

**TWO INDUSTRIAL LOTS FOR SALE**  
**CURTIS CORPORATE PARK**  
**4.7 ACRES OR 1.01 ACRES**



**Check off the Advantages**

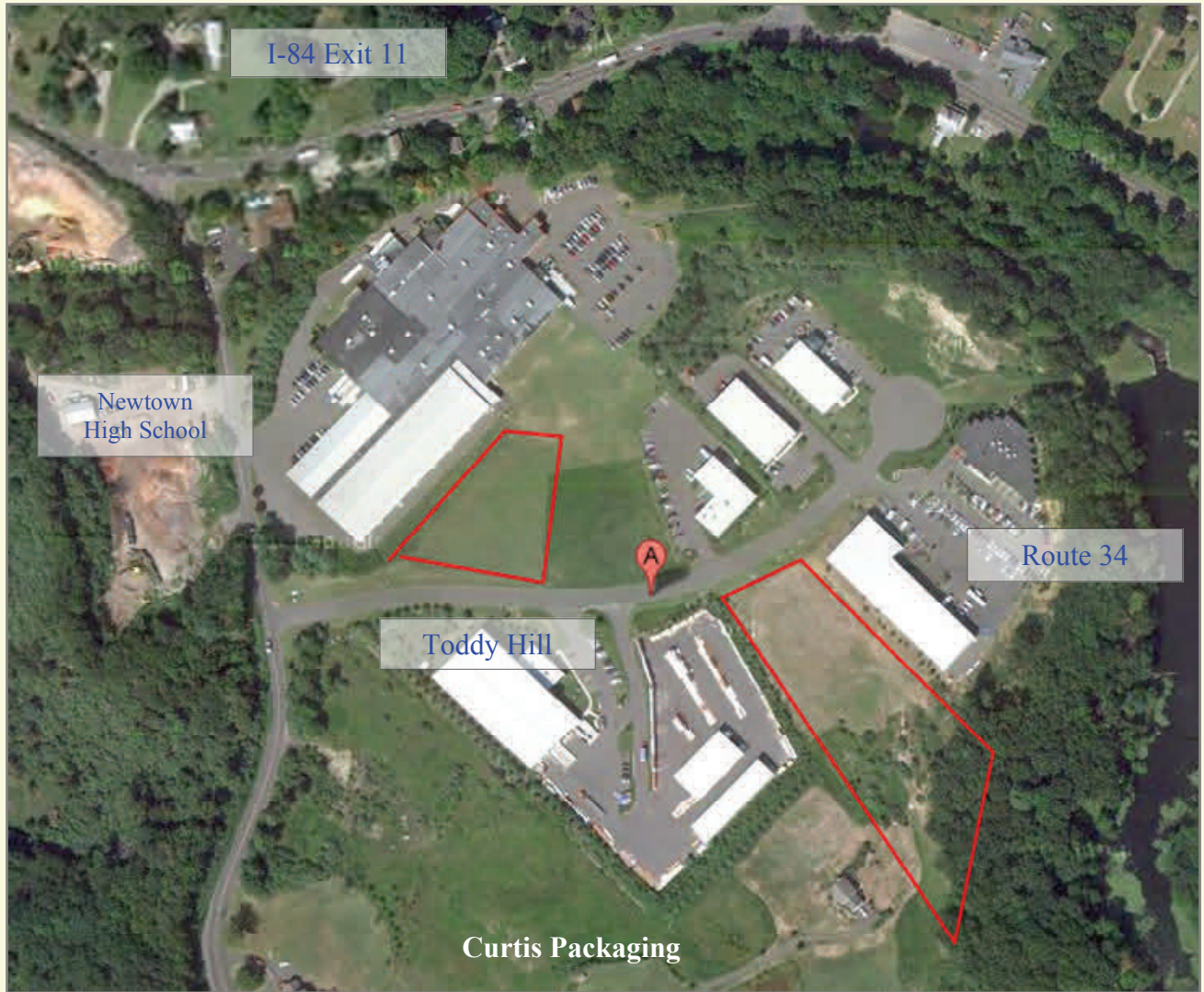
- “Curtis Corporate Park” business setting near Exit 11 of Interstate 84
- Convenient to Monroe, Derby, Bethel, Southbury, Oxford, and Waterbury
- 50 acres of M4- zoning allowing office and industrial uses
- Serviced by public fire protection system - sprinklers have 2,000 GPM@130 PSI
- Just Reduced!!! Low site development costs, private wells and septic Level lots
  1. Lot 7 - For sale at \$925,000 - 4.74 acres - 25,000 to 30,000 s.f. possible
  2. Lot 2 - For sale at \$345,000 - 1.01 acre (highly visible from street)
  3. Lot 4 - For sale at \$299,000 - 1.00 +- (Resale - Ask broker)
- Call Mike Struna for an appointment and to get a copy of the site plans.

**Turnberry Lane, Newtown CT**

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.

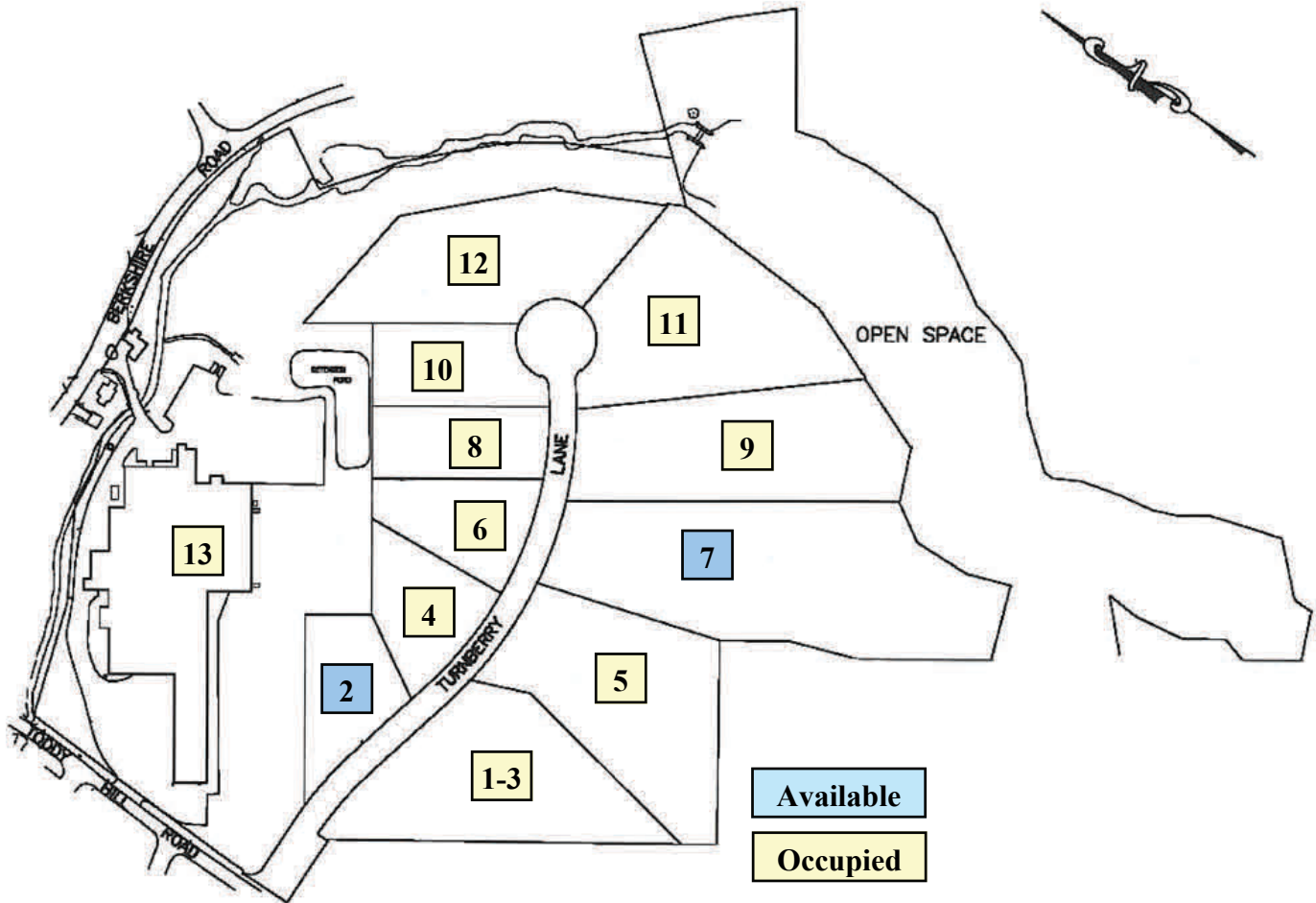
**J. Michael Struna-Broker    \*39 Katrina Circle, Bethel CT 06801\*    (203) 798-9345**

## Photos from Curtis Corporate Park



**Turnberry Lane Newtown, CT 06470**

## Site Designation Map Curtis Corporate Park



Lot #	Size	Price	Frontage	Est Building Size	Remarks
1&3	2.7	Sold	250	30,200	La-Z-Boy building
2	1.00	\$345,000	155	8,000 +/-	Available
4	1.01	\$299,000	213	8,000	Resale - Ask Broker
5	2.78	Sold	149	30,700	TNT
6	1.00	Sold	227	10,000	RKN Enterprises
7	4.74	\$925,000	161	25,000 - 30,000	Largest Available site
8	1.0	Sold	134	10,000	American Stair Company
9	2.90	Sold	175	25,000	E & R Commercial
10	1.00	Sold	176	10,000	Glass Mfg
11	2.80	Sold	206	20,000	Site can be combined / expanded
12	2.50	Sold	123	27,750	Site can be combined / expanded
13		Sold		Partially Complete	Curtis Packaging headquarters

**Turnberry Lane Newtown, CT 06470**



# Newtown Town Profile Information

## Newtown Connecticut



### Government

Government Form: Selectman-Town Meeting		Annual Debt Service (2010)	\$14,752,827
		As % of Expenditures	13.9%
Total Revenue (2010)	\$104,799,321	Total Expenditures (2010)	\$106,501,309
Tax Revenue	\$90,659,137	Education	\$69,998,613
Non-tax Revenue	\$14,140,184	Other	\$36,502,696
Intergovernmental	\$11,984,235	Total Indebtness (2010)	\$74,527,177
Per Capita Tax (2010)	\$3,443	As % of Expenditures	70.0%
As % of State Average	138.9%	Per Capita	\$2,830
		As % of State Average	127.0%
		Eq. Net Grand List (2008)	\$5,018,212,097
		Per Capita	\$189,789
		As % of State Average	114%
		Date of Last Revaluation (2009)	2007
		Moody's Bond Rating (2009)	Aa2
		Actual Mill Rate (2010)	23.43
		Equalized Mill Rate (2010)	17.98
		% of Grand List Com/Ind (2007)	7.5%

### Housing/Real Estate

Housing Stock (2009)	Town	County	State	Owner Occupied Dwellings (2009)	7,150	204,640	812,964
Existing Units (total)	9,386	352,621	1,452,007	As % Total Dwellings	78%	58%	57%
% Single Unit	94.6%	65.1%	64.8%	Subsidize Housing (2008)	170	28,382	149,355
New Permits Auth. (2009)	9	1,199	3,786	<i>Distribution of House Sales (2009)</i>			
As % Existing Units	0.10%	0.34%	0.26%	<i>Number of Sales</i>			
Demolitions (2009)	4	384	1,219	Less than \$100,000	4	24	346
House Sales (2009)	149	3,045	14,696	\$100,000-\$199,999	3	89	3,539
Median Price	\$438,500	\$495,000	\$265,000	\$200,000-\$299,999	27	452	4,847
Built Pre 1950 share (2000)	19.3%	31.5%	31.5%	\$300,000-\$399,999	29	561	2,510
				\$400,000 or More	86	1,919	3,454

### Labor Force

Place of Residence (2011)	Town	County	State	<i>Commuters (2000)</i>			
Labor Force	14,733	481,774	1,918,145	Commuters into Town from:	Town Residents Commuting to:		
Employed	13,769	443,198	1,749,489	Newtown	2,998	Newtown	2,998
Unemployed	964	38,576	170,828	Danbury	861	Danbury	1,606
Unemployment Rate	6.5%	8.0%	8.9%	Bridgeport	385	Norwalk	463
<i>Place of Work (2011)</i>				Southbury	364	Bridgeport	450
# of Units	771	32,527	103,381	Waterbury	285	Stamford	449
Total Employment	7,461	358,040	1,612,373	New Milford	257	Bethel	361
2000-'11 Growth AAGR	-0.1%	-1.6%	-0.3%	Bethel	233	Trumbull	324
Mfg Employment	426	37,433	166,279	Naugatuck	223	Brookfield	323
				Monroe	200	Fairfield	319
				Brookfield	187	Ridgefield	314

### Other Information

	Town	State	<i>Distance to Major Cities</i>		<i>Residential Utilities</i>	
Banks (2007)	10	1,029			Electric Provider	
Crime Rate (2009)					Connecticut Light & Power	
Per 100,000 Residents	31	298	Hartford	40	(800) 286-2000	
			Boston	133	Gas Provider	
Library (2010)			New York City	61	Yankee Gas Company	
Total Volumes	117,364		Providence	100	(800) 989-0900	
Circulation Per Capita	10.9				Water Provider	
					Municipal Provider	
					local Contact	
					Cable Provider	
					Charter Communications of Western Connect	
					(800) 827-8288	

## Location Map



**\*Call Exclusive Broker\***

**Advantage Realty Commercial**  
**J. Michael Struna**  
 203-798-9345 (O)  
 203-744-9345 (F)  
 203-733-1290 (M)  
 Mike@AdvantageRealtyInc.Com

**Turnberry Lane, Newtown CT 06470**

[www.AdvantageRealtyInc.Com](http://www.AdvantageRealtyInc.Com)