

APPROVED MULTIFAMILY DEVELOPMENT

92-UNIT CRYSTAL LAKE APARTMENTS

0 CRYSTAL LAKE ROAD
GROTON, CONNECTICUT

AT THE SUBASE FRONT DOOR

ASKING PRICE

\$2,714,000

\$29,500 / APPROVED UNIT

\$4.56M CONTRACTOR-PRICED SITEWORK

MAX LYMAN | RON LYMAN

APPROVALS, PLANS, SURVEYS + SITEWORK PRICING IN HAND



APPROVED PROGRAM

92 APPROVED UNITS ON ONE EXECUTABLE 8.38-ACRE PLAN.



50

BUILDING 1 UNITS

42

BUILDING 2 UNITS

64

STUDIOS

28

ONE-BEDROOMS

99

PARKING SPACES

25

EV / MAKE-READY

85,740 SF

GROSS FLOOR AREA

14,170 SF

RECREATION

ALL APPROVALS IN PLACE

CN + NAUTILUS MEMORIAL DISTRICT
PUBLIC WATER + PUBLIC SEWER
TWO-PHASE BUILD SEQUENCE

Approved civil, zoning, wetlands, utility, traffic and access documentation is included in the complete data room.

HORIZONTAL UNDERWRITING

THE SITEWORK IS PRICED. THE BUYER ADDS THE VERTICAL.

AUGUST 2026 CONTRACTOR SITEWORK BASE BID

\$4,560,292.91

\$49,568 / APPROVED UNIT

Drainage + detention	\$1,378,667	Site finish + landscape	\$320,698
Earthwork	\$1,072,134	Water distribution	\$156,265
Building sitework	\$447,671	Sanitary sewer	\$128,990
Site electrical	\$391,178	Site concrete	\$110,696
Gravel + paving	\$376,406	Mobilization / controls / clearing	\$177,588

KNOWN LAND + SITEWORK BASIS

\$7,274,292.91

\$79,068 / APPROVED UNIT

Includes \$2,714,000 asking price. Add vertical buildings, owner-side soft costs and financing for the full project basis.

SELLER'S SITE-CONTRACTING PRINCIPALS BRING MAJOR-PROJECT HORIZONTAL EXPERIENCE, INCLUDING DOWLING VILLAGE IN NORTH SMITHFIELD.

Complete contractor proposal, scope, category pricing and supporting sitework documentation are included in the data room.

DESIGN + RESIDENT PROGRAM

TWO BUILDINGS, A COMPLETE AMENITY PROGRAM AND A TWO-PHASE PATH.



CONCEPT VISUALIZATION BASED ON FRANK KARPOWICZ ARCHITECTS PLANS

BUILDING PROGRAM

BUILDING 1

50 units | 14,210 SF footprint

BUILDING 2

42 units | 13,130 SF footprint

PHASE 1 Building 1 + parking
PHASE 2 Building 2 + completion

14,170 SF OF RECREATION

- 1,920 SF clubhouse
- 4,250 SF active pool area
- 8,000 SF passive trail network
- Pergola, grilling station, fire pit + seating
- 99 parking spaces + EV program

Architectural, amenity and phasing documentation is included in the complete project data room.

LOCATION + NEXT STEP

DIRECTLY BESIDE SUBBASE. READY FOR THE NEXT UNDERWRITING STEP.



SITE 8.4 ACRES | NAVAL SUBMARINE BASE | THAMES RIVER | ROUTE 12

10,000+ ADT

CRYSTAL LAKE ROAD

19,600 ADT

NEARBY CT-12

LISTING TEAM

MAX LYMAN

860-876-7766 | maxl@lymanre.com

DEMAND ANCHORS

SUBASE New London
Electric Boat
Defense contractors
Military households

RON LYMAN

860-884-4666 | ronl@lymanre.com

REQUEST THE FULL DATA ROOM

Approvals | civil | architecture | landscape | bid | surveys

LYMAN REAL ESTATE BROKERAGE + DEVELOPMENT

1160 Boston Post Road, Westbrook, CT 06498 | 860-887-5000 | LymanRE.com

Complete documentation includes approvals, zoning, wetlands, utilities, traffic, civil engineering, architecture, landscape, surveys and contractor sitework pricing.