

# 1427 KINGS HIGHWAY FAIRFIELD, CT 06824



**0.31**  
ACRES

## RESIDENTIAL DEVELOPMENT OPPORTUNITY: Clear & Level Vacant Land Minutes to I-95 for Sale at \$1,249,000

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer for sale **0.31 acres** of prime development land at **1427 Kings Highway in Fairfield, Connecticut**, for **\$1,249,000**. Within a Designed Commercial District (DCD) Zone, the property provides 100% clear and level land with **approved plans for a 21,054 SF four-story, 18-unit residential apartment building**. Each of the top three floors will feature six 2-bedroom, 2-bathroom apartments, and the ground level will contain 24 on-site parking spaces. Two of the planned units will be deed-restricted for affordable housing, supporting the community's commitment to housing diversity.

Located at the signalized intersection of Kings Highway and Ash Creek Boulevard, the property offers excellent accessibility. It is just steps from a Greater Bridgeport Transit bus stop, 0.2 miles from the Fairfield Black Rock train station, and 0.6 miles from I-95 (Exit 24), making it highly convenient for commuters. The surrounding neighborhood is pedestrian-friendly and amenity-rich, with shopping, restaurants, and entertainment all within walking distance. Notable nearby establishments include Bright Horizons daycare, Whole Foods Market, The Home Depot, and The Edge Fitness Clubs—making it an ideal location for both families and professionals.

The property is positioned within the vibrant Black Rock community, directly across the street from Stone Ridge Condominiums, a luxury 70-unit residential complex where a two-bedroom unit sold for \$760,000 in June 2025. It is also located near Alto Fairfield Metro, a modern apartment development with rental prices ranging from \$2,393 to \$6,251 per month, underscoring the area's strong demand for upscale housing. With its approved development plans, outstanding location, and proximity to essential services and transit, 1427 Kings Highway offers a rare and valuable opportunity for residential investment in one of Fairfield County's most desirable neighborhoods.

For more information, please contact Jon Angel, President, or Eva Kornreich, Vice President, at (203) 335-6600.

*No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.*



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THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

### CONTACT

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# 1427 KINGS HIGHWAY FAIRFIELD, CT 06824

## Financial Information

Sale Price:	\$1,249,000
Real Estate Taxes:	\$7,798.16 (2025)

## The Site

Land:	0.31 Acres
Zoning:	Designed Commercial District (DCD)

## Approved Plans

Building Size:	21,054 SF
Building Type:	Residential Apartments
Tenancy:	18 Units
Floors:	Four
Parking:	24 Covered Spaces

Demographics	Three Miles	Five Miles
Population:	156.9k	267.6k
Median HH Income:	\$78.9k	\$81k



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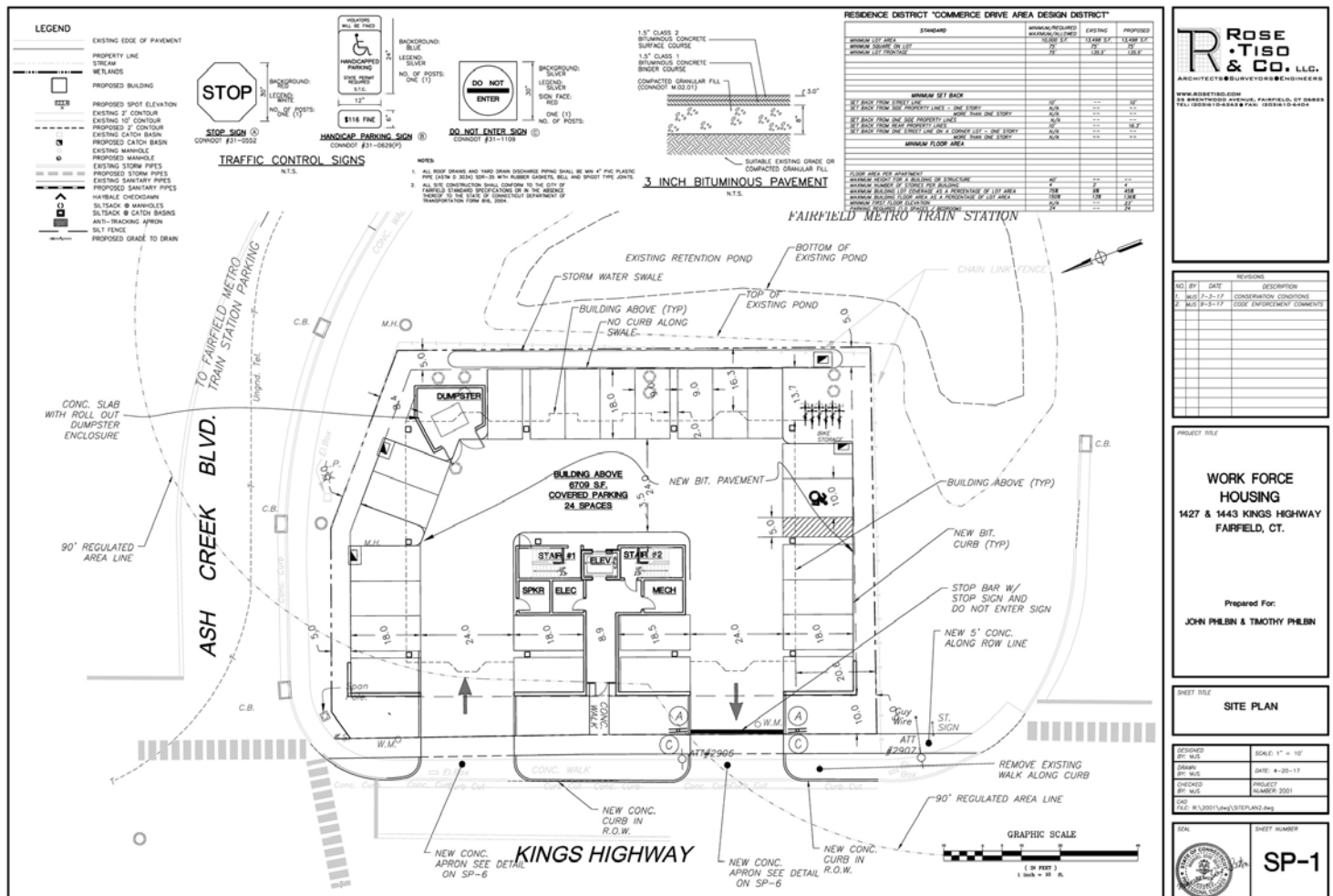
# Property Survey



**Eva Kornreich, Vice President**  
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# 1427 KINGS HIGHWAY FAIRFIELD, CT 06824

## Approved Site Plan



**21,054 SF  
Apartment Building  
on 0.31 Acres**

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