

NORTH EAGLEVILLE ROAD / KING HILL ROAD

OPPORTUNITY ZONE DESCRIPTION

The North Eagleville Road/King Hill Road area enjoys proximity to the main UConn campus including its location directly across from the planned UConn science quad (south side of King Hill Road). The Town has recently updated its zoning regulations to encourage high-density residential and commercial development in this area, with additional updates underway to address R&D and other commercial uses. With the construction of the new science quad, this area offers tremendous potential for collaboration between industry and UConn faculty and students.

ABOUT MANSFIELD

- Home to UConn, Connecticut's flagship university
- Skilled work force
- Excellent public school system
- Sewer and water service
- Unique mix of urban and rural amenities

CONTACT

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OPPORTUNITY ZONE SITE DETAILS

TOTAL ACRES: 5.26

ZONING: Planned Business 4 (PB-4)

UTILITIES

- GAS:** Yes
- ELECTRIC:** Yes
- SEWER:** Yes
- WATER:** Yes
- CABLE:** Yes

ASSETS

- PUBLIC TRANSPORTATION:** Yes
- PROXIMITY TO HIGHWAY (I-84):** 8 miles
- ENTERPRISE ZONE:** No
- TRANSIT ORIENTED DEVELOPMENT:** No

TRAFFIC COUNTS

CARS PER DAY: 6,200

DEMOGRAPHICS

- POPULATION:** 26,000
- HOUSEHOLDS:** 5,500
- AVERAGE HH INCOME:** \$63,400

LABOR FORCE

- ESTABLISHMENTS:** 386
- EMPLOYEES:** 11,330

