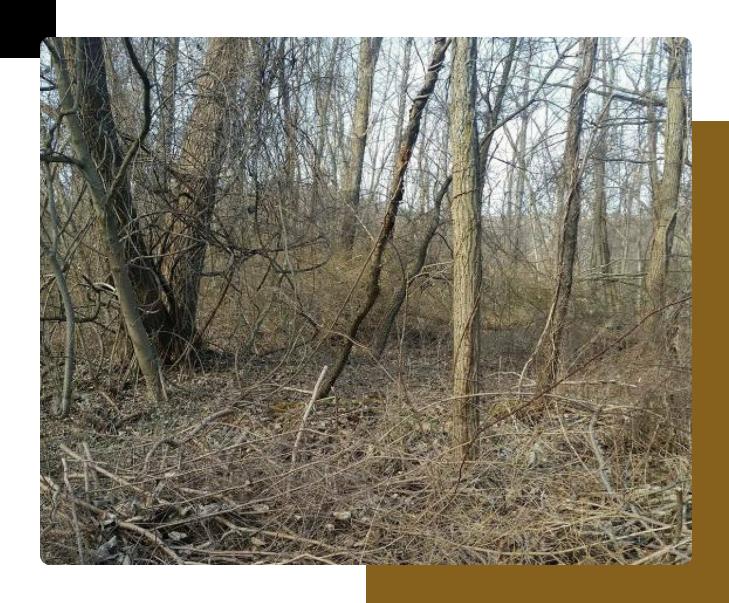


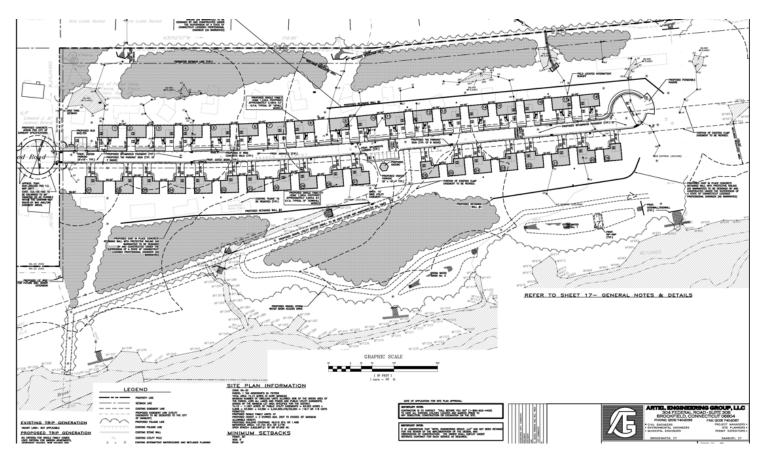
## **HEATHERWOOD**

Eastwood - Padanaram Road | Danbury, CT 06811

For Sale



# Heatherwood Eastwood - Padanaram Road | Danbury, CT 06811



#### PROPERTY DESCRIPTION

The lot begins at the dead end of Eastwood Road. It is an expansive 74.15-acre parcel that is primed for development, boasting approval for 37 single-family units. Each residence offers ample space with a footprint of approximately 1,232 square feet, totaling an impressive 2,464 square feet per unit. Situated in a highly desirable location, this property comes with pre-approved plans from the town, ensuring a smooth development process. At an attractive price of just \$42,973 per lot, this opportunity presents remarkable potential for significant returns on investment.

#### **PROPERTY HIGHLIGHTS**

- Fully approved development with valid permit until 2036
- Detailed site plans for stream-lined construction process
- Water and sewer would come from the street/High School
- Proximity to schools for potential family-oriented development
- Easy access off I-84 at Exit 6 for convenient commuting
- Quick commute to New York for potential residents

#### LOCATION DESCRIPTION

Nestled in Danbury, CT, the property's location offers a mix of city living and natural beauty. Main Street, just moments away, provides diverse dining, shopping, and entertainment options. Nearby, Tarrywile Park and Mansion offer a serene escape, while Candlewood Lake provides abundant opportunities for leisure and recreation. This area's blend of urban vibrancy and scenic landscapes makes it a compelling choice for land and residential investors seeking an idyllic location with diverse lifestyle amenities. The lot is also walkable to Danbury High School and is located in a residential neighborhood/ cul de sac.

#### **OFFERING SUMMARY**

Sale Price:			\$1,590,000
Lot Size:			74.15 Acres
DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	434	1,701	4,180
Total Population	1,221	5,006	11,876
Average HH Income	\$136,264	\$146,433	\$143,282

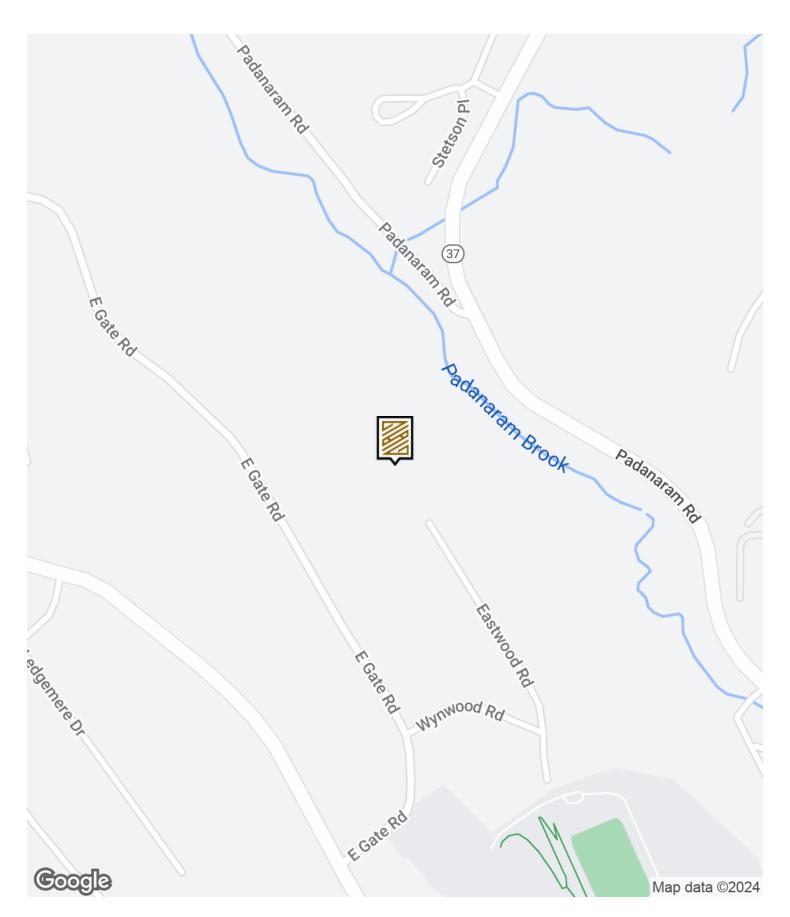


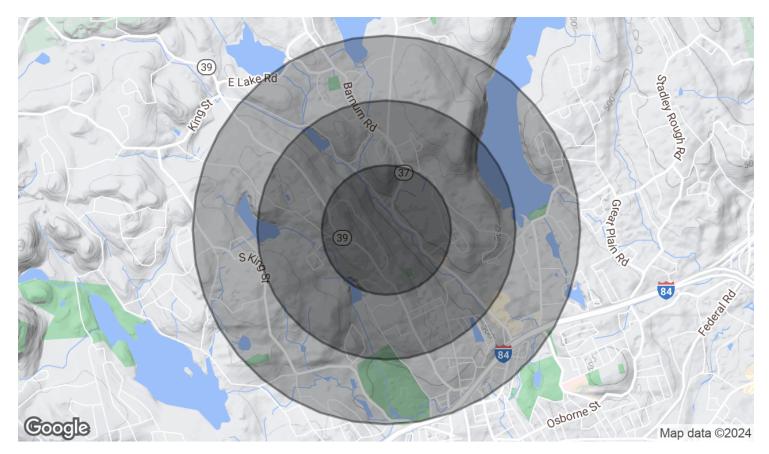






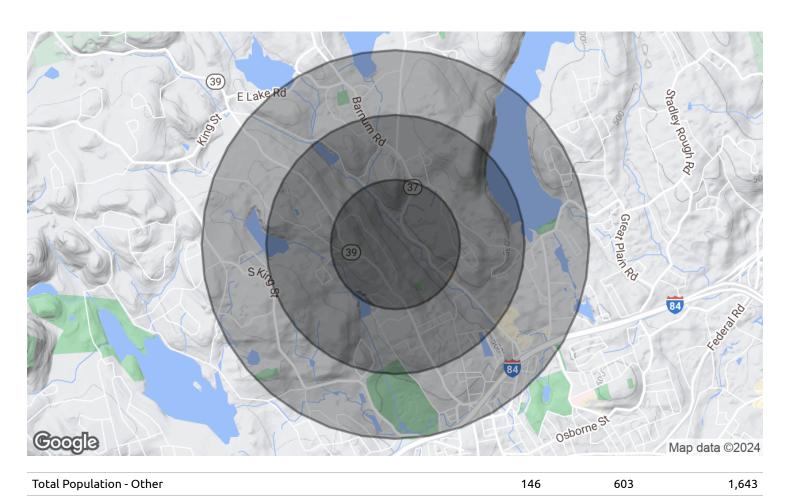
Scalzo Commercial & New Development 4 Stony Hill Road | Bethel, CT 06801





POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,221	5,006	11,876
Average Age	43	42	42
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	434	1,701	4,180
# of Persons per HH	2.8	2.9	2.8
Average HH Income	\$136,264	\$146,433	\$143,282
Average House Value	\$469,454	\$445,068	\$436,665
RACE	0.5 MILES	1 MILE	1.5 MILES
Total Population - White	714	2,895	6,569
Total Population - Black	131	569	1,196
Total Population - Asian	56	326	916
Total Population - Hawaiian	1	2	4
Total Population - American Indian	3	14	44

## Heatherwood Eastwood - Padanaram Road | Danbury, CT 06811



Demographics data derived from AlphaMap

## Heatherwood Agents Contact Eastwood - Padanaram Road | Danbury, CT 06811

#### LYNN KIEPER

Commercial Agent Scalzo Commercial & New Development 917-363-8877 | LKieper@scalzo.com