

STATE STREET LAND PORTFOLIO BRIDGEPORT, CT 06605



RESIDENTIAL /COMMERCIAL REDEVELOPMENT OPPORTUNITY:

Over 7.7 Acres of Land Next to I-95 for Sale at \$8,100,000

Angel Commercial, LLC, as the exclusive broker, is pleased to offer a redevelopment opportunity comprising of over **7.7 acres** of land adjacent to I-95 in Bridgeport, Connecticut, available for purchase at **\$8,100,000**. Strategically positioned near the Fairfield town line at the gateway to the vibrant Black Rock neighborhood, this portfolio **spans two adjacent city blocks** and **consists of eleven parcels** with combined frontage along State Street (300'), Railroad Avenue (212'), Bostwick Avenue (111'), Fairfield Avenue (66'), and Lesbia Street (151').

Zoned Residential-Office Center (RX-2), the site permits a broad range of residential and commercial development opportunities, offering exceptional flexibility for developers, investors, and end-users. A detailed redevelopment plan has been prepared illustrating how the site can be transformed into a vibrant commercial destination with multiple retail and restaurant opportunities. The layout showcases efficient site circulation, dedicated parking fields, and strong visibility along State Street, Fairfield Avenue, and Commerce Drive. The plan demonstrates the property's ability to accommodate a mix of building sizes, outdoor dining areas, and modern commercial uses. It offers prospective buyers a clear vision of the site's potential and flexibility for future development.

The property is ideally situated just off the I-95 Exit 25 Southbound ramp, directly across from the Commerce Drive Business Park and across the tracks from Cherry Street Lofts, a 157-unit apartment building built in 2018. The Fairfield Black Rock Train Station is approximately two miles away, and the site is steps from the Bridgeport Transit bus stop at Fairfield Avenue and Pine Street. The surrounding area features a wide range of retail and service amenities, including Starbucks, Wendy's, Chase Bank, Chaves Bakery, and multiple auto dealerships such as Land Rover Fairfield and Devan Infiniti of Fairfield—adding convenience and appeal for future development.

This is a rare opportunity to secure a development site in one of Bridgeport's most dynamic corridors. For more information, please contact Jon Angel, President, Angel Commercial, LLC, at (203) 335-6600, Ext. 21.

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.

STATE STREET LAND PORTFOLIO BRIDGEPORT, CT 06605

FINANCIAL INFORMATION

Sale Price: \$8,100,000

THE SITE

Zoning: Residential-Office Center (RX2)

DEMOGRAPHICS 3 MILES 5 MILES

Population:	194.4k	287.4k
Median HH Income:	\$70.9k	\$82.3k

* The listed acreage is sourced from city hall property records. For exact acreage, please consult the survey.

		LAND PARCELS	ACRES	2025 REAL ESTATE TAXES
1575 State Street		3.67	\$14,849.92	
1759 Commerce Drive		2.31	\$18,154.28	
1524 Railroad Avenue		0.63	\$5,738.02	
1550 Railroad Avenue		0.31	\$2,357.16	
1492 Railroad Avenue		0.54	\$4,078.66	
1815 State Street		0.14	\$7,930.06	
1835 Fairfield Avenue #1837		0.12	\$945.04	
1851 Fairfield Avenue		0.07	\$655.24	
1857 Fairfield Avenue		0.1	\$800.36	
1863 Fairfield Avenue		0.06	\$425.82	
1865 Fairfield Avenue		0.11	\$872.48	
		TOTAL 8.06*		\$56,807.04



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.

STATE STREET LAND PORTFOLIO BRIDGEPORT, CT 06605

PARCEL MAP



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.

ANGEL ■
COMMERCIAL LLC

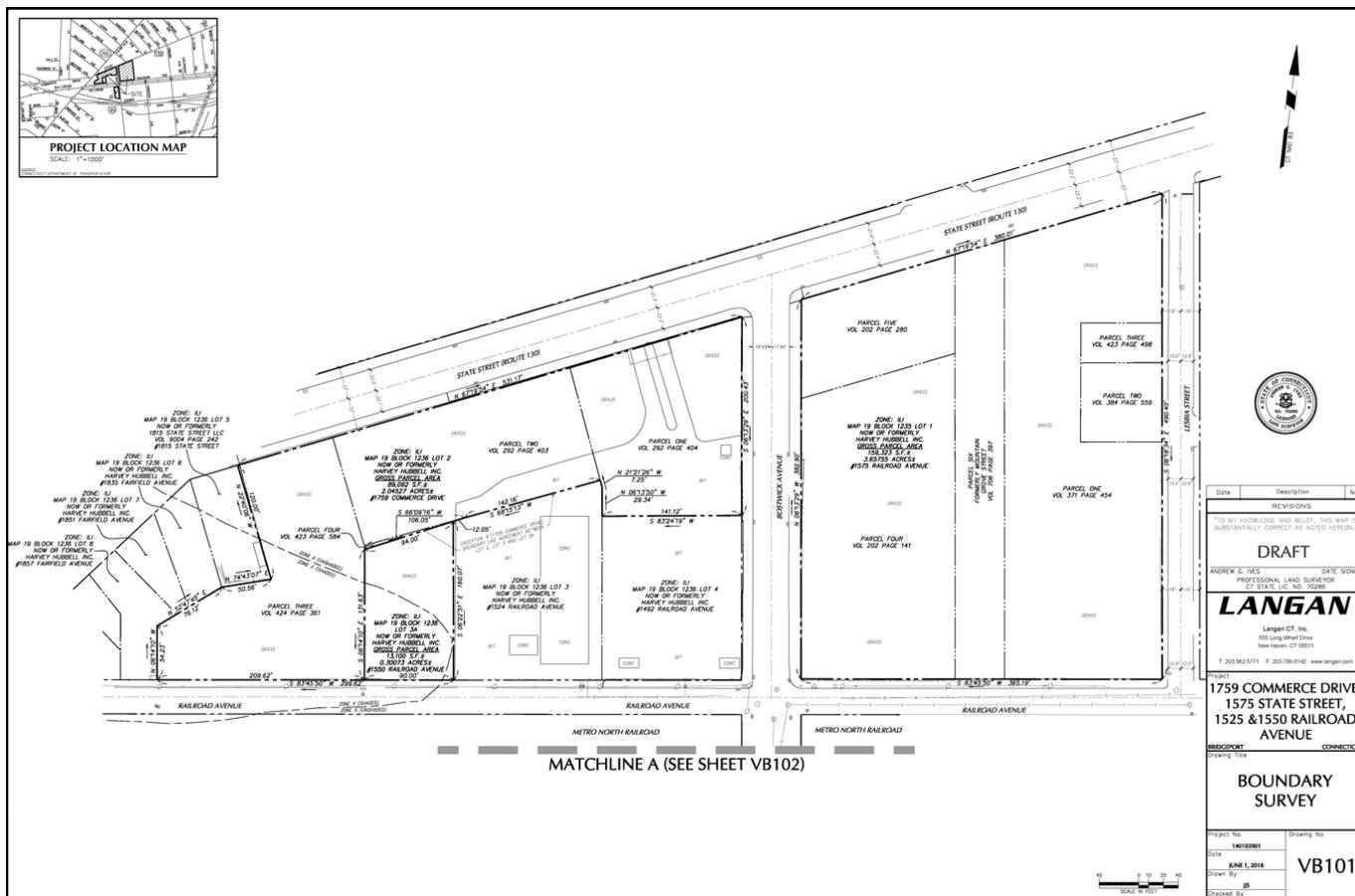
2425 Post Road, Suite 303
Southport, CT 06890
angelaresidential.com

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

BROKER
Jon Angel, President
jangel@angelcommercial.com
203.335.6600 Ext. 21

STATE STREET LAND PORTFOLIO BRIDGEPORT, CT 06605

BOUNDARY SURVEY



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.

STATE STREET LAND PORTFOLIO BRIDGEPORT, CT 06605

PROPOSED REDEVELOPMENT PLAN 7.74± ACRES



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.