

SEYMOUR BEACON FALLS, LLC
A Transit Oriented Development
Introduction

Located along the Route 8 corridor, Southerly in the vicinity of downtown Seymour near Exit 22, Bank Street (Route 67) and northerly in the area of Route 42 (Breault Road), is our 223.73 +/- acre commercially zoned parcel known as SEYMOUR BEACON FALLS, LLC (a/k/a SBF).

Considered one of the largest pieces of developable industrial/commercial property along the Route 8 corridor from Waterbury to Bridgeport, with direct **Metro-North Rail** service, this site offers both the Towns of Seymour and Beacon Falls and the entire Naugatuck Valley region prime commercial development opportunities and significant economic gains by creating a **Town Center and Transit Corridor**. As a mixed use, **Transit Oriented Development** the benefits are far greater reaching providing sustainable residential and commercial development along a transit stop.

The property is an assemblage of the following parcels and once developed will enhance both the business communities and lifestyle of the area residents by providing goods and services in addition to business and commuter opportunities which are currently deficient in the area.

Beacon Falls Property

Parcel A	.14 +/- Acres
Parcel B	3.12 +/- Acres
Parcel C	.88 +/- Acres
Parcel D	3.19 +/- Acres
Parcel E	6.50 +/- Acres
Parcel F	82.33 +/- Acres

94.36 +/- Acres

Seymour Property

Parcel G	127.29 +/- Acres
Parcel G1	T.B.D.
Parcel H (Lot 4A)	2.08 +/- Acres

129.37 +/- Acres

Total = 223.73 +/- Acres

As members of the local business community, we believe our approach to developing this property will enhance the lives of those who live and work in the area. The development plan as envisioned would consist of commercial, retail, and residential and would be a mixed use **Transit Oriented Development**.

The key elements to the successful commercial development of this parcel are the construction of a “connector road” which would link Route 67 in Seymour to Route 42 in Beacon Falls, rail access and Route 8 improvements. The construction of this new roadway and the relocation of the Seymour Train Stop would provide direct and convenient access to area residents and offers an alternative to Route 8. Consideration could be given to making this roadway an extension of the existing Route 313.

Said property is “bordered” on the easterly side by the Metro North Waterbury Rail Line, further supporting this as a prime **Transit Oriented Development** with direct rail access as an essential component.

We are committed to working with local, state and federal officials and agencies in developing a comprehensive **Transit Oriented Development** we can all be proud of.