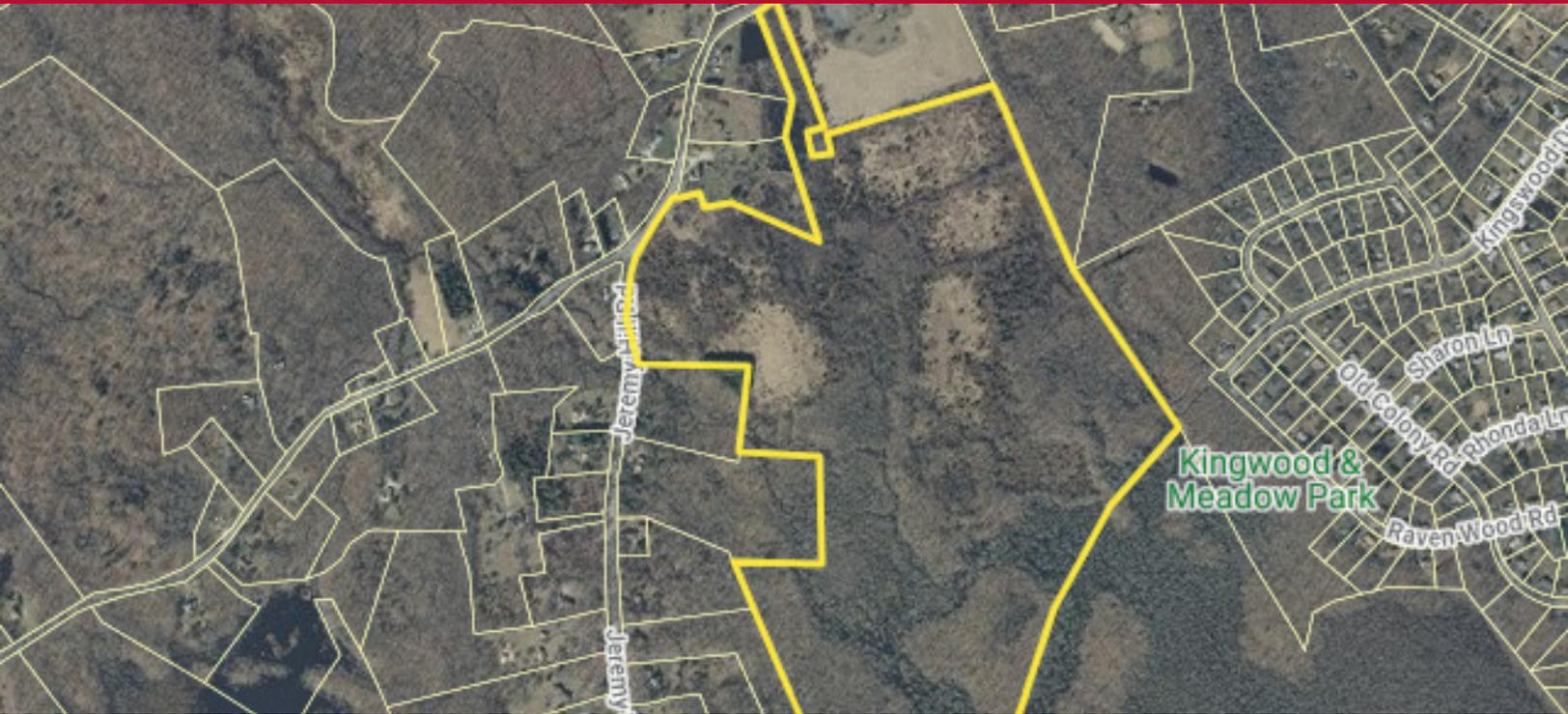


MYSTIC ROAD LAND- NORTH STONINGTON • LAND FOR SALE

MYSTIC ROAD, NORTH STONINGTON, CT 06359



ELITE
COMMERCIAL REAL ESTATE SERVICES
A Veteran Owned Company



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Southeastern Connecticut: 114 acres of residential development land on Mystic Road, North Stonington. Zoned R-60, this expansive property presents a versatile canvas for a subdivision or private estate. Just minutes from the charming town of Mystic and conveniently located near I-95, this parcel offers accessibility and allure. Embrace the potential for a tranquil retreat or a visionary residential development, with the added appeal of nearby golf courses and beaches. Unlock the possibilities of this significant property, where space and opportunity converge in a sought-after location.

PROPERTY HIGHLIGHTS

- 114 acres of residential development land
- Zoned R-60 for versatile development options
- Ideal for subdivision or private estate
- Minutes away from the charming town of Mystic
- Convenient access to I-95 for easy commuting

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	114.26 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	275	2,215	7,505
Total Population	605	4,554	16,105
Average HH Income	\$70,053	\$85,063	\$98,168

HUGH SCHNIP

Senior Director

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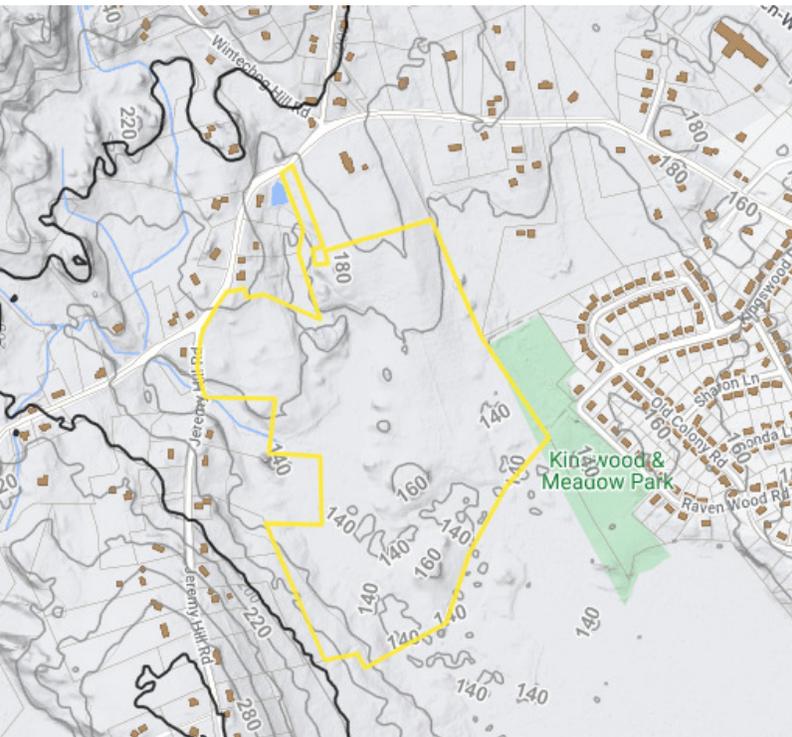
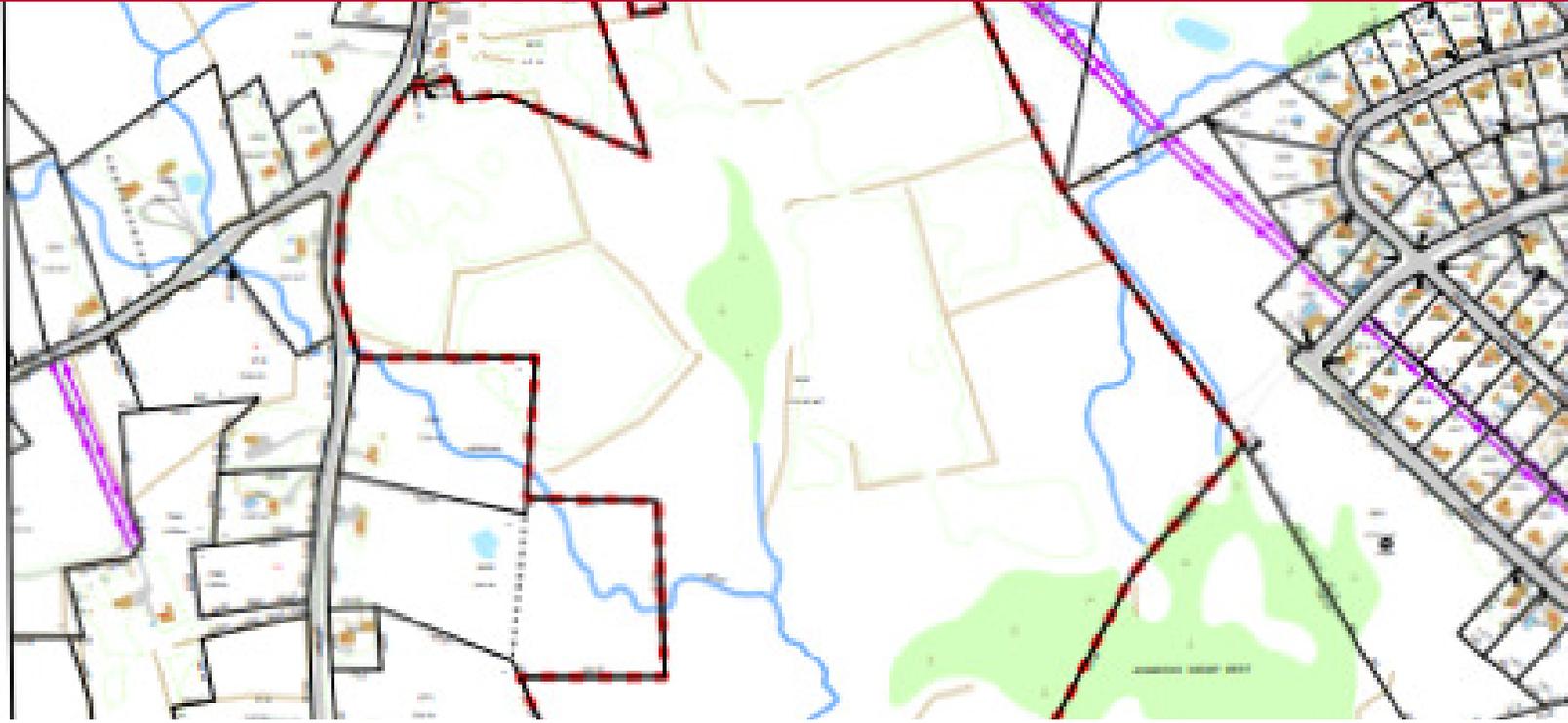
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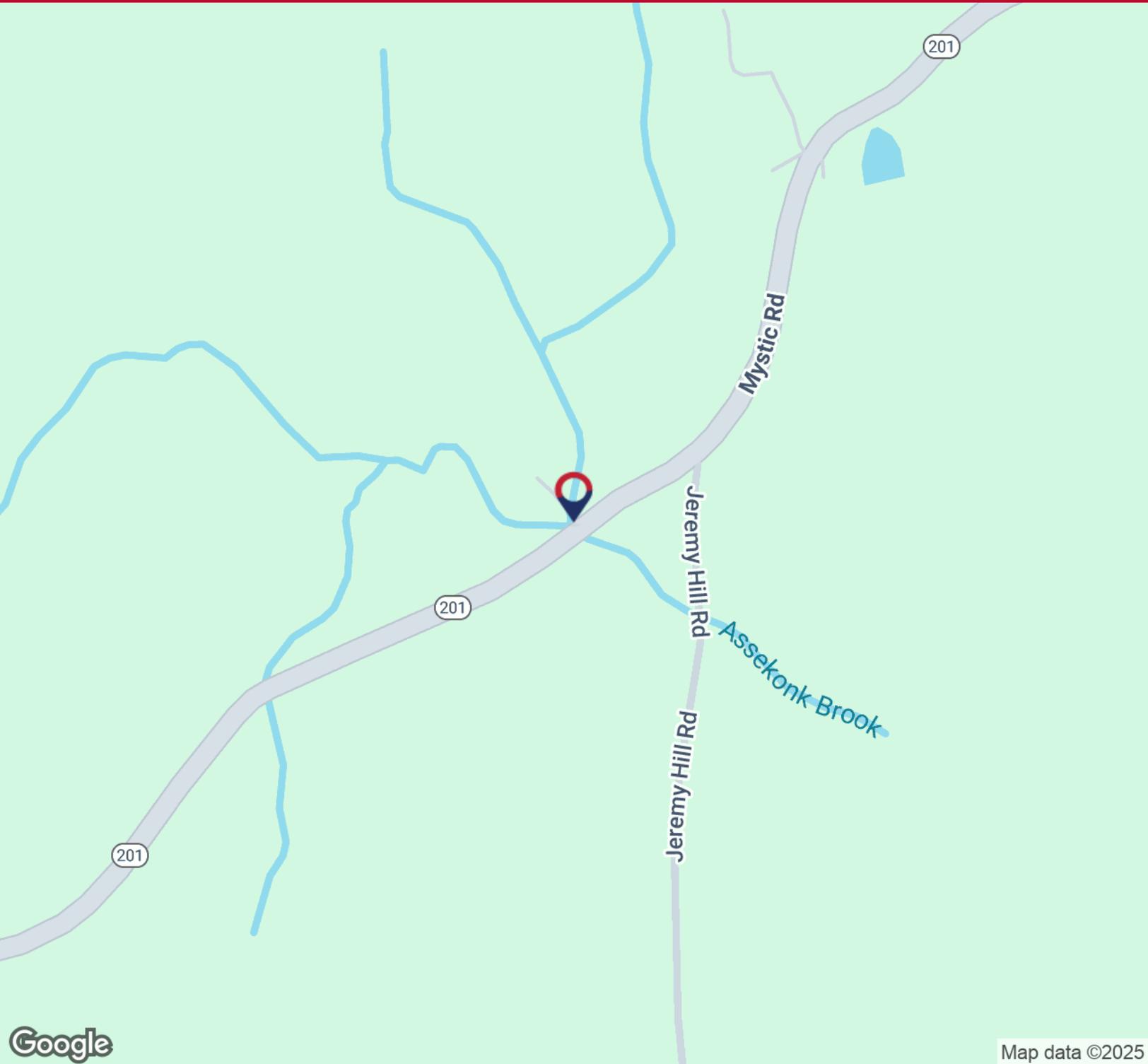
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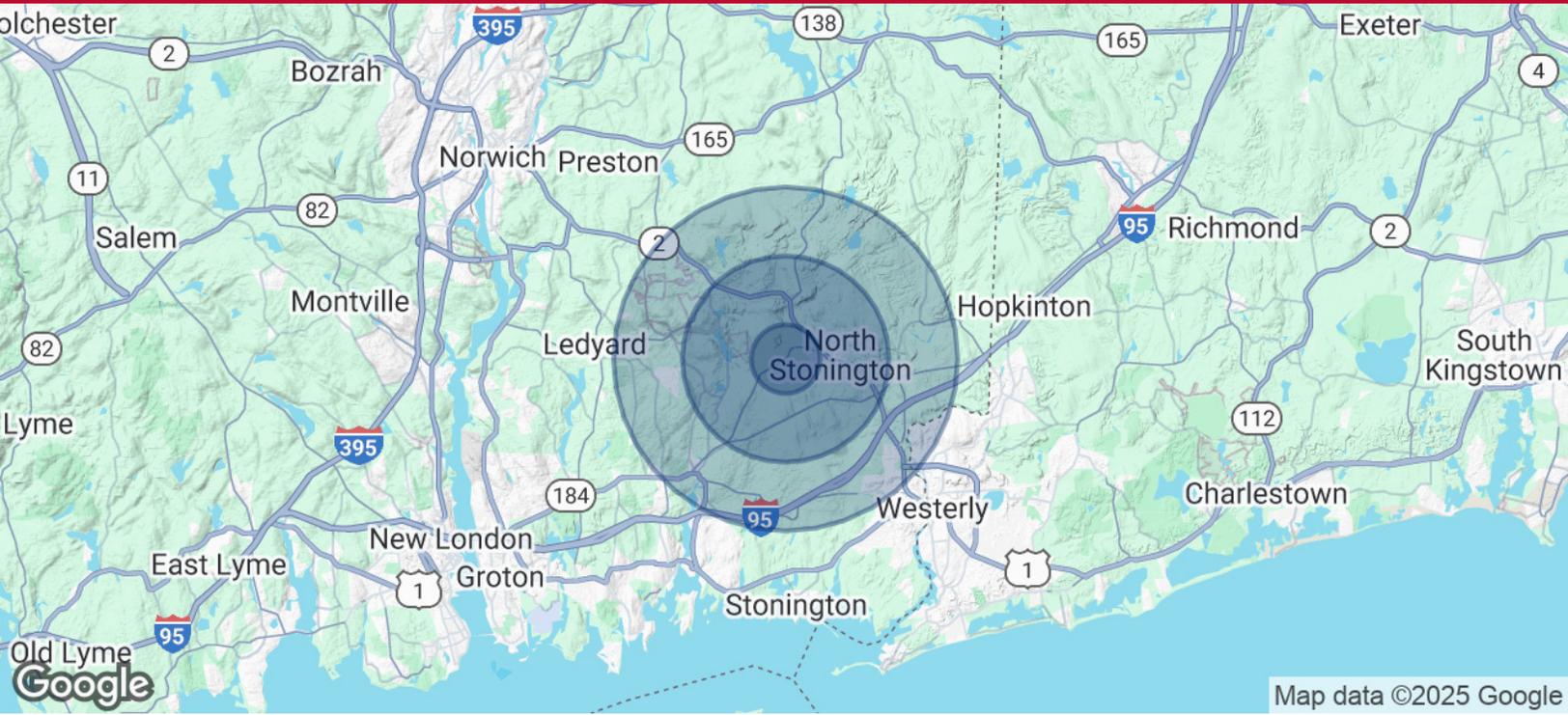
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Map data ©2025 Google

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	605	4,554	16,105
Average Age	51.9	49.7	45.4
Average Age (Male)	56.8	49.2	43.7
Average Age (Female)	50.0	50.1	48.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	275	2,215	7,505
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$70,053	\$85,063	\$98,168
Average House Value	\$266,301	\$275,307	\$286,974

2020 American Community Survey (ACS)

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