

950 TROUT BROOK DRIVE



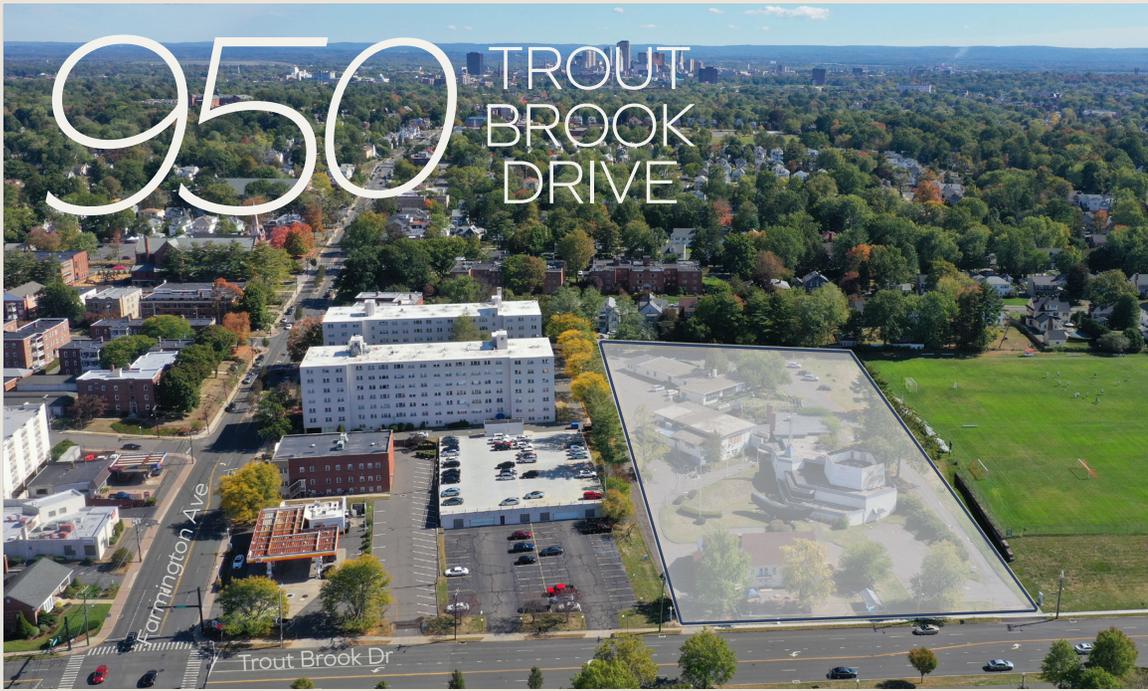
A Walkable West Hartford Center Redevelopment Opportunity



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High Barrier to Entry Market



Location, Location, Location



Strong Demand



Attractive Demographics



Flexible Zoning

PROPERTY SUMMARY

Colliers International, as exclusive advisor, is pleased to present the opportunity to acquire 950 Trout Brook Drive in West Hartford, Connecticut. 950 Trout Brook Drive provides a qualified purchaser a once in a generation opportunity to develop the only remaining three acre or larger parcel within the dense West Hartford Center core. At nearly three and a half acres, 950 Trout Brook Drive is currently zoned RM-2 to accommodate seventy four units of market rate luxury apartments. Other potential development at the property could include medical, office, or retail. Currently the home of The Children's Museum, which is in the process of identifying a new location, 950 Trout Brook Drive is being offered without an asking price and free and clear of any debt.

ADDRESS	950 Trout Brook Dr. West Hartford, CT 06119
PROPOSED LAND USE	Multifamily or Medical Office
LAND AREA	3.40 acres
ZONING	RM-2 Multifamily Residence One housing unit per 2,000 square feet of land area

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