



THE BALLOU TEAM  
AT HOULIHAN LAWRENCE  
WARECK D'OSTILIO

# Bushnell Farm, Old Saybrook

## 1405,1445 & 1469 Boston Post Road



FOR SALE

### A Transformational Mixed-Use Development Opportunity to Shape the Connecticut Shoreline



**CASEY FISHER**

📞 970-209-0781

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



## Investment Highlights



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- Rare ±21.18-acre commercial development opportunity.
- Strategically positioned along one of Old Saybrook's primary commercial corridors with exceptional visibility, accessibility, and strong daily traffic exposure.
- Flexible B-4 zoning allowing a wide range of commercial uses.
- Ideal for mixed-use, hospitality, retail, or office development.
- Excellent visibility with strong regional traffic exposure.
- Immediate access to Interstate 95, Route 9, and downtown.
- Located within one of Connecticut's desirable shoreline markets.
- Significant scale and flexibility for phased or large-format development.



## Executive Summary



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The Ballou Team at Houlihan Lawrence Wareck D'Ostilio is pleased to present Bushnell Farm, a rare large-scale commercial development opportunity located on Boston Post Road in Old Saybrook, Connecticut.

Comprised of approximately  $\pm 21.18$  acres, the property offers exceptional scale, visibility, and development flexibility along one of the Connecticut shoreline's most established commercial corridors. Positioned within the desirable B-4 Commercial Zone, the site supports a wide range of potential uses, including mixed-use, hospitality, retail, medical, office, and destination-oriented commercial development.

Bushnell Farm benefits from prominent frontage with immediate access to Interstate 95 and Route 9, offering excellent regional connectivity throughout Connecticut and the Northeast corridor, spanning from New York to Boston.

As one of the few remaining commercially zoned development sites of this scale in Old Saybrook, the property presents a unique opportunity for developers, investors, and end users seeking to capitalize on continued growth along Connecticut's shoreline market. The combination of location, zoning flexibility, and long-term development potential positions Bushnell Farm as a highly compelling investment opportunity.



# Unlock Value in a Proven Growth Market



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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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