



825 Prospect Hill Road

Windsor, Connecticut

11.51 Acres of AA-Zoned Land
Gateway Development Site



For additional information, please contact

Rich Correia

860 305-5622
rcorreia@rmbradley.com

RM Bradley
225 Asylum Street
Hartford, CT 06103
860 278-2040



RM Bradley
COMMERCIAL BROKERAGE
PROPERTY MANAGEMENT



825 Prospect Hill Road

Windsor, Connecticut

11.51 Acres of AA-Zoned Land
Gateway Development Site

Executive Summary

This 11.51 site has been identified by the town of Windsor as a transition site for a mixed-use development that would service the Day Hill and Prospect Hill Road corridors and relate to the northern neighbors. The 2015 Future Land Use Plan prepared by the town of Windsor, highlighted this unique location as a parcel on which they would support a rezoning from the current AA zone to a new Business zone.

Key Highlights

- Frontage of 840 feet on Day Hill Road and over 825 feet on Prospect Hill Road.
- Directly across from a 1,000,000 square foot Amazon distribution center.
- Adjacent to The Preserve at Great Pond a 230 unit successful new apartment community.
- Numerous major employers in the neighborhood, 2.7 miles from I-91 and under 5 miles to Bradley International Airport.
- Major sportsplex, daycare, and restaurants within walking distance.
- Signalized intersection.
- Flat parcel with no defined wetlands.
- All utilities to the site.

For additional information, please contact

Rich Correia

860 305-5622

rcorreia@rmbradley.com

RM Bradley
225 Asylum Street
Hartford, CT 06103
860 278-2040



RM Bradley

COMMERCIAL BROKERAGE

PROPERTY MANAGEMENT



825 Prospect Hill Road

Windsor, Connecticut

11.51 Acres of AA-Zoned Land
Gateway Development Site

Demographics

The latest United States Census Bureau population estimate for July 2021 shows the town of Windsor had 29,376 people. The Connecticut Department of Labor reported in 2019 that there were 26,528 employees in the town of Windsor. This number should grow significantly as more than 5,000,000 square feet of new buildings have either come on line or are currently under development. The average wages for jobs in Windsor during 2019 was \$74,660.

For additional information, please contact

Rich Correia

860 305-5622

rcorreia@rmbradley.com

RM Bradley

225 Asylum Street
Hartford, CT 06103

860 278-2040



RM Bradley

COMMERCIAL BROKERAGE

PROPERTY MANAGEMENT



825 Prospect Hill Road

Windsor, Connecticut

11.51 Acres of AA-Zoned Land
Gateway Development Site

Property Details

General

Address: 825 Prospect Hill Road, Windsor, CT
County: Hartford

Site

Area: 11.51+ Acres
Map/Parcel/Lot: 17/134/7
Zoning: AA
Frontage: 840' on Day Hill Road 726' on Prospect Hill Road
Topography: Flat
Ownership: 825 Prospect Hill Road, LLC

Utilities

Water: Metropolitan District Commission
Sewer: Metropolitan District Commission
Gas: CNG
Electricity: Eversource
Telecom: Frontier, Verizon, Xfinity

Pricing:

Withheld. Current ownership seeks a qualified developer to purchase the property upon approvals for its desired project.

For additional information, please contact

Rich Correia

860 305-5622
rcorreia@rmbradley.com

RM Bradley
225 Asylum Street
Hartford, CT 06103
860 278-2040



RM Bradley
COMMERCIAL BROKERAGE
PROPERTY MANAGEMENT

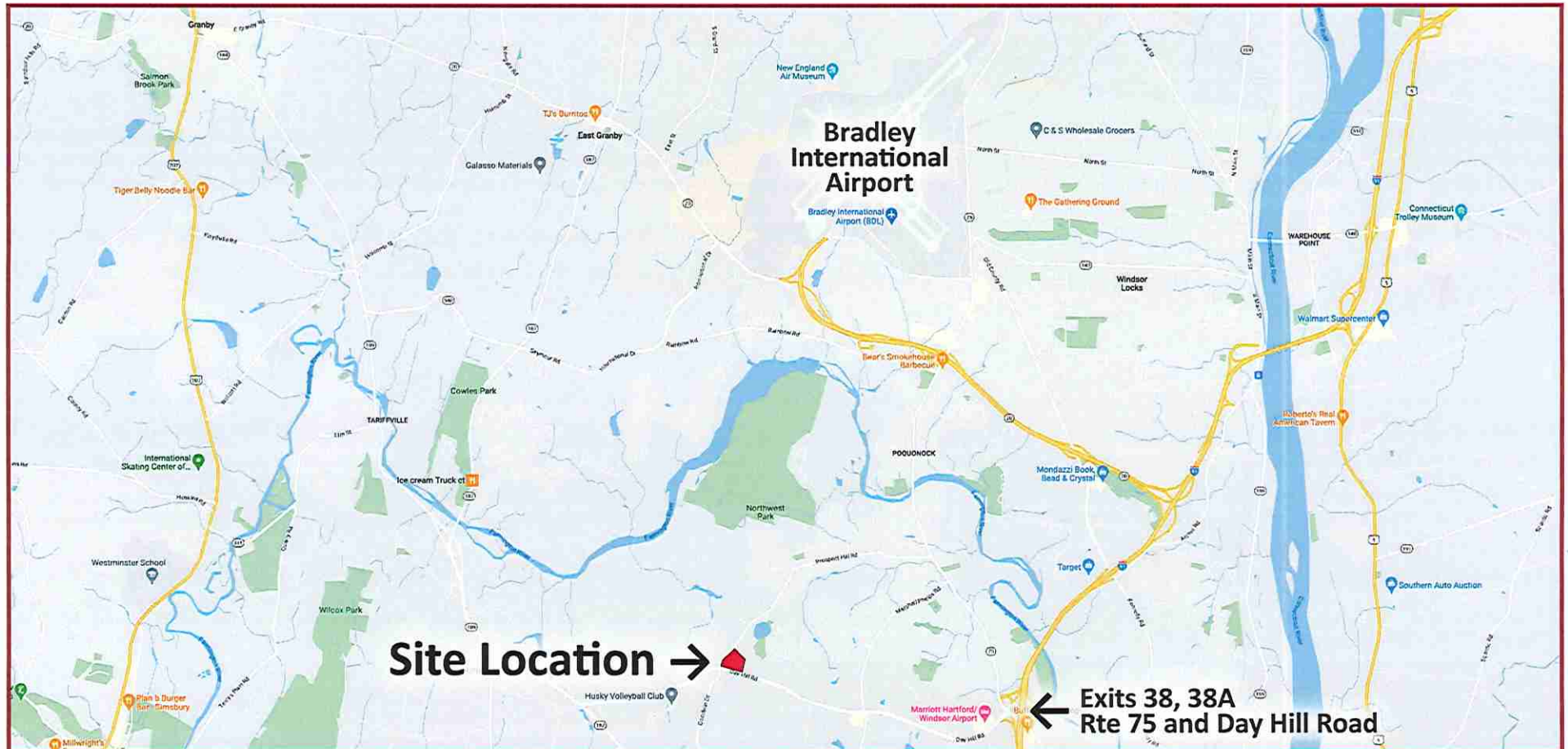


825 Prospect Hill Road

Windsor, Connecticut

11.51 Acres of AA-Zoned Land
Gateway Development Site

Accessibility: Interstate Route 91, Bradley International Airport



For additional information, please contact

Rich Correia

860 305-5622

rcorreia@rmbradley.com

RM Bradley
225 Asylum Street
Hartford, CT 06103
860 278-2040



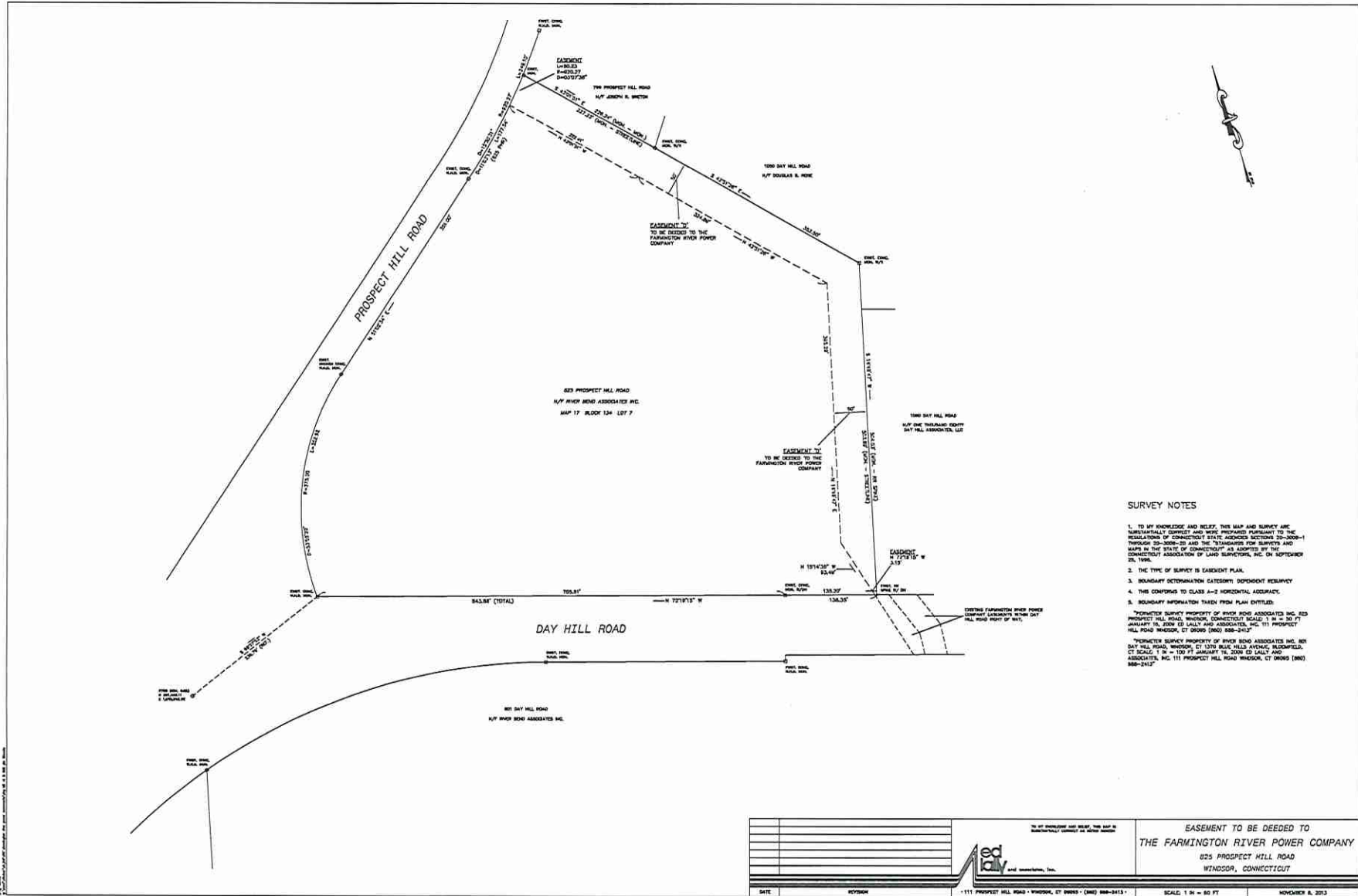
RM Bradley
COMMERCIAL BROKERAGE
PROPERTY MANAGEMENT



825 Prospect Hill Road

Windsor, Connecticut

11.51 Acres of AA-Zoned Land
Gateway Development Site



SURVEY NOTES

1. TO MY KNOWLEDGE AND BELIEF, THIS MAP AND SURVEY ARE SUBSTANTIALLY CORRECT AND WERE PREPARED PURSUANT TO THE REGULATION OF CONNECTICUT STATE STATUTES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON NOVEMBER 26, 1996.
2. THE TYPE OF SURVEY IS EASEMENT PLAN.
3. BOUNDARY DETERMINATION CATEGORY: DEPENDENT RECURRY
4. THIS CONFORMS TO CLASS A-2 HORIZONTAL ACCURACY.
5. BOUNDARY INFORMATION TAKEN FROM PLAN ENTITLED: "FARMINGTON SURVEY PROPERTY OF RIVER ROAD ASSOCIATES INC. 825 PROSPECT HILL ROAD, WINDSOR, CONNECTICUT SCALE: 1 IN = 30 FT JANUARY 16, 2008 BY GARY L. AND ASSOCIATES, INC. 111 PROSPECT HILL ROAD WINDSOR, CT 06095 (860) 888-2412"
6. "FARMINGTON SURVEY PROPERTY OF RIVER ROAD ASSOCIATES INC. 825 PROSPECT HILL ROAD, WINDSOR, CT 06095 SCALE: 1 IN = 30 FT JANUARY 16, 2008 BY GARY L. AND ASSOCIATES, INC. 111 PROSPECT HILL ROAD WINDSOR, CT 06095 (860) 888-2412"

		EASEMENT TO BE DEEDED TO THE FARMINGTON RIVER POWER COMPANY 825 PROSPECT HILL ROAD WINDSOR, CONNECTICUT	
DATE	NOV 2013	111 PROSPECT HILL ROAD • WINDSOR, CT 06095 • (860) 888-2412	SCALE: 1 IN = 60 FT
			NOVEMBER 8, 2013