

WILLIAM RAVEIS

COMMERCIAL

269 Flanders Rd, Lot 1B, East Lyme, CT

Prime Land with High Visibility to Interstate 95

OFFERED AT \$899,000

INVESTOR ALERT - Prime Commercial Land with wide array of zoning options including DRIVE THRU

Positioned for exceptional visibility and access, this 1.66-acre parcel of prime commercial land sits just off Interstate 95, with 450+ feet of frontage along I-95 Exit 74 Northbound on-ramp and 300+ feet along King Arthur Drive.

The site offers excellent utility infrastructure-including electric, telephone, cable, natural gas, municipal water and sewer-along with streetlights, hydrants, storm drainage, sidewalks and curbs already in place. The property provides ample space for parking and development flexibility, supported by a daily traffic count of 16,500 vehicles on Flanders Road. Surrounded by National and Regional commercial growth including Costco, Stop & Shop, Starbucks, Dollar General, and The Sound and Cove at Gateway Commons, reinforcing the area's strong economic momentum.

Zoning regulations allow for a wide range of uses, including but not limited to, drive-thru operations, business offices, hotel, retail, personal care, childcare, private education, indoor recreation, veterinary clinic, car wash and more.

Whether for investment or development, this high-exposure, well-suited parcel delivers an exceptional opportunity in a fast-growing commercial corridor.

SITE INFO

- * 1.66 acres
- * Zoning: CA Commercial
- * 450+ feet frontage along I-95 Exit 74 NB on-ramp and 300+ feet along King Arthur Drive

UTILITIES AVAILABLE

- * Electricity
- * Municipal Water/Sewer
- * Cable/Telephone
- * Natural Gas
- * Streetlights
- * Fire Hydrants
- * Storm Drainage
- * Sidewalks/Curbs

PROJECTED TAX INFO

- * 2026 Assessment: \$609,000 (estimated)
- * 2026 Taxes: \$17,113 (estimated)
- * 2026 Mill Rate: 28.10



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