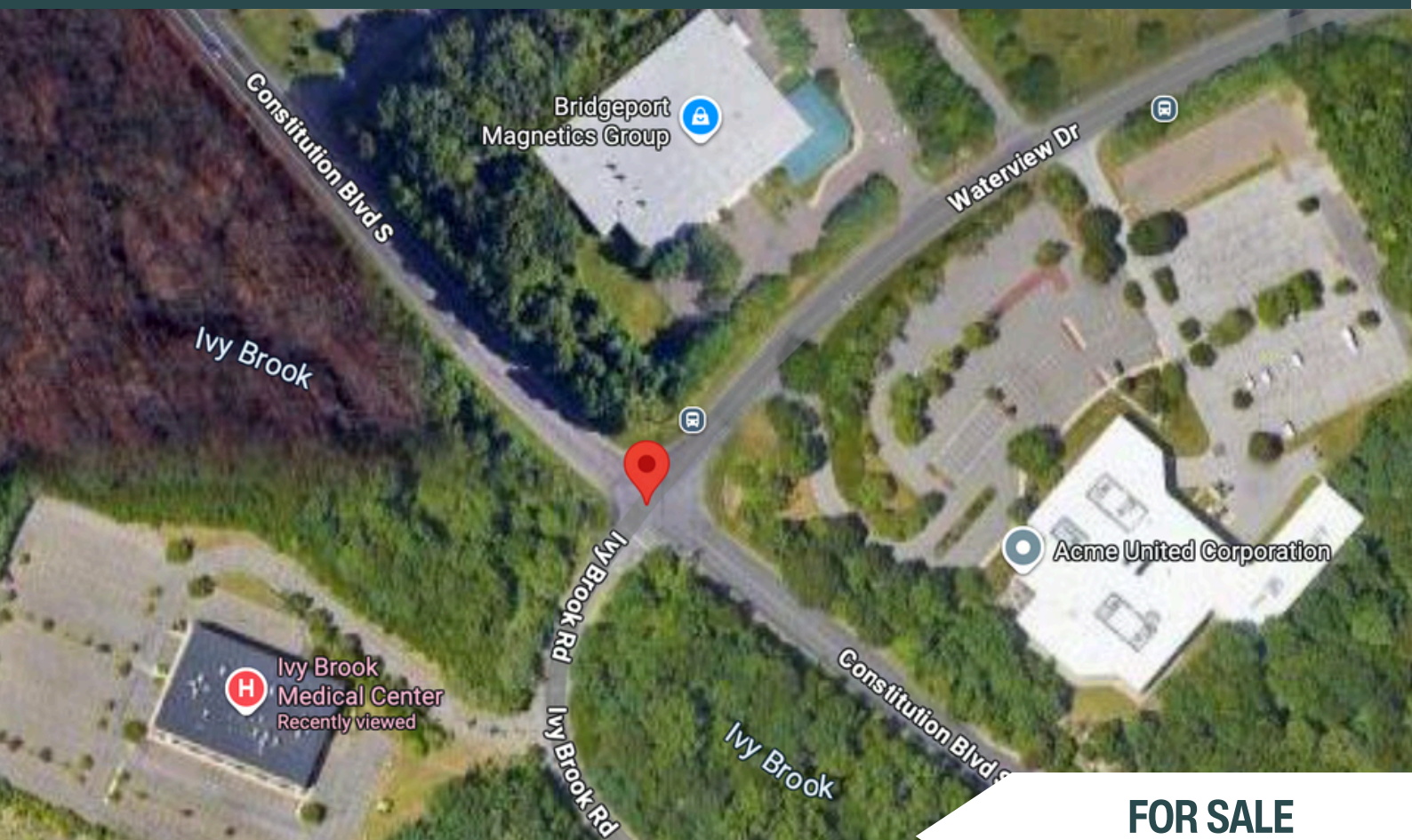




THE BALLOU TEAM
AT HOULIHAN LAWRENCE
WARECK D'OSTILIO

0 IVY BROOK RD, SHELTON



FOR SALE
Asking Price Upon Request

Strategic Commercial Vacant Land Opportunity



Michael Ballou

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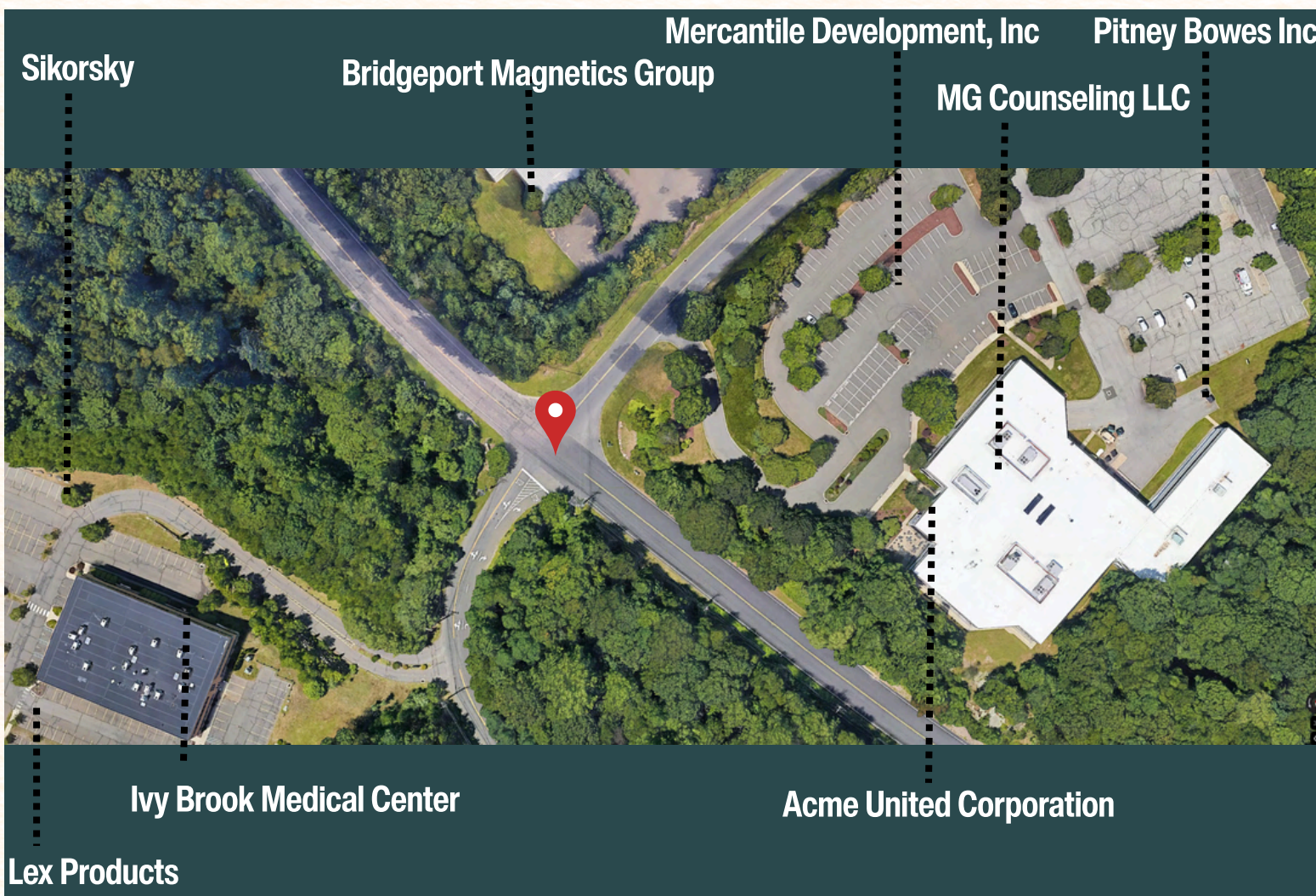
The Ballou Team | Houlihan Lawrence Wareck D'Ostilio
117 River Street, Milford, CT 06460



Investment Highlights



THE BALLOU TEAM
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Gateway to Growth | Ivy Brook Rd Investment Opportunity

- 6.8 Acres of prime, commercially zoned land
- Zoning: PDD1 (Planned Development District) – ideal for a wide range of commercial uses
- Strategically located with visibility and access in the highly desirable Ivy Brook/Route 8 corridor
- Strong demographics and a growing economic base in Shelton
- Potential for build-to-suit, flex/R&D, medical, office, industrial or mixed-use development (subject to approvals)



Executive Summary



THE BALLOU TEAM
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The Ballou Team is pleased to present 0 Ivy Brook Road, a 6.8-acre commercial vacant land parcel located in Shelton, Connecticut. Zoned PDD1 (Planned Development District), this offering provides a rare opportunity to develop within one of Fairfield County's most dynamic and expanding commercial corridors.

Strategically positioned off Route 8 (Exit 13), the site sits adjacent to the Ivy Brook Medical Center, a modern 40,000 SF outpatient campus housing medical specialists, including Griffin Imaging & Diagnostics, Hartford HealthCare's Ayer Neuroscience Institute, and Select Physical Therapy. This creates a strong anchor for continued healthcare, office, or service-based development.

Just down the road, the Ivy Brook Road Industrial Park and regional employers like UBS, PerkinElmer, and Hubbell provide a consistent daytime population and corporate traffic. The area is also surrounded by flexible-use zones (IB-1, A, and PDD overlays), supporting a range of commercial and professional developments.

The parcel's size, zoning, and proximity to established infrastructure make it ideal for:

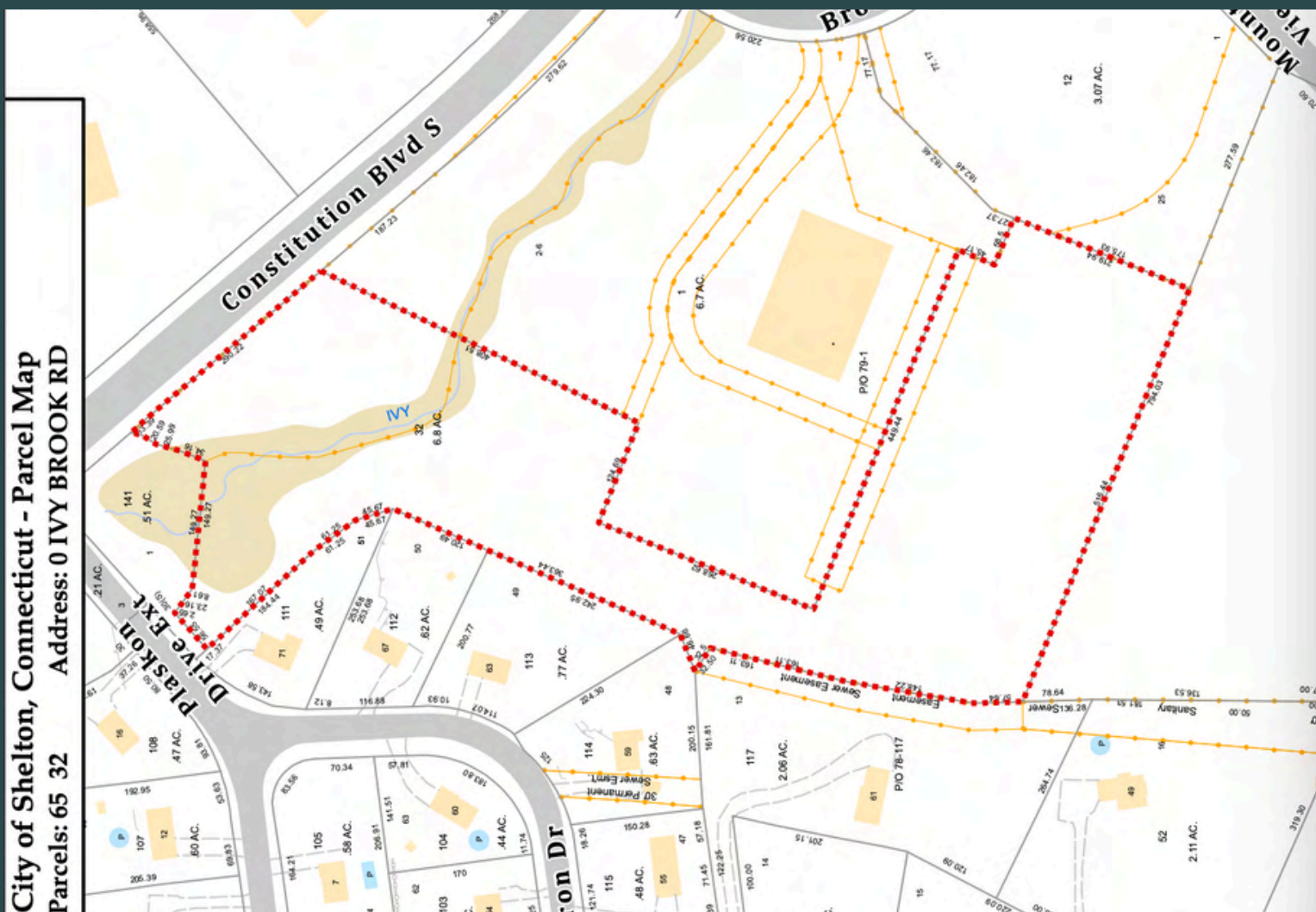
- Medical and healthcare offices
- Professional or corporate campuses
- Flex/R&D space
- Mixed-use commercial development



Unlock Value in a Proven Growth Market



THE BALLOU TEAM
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READY TO BUY? At The Ballou Team, we are more than just a commercial real estate team; we are your strategic partners, dedicated to achieving your real estate goals with precision, integrity, and excellence. Based in the heart of Connecticut, we bring together a dynamic team of industry experts, each possessing a unique set of skills and a shared commitment to delivering unparalleled service to our clients.



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