

# Sullivan Farm, Route 1 106-Acre Development Site

Guilford, Connecticut

Price Undisclosed



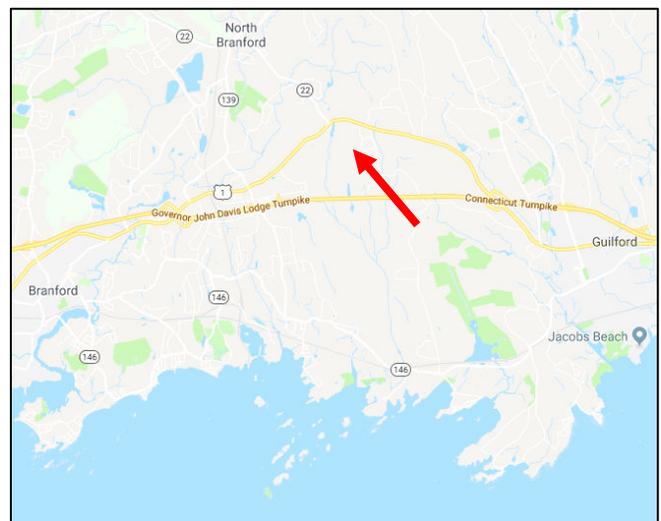
**ACADEMIC**  
CO-REALTY SERVICES



## 106-Acre Development Site, Guilford, CT

Academic co-Realty Services presents a unique development opportunity on Route 1 in Guilford, Connecticut. The property consists of four lots measuring 106 acres, with over 1,700 feet of frontage on the south side of Boston Post Road. Most of the property is zoned MU / C1 which allows most uses, including medical, financial, hospitality, office, place of worship, research lab, recreational facilities, schools, and wind farm. MU / C1 zoning also provides for 55+ residential development and some retail - 6 units per acre allowed.

This property contains the second highest shoreline elevation between Boston and New York City, offering commanding views of the Long Island Sound. It is one of the largest available parcels to the south of Route 1 along the Connecticut shoreline. Survey maps are available for the property.



For more information, contact:

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