



Drubner Commercial
Real Estate Services

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Middlebury, CT 06762
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LISTING DESCRIPTION	
	KEYS
X	Sale
	Lease
	Indust.
	Retail
	Office
	Apartment
X	Land

NAME OF BUILDING OR SITE 133 acres with possible 140 units of housing.

TOWN Bristol ST. & NO. Marsh Road and Hill Street ZIP 06010

DESCRIPTION Various site plans developed for informational purposes only

133 acres available for residential development

WILL DIVIDE _____ PRESENT USES golf course POTENTIAL USES see attached

BUILDING

FLOORS	SF	Ceiling
1st fl.	_____	_____
2nd fl.	_____	_____
3rd fl.	_____	_____
Other	_____	_____
Office SF	_____	_____
Total SF avail.	_____	_____
Total SF bldg.	_____	_____
Type Const.	_____	_____
Colum spacing	_____	_____
Yr. built	_____	_____
No. O/H doors	_____	_____
Truck docks	_____	_____
Parking	_____	_____
Expansion	_____	_____

MECHANICAL EQUIPMENT

Heat Type	_____
Elev.	_____
A/C Office	_____
plant	_____
Sprinkler	_____
Roof Type	_____
Year	_____
Other	_____

LAND

Acres	<u>133</u>
Zoning	<u>Res.</u>
Condition of Site (%)	_____
Level	_____
Slope	_____
Wet	_____
Dry	_____

TERMS

Sale Price \$5,000,000

UTILITIES

Water:	Municipal	<u>X</u>	Well	_____
Electric:	Amp.	_____	Phase	_____
Gas:	<u>X</u>	_____	_____	_____
Sewer:	Sanitary	<u>X</u>	Septic	_____

Tenant Pays:

Insurance	_____
Heat	_____
Water	_____
A/C	_____
Electric	_____
Taxes	_____

ASSESSMENT:

Land:	_____
Improvements:	_____
Total:	_____
Mill Rate:	_____
Taxes:	_____

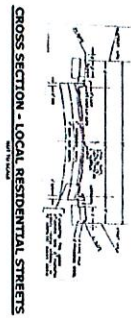
REMARKS: one site plan shows up to 140 units.

TRANSPORTATION

Highway Visibility	_____
Interstate Highway	_____
Exit	_____
State Rt.	_____
RR Siding	_____

AGENT: DAVID R THEROUX

Information shown is purported to be from reliable sources. No representation is made as the accuracy thereof and is submitted subject to errors, omission, change of price, rental or other conditions, prior sale or withdrawal notice.



Open Space Development Zone (OSD) (Section 9.1)

OSD shall be used to provide a minimum of 20% of the total area of the site to be developed for open space purposes. The OSD shall be used to provide a minimum of 20% of the total area of the site to be developed for open space purposes. The OSD shall be used to provide a minimum of 20% of the total area of the site to be developed for open space purposes.

Lot	Area	Year	Area	Area	Area	Area	Area
1	100	2017	100	100	100	100	100
2	200	2017	200	200	200	200	200
3	300	2017	300	300	300	300	300
4	400	2017	400	400	400	400	400
5	500	2017	500	500	500	500	500
6	600	2017	600	600	600	600	600
7	700	2017	700	700	700	700	700
8	800	2017	800	800	800	800	800
9	900	2017	900	900	900	900	900
10	1000	2017	1000	1000	1000	1000	1000

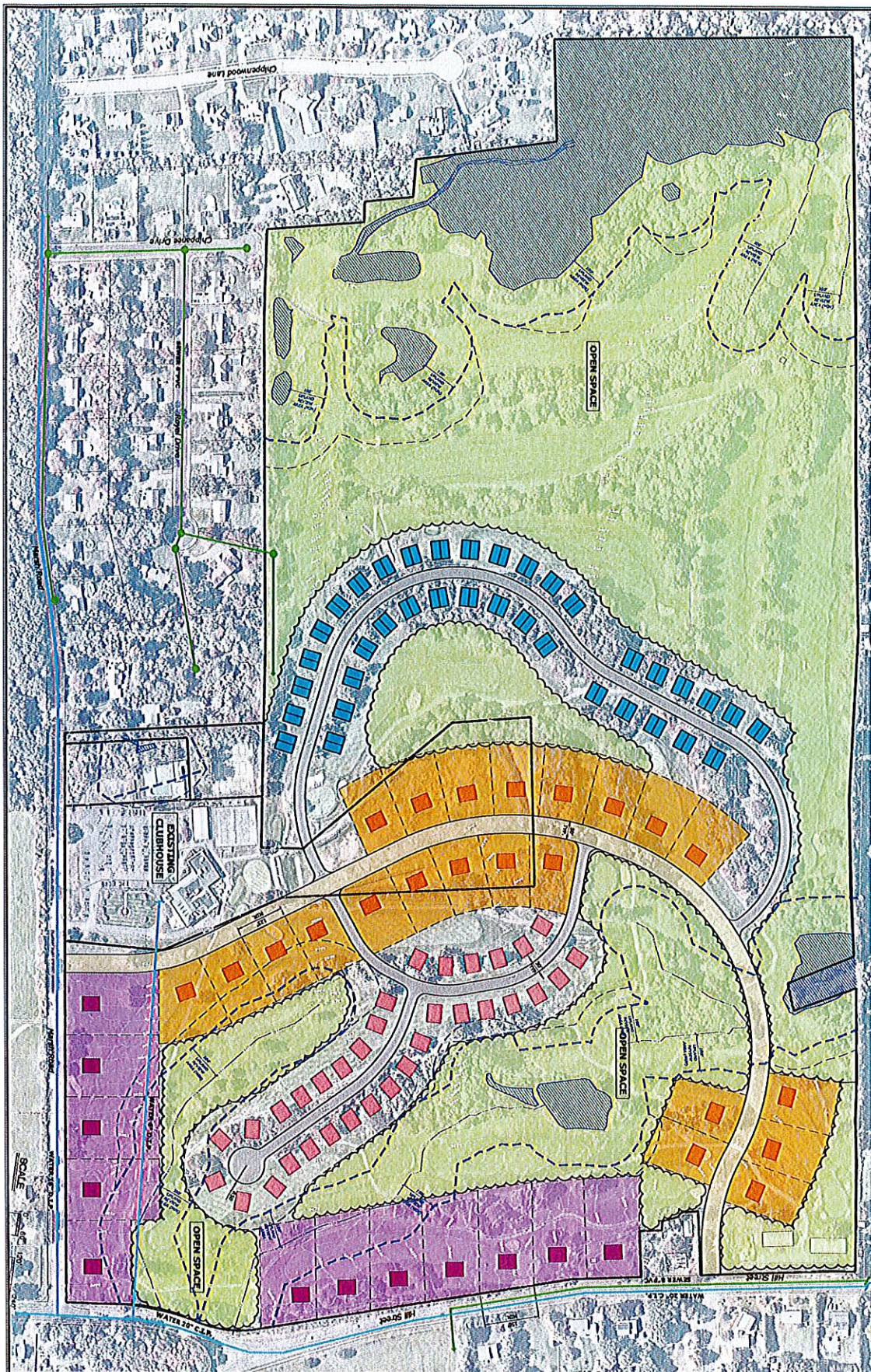
- NOTES**
1. The proposed site is located in the Open Space Development Zone (OSD) as defined in the zoning ordinance.
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LEGEND

- Open Space - 4.1.1.1 - 4.1.1.2
- Residential - 4.1.1.1 - 4.1.1.2
- Commercial - 4.1.1.1 - 4.1.1.2
- Industrial - 4.1.1.1 - 4.1.1.2
- Public - 4.1.1.1 - 4.1.1.2
- Utility - 4.1.1.1 - 4.1.1.2
- Other - 4.1.1.1 - 4.1.1.2

UNIT SUMMARY

UNIT TYPE	AREA (SQ FT)	AREA (ACRES)	PERCENTAGE OF TOTAL
Open Space	141	3.2	2.3%
Residential	12	0.3	0.5%
Commercial	22	0.5	0.8%
Industrial	33	0.8	1.2%
Public	74	1.6	2.4%
Utility	141	3.2	2.3%
Other	141	3.2	2.3%
TOTAL UNITS	141	3.2	2.3%



OPEN SPACE DEVELOPMENT

CHIPPANEE GOLF CLUB REDEVELOPMENT ANALYSIS

6 MARSH ROAD
BRISTOL, CONNECTICUT

DATE: AUGUST 21, 2025

SCALE: 1"=100'

PROJECT: OSD-1

DATE: 03 OF 04

DESCRIPTION	DATE	BY

SLR

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