

**1427** KINGS HIGHWAY  
FAIRFIELD, CT  
06824

**0.31  
ACRES**



**ANGEL**   
COMMERCIAL, LLC

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THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

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## 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.



### Financial Information

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

### The Site

<b>Land:</b>	0.31 Acres
<b>Zoning:</b>	Designed Commercial District (DCD)

### Approved Plans

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

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



## CONVENIENT LOCATION WITH NEARBY AMENITIES



Amenities include restaurants, retail stores, banks, fitness gyms, and a hotel.



Minutes to I-95, Exit 24, and the Fairfield Black Rock Train Station.





**RENDERING**

## APPROVED PLANS FOR 21,054 SF APARTMENT BUILDING



18 Two Bedroom, Two  
Bath Apartments  
(2 Affordable Housing)



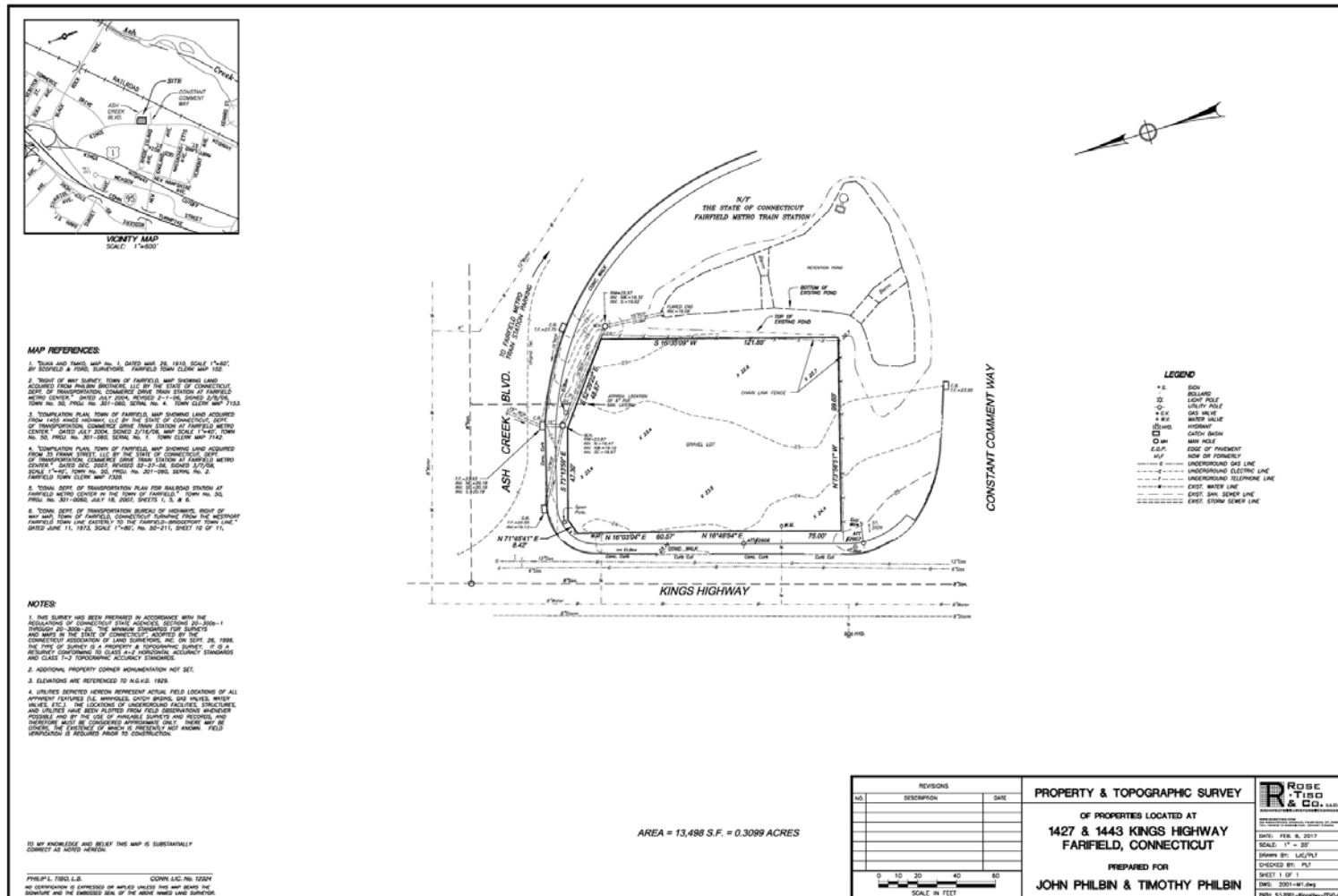
24 Covered  
Parking Spaces



0.31 Acre of Cleared  
& Level Land

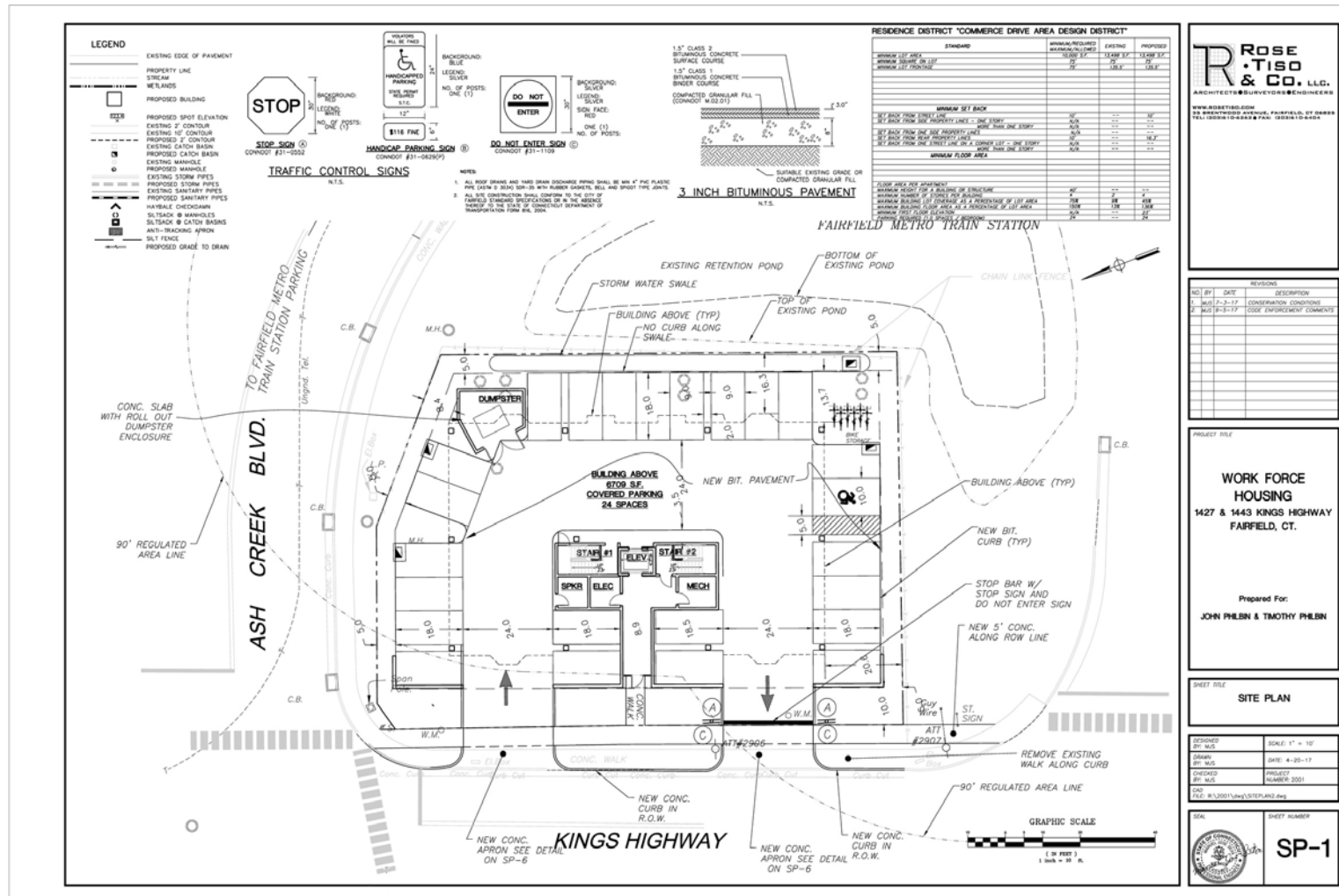
# PROPERTY SURVEY

0.31 Acres



# APPROVED SITE PLAN

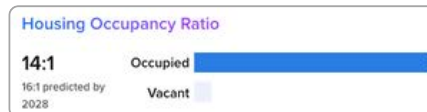
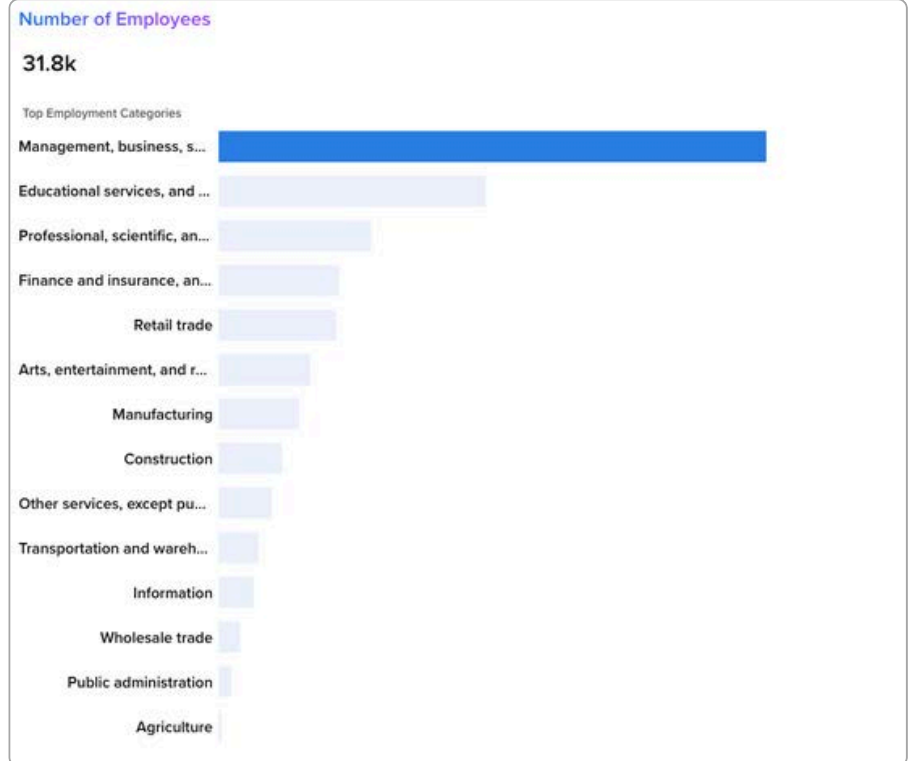
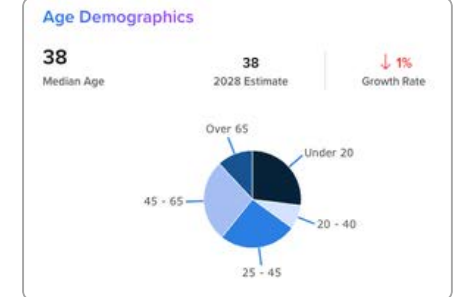
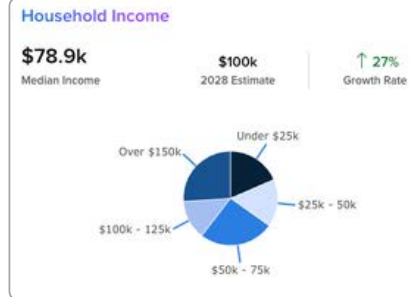
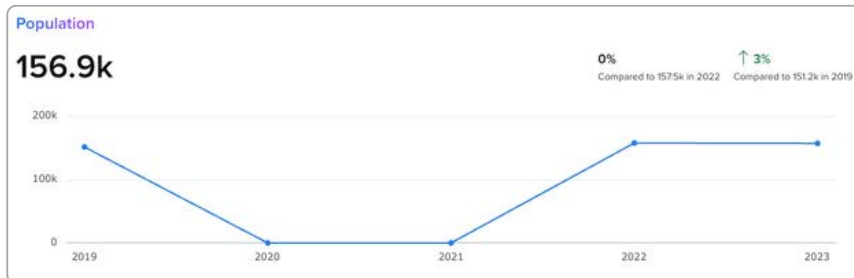
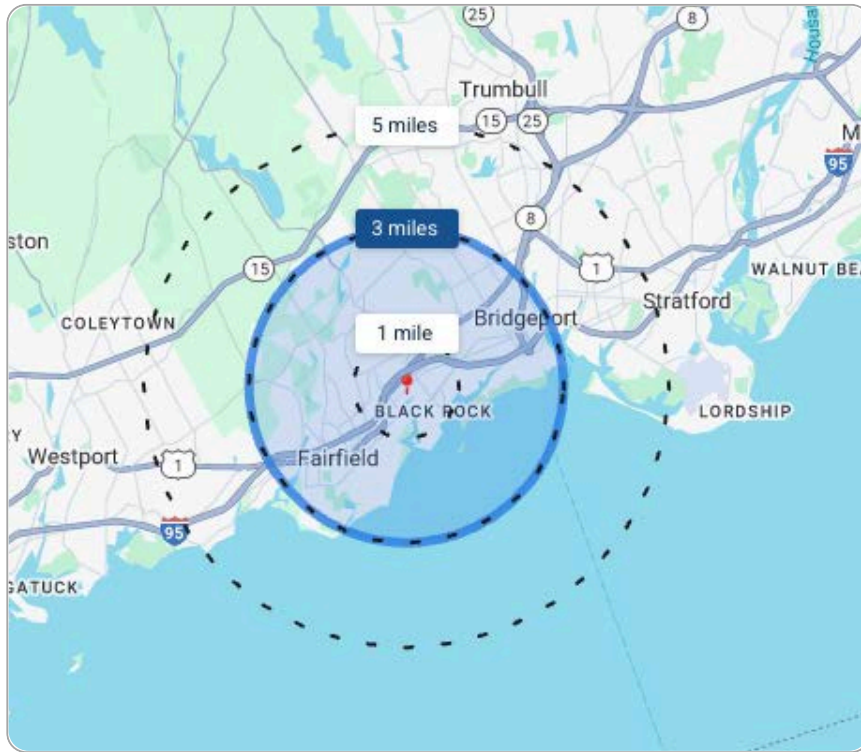
# 21,054 SF Apartment Building





# DEMOGRAPHICS

## THREE MILES



# RENTAL MARKET TRENDS IN FAIRFIELD, CT

As of July 2025, the average rent in Fairfield, CT is \$3,002 per month. This is 83% higher than the national average rent price of \$1,636/month, making Fairfield one of the most expensive cities in the US. When you rent an apartment in Fairfield, you can expect to pay about \$1,953 per month for a studio, \$3,002 for a one-bedroom apartment, and around \$3,830 for a two-bedroom apartment.

## AVERAGE RENT

**\$3,002/month**  
Average Rent

**795 Sq Ft**  
Average Apartment Size

**+2.4%**  
Increase in the Last Year

## Rent Ranges in Fairfield, CT

🕒 Last Updated July 2025

**Above \$2,000**  
Most rental prices fall within this range



Percentage*	Rent Range
0%	Below \$700/month
0%	\$700 - \$1,000/month
17%	\$1,001 - \$1,500/month
0%	\$1,501 - \$2,000/month
83%	Above \$2,000/month



## RESIDENTIAL DEVELOPMENTS UNDERWAY IN FAIRFIELD, CT



### 81 Black Rock Turnpike

This five-story, 255-unit mixed-use apartment building is set to rise on a 4.9-acre brownfield site formerly occupied by Bullard Machine Tool Co., just steps from the Fairfield–Black Rock Metro station. It's designed with ground-floor retail, an expansive 6,000 ft<sup>2</sup> co-working space, a rooftop deck, internal courtyards, and a parking structure offering roughly 250 covered and 70 surface parking spots.

**Rental Rates:** TBD



### Circle Hotel Site Redevelopment

Plans were approved in May 2025 to transform the aging Circle Hotel site at 441 Post Road, Fairfield, CT, into a vibrant mixed-use development featuring a 250-unit apartment building, a 110-room New England–style inn, and a 473-space parking garage (with an additional 64 surface spaces). The apartments—including 30 deed-restricted affordable units (12%)—will wrap around the parking structure and blend modern residential design with public amenities like a creek-side walkway, outdoor pool, landscaped decks, and community meeting rooms.

**Rental Rates:** TBD

## RESIDENTIAL DEVELOPMENTS UNDERWAY IN FAIRFIELD, CT



### Post Road Development

This four-story, mixed-use building at the intersection of Post Road and Fairfield Place in Southport, will feature 40 apartments above ground-floor retail, a coffee shop, and 71 parking spaces both surface and underground.

**Rental Rates: TBD**



### Shapiro Commons

The plan calls for four townhouse-style buildings—18 new homes plus the preservation of one existing single-family house—on a 1.65-acre parcel behind Little Pub, at 430 and 452 Stillson Road. Each three-story unit will include three bedrooms, a two-car garage, and an attic per townhouse.

**Rental Rates: TBD**



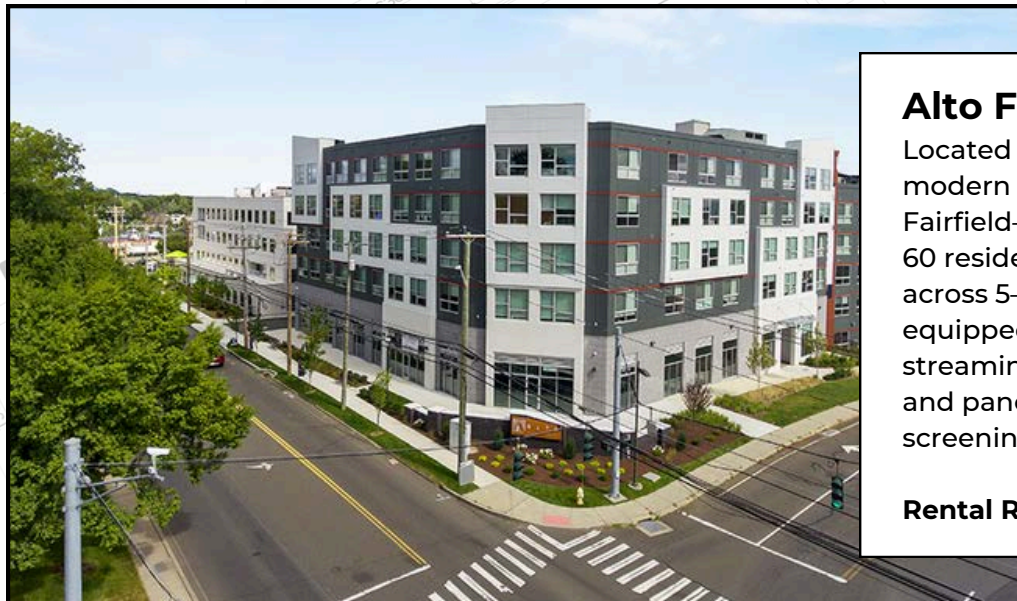
## RECENT RESIDENTIAL DEVELOPMENTS IN FAIRFIELD, CT



### Creekline at Fairfield Apartments

Creekline at Fairfield–Black Rock Metro is a brand-new, luxury apartment community at 219 Ash Creek Blvd, just steps from the Fairfield–Black Rock Metro North station. The development features 71 studios, one- and two-bedroom units (with nine income-restricted apartments), offering upscale interiors.

**Rental Rates: \$2,356–\$3,901/month**



### Alto Fairfield

Located at 1401 Kings Hwy, Fairfield, CT, Alto Fairfield Metro is a modern luxury apartment community located steps from the Fairfield–Black Rock station. Built in 2021, the building consists of 60 residential units (studios, 1-bed, and 2-bed layouts) spread across 5–6 stories. Amenities include co-working stations, fully equipped conference room, 24-hour fitness center + on-demand streaming athletic studio, Rooftop sky terrace with seating, grills, and panoramic views, game room, library lounge, outdoor screening area, and community garden.

**Rental Rates: \$2,393 - \$3,810/month**

## RECENT RESIDENTIAL DEVELOPMENTS IN FAIRFIELD, CT



### **The Crossings at Fairfield Metro Center**

The Crossings at Fairfield Metro is a five-building, transit-oriented mixed-use community located along Ash Creek Boulevard next to the Fairfield–Black Rock station. It features 350–357 market-rate rental units (with about 80 below-market-rate) built as the first phase of a larger project that will eventually encompass roughly 700 apartments, a 118-room hotel, 20–50 kft<sup>2</sup> of retail and office space, plus parking. The first residential building—approximately 70 units—opened in late 2025.

**Rental Rates: Mid-\$2,000s to Low-\$3,000/Month**



### **528 Black Rock Apartments**

A new 23-unit luxury apartment building opened in early 2025 at 528 Black Rock Turnpike in Fairfield, CT. This building includes 7 income-restricted units, a rooftop deck, a fitness gym, and covered parking.

**Rental Rates: \$2,400 - \$3,900/Month**



## DISCOVER FAIRFIELD, CONNECTICUT...



### **A Prime Location**

In between Boston and Philadelphia, Fairfield, Connecticut is ideally situated along the Gold Coast on Long Island Sound just 60 miles from Manhattan. This suburban town's prime location gives businesses access to the dense population of the NYC Metropolitan area, home to 20.3 million people.



### **Thriving Business Environment**

Fairfield is home to successful enterprises across various industries. The Bigelow Tea Company, America's #1 Specialty Tea company, is one such example that has been headquartered here since its inception. The diversity of businesses contributes to a vibrant economic environment where companies can prosper.



### **Excellent Infrastructure**

Fairfield's well-maintained infrastructure is another asset. It's less than 50 miles away from three major airports, including LaGuardia, JFK, and Bradley International.



### **Top-Tier Talent Pool**

Fairfield University and Sacred Heart University are both situated in Fairfield, providing a stream of educated, skilled graduates. In fact, 47% of Fairfield's population holds a bachelor's degree or higher, significantly above the national average of 32%.



## DISCOVER EVEN MORE IN FAIRFIELD, CONNECTICUT...



### **Quality of Life**

Fairfield offers a high-quality lifestyle that attracts and retains employees. With a median household income of \$127,413, it's a testament to the prosperous living standards here. Fairfield offers beautiful beaches, top-rated schools, and world-class restaurants.



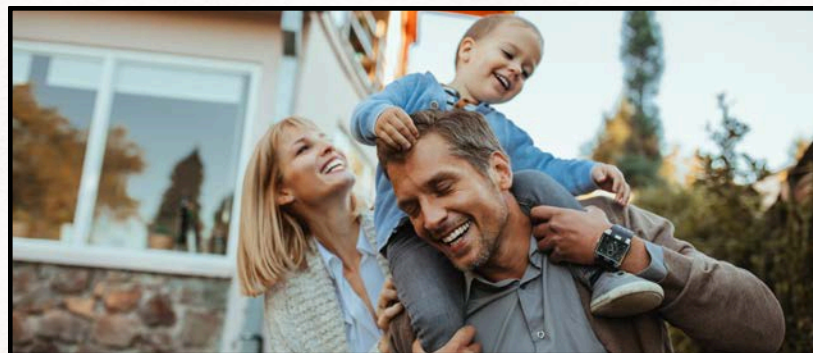
### **Supportive Government**

Fairfield's local government offers several incentives to businesses, including tax abatements and loan programs. The town's commitment to fostering a business-friendly environment is evident in their streamlined business registration process. Fairfield was named the Top CT Town for Business Friendliness by the Yankee Institute.



### **Business Incubators and Networking Opportunities**

Fairfield University's Dolan School of Business provides resources for startups, and the Fairfield Chamber of Commerce organizes numerous networking events. This supportive business ecosystem aids business development and success.



### **Safety and Security**

Fairfield has 89% fewer violent crimes and 54% fewer property crimes than the national average, providing a safe and secure environment for its residents and visitors.



## NEXT STEPS

**1427** KINGS HIGHWAY  
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VIEW ZONING  
REGULATIONS



VIEW FIELD CARD



VIEW TAX BILL



EMAIL BROKER



CALL BROKER

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