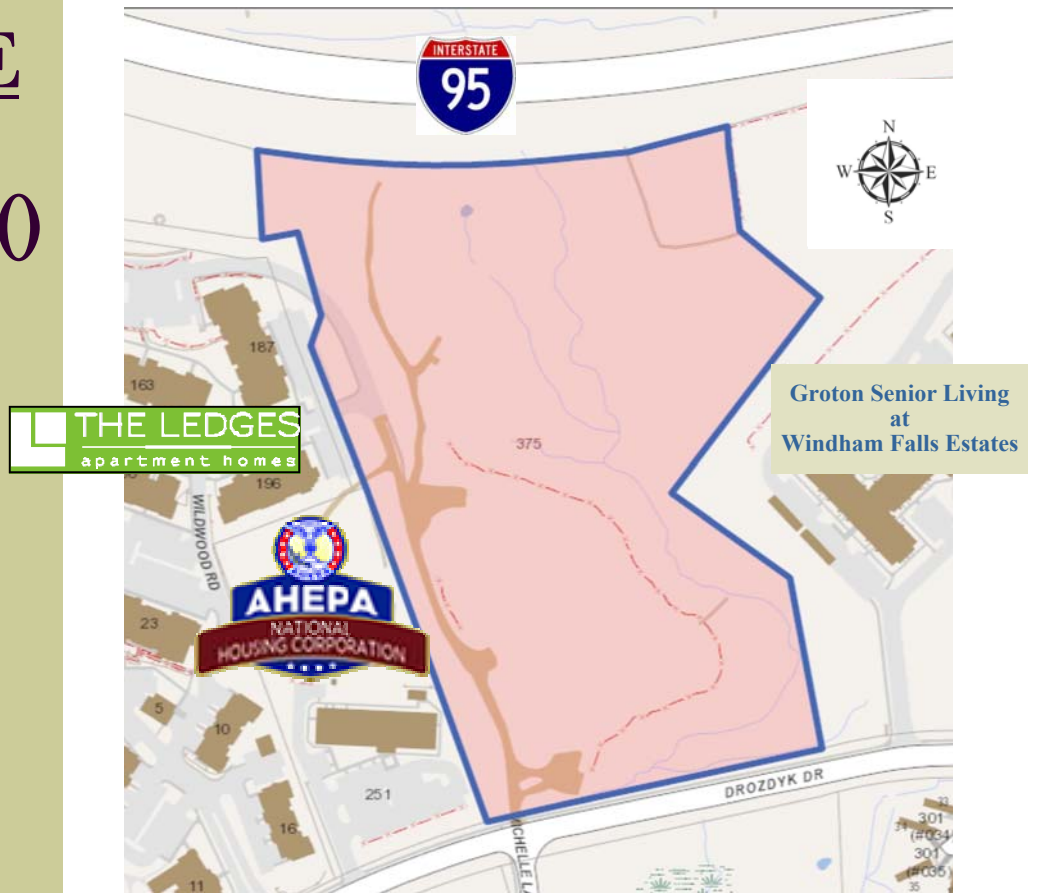


LAND
FOR SALE

\$2,500,000

375 Drozdyk Drive, Groton CT



Judy Walsh
jwalsh@pequotcommercial.com

Heather Gianacoplos
heatherg@pequotcommercial.com

**PEQUOT
COMMERCIAL**

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-447-9570 x153
860-444-6661 Fax

- ≈ **Approximately 17.61 acres**
- ≈ **Previously approved for 213 unit apartment community**
- ≈ **Zone RMF-12**
- ≈ **578' Road frontage**
- ≈ **City Water / City Sewer / City Gas available**
- ≈ **Extensive information available**
- ≈ **Next to apartment complexes Ledges & La Triumphe**

Approximately 17.61 acre, previously approved for 213 unit apartment community.

Zone RMF-12 is Residential Multi-Family zone.

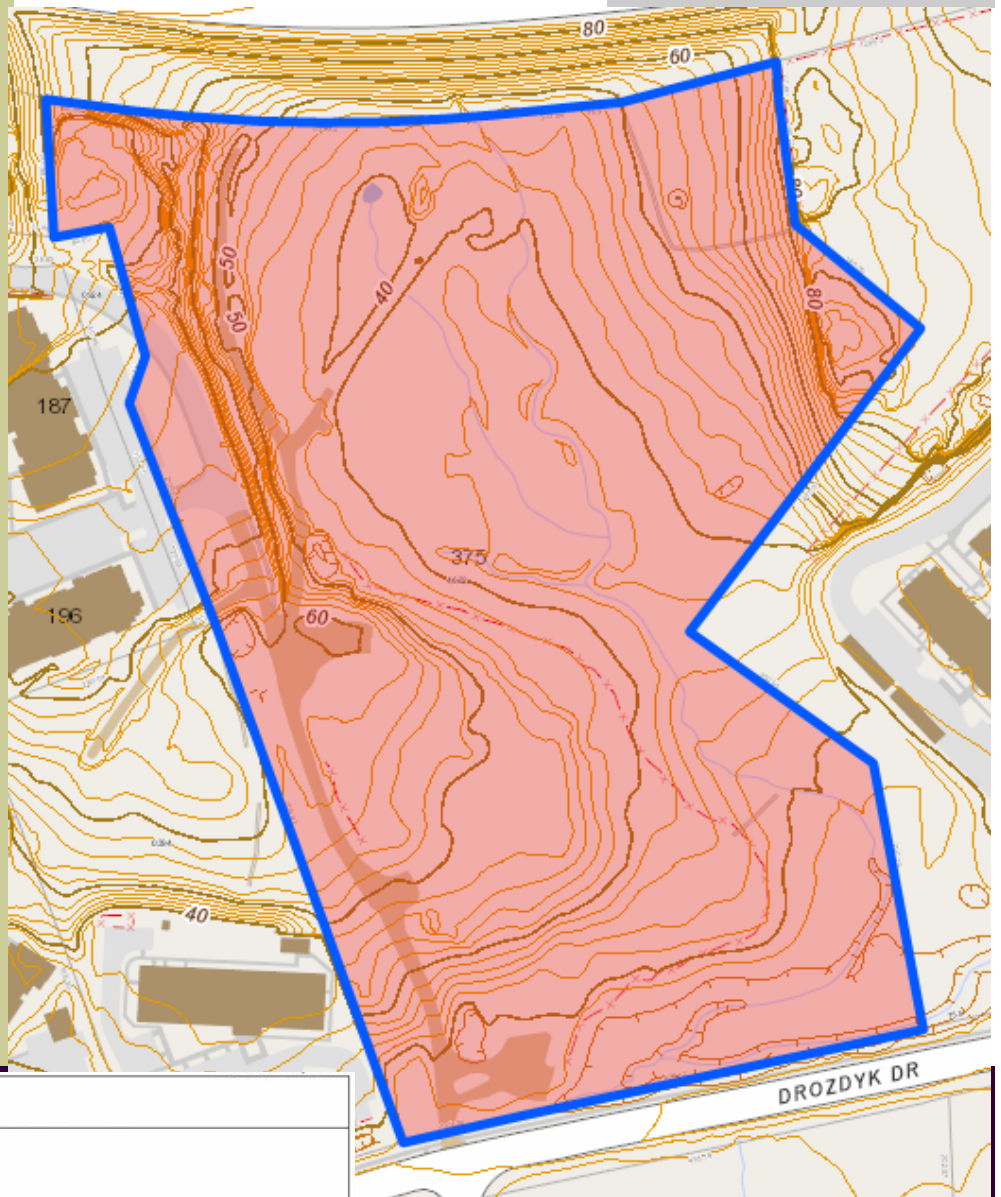
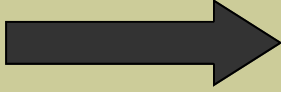


Not to scale—for Marketing purposes only

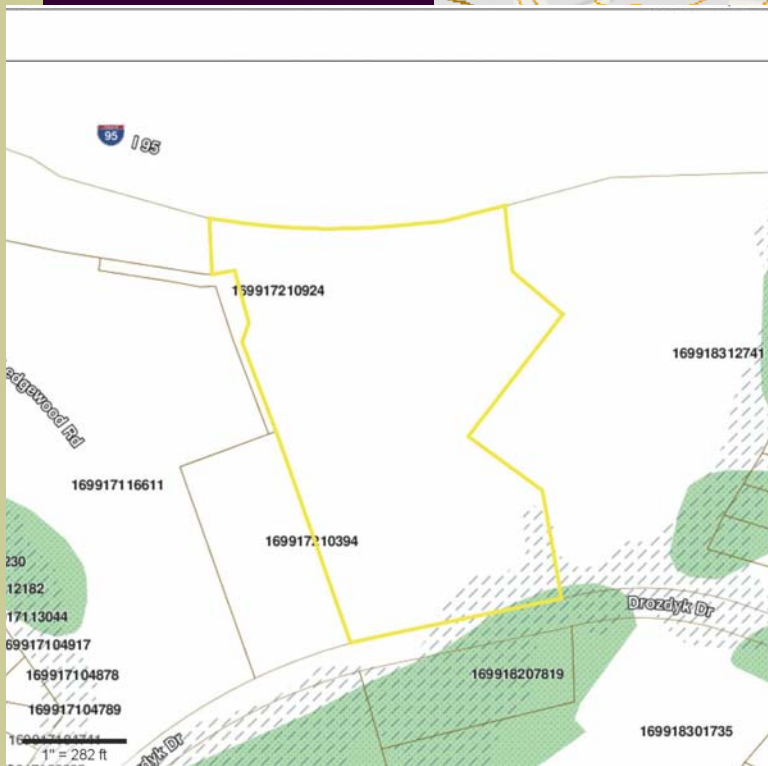
DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	33,725	79,924	143,576
Total Households	14,332	32,333	58,102
Household Income \$0—\$30,000	31.13%	26.52%	20.09%
\$30,001-\$60,000	24.65%	23.23%	22.59%
\$60,001-\$100,000	23.60%	22.92%	23.61%
\$100,001+	20.61%	27.32%	33.70%

Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.

TOPOGRAPHY
MAP



WETLANDS MAP



5.1-3 TABLE OF PERMITTED USES

PERMITTED USES	RESIDENTIAL DISTRICTS				COMMERCIAL DISTRICTS *					INDUSTRIAL DISTRICTS				SECTION
	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	
RESIDENTIAL														
One Family Dwelling	X	X	C	X	X	X	X		X				C	7.1-20
Two Family Dwelling		X	C	C	X	X	X		X				C	7.1-20
Multi-Family Dwelling			C		C	C		C	C					7.1-16
Boarding and Rooming House			C	X	X	X	X		X					7.1-20
Hotel or Motel					X	X	X	X		X	C	C		7.1-31
Executive Hotel/Motel Suites					C	C	C	C		C	C	C		7.1-28
Mobile Home Parks (existing)	C	C	C	C	C	C	C	C	C	C	C	C	C	7.1-15
Residential Life Care Communities	C	C	C	C	C	C		C			C	C	C	7.1-1
Caretaker/Security Service Dwelling	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	A	AC	AC	7.1-30
Accessory Apartments	AC	AC	AC	AC	AC	AC	AC		AC				AC	7.1-34
Community Residential Counseling Facility			C		C	C	C	C						7.1-37
Active Senior Housing	C	C	C	C	C	C							C	7.1-45
SIGNS														
Accessory	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	7.3
Non-Accessory						C	C	C		C				7.3
Non-Accessory, Temporary Event	C	C		C	C	C	C	C	C	C	C	C	C	7.3
AGRICULTURAL AND RESOURCE ACTIVITIES														
Commercial Farm or Nursery	C	C	C	C	C	C	C	C		C	C	C	C	7.1-9
Filling or Extraction of Earth Products	C	C	C	C	C	C	C	C	C	C	C	C	C	7.1-10
Keeping of Hens	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	7.1-47
* For uses permitted in MX zones, see Section 6.13-4														

X - the use is permitted as a matter of right, subject to applicable district regulations.

C - the use is permitted in the designated district but subject to both applicable district regulations and the special conditions set forth in Section 7.1.

A - the use is permitted only as an accessory use in the designated district.

5.1-3 TABLE OF PERMITTED USES

PERMITTED USES	RESIDENTIAL DISTRICTS				COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				SECTION
	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	
CULTURAL, ENTERTAINMENT, AND RECREATION														
Art Gallery						X	X	X	X	X	X	X		
Bowling Alley and Other Indoor Recreation						X	X	X		C	C	C		7.1-29
Campgrounds				C										7.1-2
Carnival or Fair	C	C	C	C	C	C	C	C	C	C	C	C	C	7.1-3
Club, Lodge, or Association	C	C	C	C	X	X	X			X	X	X	C	7.1-5
Exhibition Hall						X	X	X		X	X	X	X	
Golf Course				X						X	X	X	X	
Large-Scale Conference/Entertainment Facilities						C	C	C		C	C	C	C	7.1-42
Legitimate Theater						X	X	X						
Library	X	X	X	X	X	X	X	X	X					
Miniature Golf and Golf Driving Range							X			X	X	X	X	7.1-27
Motion Picture Theater						X	X	X						
Museum						X	X	X	X	X	X	X		
Nightclub, Disco, Cabaret						C	C	C		X				7.1-17
Organized Group Camp				X										
Other Outdoor Commercial Recreation				C			C			C	C	C	C	7.1-27
Public Playground, Playfield, or Park	X	X	X	X	X	X	X	X	X	X	X	X	X	
Public Recreation Center	X	X	X	X	X	X	X	X	X	X	X	X	X	
Riding or Boarding Stable				C						C	C	C	C	7.1-14
Yacht Club or Marina									X	X				

5-4

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PERMITTED USES	RESIDENTIAL DISTRICTS				COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				SECTION
	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	
FINANCIAL, BUSINESS, AND GOVERNMENT SERVICES														
Advertising Services					X	X	X	X	X	X	X	X	X	
Auto, Truck ,and Trailer Rental							X	C		X		A*		7.1-43
Banking and Credit Services					X	X	X	X		X	X	X		
Cleaning and Maintenance Services							X			X	X	X	X	
Collection Services					X	X	X	X	X	X	X	X	X	
Consulting Services					X	X	X	X	X	X	X	X	X	
Detective and Protective Services					X	X	X	X	X	X	X	X	X	
Duplicating and Mailing Services						X	X	X		X	X	X	X	
Employment Services					X	X	X	X	X	X	X	X	X	
General Offices					X	X	X	X		X	X	X	X	
Insurance Services					X	X	X	X		X	X	X	X	
Investment Services					X	X	X	X		X	X	X	X	
Office Equipment Rental and Leasing					X	X	X	X		X	X	X	X	
Offices of Government Agencies					X	X	X	X		X	X	X	X	
Other Town of Groton Services	X	X	X	X	X	X	X	X	X	X	X	X	X	
Real Estate Services					X	X	X	X		X	X	X	X	
Research and Testing Services					X					X	X	X	X	
Secretarial and Stenographic Services					X	X	X	X	X	X	X	X	X	
*Accessory to Warehousing Only														

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5.1-3 TABLE OF PERMITTED USES

PERMITTED USES	RESIDENTIAL DISTRICTS				COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				SECTION
	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	
PERSONAL, REPAIR, AND CONSTRUCTION SERVICES														
Beauty and Barber Services						X	X	X	X					
Car Wash						C	C	C		X				7.1-26
Cemetery - New				C						C	C	C	C	7.1-4 A.
Cemetery - Existing	C	C	C	C	C	C	C	C	C	C	C	C	C	7.1-4 B.
Commercial Kennel or Stable				C						C	C	C	C	7.1-14
Contractor's and Construction Equipment and Vehicle Storage				C			X			X				7.1-6
Day Spa					X	X	X	X	X					
Funeral and Crematory Services						X	X							
Home Occupation	AC	AC	AC	AC	AC									7.1-11
Ignition, Brake, Muffler, and Similar Limited Repair						C	X	C		X				7.1-25
Laundering, Dry Cleaning, and Dyeing							X			X				
Laundry and Dry Cleaning (Self-Service or Pick-Up Only)					X	X	X	X						
Motor Vehicle Body and Paint Shop						A	X			X				
Motor Vehicle - General Repairs						A	X			X				
Photographic Services					X	X	X	X	X	X	X	X		
Repair of Machinery							X			X				
Repair of Office Equipment and Personal and Household Items						X	X	X		X		X		
Self-Service Storage Facility						C	C			C	C	C	C	7.1-39
Shoe and Leather Goods Repair					X	X	X	X						
Tailoring, Dressmaking, and Apparel Repair					X	X	X	X						

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PERMITTED USES	RESIDENTIAL DISTRICTS				COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				SECTION
	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	
PROFESSIONAL, EDUCATIONAL, AND OTHER INSTITUTIONAL SERVICES														
Business, Professional, and Labor Organizations					X	X	X	X		X	X	X	X	
Business, Secretarial, Music, Dance, and Art Schools or Studios					X	X	X	X		X	X	X	X	
Charitable and Philanthropic Institutions				C	X	X	X	X			X	X	X	7.1-7
Churches and Other Places of Religious Worship	X	X	X	X	X	X	X	X			X	X	X	
Day Care - Adult Day Care Facility	C	C	C	C	C	C	C	C		C	C	C	C	7.1-35
Child Day Care Center	C	C	C	C	C	C	C	C		C	C	C	C	7.1-18
Family Day Care Home	X	X	X	X	X	X	X	X	X				X	
Group Day Care Home	C	C	C	C	X	X	X	X		X	X	X	X	7.1-32
Elementary and Secondary Schools, College or University	C	C	C	C	X	X	X			C	X	X	C	7.1-8
Hospital or Clinic				C	C	C	C	C			C	C	C	7.1-12
Medical-Dental Labs and Outpatient Clinics				AC	X	X	X	X			X	X	X	7.1-21
Professional Offices				C	X	X	X	X		X	X	X	X	7.1-21
Scientific and Research Laboratories					X	X	X	X		X	X	X	X	
Veterinary or Animal Hospital				C		C	C			C	C	C	C	7.1-23

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	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	
WHOLESALE TRADE														
Assembly and Packaging of Medical Products							X			X	X	X	X	
Junk, Salvage, or Scrap Yard										C				7.1-13
Screen Printing/Embroidery of Clothing							X			X	X	X	X	
Warehousing							X			X	X	X	X	
Wholesale with Indoor Storage Only							X			X	X	X	X	
Wholesale with Outdoor Storage							X			X				
TRANSPORTATION, COMMUNICATIONS, AND UTILITIES														
Airport										X				
Automobile Parking	A	A	A	A	A	A	A	A	A	A	A	A	A	
Bus Garage and Maintenance							X			X				
Bus Passenger Station						X	X	X						
Commercial Broadcasting Antennae				X						X	X	X	X	
Electric Transformer Substation	C	C	C	C	X	X	X	X	X	X	X	X	X	7.1-22
Motor Freight Terminal							X			X				
Moving and Storage Uses							X				X	X	X	
Radio and Television Broadcasting Studios				X	X	X	X	X	X	X	X	X	X	
Railroad Freight Station										X	X	X	X	
Railroad Passenger Station	X	X	X	X	X	X	X	X	X	X	X	X	X	
Solid Waste Disposal Facility - Town				X								X		
Telecommunication Towers			C	C	C	C	C	C	C	C	C	C	C	7.1-41
Telecommunication Antennae and Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	7.1-41
Telephone Exchange Station	C	C	C	C	X	X	X	X	X	X	X	X	X	7.1-22
Waste Handling/Reduction Facilities										C		C		7.1-33
Water Storage Tanks	X	X	X	X	X	X	X	X	X	X	X	X	X	
Water and Sewer Pumping Stations	X	X	X	X	X	X	X	X	X	X	X	X	X	
Water and Sewer Treatment Plants	X	X	X	X	X	X	X	X	X	X	X	X	X	

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