

# FOR SALE

## Mystic Education Center

240 Oral School Road, Mystic, CT

A unique property, perfectly located to enjoy all that southeast Connecticut has to offer.



### Investment Opportunity

This picturesque state-owned property is ripe for redevelopment and now is the time to take advantage of this unique investment opportunity. Originally developed for the Whipple School for the Deaf in 1872, the Mystic Education Center has a rich history of education, health, and recreation.

Many of the original educational buildings remain in good condition. The property offers historic redevelopment opportunities as well as plenty of space for new construction.

### 77 ACRES

4 buildings  
175,000 SF

### Highly Accessible

2 miles from downtown Mystic  
3 miles from Olde Mistick Village  
3 minute drive to I-95  
10 minute drive to Amtrack

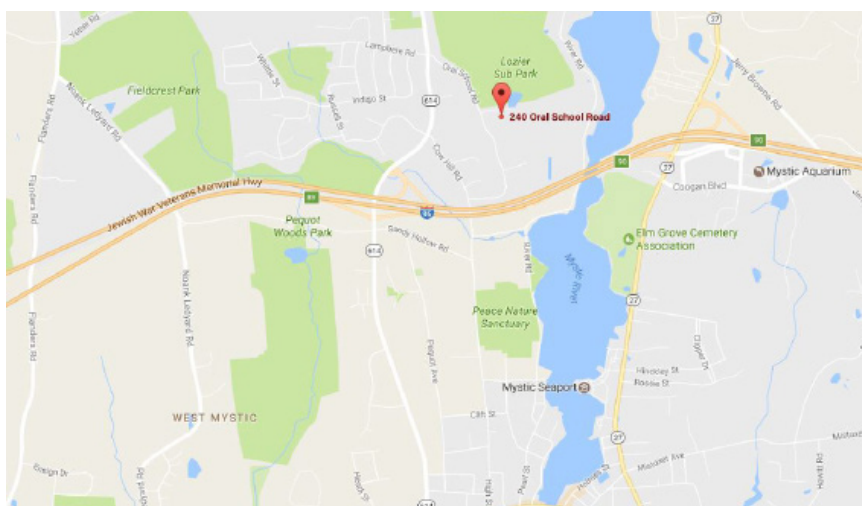
### Reuse Potential

- Residential
- Hospitality
- Recreation
- Institutional

### Resources

The following resources are available on the Town's website at [www.groton-ct.gov](http://www.groton-ct.gov).

- Environmental Site Assessment
- Property Card/Map
- Redevelopment Feasibility Report
- Building Pictures



## RFP Available Fall 2017

If interested in discussing this exciting opportunity, or getting on the distribution list for the RFP, contact:  
Paige Bronk, Economic & Community Development Manager  
(860) 448-4095 | [pbronk@groton-ct.gov](mailto:pbronk@groton-ct.gov)

# Mystic Education Center

240 Oral School Road, Mystic, CT

## Mystic Education Center Today

Mystic Education Center is uniquely located in the north-east corner of Groton. The site is bordered on the south by single family homes and the scenic Mystic River to the west. Heavily wooded slopes line its northern and western boundaries. There are currently four, 2-3 story buildings with 175,000 SF of space on site, surrounded by cleared open fields. The upper plateau sits approximately 160 feet above sea level.

## The Project

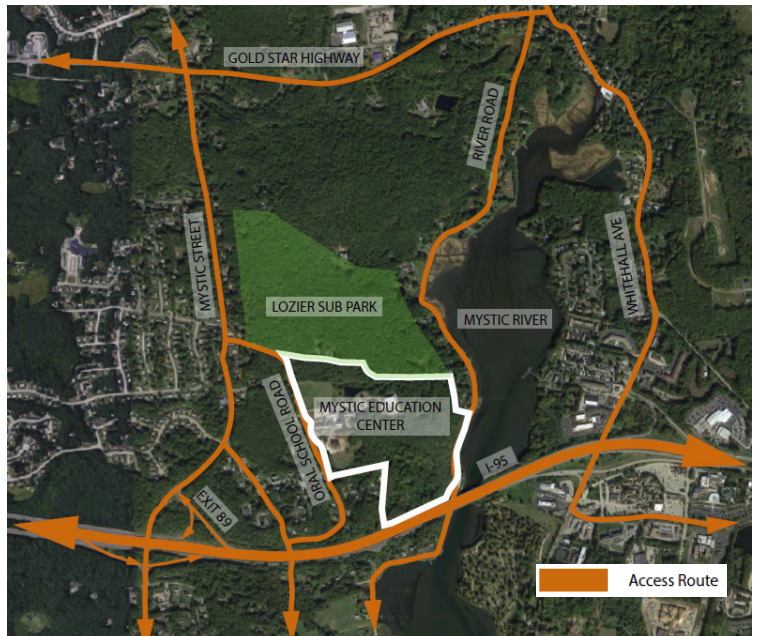
The Town of Groton is seeking a highly qualified and innovative development team to purchase and redevelop the site. The Town's goal is to see the property utilized and returned to property tax rolls.

The site is currently owned by the State of Connecticut and the Town is assisting with marketing and will oversee the RFP process.

## Site History

Formally known as the Mystic Oral School, the site originally housed the Whipple School for the Deaf which moved to this location from Ledyard in 1872. In 1921, the State of Connecticut assumed ownership and supervision of the school, but discontinued its usage in 1980 as education policy shifted to encourage the placement of hearing impaired children in local and regional programs.

The state continued to use the facility for a wide range of activities by various organizations including the Groton Parks and Recreation Department, Special Olympics, a dance program, a business, a day care center and firefighting training programs. In 2011, the property was classified by the State as surplus property for sale. The Connecticut Department of Administrative Services currently maintains the site and has the responsibility for its environmental clean-up and mitigation.



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