

## OPPORTUNITY ZONE DESCRIPTION

Four Corners is the commercial area at the intersection of Routes 195 and 44 that functions as the northern gateway to both Mansfield and UConn. The Town is completing upgrading the area's infrastructure to support its redevelopment potential. Public water was extended to Four Corners in 2017; construction of a sanitary sewer system will be completed this December. The Town has recently updated its zoning regulations to allow for a mixture of multi-family housing and commercial uses in this area, with additional updates underway to address R&D and light industrial uses.

## 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:** 91.4

**ZONING:** Planned Business 3 (PB-3)

### 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:** 20,700

### DEMOGRAPHICS

**POPULATION:** 26,000

**HOUSEHOLDS:** 5,500

**AVERAGE HH INCOME:** \$63,400

### LABOR FORCE

**ESTABLISHMENTS:** 386

**EMPLOYEES:** 11,330

