

DEVELOPMENT OPPORTUNITY

45-UNIT MULTIFAMILY

155 CRYSTAL LAKE ROAD

GROTON, CONNECTICUT

ACROSS FROM THE SUB BASE FRONT GATE

ASKING PRICE

\$1,125,000

SELLER DELIVERS WITH APPROVALS

45 UNITS. BUYER FINGERPRINTS.

Engineer concept drawings exist. Buyer may refine the 45-unit plan before approvals are completed.

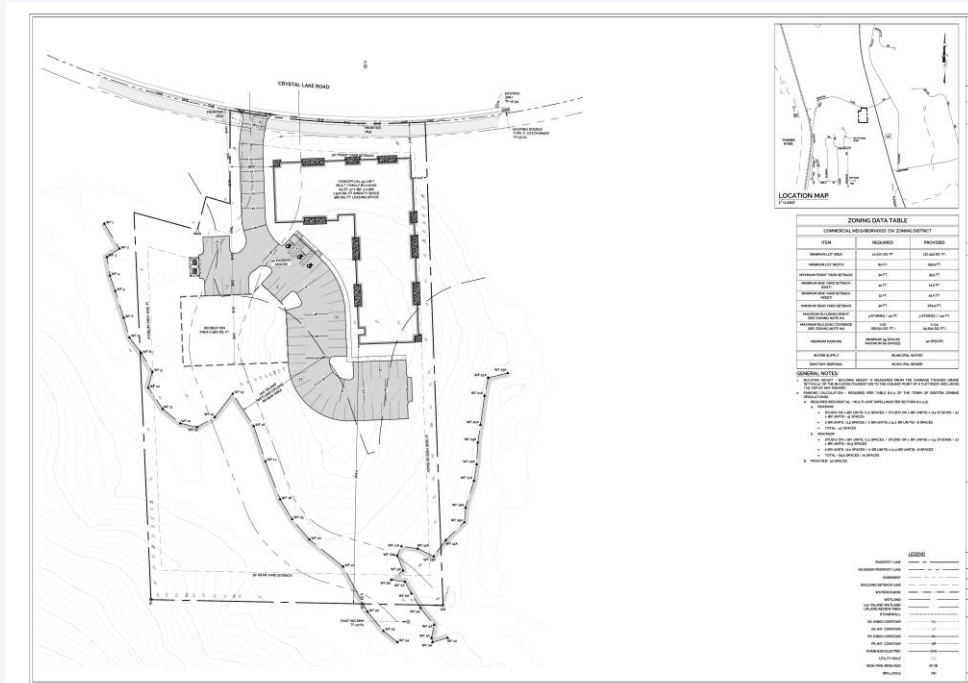


Illustrative conceptual rendering based on supplied site plan and topo.

THE SITE + CURRENT CONCEPT

3.15 ACRES. 45-UNIT ENGINEER CONCEPT.

Engineer concept drawings exist. Buyer input can be incorporated before final approvals.



137,343 SF

SITE

CN

ZONING

3 / <40 FT

STORIES / HEIGHT

50

CONCEPT SPACES

15,622 SF

FOOTPRINT

11.4%

COVERAGE

CURRENT ILLUSTRATIVE PROGRAM

14 studios / 27 one-bedrooms / 4 two-bedrooms

Municipal water + sewer / 1,970 SF amenity / 580 SF leasing

45 UNITS - BUYER INPUT ON THE DRAWINGS

Buyer may put fingerprints on mix, sizing, amenities and plan details before the seller completes approvals.

Concept site plan dated March 25, 2024 by H+H Engineering Associates.

EXISTING ENGINEER CONCEPT

45 UNITS. YOUR FINGERPRINTS.

The 45-unit engineer concept exists. Buyer may refine its mix, sizes, amenities and details.

14

STUDIOS

CONCEPT MIX

27

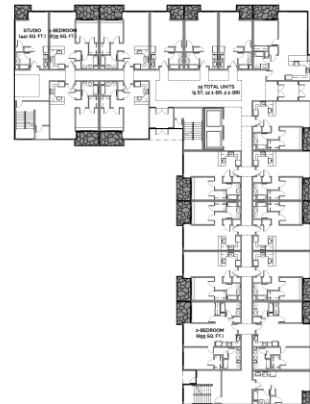
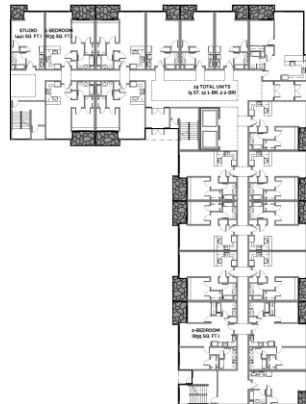
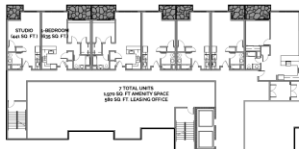
ONE-BEDROOMS

CONCEPT MIX

4

TWO-BEDROOMS

CONCEPT MIX



45 UNITS REMAINS THE PROGRAM

[mix](#) / [sizes](#) / [amenities](#) / [plan details](#)

Seller intends to deliver the mutually agreed 45-unit plan with approvals, as defined in the purchase and sale agreement.

Conceptual floor plans dated March 25, 2024. Areas shown are illustrative and subject to final design and approvals.

LOCATION

ACROSS FROM THE SUB BASE FRONT GATE.

The property's immediate neighbor on the opposite side of Crystal Lake Road.

SUB BASE NEW LONDON FRONT GATE

Directly opposite the subject property



CRYSTAL LAKE ROAD

155 CRYSTAL LAKE ROAD

45-unit engineer concept

Schematic relationship - not to scale

WHY IT MATTERS

Electric Boat

Submarine design, construction
and lifecycle support in Groton.

SUB BASE New London

70+ tenant commands and more than
9,500 military, reserve and civilian personnel.

10,000 ADT

CRYSTAL LAKE ROAD

19,600 ADT

NEARBY CT-12

Seller-supplied CTDOT traffic counts.

IMMEDIATE FRONT-GATE LOCATION

Positioned at the doorstep of SUBASE New London.

Sources: gdeb.com; cnrma.cnrc.navy.mil/Installations/SUBASE-New-London; official SUBASE Getting Here page.

OFFERING FRAMEWORK

PUT YOUR FINGERPRINTS ON THE FINAL APPROVAL.

The 45-unit concept exists. Buyer can put fingerprints on the drawings before approvals.

01

CONTROL

Put the 45-unit opportunity under contract at the \$1,125,000 asking price.

02

SHAPE

Put buyer fingerprints on the existing engineer concept drawings.

03

APPROVE

Seller advances the mutually agreed 45-unit plan through approvals.

OFFERING

\$1,125,000

45-UNIT CONCEPT

3.15-ACRE SITE

MUNICIPAL UTILITIES

BUYER-INPUT WINDOW

APPROVAL DELIVERY

DEAL TEAM

MAX LYMAN

860-876-7766

maxl@lymanre.com

Lyman Real Estate | 1160 Boston Post Road, Westbrook, CT 06498 | 860-887-5000 | LymanRE.com

RON LYMAN

860-884-4666

ronl@lymanre.com

45 UNITS / ACROSS FROM SUB BASE FRONT GATE / \$1,125,000

Engineer concept drawings exist. Buyer input comes before seller-delivered approvals.