



15 Paster Rd

15 Paster Rd, Preston, Connecticut 06365

Property Features

- House and (3) Separate Land Parcels
- Subdivision Potential
- Possible Commercial Use with Frontage on Rt 2 at 2A Intersection



For more information:

Hugh Schnip, MICP

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For Sale

Home & Land Package



Property Summary

Sale Price: \$685,000

Lot Size: 40.95 Acres

APN #:

Zoning: R-60

Market: Southeastern
Connecticut

Sub Market: New London County

Cross Streets: Route 2

Property Overview

2256 SF Home Being Sold "As Is" on 2.45 Acres at 15 Paster Rd
33.0 Acres of Undeveloped Land at 16 Paster Rd
5.5 Acres of Undeveloped Land Frontage on Rt 2 and Halls Mill Road

Location Overview

The Home is located on Paster Lane which is a rural town road. The excess land is located along Route 2 near the intersection of Rt 2A.



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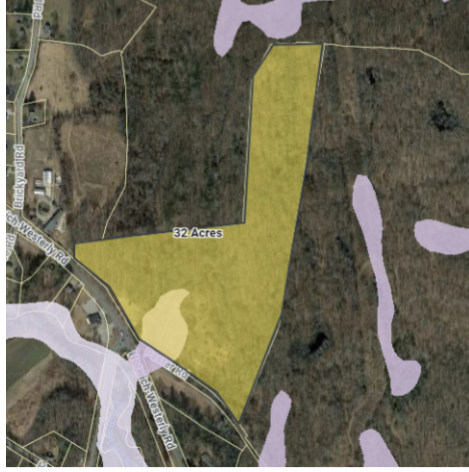
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PROPERTY INFORMATION

Property Type Home & Land Package

Property Subtype Other

Zoning R-60

Lot Size 40.95 Acres

Lot Frontage 1,000 ft

Amenities Near Foxwoods Casino
Abuts Town Conservation Land
Easy Access to Major Highways
Large Lots

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Water Yes

Cable Yes

LOCATION INFORMATION

Building Name Preston CT Estate

Street Address 15 Paster Rd

City, State, Zip Preston, CT 06365

County New London

Market Southeastern Connecticut

Sub-market New London County

Cross-Streets Route 2

BUILDING INFORMATION

Number of Lots 3

Best Use Renovate Home and create Subdivision

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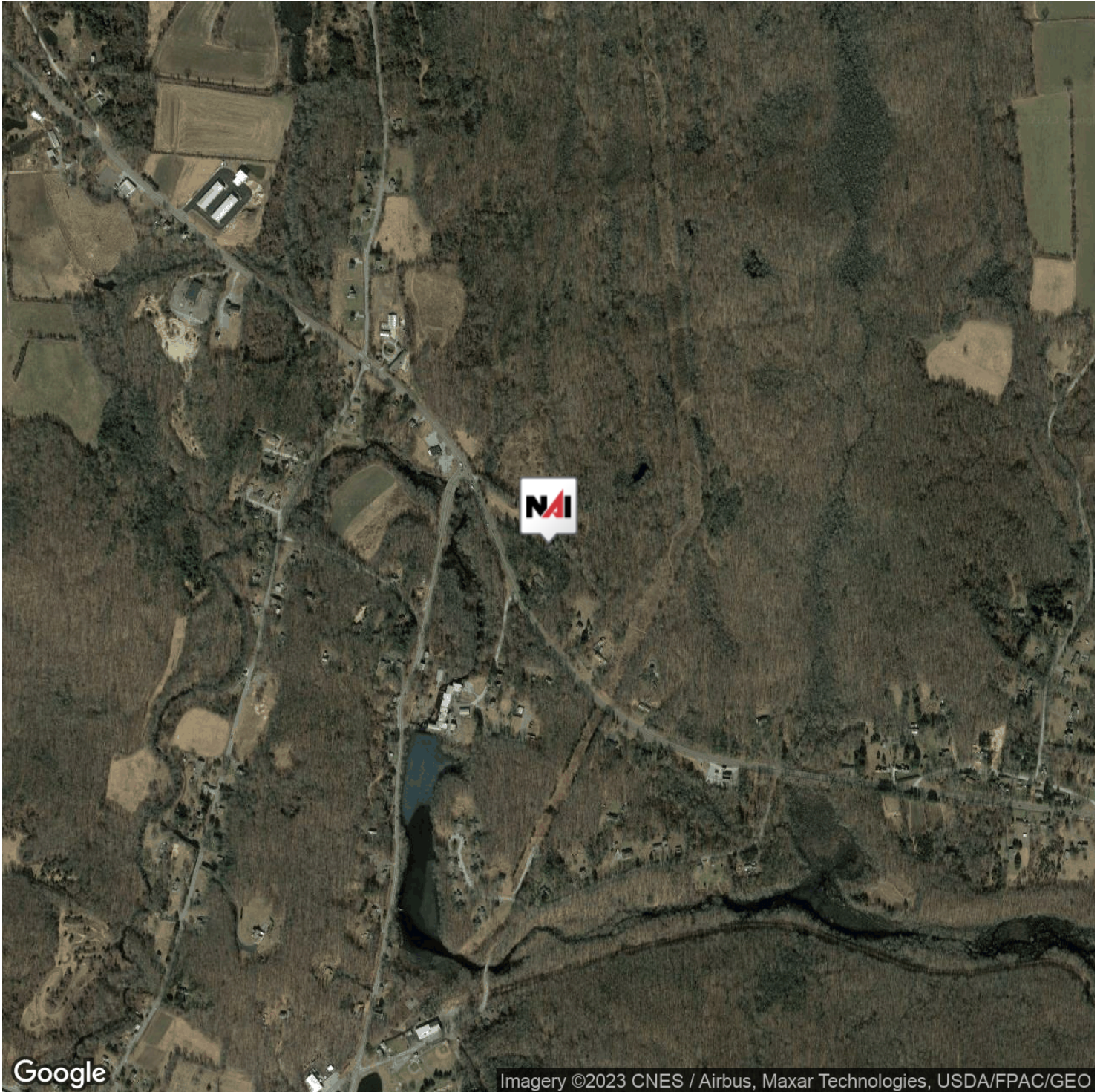
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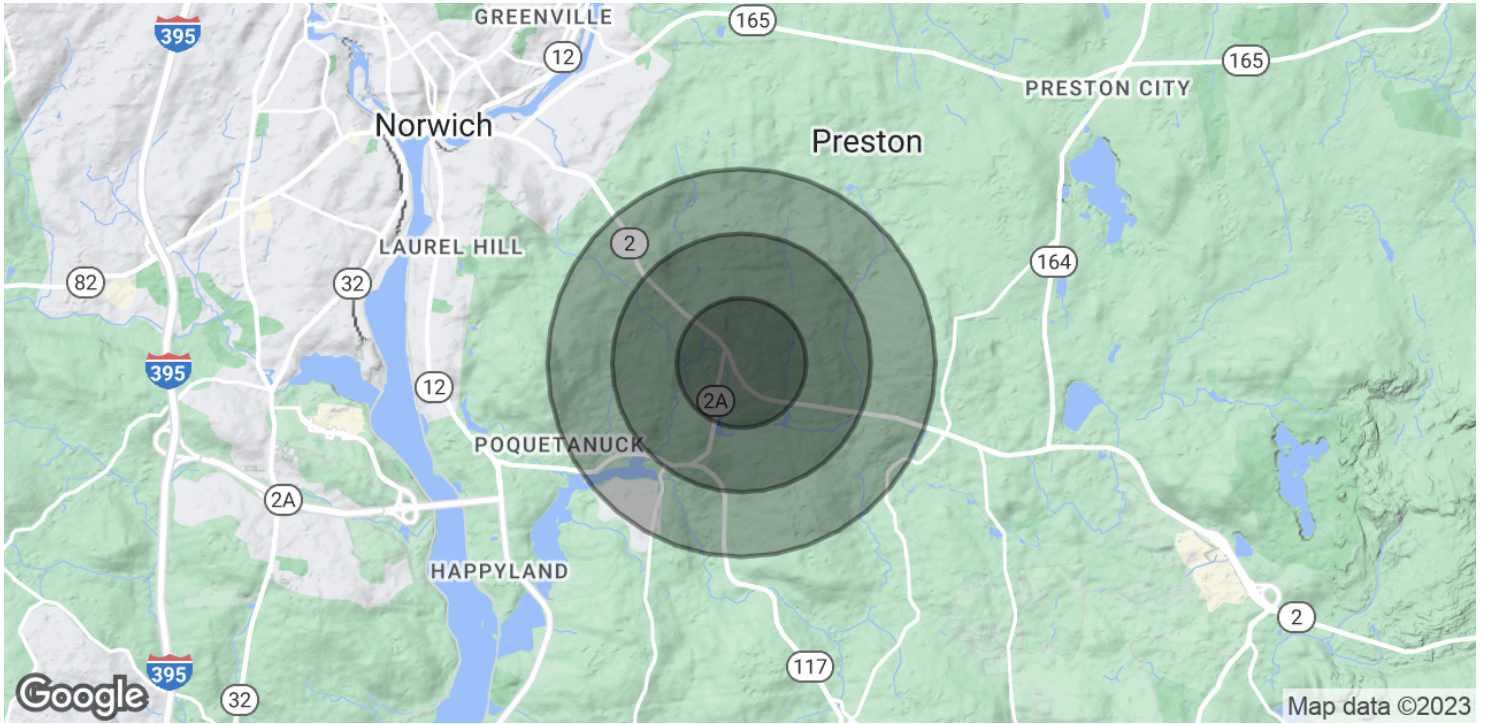
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	100	442	1,226
Average Age	47.7	48.3	45.2
Average Age (Male)	53.3	52.3	46.8
Average Age (Female)	43.9	45.4	45.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	57	230	582
# of Persons per HH	1.8	1.9	2.1
Average HH Income	\$49,825	\$63,213	\$81,120
Average House Value	\$200,197	\$217,912	\$232,785

* Demographic data derived from 2020 ACS - US Census



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