%	466	3.18%	1,210	3.25%
Age 80 - 84	33	1.35%	287	1.96%	746	2.00%
Age 85+	29	1.19%	296	2.02%	797	2.14%
Age 65+	346	14.20%	2,628	17.91%	6,807	18.27%
Median Age	**41.80**		**45.00**		**45.70**	
Average Age	**40.10**		**42.10**		**42.30**	

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Radius	1 Mile		3 Mile		5 Mile	
2020 Population By Race	**2,436**		**14,672**		**37,251**	
White	2,118	86.95%	13,269	90.44%	34,294	92.06%
Black	91	3.74%	397	2.71%	838	2.25%
Am. Indian & Alaskan	12	0.49%	66	0.45%	106	0.28%
Asian	153	6.28%	623	4.25%	1,314	3.53%
Hawaiian & Pacific Island	11	0.45%	28	0.19%	40	0.11%
Other	50	2.05%	290	1.98%	660	1.77%
Population by Hispanic Origin	**2,436**		**14,672**		**37,251**	
Non-Hispanic Origin	2,164	88.83%	13,176	89.80%	34,365	92.25%
Hispanic Origin	271	11.12%	1,496	10.20%	2,886	7.75%
2020 Median Age, Male	**40.40**		**43.10**		**44.50**	
2020 Average Age, Male	**39.10**		**41.00**		**41.50**	
2020 Median Age, Female	**43.10**		**46.50**		**46.70**	
2020 Average Age, Female	**41.00**		**43.30**		**43.10**	
2020 Population by Occupation Classification	**1,999**		**12,199**		**30,945**	
Civilian Employed	1,403	70.19%	8,363	68.55%	21,098	68.18%
Civilian Unemployed	60	3.00%	338	2.77%	723	2.34%
Civilian Non-Labor Force	536	26.81%	3,498	28.67%	9,124	29.48%
Armed Forces	0	0.00%	0	0.00%	0	0.00%
Households by Marital Status						
Married	514		3,155		8,465	
Married No Children	261		1,735		4,647	
Married w/Children	253		1,420		3,819	
2020 Population by Education	**1,806**		**11,361**		**28,353**	
Some High School, No Diploma	161	8.91%	899	7.91%	1,659	5.85%
High School Grad (Incl Equivalency)	447	24.75%	2,652	23.34%	6,170	21.76%
Some College, No Degree	456	25.25%	2,879	25.34%	7,466	26.33%
Associate Degree	56	3.10%	704	6.20%	1,577	5.56%
Bachelor Degree	447	24.75%	2,513	22.12%	6,860	24.19%
Advanced Degree	239	13.23%	1,714	15.09%	4,621	16.30%

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Radius	1 Mile		3 Mile		5 Mile	
2020 Population by Occupation	**2,712**		**15,694**		**39,850**	
Real Estate & Finance	148	5.46%	622	3.96%	1,741	4.37%
Professional & Management	769	28.36%	4,258	27.13%	11,601	29.11%
Public Administration	11	0.41%	185	1.18%	619	1.55%
Education & Health	367	13.53%	2,087	13.30%	5,169	12.97%
Services	155	5.72%	1,402	8.93%	3,047	7.65%
Information	9	0.33%	117	0.75%	394	0.99%
Sales	430	15.86%	2,054	13.09%	5,263	13.21%
Transportation	60	2.21%	248	1.58%	697	1.75%
Retail	255	9.40%	1,185	7.55%	2,605	6.54%
Wholesale	44	1.62%	191	1.22%	533	1.34%
Manufacturing	126	4.65%	1,001	6.38%	2,666	6.69%
Production	115	4.24%	769	4.90%	1,756	4.41%
Construction	122	4.50%	771	4.91%	1,863	4.68%
Utilities	59	2.18%	250	1.59%	680	1.71%
Agriculture & Mining	13	0.48%	143	0.91%	226	0.57%
Farming, Fishing, Forestry	8	0.29%	104	0.66%	125	0.31%
Other Services	21	0.77%	307	1.96%	865	2.17%
2020 Worker Travel Time to Job	**1,354**		**8,006**		**19,934**	
<30 Minutes	933	68.91%	4,763	59.49%	10,696	53.66%
30-60 Minutes	204	15.07%	1,929	24.09%	5,551	27.85%
60+ Minutes	217	16.03%	1,314	16.41%	3,687	18.50%
2010 Households by HH Size	**962**		**5,707**		**13,321**	
1-Person Households	228	23.70%	1,457	25.53%	3,025	22.71%
2-Person Households	303	31.50%	1,924	33.71%	4,592	34.47%
3-Person Households	186	19.33%	942	16.51%	2,276	17.09%
4-Person Households	166	17.26%	877	15.37%	2,147	16.12%
5-Person Households	59	6.13%	361	6.33%	918	6.89%
6-Person Households	13	1.35%	99	1.73%	256	1.92%
7 or more Person Households	7	0.73%	47	0.82%	107	0.80%
2020 Average Household Size	**2.60**		**2.50**		**2.60**	
Households						
2025 Projection	941		5,822		14,404	
2020 Estimate	947		5,824		14,293	
2010 Census	960		5,706		13,322	
Growth 2020 - 2025	-0.63%		-0.03%		0.78%	
Growth 2010 - 2020	-1.35%		2.07%		7.29%	

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Radius	1 Mile		3 Mile		5 Mile	
2020 Households by HH Income	**948**		**5,822**		**14,293**	
<$25,000	79	8.33%	736	12.64%	1,461	10.22%
$25,000 - $50,000	161	16.98%	1,029	17.67%	2,011	14.07%
$50,000 - $75,000	178	18.78%	938	16.11%	2,070	14.48%
$75,000 - $100,000	183	19.30%	782	13.43%	1,856	12.99%
$100,000 - $125,000	180	18.99%	801	13.76%	2,009	14.06%
$125,000 - $150,000	52	5.49%	473	8.12%	1,252	8.76%
$150,000 - $200,000	75	7.91%	502	8.62%	1,533	10.73%
$200,000+	40	4.22%	561	9.64%	2,101	14.70%
2020 Avg Household Income	**$92,059**		**$101,716**		**$119,243**	
2020 Med Household Income	**$82,650**		**$81,649**		**$96,611**	
2020 Occupied Housing	**947**		**5,824**		**14,292**	
Owner Occupied	757	79.94%	4,493	77.15%	11,813	82.65%
Renter Occupied	190	20.06%	1,331	22.85%	2,479	17.35%
2010 Housing Units	**1,045**		**6,609**		**16,144**	
1 Unit	694	66.41%	4,811	72.79%	13,310	82.45%
2 - 4 Units	69	6.60%	675	10.21%	1,082	6.70%
5 - 19 Units	242	23.16%	893	13.51%	1,376	8.52%
20+ Units	40	3.83%	230	3.48%	376	2.33%
2020 Housing Value	**757**		**4,492**		**11,813**	
<$100,000	28	3.70%	146	3.25%	351	2.97%
$100,000 - $200,000	180	23.78%	584	13.00%	1,024	8.67%
$200,000 - $300,000	313	41.35%	1,483	33.01%	2,972	25.16%
$300,000 - $400,000	143	18.89%	1,104	24.58%	3,109	26.32%
$400,000 - $500,000	29	3.83%	445	9.91%	1,685	14.26%
$500,000 - $1,000,000	29	3.83%	384	8.55%	1,740	14.73%
$1,000,000+	35	4.62%	346	7.70%	932	7.89%
2020 Median Home Value	**$254,472**		**$302,989**		**$350,160**	
2020 Housing Units by Yr Built	**1,046**		**6,613**		**16,164**	
Built 2010+	12	1.15%	150	2.27%	792	4.90%
Built 2000 - 2010	74	7.07%	539	8.15%	1,539	9.52%
Built 1990 - 1999	50	4.78%	658	9.95%	1,735	10.73%
Built 1980 - 1989	369	35.28%	1,126	17.03%	2,360	14.60%
Built 1970 - 1979	132	12.62%	891	13.47%	2,356	14.58%
Built 1960 - 1969	224	21.41%	1,230	18.60%	2,690	16.64%
Built 1950 - 1959	78	7.46%	671	10.15%	1,790	11.07%
Built <1949	107	10.23%	1,348	20.38%	2,902	17.95%
2020 Median Year Built	**1978**		**1970**		**1972**	

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