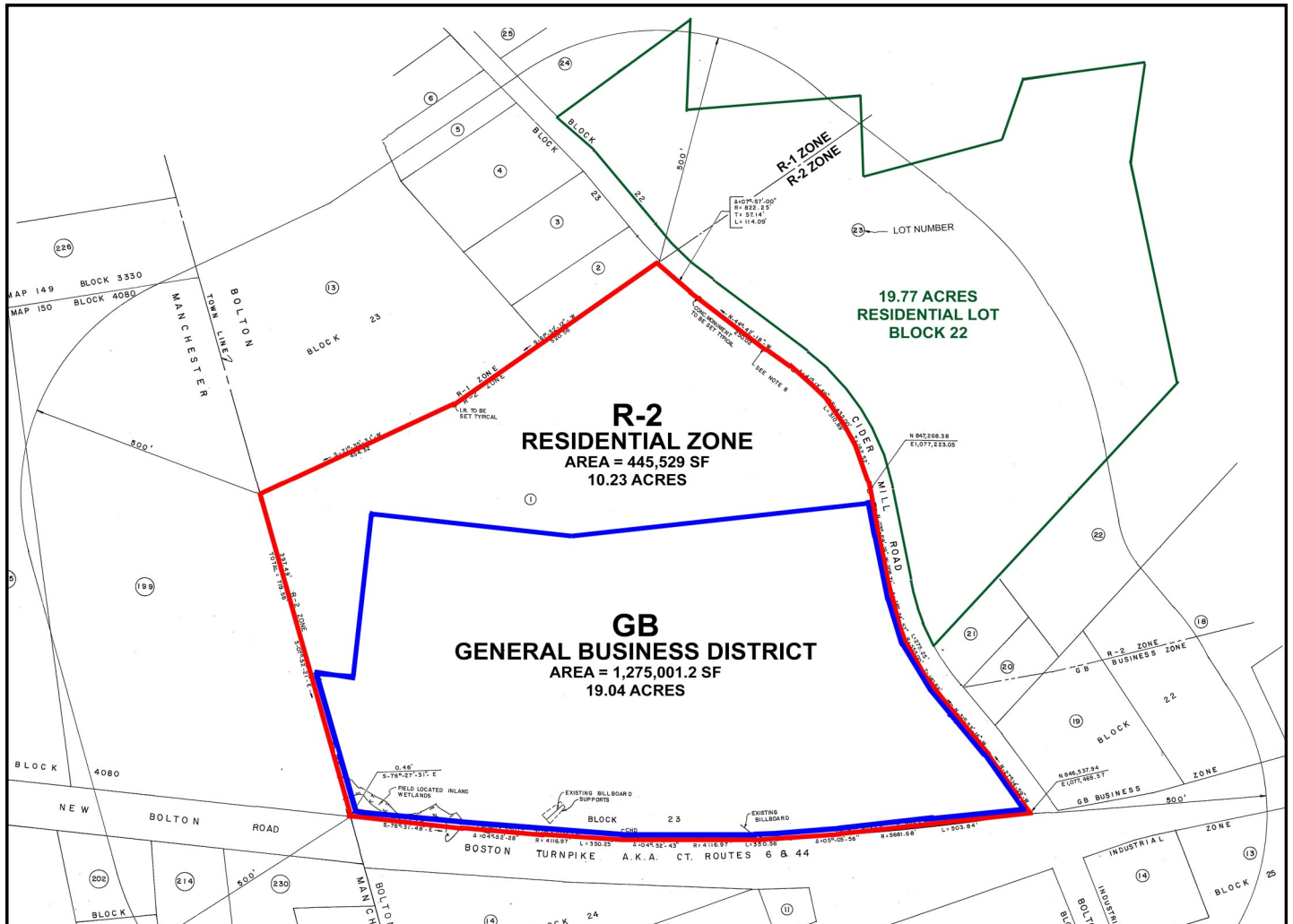


MultiFamily ±13 Units/Ac Via 830 G and/or Commercial Development

NEW BOLTON RD., CIDER MILL RD. , BOLTON, CT



- ⇒ 29.27 Acre & 19.77 Acre lot: \$7,950,000
- ⇒ Public sewer at site, water .7 of a mile down New Bolton Rd.
- ⇒ Large aquifer on site, which is contiguous to the area which was the aquifer for the Town's water system which has since been abandoned.
- ⇒ 29.27 acre lot zoned GB and R-2, proposed use: Commercial development, Residential. and continuing care retirement community

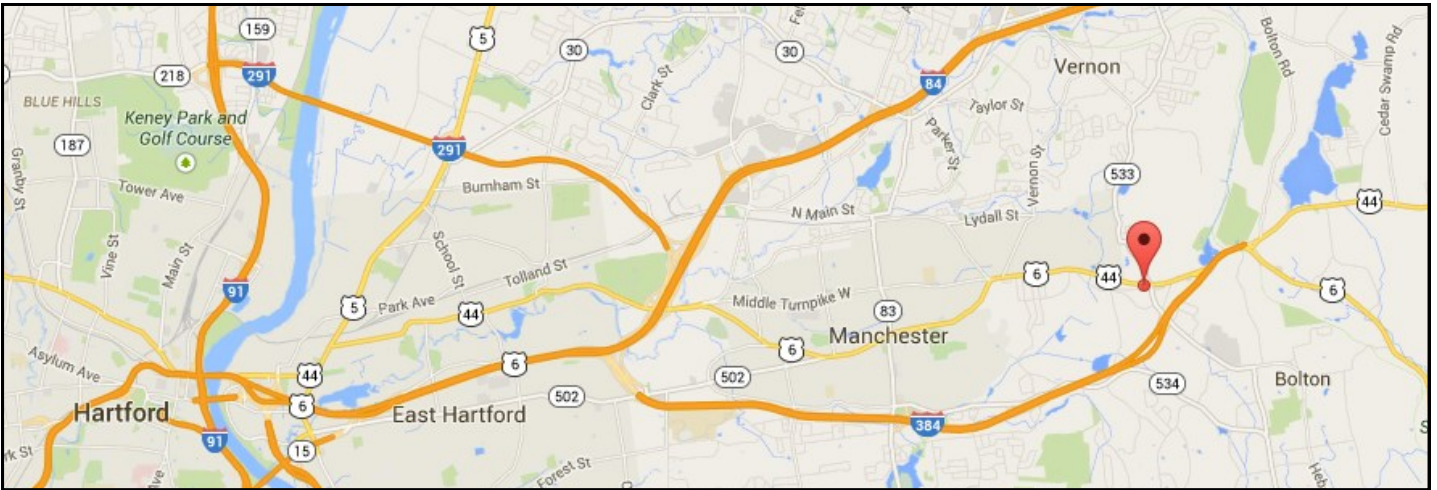
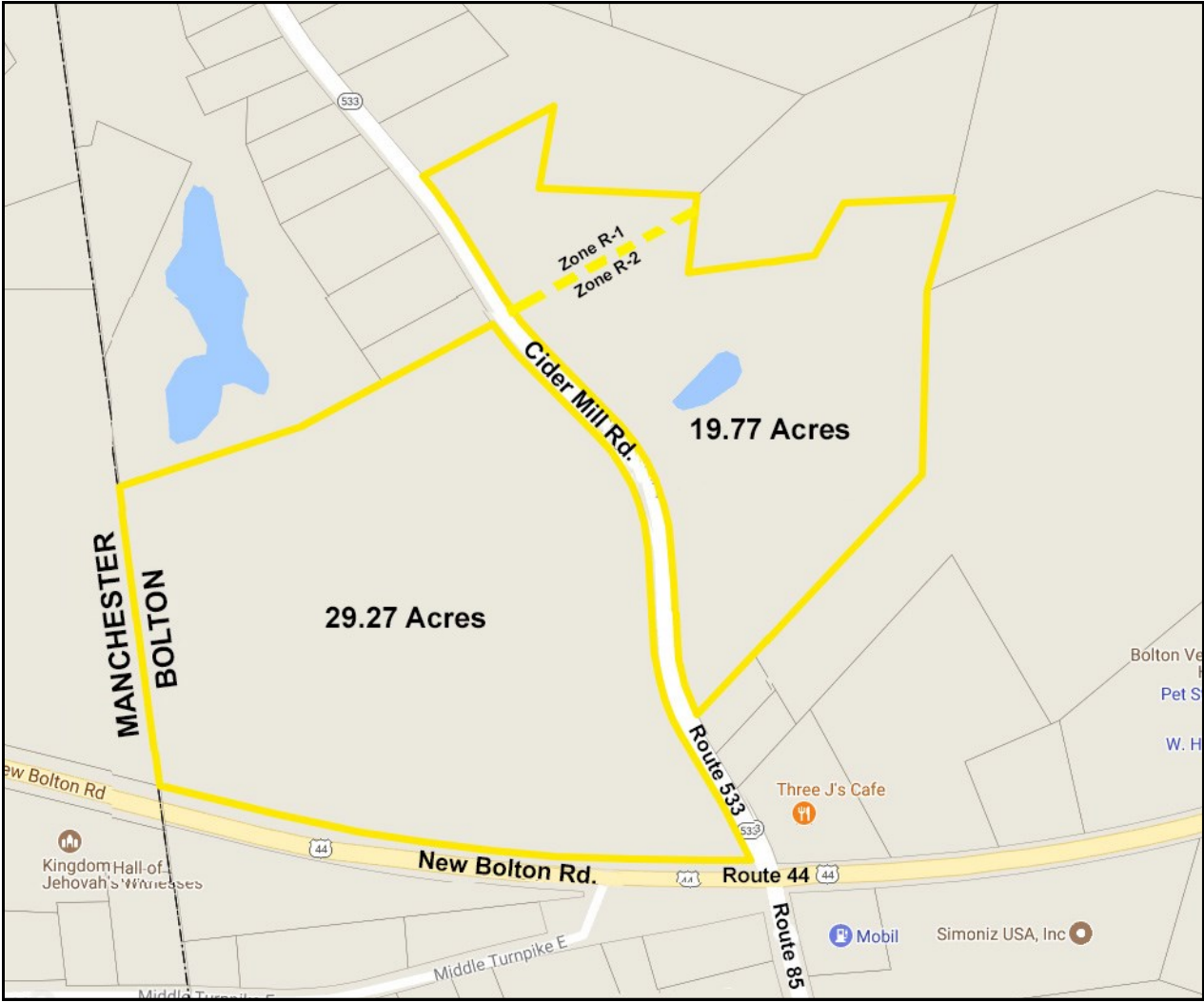
LYMAN

REAL ESTATE BROKERAGE & DEVELOPMENT

www.LymanRE.com

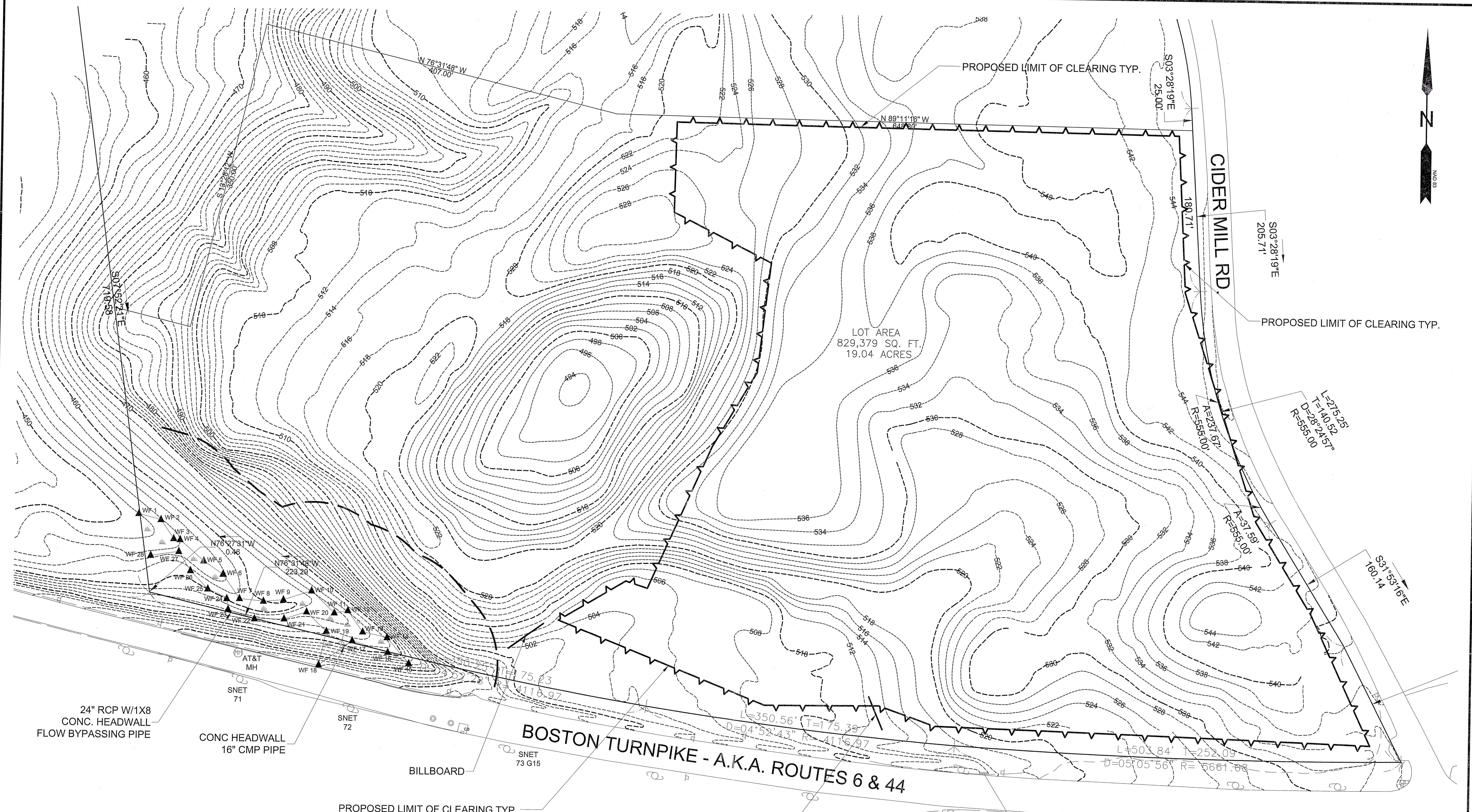
RON LYMAN

Main Office:
1160 Boston Post Rd.
Westbrook, CT 06498
Mailing Address:
73 Second Ave.
Westbrook, CT 06498
860-887-5000 Office
ronl@lymanre.com



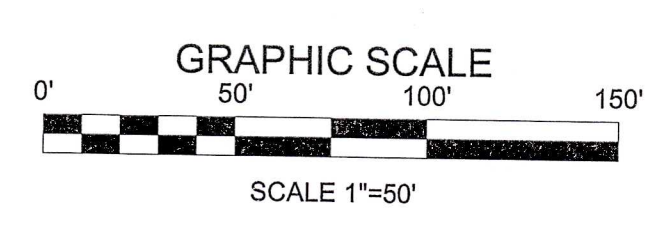
Demographics	1 MILE	3 MILES	5 MILES
Total Population	1,203	34,343	88,910
Total Households	491	13,805	36,737
Average Household Income	\$117,732	\$95,829	\$95,282

All information stated is from sources deemed reliable and is submitted subject to errors, omission, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.



LOT AREA
829,379 SQ. FT.
19.04 ACRES

PROPOSED AREA OF CLEARING
411,235 SQ. FT. +/-
9.44 ACRES +/-



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ANDREW F. BUSHNELL P.E. L.S. 24591
THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE LICENSED
LAND SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE.

PLAN PREPARED FOR			
MICHAEL TAYLOR TRUSTEE			
98 NEW BOLTON ROAD		BOLTON, CT.	
GENERAL LOCATION SURVEY			
SCALE: 1"=50'	DATE: 03/05/2019	FILE NO. 2017-79	SHEET: 1 OF 2
BUSHNELL ASSOCIATES LLC.			
CIVIL ENGINEERING AND LAND SURVEYING			
563 WOODBRIDGE STREET		MANCHESTER, CT. 06042	
860-643-7875			
REVISIONS:			

24" RCP W/1X8
CONC. HEADWALL
FLOW BYPASSING PIPE

CONC HEADWALL
16" CMP PIPE

PROPOSED LIMIT OF CLEARING TYP.

BILLBOARD

BOSTON TURNPIKE - A.K.A. ROUTES 6 & 44

PROPOSED LIMIT OF CLEARING TYP.

PROPOSED LIMIT OF CLEARING TYP.

L=275.25
T=140.52
D=26°24'57"
R=555.00

L=237.67
T=55.00
R=555.00

L=37.59
T=55.00
R=555.00

S33°53'16"E
160.14

L=503.84 T=252.09
D=05°05'56" R=5661.68

L=350.56 T=175.39
D=04°52'43" R=4116.97

T=75.23
D=4116.97

AT&T
MH

CONC HEADWALL
16" CMP PIPE

SNET
72

SNET
73 G15

BILLBOARD

WF 1

WF 2

WF 3

WF 4

WF 5

WF 6

WF 7

WF 8

WF 9

WF 10

WF 11

WF 12

WF 13

WF 14

WF 15

WF 16

WF 17

WF 18

WF 19

WF 20

WF 21

WF 22

WF 23

WF 24

WF 25

WF 26

WF 27

WF 28

AT&T
MH

CONC HEADWALL
16" CMP PIPE

SNET
72

SNET
73 G15

BILLBOARD

WF 1

WF 2

WF 3

WF 4

WF 5

WF 6

WF 7

WF 8

WF 9

WF 10

WF 11

WF 12

WF 13

WF 14

WF 15

WF 16

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WF 28