

# The Bushnell Farm

1405,1445 and 1469 Boston Road  
Old Saybrook Connecticut



Legacy Property Available for Development



HOULIHAN LAWRENCE

1405, 1445 and 1469 Boston Post Rd. old Saybrook CT





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## 21.18 Acres \$12,709,000

OFFERED AT

Legacy Property. Landmark Opportunity.

The Ballou Team of Houlihan Lawrence Wareck D'Ostilio is proud to exclusively present Bushnell Farm, a premier ±21.18-acre shoreline development opportunity located at 1405, 1445 & 1469 Boston Post Road in Old Saybrook, Connecticut.

Offered at \$12,708,000 (\$600,000 per acre), Bushnell Farm represents one of the Connecticut shoreline's most significant large-scale commercial land opportunities in years.

Positioned along the highly desirable Boston Post Road corridor, the property offers exceptional scale, visibility, and development flexibility in one of the shoreline's most affluent and supply-constrained markets.

Currently zoned B-4 Commercial, the site allows for a broad range of potential uses including hospitality, mixed-use, retail, medical, office, and destination-oriented development.

Bushnell Farm combines natural beauty, historic New England character, and substantial development potential. Mature trees, open meadows, historic stone walls, and an iconic farmhouse create a setting rarely found in commercially zoned land today.

Located minutes from Interstate 95 and Route 9 between New York City and Boston, this is one of the few remaining large-scale shoreline development opportunities capable of supporting a transformative project.



# The Historic Bushnell Farm





## B-4 Zoning – Old Saybrook, CT

Old Saybrook's B-4 Commercial zoning is designed to accommodate a wide range of higher-intensity commercial and mixed-use development along key business corridors. Permitted uses may include hospitality, retail, office, medical, restaurant, destination commercial, and other large-scale commercial concepts. The zoning offers flexibility for developers and investors seeking visibility, accessibility, and strong shoreline demographics in one of Connecticut's most desirable coastal markets.

Multifamily or mixed-use residential development may also be possible through special permit and town approvals, creating additional long-term development potential for qualified projects.







**Casey Fisher**

*Real Estate Salesperson*

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HOULIHAN LAWRENCE

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LOCAL MARKET LEADERSHIP. WORLD CLASS CONNECTIONS.