

SPRAGUE - HIGH STREET • LAND FOR SALE

245 HIGH STREET, SPRAGUE, CT 06330



PROPERTY DESCRIPTION

Discover an exceptional opportunity for residential investment with this prime property at 245 High Street, Sprague, CT. Boasting R80 zoning, the expansive land parcel offers limitless potential for development in the thriving Eastern Connecticut region. This sought-after location presents a promising canvas for creating a distinctive residential community, allowing investors to transform their vision into reality. Embrace the chance to capitalize on the property's prime zoning and desirable Eastern Connecticut setting, setting the stage for a successful residential venture. With its strategic positioning and R80 zoning and near city water/sewer this property stands as a valuable prospect for astute residential investors.

PROPERTY HIGHLIGHTS

- - Zoned R80 for versatile residential development opportunities
- - Expansive land parcel offering ample space for a variety of projects
- - Prime location in the thriving Eastern Connecticut area
- - Potential for creating a distinctive residential community

OFFERING SUMMARY

Sale Price:	\$180,000
Lot Size:	25.5 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	55	272	600
Total Population	139	685	1,506
Average HH Income	\$92,267	\$94,155	\$99,640

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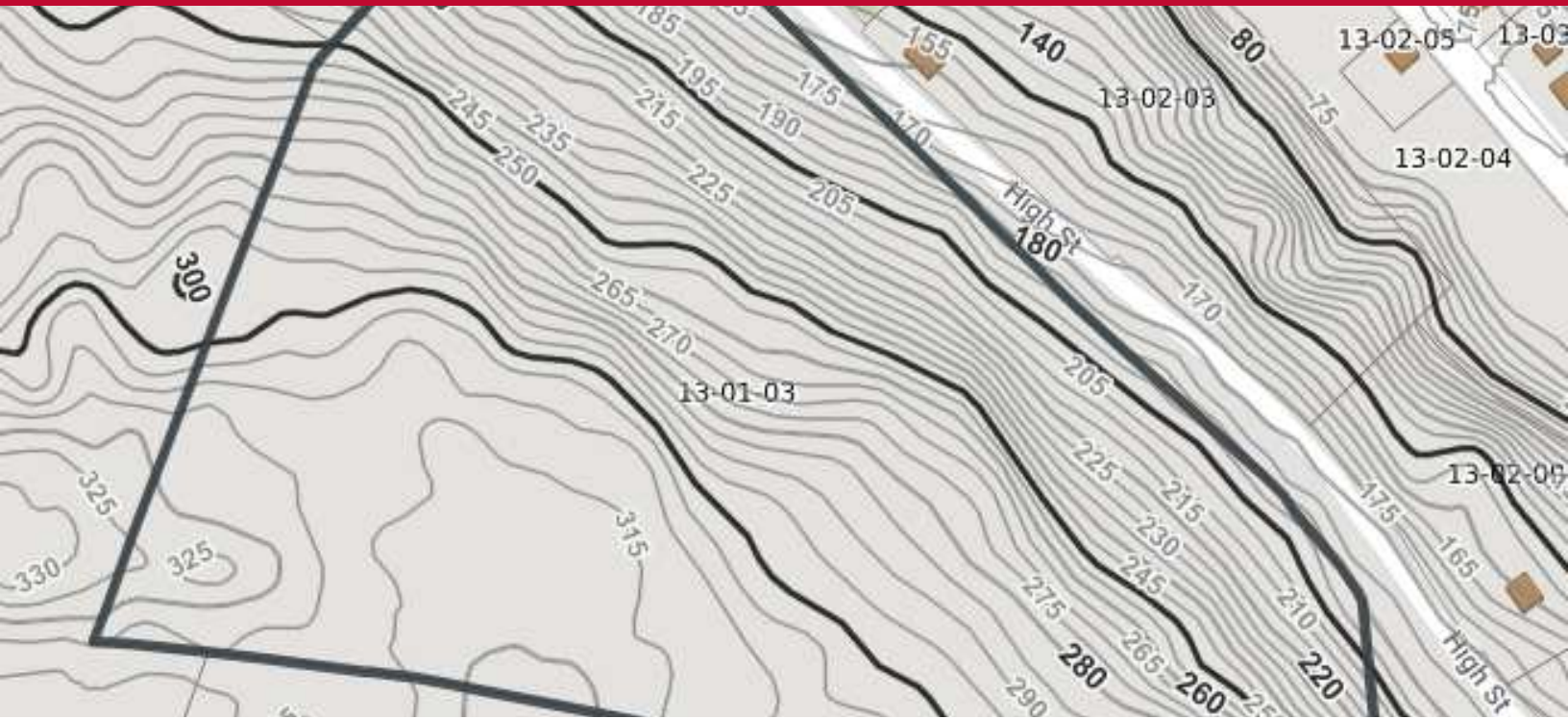
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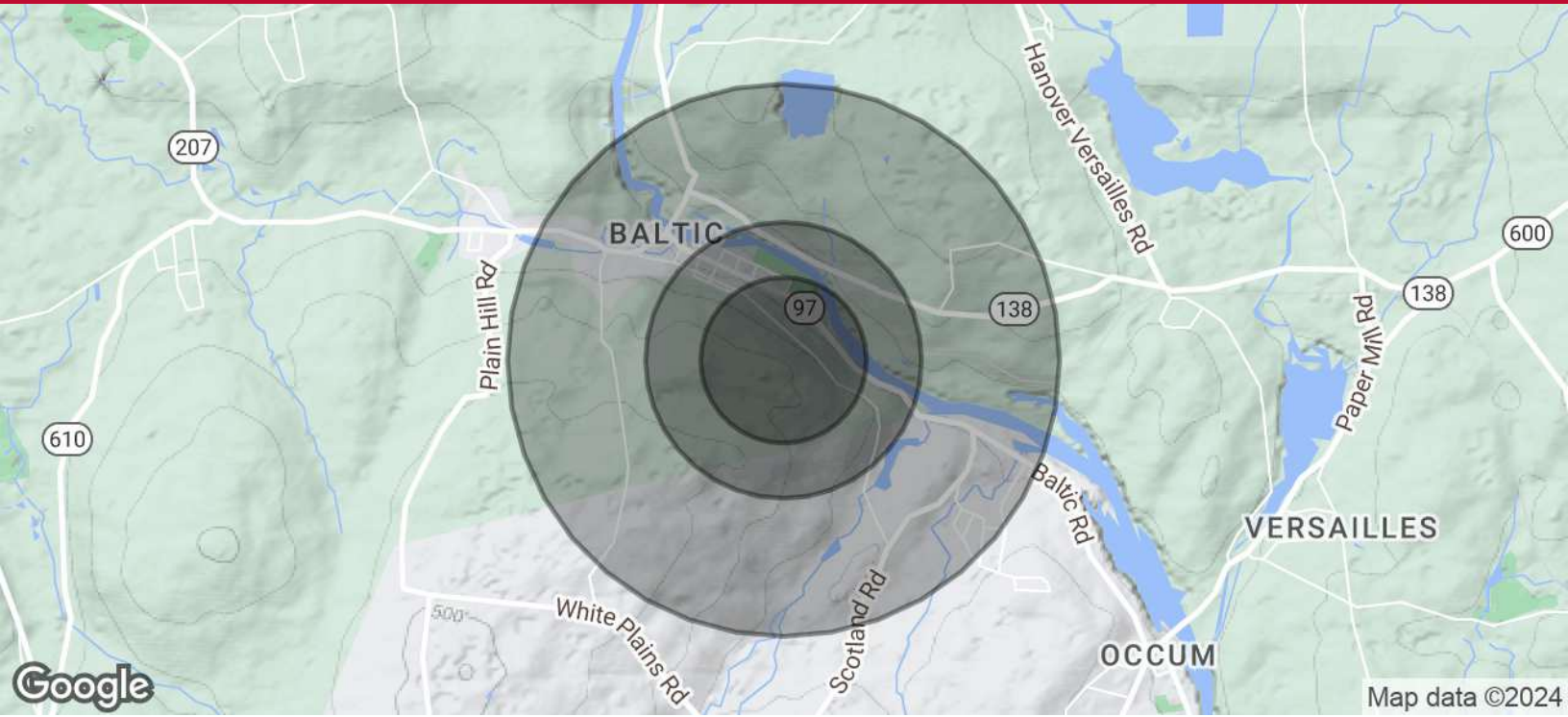
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	139	685	1,506
Average Age	36	36	39
Average Age (Male)	36	36	39
Average Age (Female)	36	36	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	55	272	600
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$92,267	\$94,155	\$99,640
Average House Value	\$253,688	\$257,486	\$275,208

Demographics data derived from AlphaMap

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