

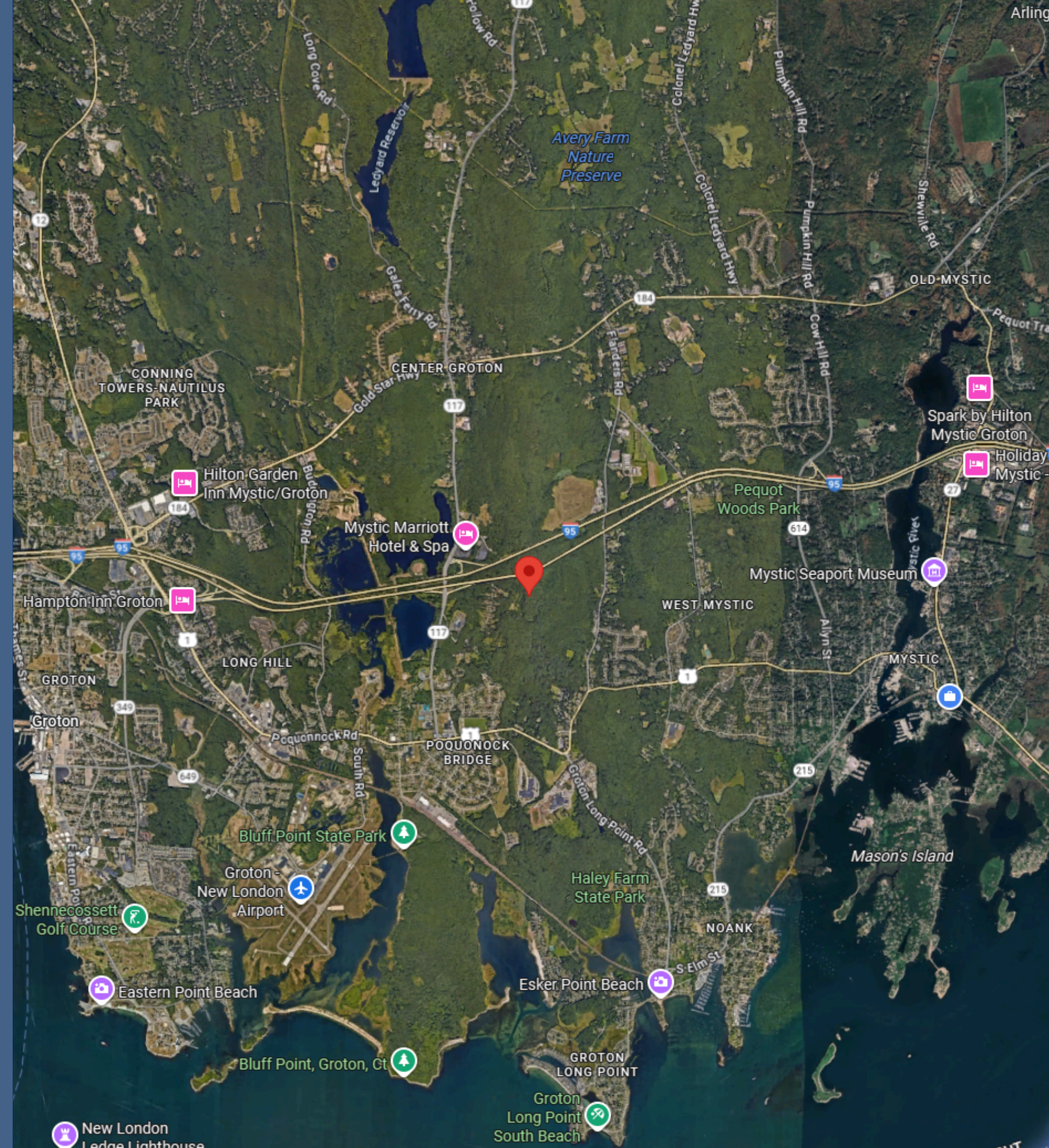
Offering Memorandum

Adjacent to I-95

327-499 Hazelnut, LLC

Groton, CT 06340

168.3 Acres Zoned for Commercial, ,
Industrial or R&D



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MASONS ISLAND

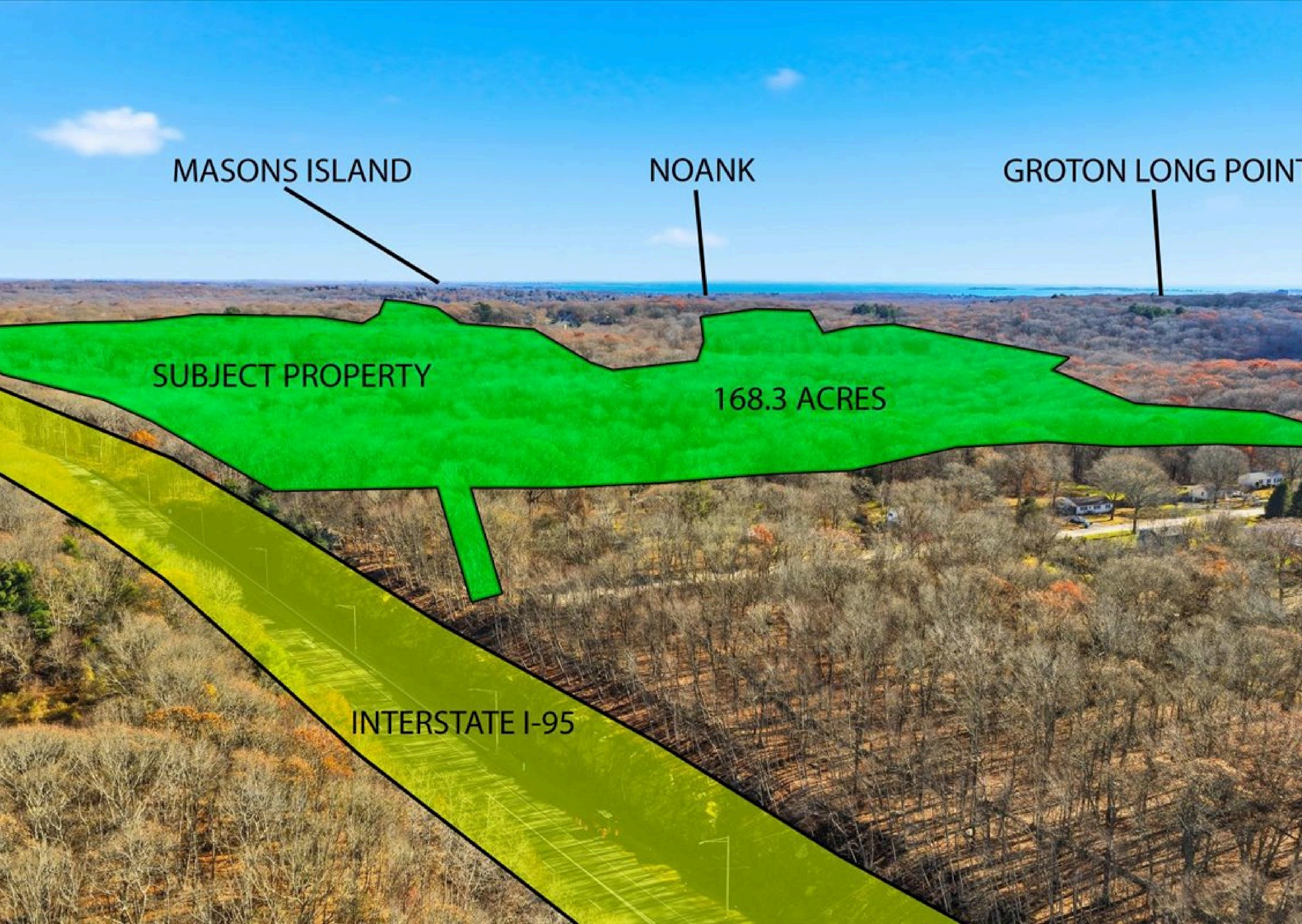
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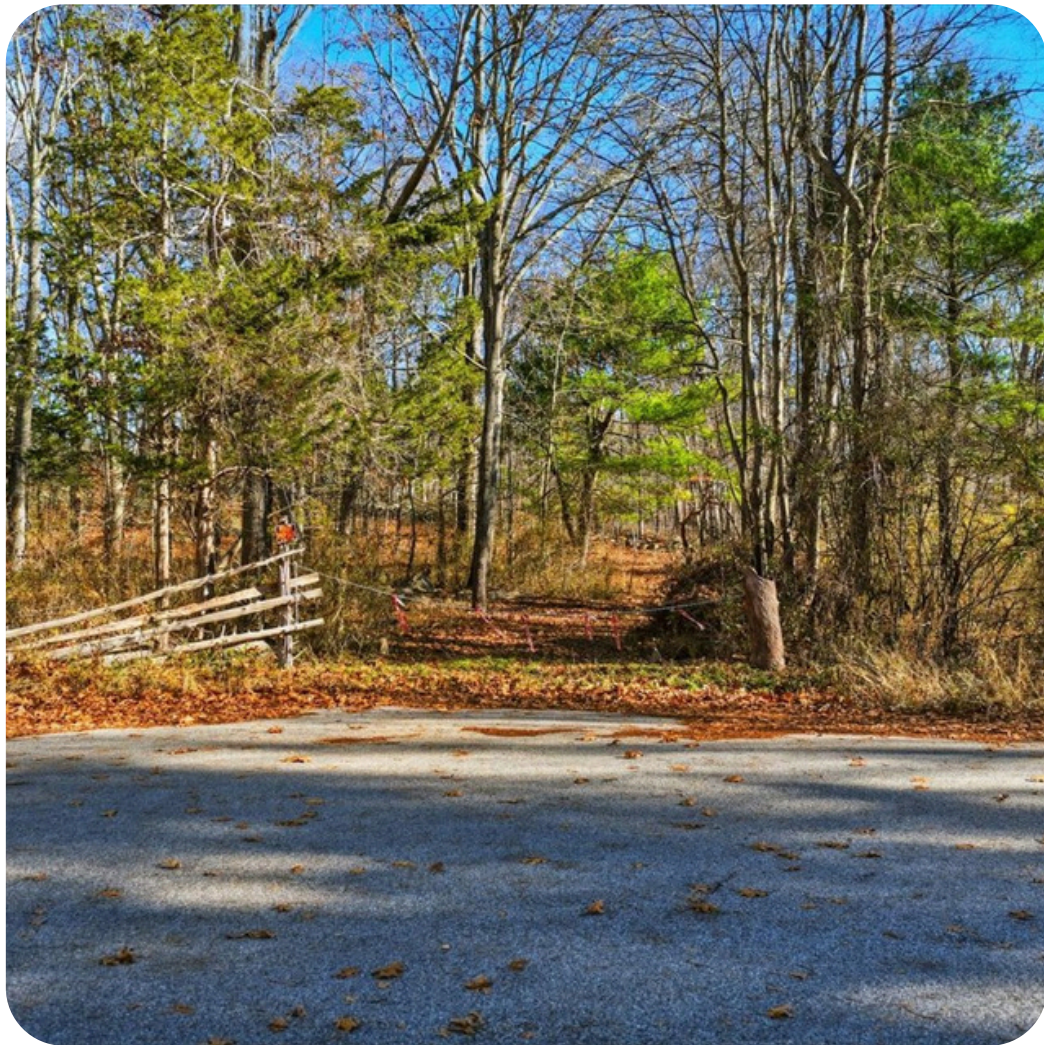
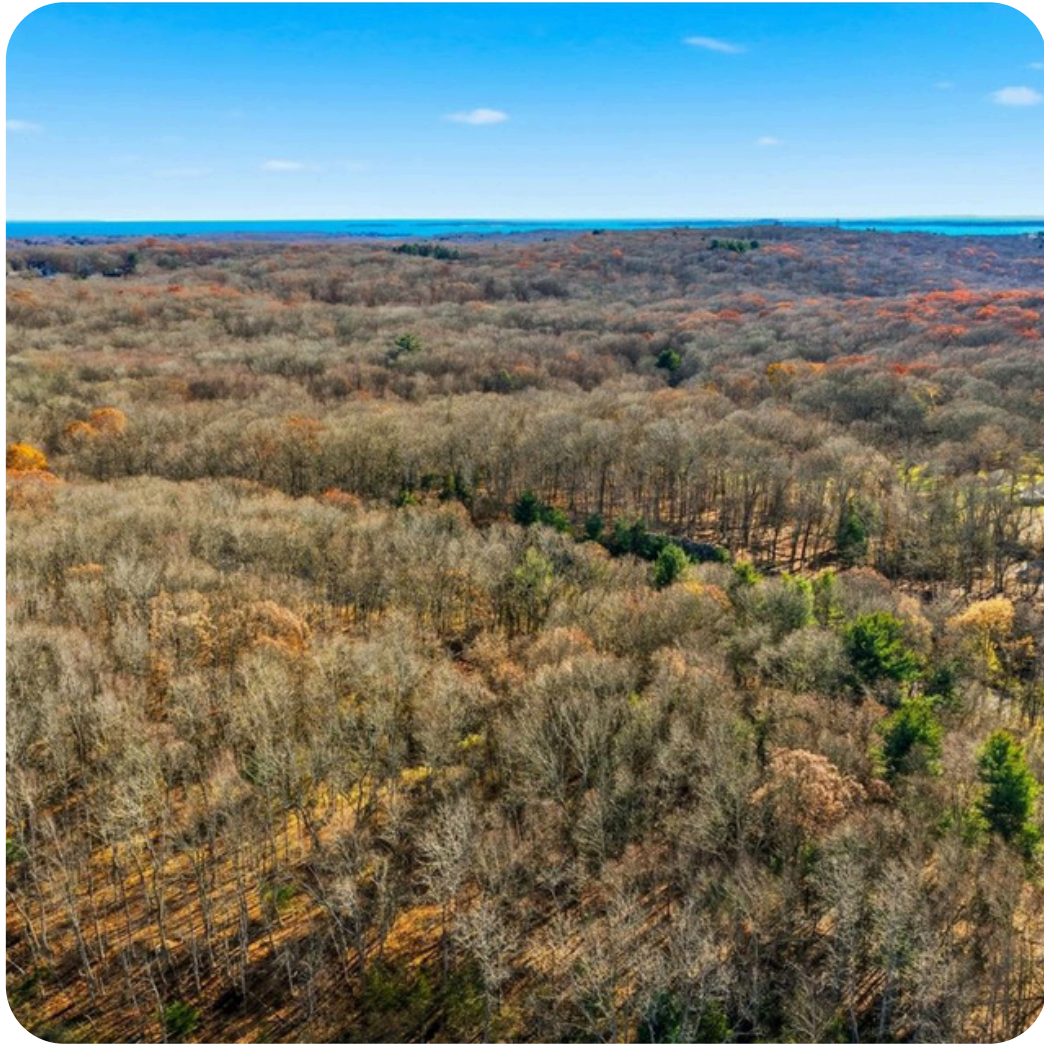
GROTON LONG POIN

SUBJECT PROPERTY

168.3 ACRES

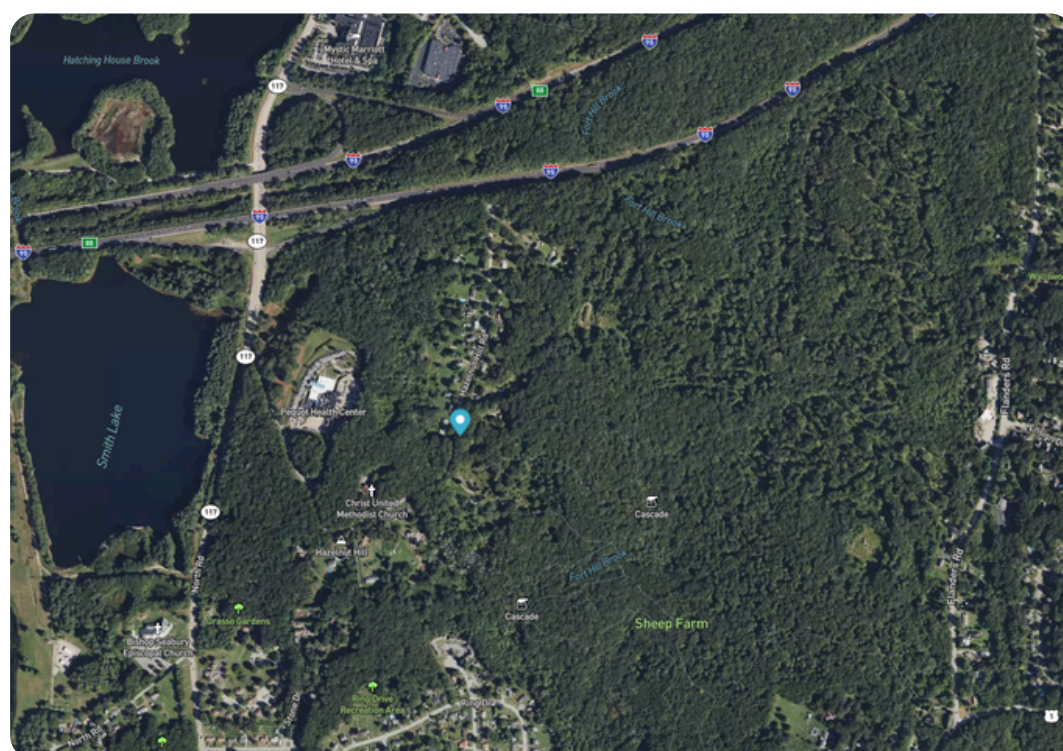
INTERSTATE I-95





Property Summary

Aerial View

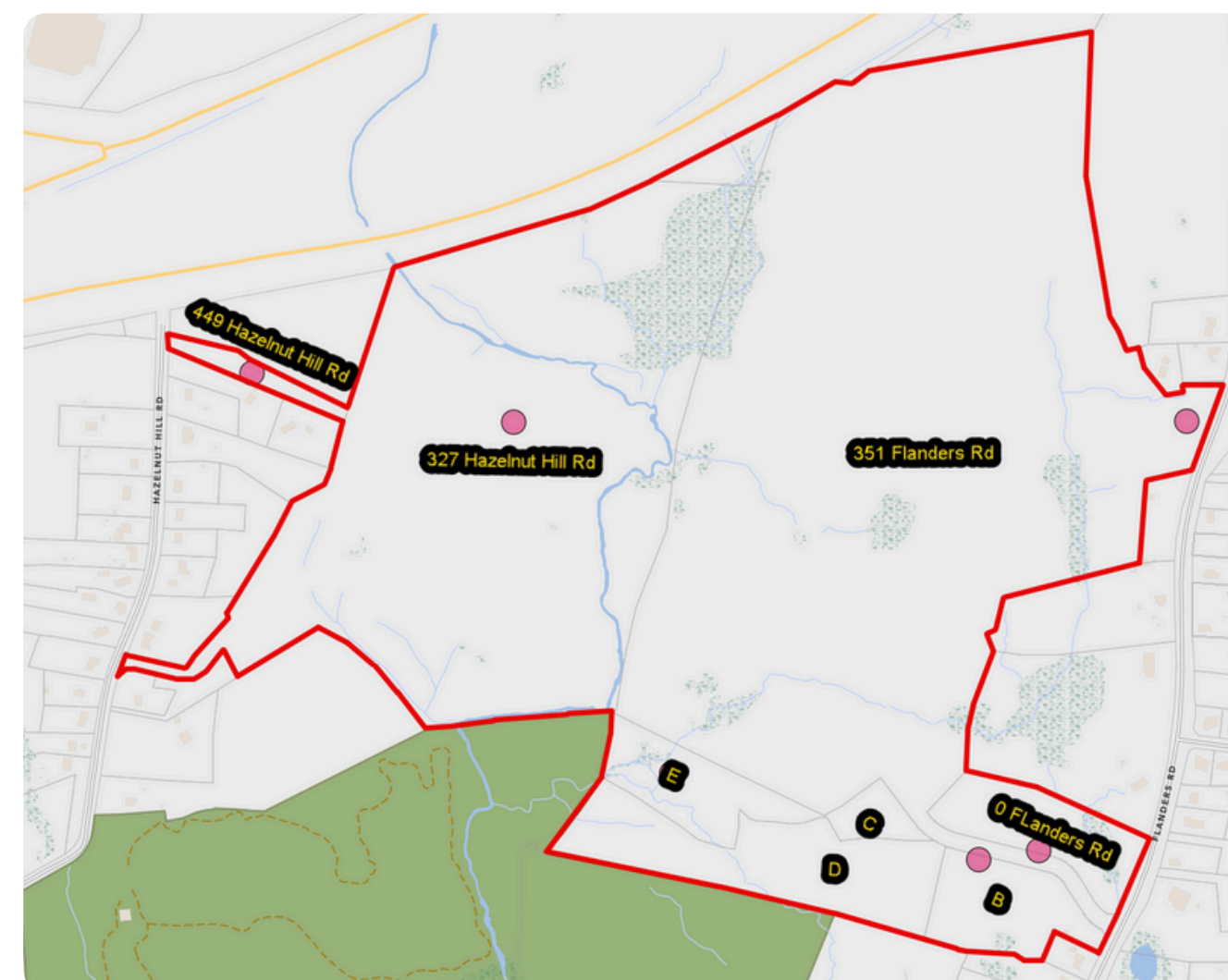


This is a rare opportunity to acquire approximately 168.3 contiguous acres of raw land within Groton's Industrial Moderate (IM) zone. The property, held by 327-449 Hazelnut LLC, consists of multiple parcels with substantial frontage along both Hazelnut Hill Road and Flanders Road, offering strategic access to Interstate 95, Route 1, and the greater Southeastern Connecticut economy. The site is located minutes from Electric Boat, one of the region's largest employers and a national defense contractor, as well as other regional anchors including Pfizer and UCONN-Avery Point. Although a previous data center proposal was declined by the town, the land remains well-positioned for advanced manufacturing, flex-industrial campuses, R&D, or recreational infrastructure.

168.3 Acres

Parcel Summary

Address	Acreage	Assessed Value	Notes
327 Hazelnut Hill Rd	55.68 ac	\$785,100	Largest central parcel
449 Hazelnut Hill Rd	1.14 ac	\$94,800	Corner frontage
351 Flanders Rd	92.36 ac	\$290,700	Deep wooded tract
0 Flanders Rd (Main)	1.165 ac	\$16,300	Access lot
0 Flanders Rd (B)	4.318 ac	\$194,300	Adjacent to larger parcel
0 Flanders Rd (C)	3.839 ac	\$53,800	Narrow parcel with wooded cover
0 Flanders Rd (D)	5.559 ac	\$78,000	Rear wooded lot
0 Flanders Rd (E)	4.219 ac	\$185,400	Tucked interior lot



Zoning Overview

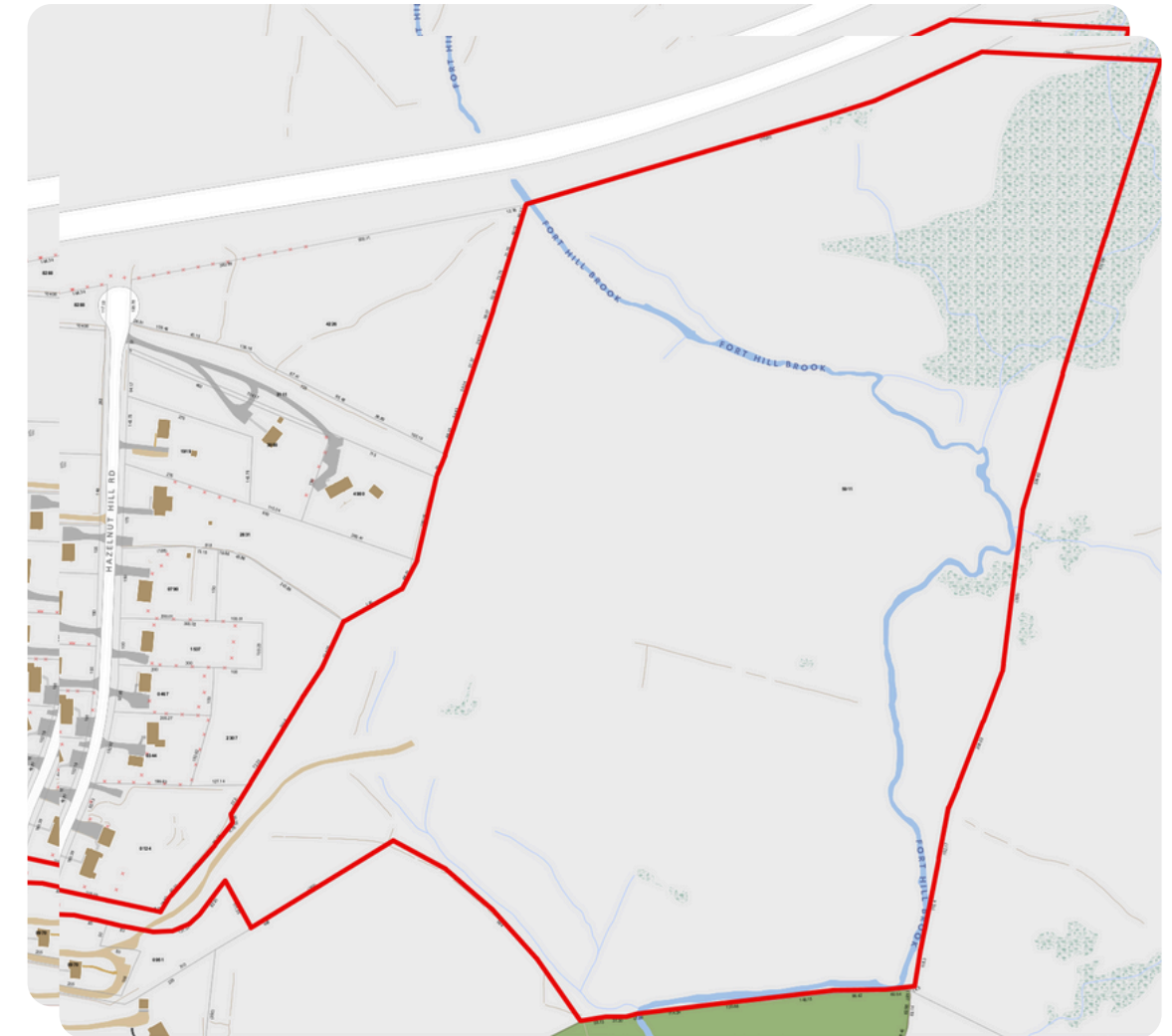
By-Right Uses (Site Plan Required):

- Light manufacturing and assembly
- Warehousing and logistics
- Professional and corporate offices
- Research & development facilities
- Indoor recreation and limited retail showroom (with conditions)
- Data processing and IT services (limited to 12,500 sq ft)

Special Permit Uses:

- Recycling and salvage operations
- Trucking and freight terminals
- Utilities infrastructure expansions
- Certain outdoor commercial recreational uses

327 Hazelnut Hill Rd - 55.68 Acres



449 Hazelnut Hill Rd - 1.14 Acres



Zoning Overview

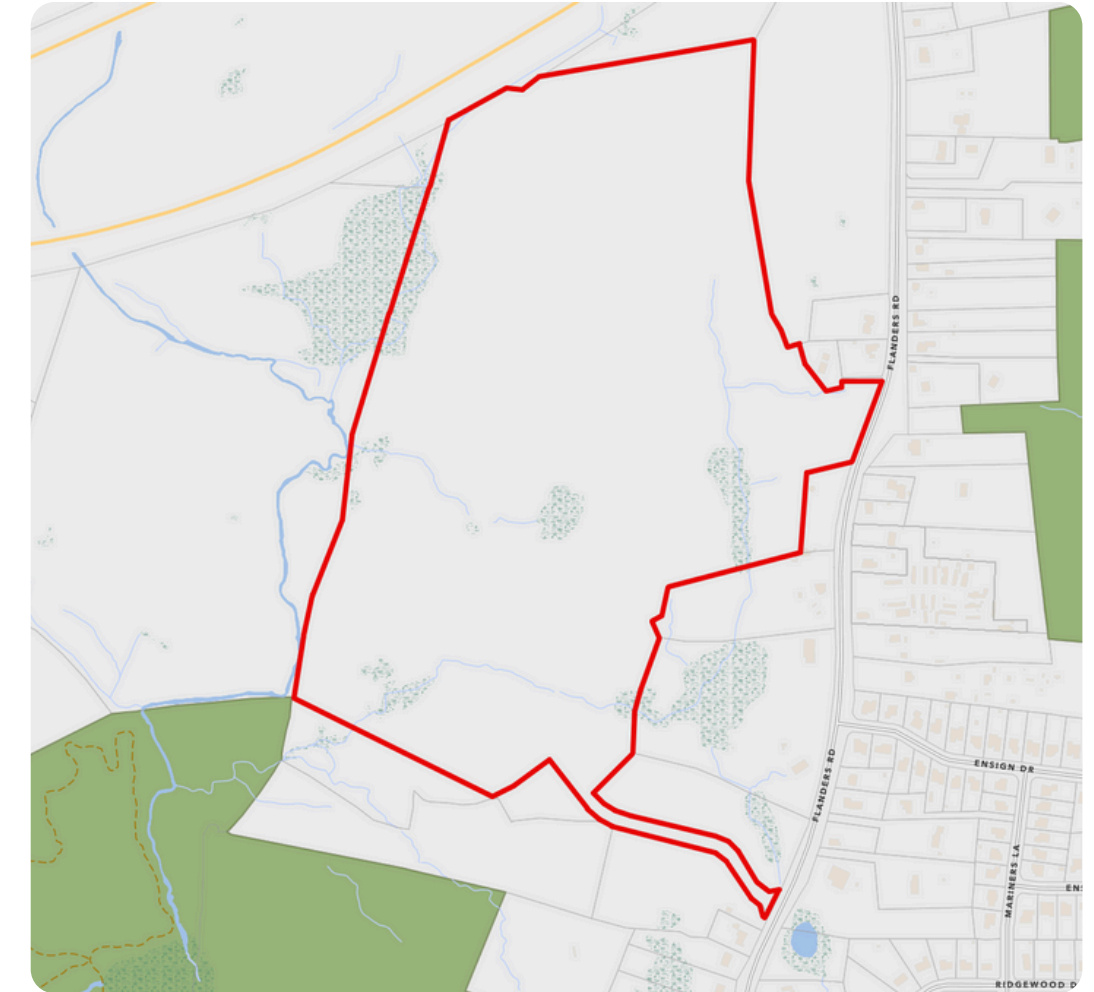
Dimensional Standards (Per Groton Zoning Regulations):

- Minimum Lot Area: 40,000 sq ft
- Minimum Frontage: 150 ft
- Setbacks: Front 50 ft, Side 20 ft, Rear 30 ft
- Max Building Height: 75 ft (additional FAA clearance may apply)
- Max Building Coverage: 50%
- Max Impervious Coverage: 75%
- Parking Setbacks: 20 ft from road, 10 ft from side/rear (unless shared)

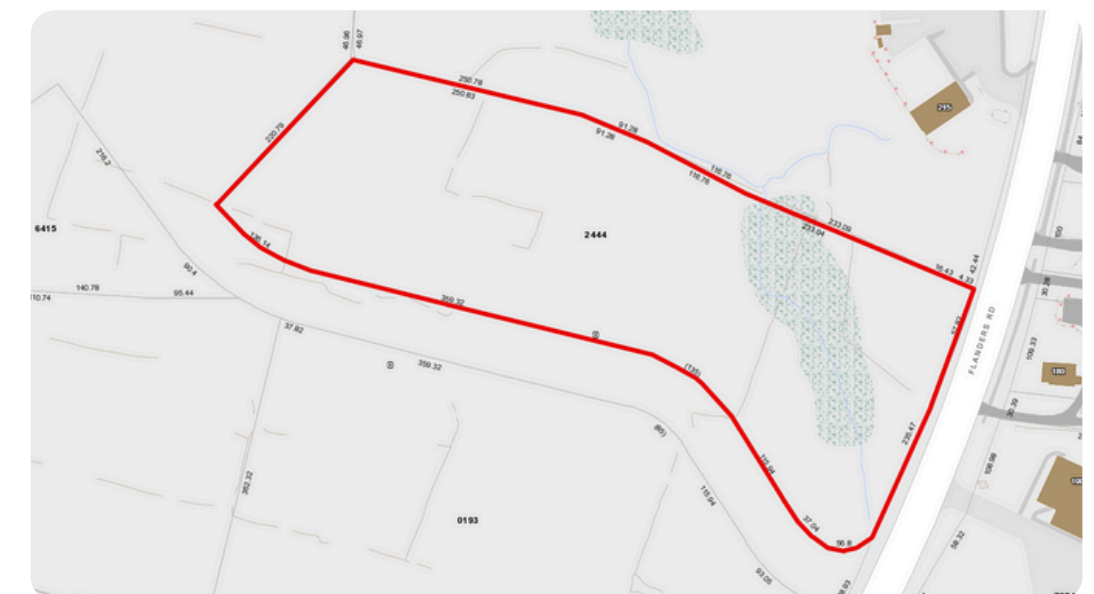
Infrastructure & Site Work Considerations

- **Water/Sewer Extension:** Required; estimated \$2M–\$4M depending on build-out
- **Internal Roads:** Full access loop or spine road will be necessary
- **Engineering:** No A2 survey, deep hole testing, or site studies have been performed
- **Wetlands/Drainage:** Professional delineation and stormwater analysis will be required
- **Utilities:** Overhead electric and telecom likely nearby; formal tie-in planning needed

351 Flanders Rd - 92.26 Acres



0 Flanders Rd (Main) - 1.165 Acres -



Zoning Overview

Site Attributes

- **Topography:** The property features rolling elevation with high points in the central and northwest sections. Terrain ranges from gentle to moderate slopes, offering scenic ridgelines and natural drainage potential. These contours suggest feasible grading for large pads, especially in the southern and central portions.
- **Wetlands & Environmental:** Regulated wetland areas and upland review zones are present primarily in the northern-central parts of the assemblage. Several small streams and wetlands will require appropriate setbacks and likely conservation review. However, large southern and western zones appear less encumbered, offering potential for concentrated development.
- **Road Frontage:** Approx. 100 ft on Hazelnut Hill Rd and over 450 ft on Flanders Rd, with multiple narrow entry points providing access opportunities.
- **Access:** Strategically located near I-95 and Route 1, with potential for high visibility and logistical convenience.
- **Utilities:** No municipal water/sewer onsite. Infrastructure extension required, with electric and telecom assumed available nearby.

O Flanders Rd B - 4.318 Acres



O Flanders Rd C - 3.839 Acres



Zoning Overview

Development Scenarios

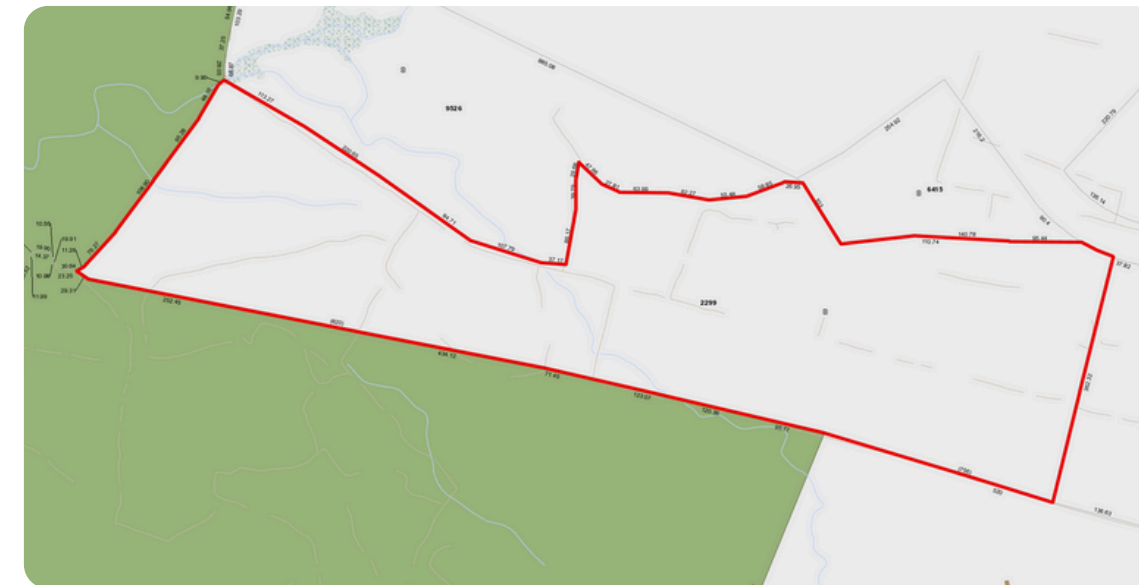
1. Light Industrial Park

- Ideal for multi-tenant or owner-occupied industrial buildings (25,000–60,000 sq ft each)
- Compatible with Groton's advanced manufacturing initiatives and supply chain tenants
- Phased development supported by shared infrastructure
- Road and utility investment required, offset by long-term lease potential

2. Research & Innovation Campus

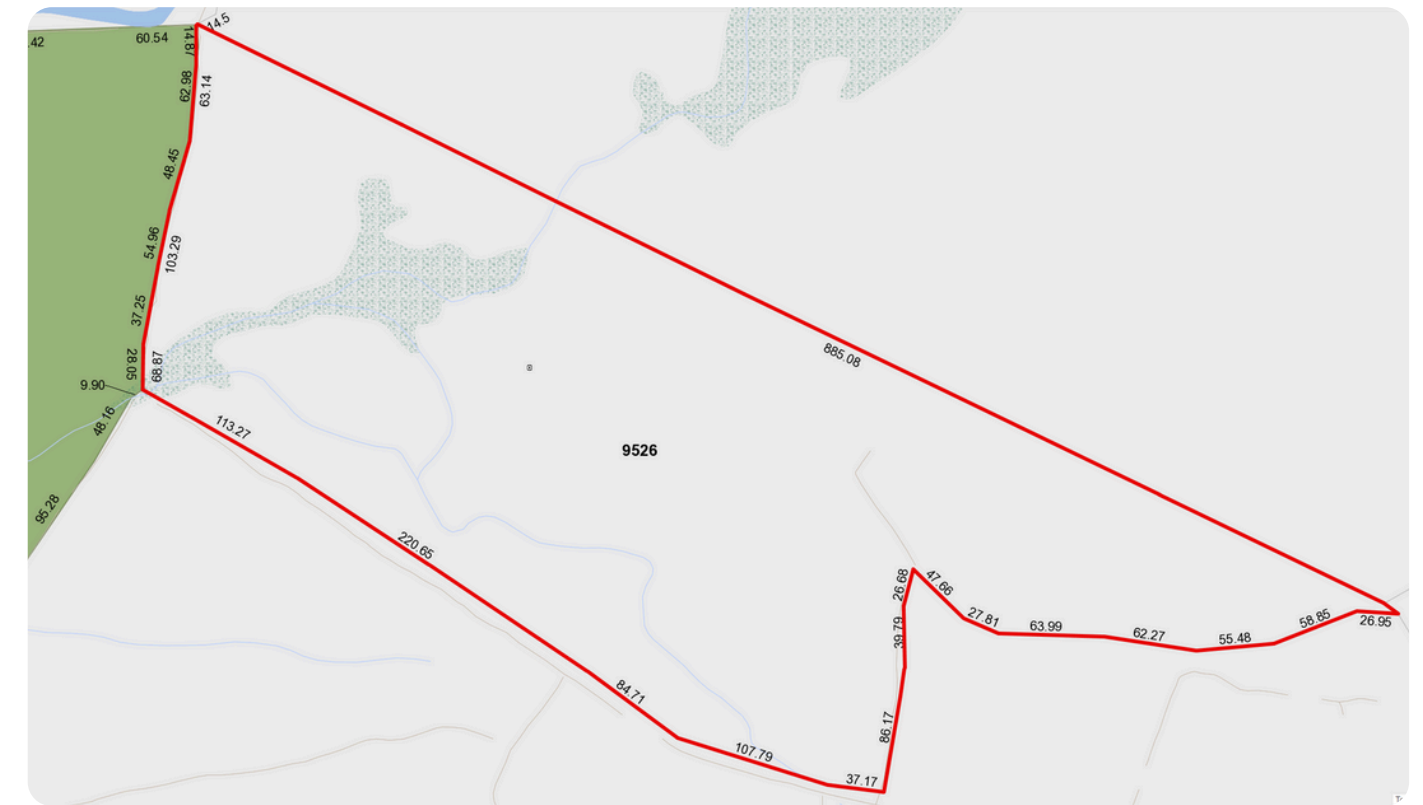
- Supports up to 300,000 sq ft of R&D space and biotech labs
- Targets defense, clean energy, robotics, or marine sciences sectors
- Sustainable campus design opportunities (solar, EV, low-impact development)
- Potential partnerships with UCONN-Avery Point or Electric Boat vendors

0 Flanders Rd (D) - 5.559 Acres -



Zoning Overview

O Flanders Rd (E) - 4.219 Acres



3. Indoor/Outdoor Sports Complex

- Indoor turf or court space (120,000+ sq ft possible); fitness, climbing, or fieldhouse
- Outdoor fields (baseball, soccer, lacrosse) with seasonal lighting
- Subject to special permit and traffic/noise analysis
- Strong draw for regional tournaments and league play

4. Mixed Flex Office / Distribution

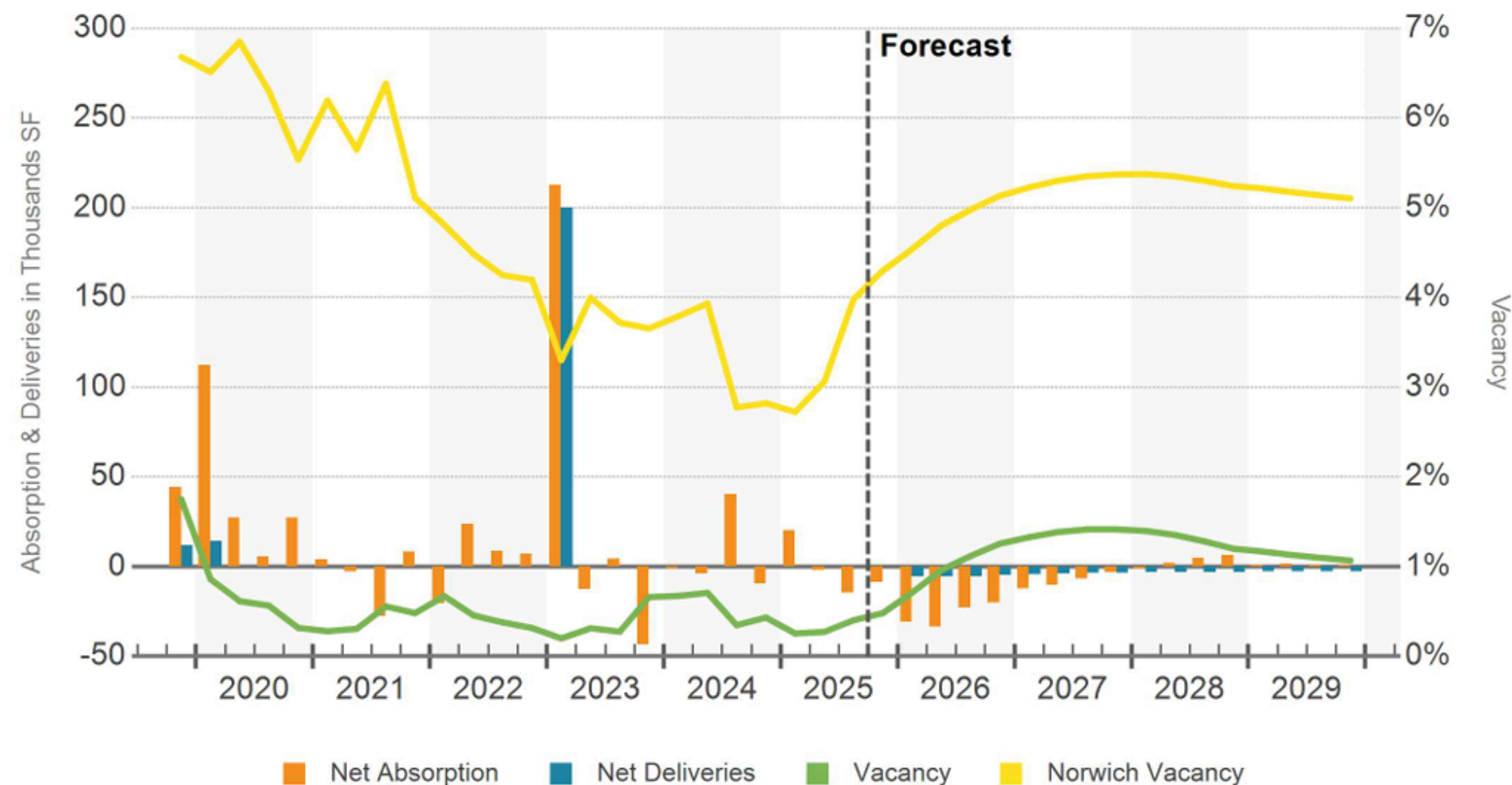
- Hybrid space for small-bay warehousing with attached office suites
- Adaptable for subcontractors supporting EB or regional light manufacturing
- Flexible phasing and market responsiveness

Market & Financial Highlights

The New London industrial submarket has a vacancy rate of 0.4% as of the fourth quarter of 2025. Over the past year, the submarket's vacancy rate has changed by 0.01%, a result of no net delivered space and -1,200 SF of net absorption. New London's vacancy rate of 0.4% compares to the submarket's five-year average of 0.4% and the 10-year average of 1.2%. The New London industrial submarket has roughly 86,000 SF of space listed as available, for an availability rate of 0.8%. As of the fourth quarter of 2025, there is no industrial space under construction in New London. In comparison, the submarket has averaged 86,000 SF of under construction inventory over the past 10 years. The New London industrial submarket contains roughly

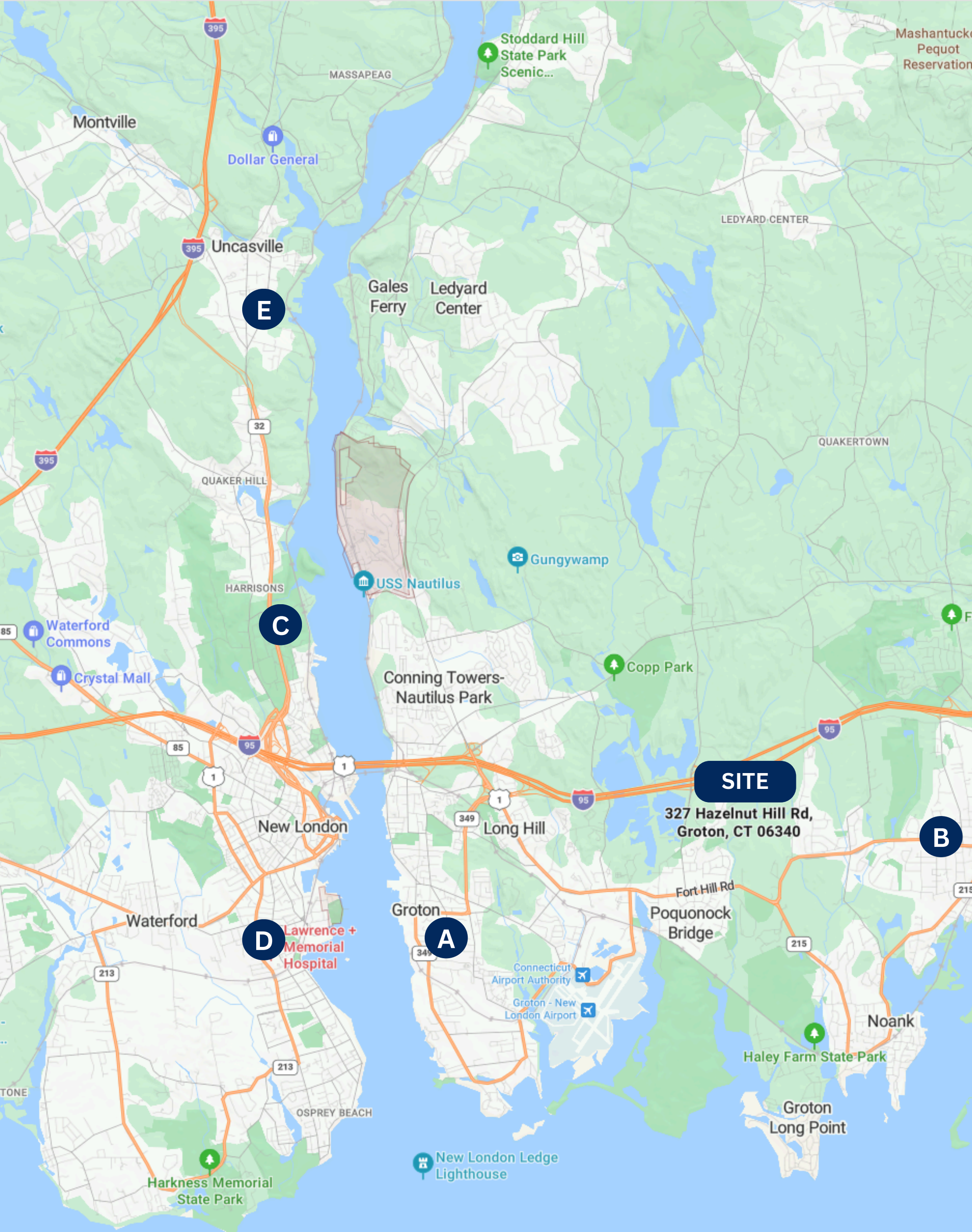
11.2 million SF of inventory. The submarket has approximately 1.6 million SF of logistics inventory, 830,000 SF of flex inventory, and 8.8 million SF of specialized inventory. Market rents in New London are \$11.40/SF. Rents average around \$9.40/SF for logistics buildings, \$12.90/SF for flex properties, and \$11.60/SF for specialized assets. Rents have changed by 1.0% year over year in New London, compared to a change of 1.7% market wide. Market rents have changed by 2.0% in logistics buildings year over year, 2.1% in flex buildings, and 0.8% in specialized buildings. In New London, five-year average annual rent growth is 5.9% and 10-year average annual rent growth is 5.1%.

NET ABSORPTION, NET DELIVERIES & VACANCY



Market & Financial Highlights

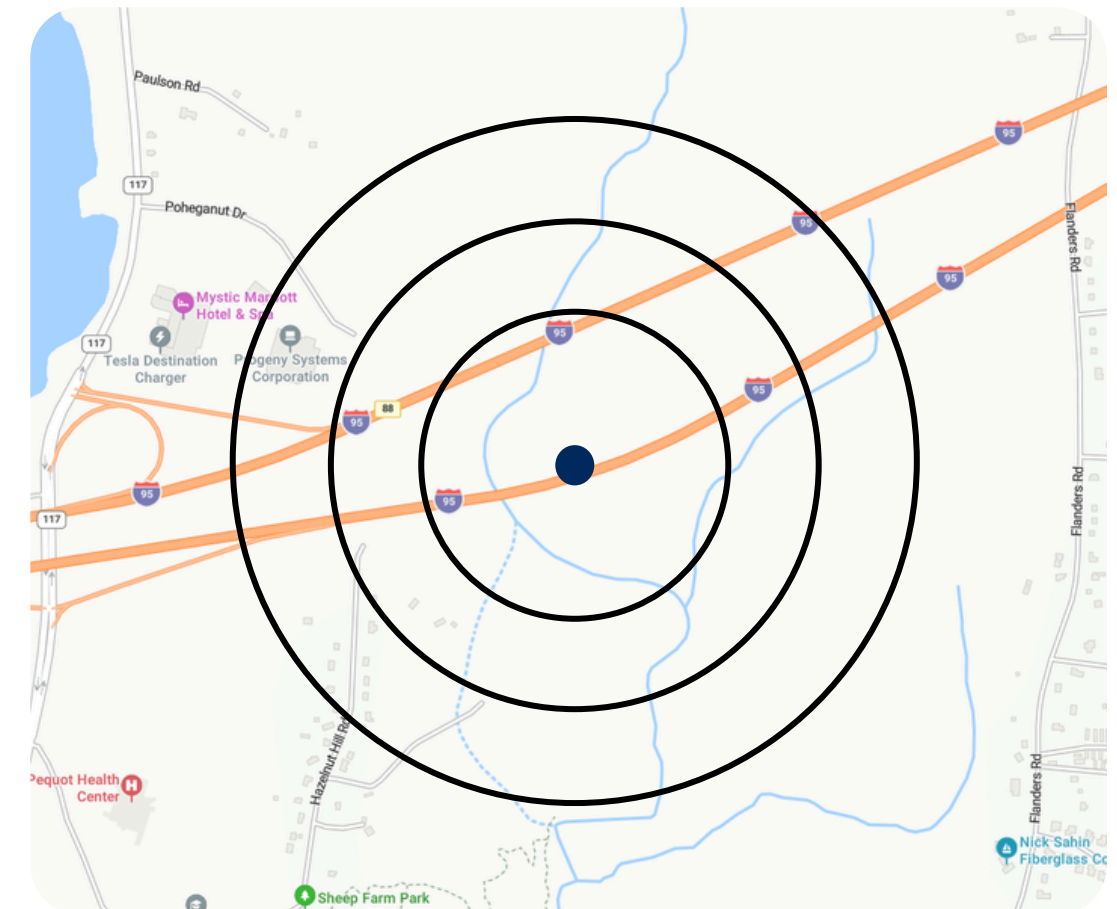
- **Regional Strengths:** Site lies within an economic cluster including:
 - Electric Boat (defense contractor)
 - Pfizer Global R&D
 - UCONN-Avery Point
 - Groton–New London Airport
- **TIF Incentive Potential:** While this assemblage is not confirmed within a current TIF zone, the size and industrial designation may qualify for **project-based TIF support**. Interested parties should contact **Groton Planning & Development Services** regarding potential tax reimbursement or infrastructure cost assistance for qualifying developments.
- **No Known Encumbrances:** No liens, easements, or regulatory violations reported



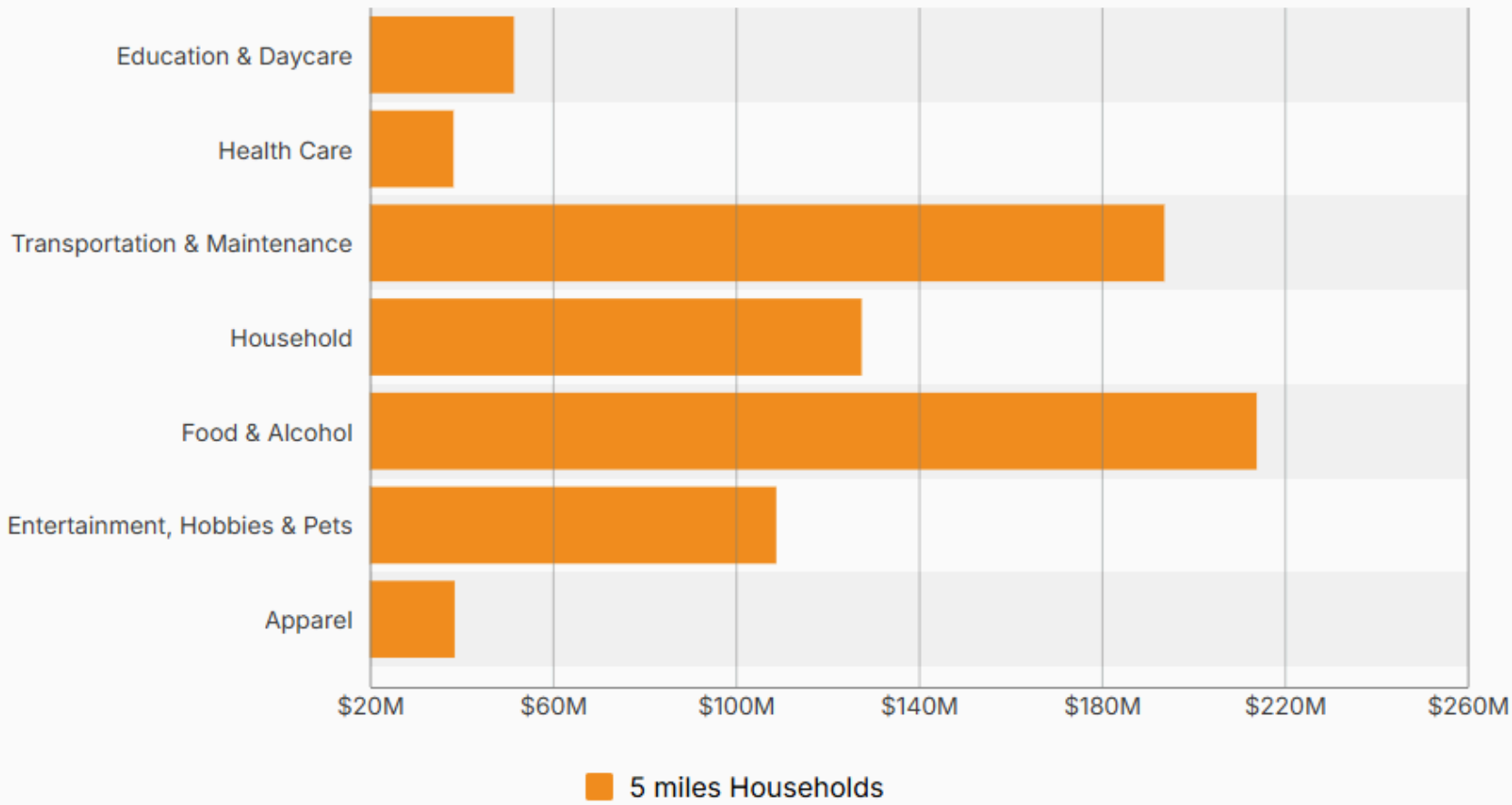
Location

Strategically positioned near Interstate 95, the site offers convenient access to both local amenities and regional transportation routes. Its location provides an attractive setting for residents and businesses seeking connectivity, visibility, and long-term growth opportunities.

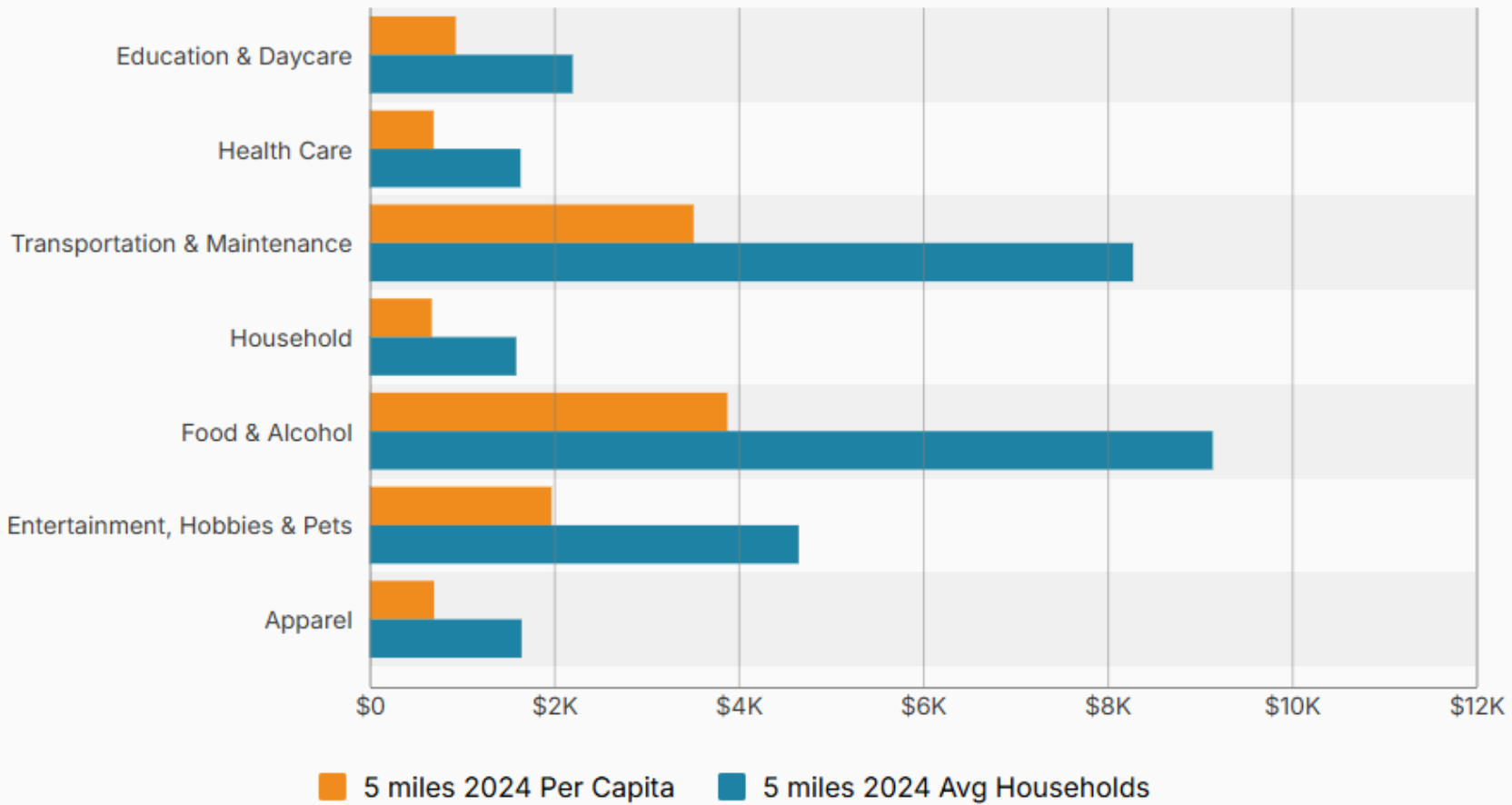
- A** 12 Minute Drive to Electric Boat (Groton)
- B** 12 Minute Drive to Mystic
- C** 13 Minute Drive to Coast Guard Academy
- D** 19 Minute Drive to Lawrence & Memorial Hospital
- E** 24 Minute Drive to Mohegan Sun



Consumer Spending



Per Capita & Avg Household Spending



Daytime Employment

Radius	2 miles			5 miles			10 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industri...	1,943	305	6	26,322	3,078	9	88,504	8,663	10
Trade Transportation & Utili...	162	36	5	3,414	438	8	12,683	1,242	10
Information	20	1	20	1,059	65	16	1,919	153	13
Financial Activities	76	24	3	1,750	393	4	4,619	930	5
Professional & Business Se...	349	68	5	2,691	419	6	10,412	1,183	9
Education & Health Services	597	108	6	5,249	809	6	21,333	2,688	8
Leisure & Hospitality	396	21	19	5,190	359	14	23,926	968	25
Other Services	126	41	3	2,083	460	5	5,375	1,159	5
Public Administration	217	6	36	4,886	135	36	8,237	340	24
Goods-Producing Industries	175	46	4	11,728	253	46	16,820	824	20
Natural Resources & Mining	4	1	4	33	9	4	104	29	4
Construction	112	35	3	614	173	4	2,820	582	5
Manufacturing	59	10	6	11,081	71	156	13,896	213	65
Total	2,118	351	6	38,050	3,331	11	105,324	9,487	11

SOUTHEASTERN CONNECTICUT REGIONAL OVERVIEW

Southeastern Connecticut represents one of the most strategically important corridors in New England. Positioned along Interstate 95 between Boston and New York City, the region is defined by a rare combination of defense manufacturing, biotechnology, maritime industry, higher education, hospitality, and a steadily expanding innovation economy. Groton serves as the central economic anchor of this corridor, benefiting from long-term federal contracts, robust private-sector investment, and a highly skilled workforce that continues to grow in both size and sophistication.

The area blends stability with opportunity. Employers such as Electric Boat, Pfizer, and the U.S. Navy create a foundation of demand that supports engineering, advanced manufacturing, logistics, research, and technical services. At the same time, surrounding towns—including Mystic, Stonington, New London, and Norwich—provide a vibrant mix of tourism, lifestyle amenities, and redevelopment initiatives that further strengthen the regional economy. For developers and investors, Southeastern Connecticut offers both dependable long-term demand and considerable untapped potential for industrial, R&D, and mixed business uses.



GROTON: A LEADING CENTER FOR DEFENSE, TECHNOLOGY, AND MARITIME INDUSTRY

The Town of Groton is widely recognized as the “Submarine Capital of the World” and plays a central role in the nation’s defense infrastructure. Electric Boat, located only minutes from the subject property, is one of the region’s largest employers and continues to expand under multi-decade federal contracts related to the Virginia-class and Columbia-class submarine programs. This ongoing investment has increased demand for industrial land, contractor facilities, housing, and ancillary services throughout Groton and its neighboring communities.

In addition to defense manufacturing, Groton is home to Pfizer’s Global Research & Development headquarters. This facility supports thousands of high-skill professionals across biotech, pharmaceutical research, computational sciences, and clinical innovation. Pfizer’s presence has attracted a network of specialized suppliers, contractors, and research partners, further enhancing the town’s profile as a regional technology hub.

Another major influence is the Naval Submarine Base New London, a critical U.S. Navy installation and the primary submarine base for the Atlantic fleet. The base provides significant military and civilian employment and contributes substantial economic stability to the region. Combined with the academic presence of UConn Avery Point, known for its marine science and maritime studies programs, Groton offers a synergistic environment for advanced manufacturing, ocean technology, engineering, and research-driven enterprises.



Downtown of Area

Beyond Groton, the surrounding municipalities of Stonington, Mystic, New London, and Norwich contribute to a diversified and resilient economic landscape. The region supports multiple interconnected industries, including defense, manufacturing, pharmaceuticals, hospitality, education, professional services, and maritime operations.

This multi-sector environment provides insulation from fluctuations in any single industry and ensures broad workforce availability across technical, skilled, and service positions.

Stonington and Mystic offer nationally recognized tourism and hospitality markets, supporting retail, restaurant, lodging, and recreational sectors. New London serves as a growing hub for higher education, government institutions, and waterfront development, anchored by the U.S. Coast Guard Academy, Connecticut College, and Lawrence + Memorial Hospital. Norwich continues to evolve with mixed-use redevelopment, medical expansion, and steady employment demand supported by major entertainment anchors.

Mohegan Sun and Foxwoods Resort Casino—two of the largest casinos in the United States—create more than 20,000 combined jobs and produce year-round demand across hospitality, food service, retail, entertainment, logistics, and infrastructure support. These facilities draw both regional and national visitors and contribute significantly to the economic strength of Southeastern Connecticut.

The region's infrastructure provides excellent connectivity for industrial, manufacturing, distribution, and research-focused development. Interstate 95 serves as the primary transportation artery along the Eastern Seaboard and offers direct access to Providence, Boston, New Haven, and New York City. U.S. Route 1 and Route 117 provide critical local and regional circulation, supporting commercial, industrial, and residential districts.

Rail service is provided through Amtrak and Shore Line East, with major stations located in nearby New London. The Port of New London supports maritime shipping, offshore wind staging, and industrial logistics activities. Nearby airports include Groton–New London Airport for general aviation and corporate use, T.F. Green International Airport in Rhode Island, and Bradley International Airport north of Hartford.

This combination of highway, rail, maritime, and air transportation positions the region to support a wide range of business operations, including advanced manufacturing, defense contracting, research and development, warehousing, and multi-tenant industrial uses.



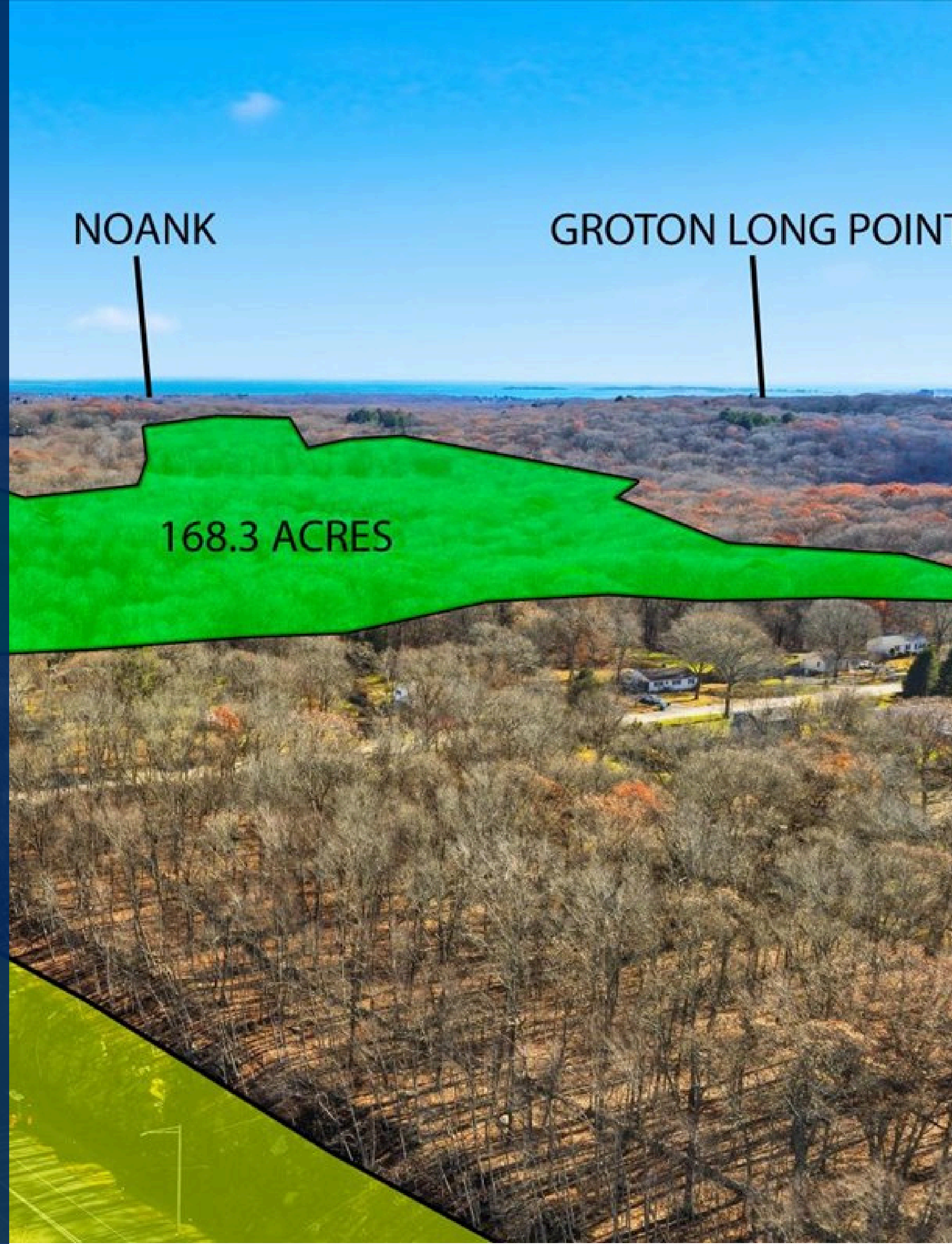
327-499 Hazelnut, LLC
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REGIONAL POSITIONING OF THE 168.3-ACRE IM-ZONED SITE

REGIONAL POSITIONING OF THE 168.3-ACRE IM-ZONED SITE

The subject property represents one of the largest remaining contiguous land holdings in Groton within the Industrial Moderate (IM) zone. With extensive frontage along Hazelnut Hill Road and Flanders Road, and immediate proximity to Interstate 95, the land is ideally suited for industrial, manufacturing, research, logistics, and technology-based uses. Its location near Electric Boat, Pfizer, UConn Avery Point, and the Naval Submarine Base provides unmatched access to skilled labor, major employers, and long-term federal and private investment. The site's scale and configuration offer flexibility for development concepts ranging from advanced manufacturing campuses and defense-support facilities to research centers, flex-industrial parks, distribution hubs, or recreation-integrated uses. As Southeastern Connecticut continues to grow and evolve, this parcel stands out as a uniquely positioned opportunity within a high-demand industrial corridor.

INTERSTATE I-95



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Real Estate Offering Memorandum

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