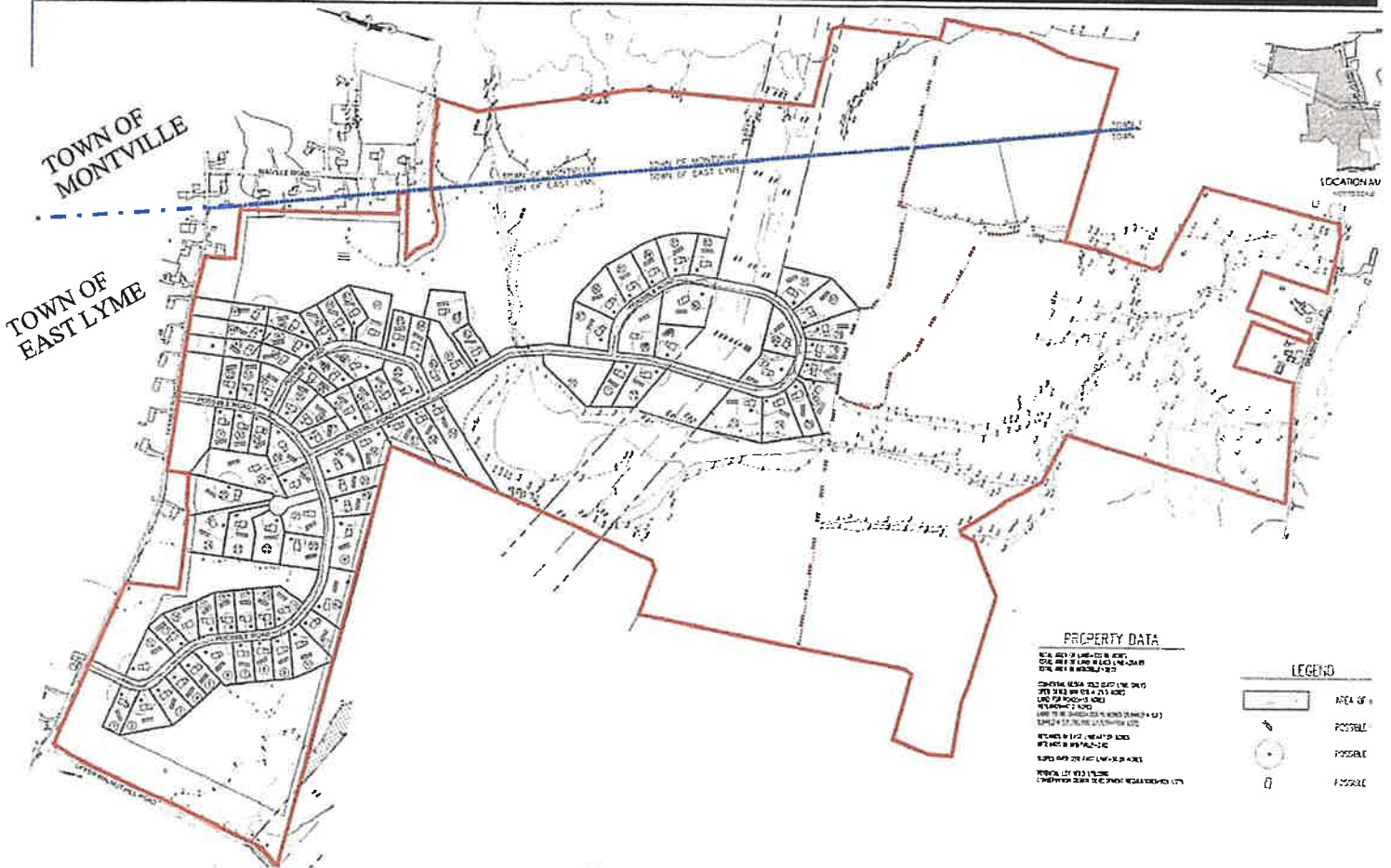


"BBB"

335+ Acres of Land For Sale



- > 5 Parcels in rural north end of East Lyme.
- > Can divide in 2-3 sections.
- > Formerly approved for golf course and 55+ Housing.
- > Received DEEP approval for community septic system.
- > Drilled wells exist.
- > Potential for 92 house lots.
- > Zones RU-80 and SU-E
- > 4,432' +/- Road Frontage

FOR SALE
\$1,674,000

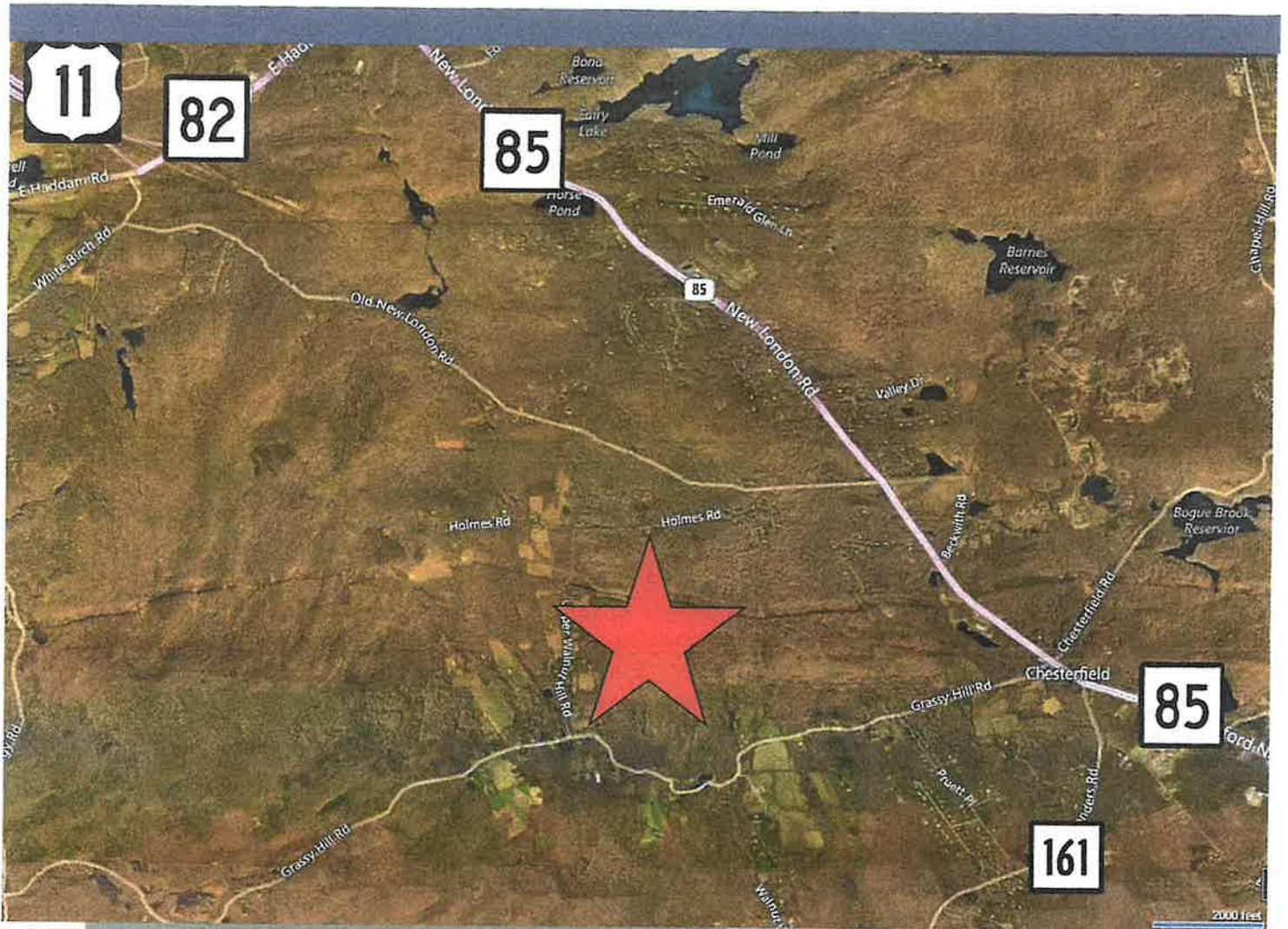
PEQUOT COMMERCIAL

Norm Peck
npeck@pequotcommercial.com

John Jensen, SIOR
jjensen@pequotcommercial.com

860-447-9570
15 Chesterfield Road, Suite 4
East Lyme, CT 06333

Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.



ZONE CODES RU-80 AND SU-E

Permitted Uses:

- Single Family
- Farm
- Forestry
- Nursery

By Special Permit:

- Bed & Breakfast
- Riding / Boarding Stables
- Saw Mill
- Cemetery
- Private Non-Profit School
- Kennel
- Antique Shop
- Private Non-Profit Club or Lodge
- Elderly Housing
- Veterinary Clinic
- Golf or Similar Club
- Place of Worship

INCLUDES THE FOLLOWING PARCELS:

- ◆ Montville—Maiville Dr. (parcel 011-34-000) 29 acres
- ◆ Montville—Grassy Hill Rd. (parcel 004-008-001) 12 acres
- ◆ East Lyme—Holmes Rd. (parcel 57.0.30) 192 acres
- ◆ East Lyme—Grassy Hill Rd. (parcel 52.0.3) 85 acres
- ◆ East Lyme—Grassy Hill Rd. (parcel 55.0.3-1) 18 acres