



Tony AbouAkar
 CENTURY 21 AllPoints Realty
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 Office Ph: (860) 646-4525



Listing

00 Tolland Stage Road, Tolland, CT 06084

Status: **Active**

County: **Tolland**

MLS#: **24052420**

Residential Land For Sale

Tax Parcel#: **2403133**

List Price: **\$1,550,000**

Last Update: **10/10/2024**

Orig. List Price: **\$1,550,000**

Days On Market: **567**



Walkscore is: - - 21

Car-Dependent - Almost all errands require a car.

Lot & Land Information

Potential Short Sale: **Undeclared**

Location: **Suburban, Rural**
 Lot Description: **Some Wetlands, Level Lot, Lightly Wooded**
 Road Frontage: **1,200**
 Acres: **83.12 (Public Records)**

Fronts On: **State Road**
 # of Lots: **0**
 Zoning: **RDD**
 Subdividable: **Yes**

Property Tax: **\$617** Mil Rate: **27.19** Assessed Value: **\$22,690** Tax Year: **July 2025-June 2026**

Utilities Available: **Unknown**
 Water Service: **Well Required**
 Annual Sewer Fee: Sewer Assessment Info:
 Documents Avail: **Other**
 Improvements: **None**
 Waterfront Feat: **Not Applicable**
 Nearby Amenities: **Commuter Bus, Public Transportation, Shopping/Mall**

Home Owners Association Information

Home Owner's Association: **No** Association Fee:
 Association Fee Provides: Fee Payable:

School Information

Elem: **Per Board of Ed** Interm: Middle: High: **Per Board of Ed**

Public Remarks

Exceptional Opportunity!! Incredible potential to fully develop over 80 acres of raw land with easy access to interstate 84. Fantastic possibility awaits you on this large level lot zoned Residential Design District which encourages a flexible site design that covers many options from single family homes to village type cluster housing. Expand your options with special permit uses which include senior housing, assisted living facility, a private school, nonprofit club or take advantage of the natural landscape for a sporting club, campground or resort, just to name a few. (See Section 5.1 - 5.2 attached for more details) Use your imagination, so many options available for an investor or real estate developer. Ideally located with 1,200 feet of frontage on Tolland Stage Road/Route 74 and additional access on Buff Cap Road only minutes to local amenities and attractions, easy commute to Boston in under 90 minutes. Some wetlands which enhance the beauty of the property. This parcel of land is a gem, visit today for more details and information.

Confidential Agent Remarks

Contact Listing Agent for additional details&questions. Use show assist for confirmation of appointment and authorization to walk the land. Small cleared area for parking directly across from Troop C on Tolland Stage Road/Rout 74. Sellers are willing to work w/ purchaser to gain any necessary zoning variances & approvals if needed by town to further develop this parcel. See attachments on property see attachments, not in a flood zone. No true street address exists for this parcel town ID#:16A/A/1

Marketing History

Current List Price: **\$1,550,000** Last Updated: **10/10/24** DOM: **567**
 Previous List Price: **\$1,550,000** Entered in MLS: **10/10/24** CDOM: **567**
 Original List Price: **\$1,550,000** Listing Date: **10/09/24** Expiration Date:

Showing & Contact Information

Showing Inst: **Contact listing agent**
 Lockbox: **None/None**
 Owner: **Of Record**
 Directions: **I-84 to Exit 69 onto CT 74 toward US 44 Turn Left onto Tolland Stage Road .3 Miles Directly across the street from CT State Police Troop C Driveway**

Date Available: **Negotiable**
 Owners Phone:
 Bank Owned: **No**
 Occupied By: **Vacant**

Listing Information

Listing Contract Type: **Exclusive Right to Sell/Lease** Service Type: **Full Service** Sign: **Yes**

Listing Distribution Authorizations

The List Office has authorized distribution to: [RPR, Homes.com, Homesnap, IDX Sites, Realtor.com, immoviewer](#)
 The List Agent has authorized distribution to: [RPR, IDX Sites, Realtor.com](#)

*** NOTE: This listing will only appear on those locations authorized by BOTH the List Office AND the List Agent. ***

Listing Agent/Broker Information

List Agent: [Elaine AbouAkar \(ABOUAKAE\)](#) Lic.#:
 Website:
 Phone: **(860) 212-6586**
 Email: realtorelaine212@gmail.com

List Office: [CENTURY 21 AllPoints Realty \(APRT04\)](#)
 Website:
 Phone: **(860) 646-4525**

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 Photos

24052420 [00 Tolland Stage Road, Tolland](#) **Active** List Price: **\$1,550,000**



Tony | AbouAkar | realtortonyabouakar@gmail.com | Cell: 860-597-8728