



New England  
Retail Properties, Inc.

# NOW SELLING ±333 ACRES



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PROPERTY VIDEO**

*The Ponds - ±333 Acre Five Parcel Assemblage*  
East Hampton Rd. (Rte. 66) & Saner Rd. | Marlborough, CT



# The Ponds | Property Overview

## Extraordinary ±333 Acre Land Offering in Marlborough, CT

Presenting a rare opportunity to **acquire 333+ acres of pristine, contiguous land** ideally positioned on the East Hampton town line in sought-after Marlborough, CT. This remarkable estate offers a unique blend of natural beauty, privacy, and development potential, making it suitable for a wide range of visionary uses. The property features **multiple scenic ponds, rolling landscapes, and mature natural surroundings**, creating an idyllic setting for **residential development, estate homes, or a thoughtfully designed subdivision**.



Newly constructed homes along the perimeter of the property further enhance its appeal, indicating strong market demand and established neighborhood value. Developers are invited to bring their concepts, master plans, or subdivision ideas



this expansive acreage provides the scale and flexibility to create something truly exceptional, whether a **luxury residential enclave, conservation minded community, or mixed-use vision** (subject to approvals). Alternatively, this land presents an

unparalleled opportunity to establish a **private homestead, equestrian estate, or multi-generational family compound**. With ample acreage for barns, riding trails, private residences, and recreational amenities, the property offers the rare combination of seclusion and accessibility.

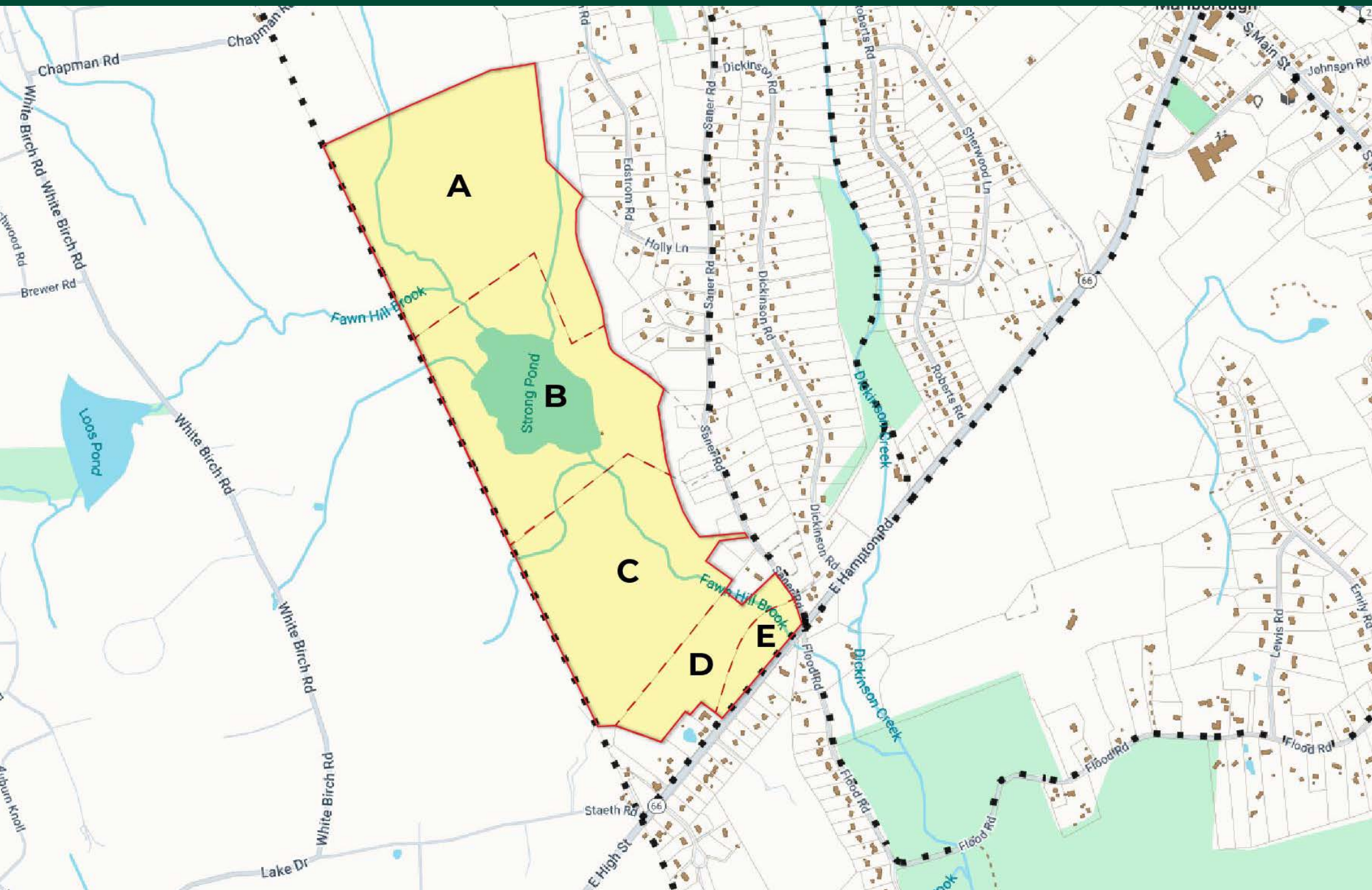
## Property Details

Location	Marlborough, CT
County	Hartford County
Lat/Long	41.620228, -72.485650
No. Lots	5
Total Lot Size	332.57 Acres
Frontage	±1,300 Ft. on Rte. 66 (Lot E)
Access	Current access through Lot-C on Saner Rd. Potential access through Lot-E on East Hampton Rd.
Zone	R
Type	Multiple Uses
Price	\$5,000,000





# Assessors Map





# Investment Highlights

## Development Opportunity

Opportunities of this size, location, and versatility are **increasingly scarce in central Connecticut**. This is a canvas for developers, investors, or private buyers seeking legacy land with unlimited potential.

## Highlights

- ±333 acres of contiguous, developable land offering exceptional scale and flexibility.
- Prime location on the East Hampton town line in desirable Marlborough, Connecticut.
- Multiple scenic ponds throughout the property, enhancing natural beauty and design potential.
- Rolling terrain and expansive open space ideal for estate homes, subdivision layouts, or conservation-minded development.
- Newly constructed homes along the perimeter, signaling strong residential demand and established neighborhood value.
- Suitable for a variety of uses: residential development, luxury subdivision, private estate, equestrian property, or family compound.
- Rare opportunity to bring your own vision conceptual plans, subdivision ideas, or legacy estate design.
- Ample acreage for equestrian amenities, including barns, paddocks, trails, and training facilities.
- Exceptional privacy with convenient access to nearby towns, amenities, and commuter routes.
- Legacy land offering opportunities of this size and location are increasingly scarce in central Connecticut.

## Activities



Hunting



Fishing



Conservation



Horseback Riding



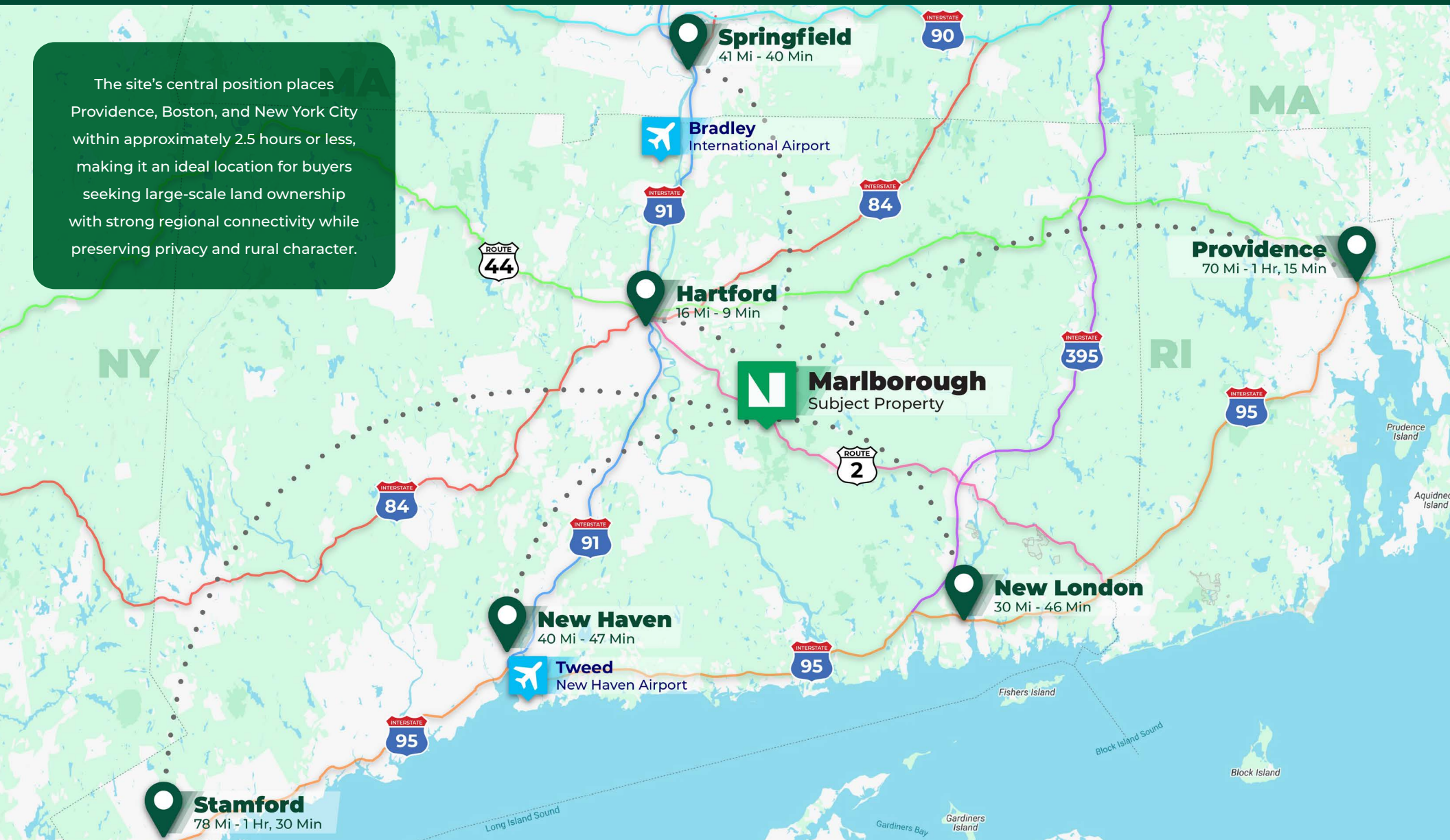


# Location Overview

## Centrally Located

Strategically located in central Connecticut, the property offers excellent access via Route 66 with quick connections to Route 2 and Interstate 91. This allows easy travel to Hartford, New Haven, and New London, as well as convenient access to Bradley International Airport and other regional airports.

The site's central position places Providence, Boston, and New York City within approximately 2.5 hours or less, making it an ideal location for buyers seeking large-scale land ownership with strong regional connectivity while preserving privacy and rural character.





# Demographics

## Strong Demographics

Affluent, stable market with 80% owner occupancy, median household income of \$131,739, and average income over \$170,000. Highly educated, white-collar population supports strong demand for estate homes, conservation land, and luxury development.

### DEMOGRAPHICS REPORT

#### Estimated Total Population

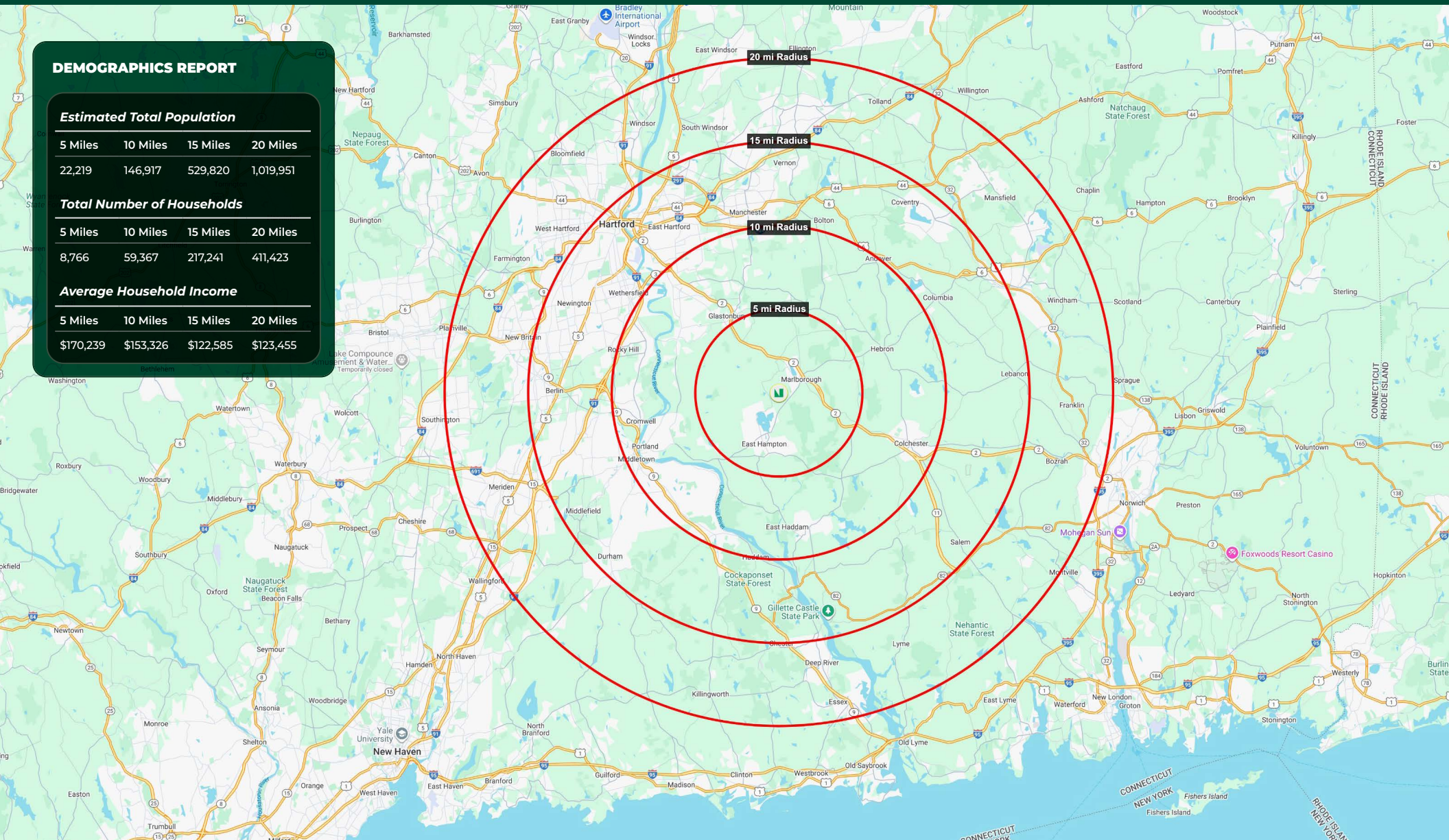
5 Miles	10 Miles	15 Miles	20 Miles
22,219	146,917	529,820	1,019,951

#### Total Number of Households

5 Miles	10 Miles	15 Miles	20 Miles
8,766	59,367	217,241	411,423

#### Average Household Income

5 Miles	10 Miles	15 Miles	20 Miles
\$170,239	\$153,326	\$122,585	\$123,455

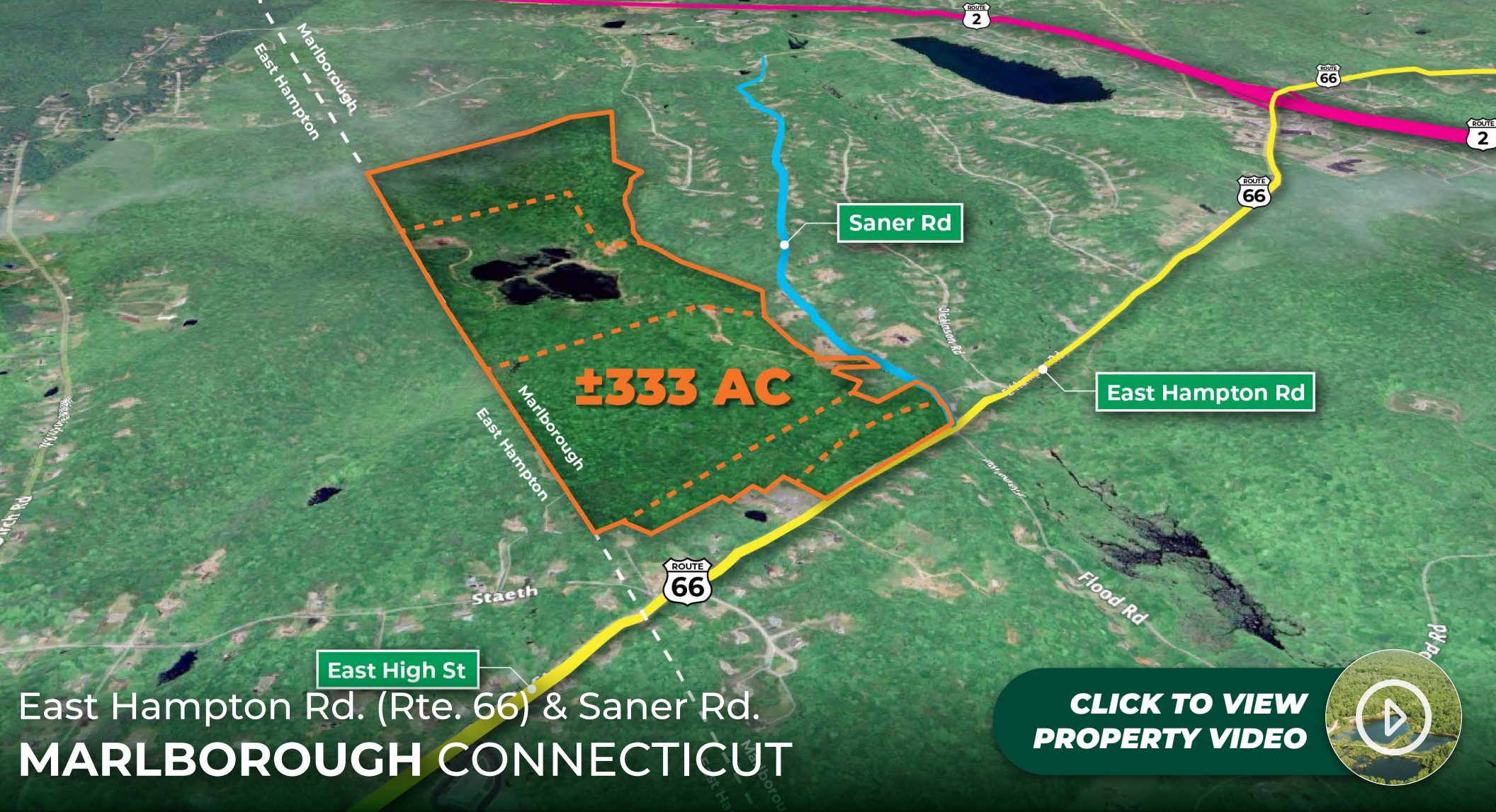




# Market Map | Marlborough, CT







East Hampton Rd. (Rte. 66) & Saner Rd.  
**MARLBOROUGH CONNECTICUT**

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## Contact

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