

STATE STREET LAND PORTFOLIO BRIDGEPORT, CT 06605



ANGEL 
COMMERCIAL, LLC

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

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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—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.

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FINANCIAL INFORMATION

Sale Price: \$8,100,000

THE SITE

Zoning: Residential-Office Center (RX2)

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

THE LISTED ACREAGE IS SOURCED FROM CITY HALL PROPERTY RECORDS.

FOR EXACT ACREAGE, PLEASE CONSULT THE SURVEY.

DEMOGRAPHICS	3 MILES	5 MILES
Population:	202.4k	290.2k
Median HH Income:	\$69.7k	\$82.9k

STATE STREET LAND PORTFOLIO



CONVENIENT LOCATION WITH NEARBY AMENITIES



Fitness
Gym



Restaurants
& Fast Food



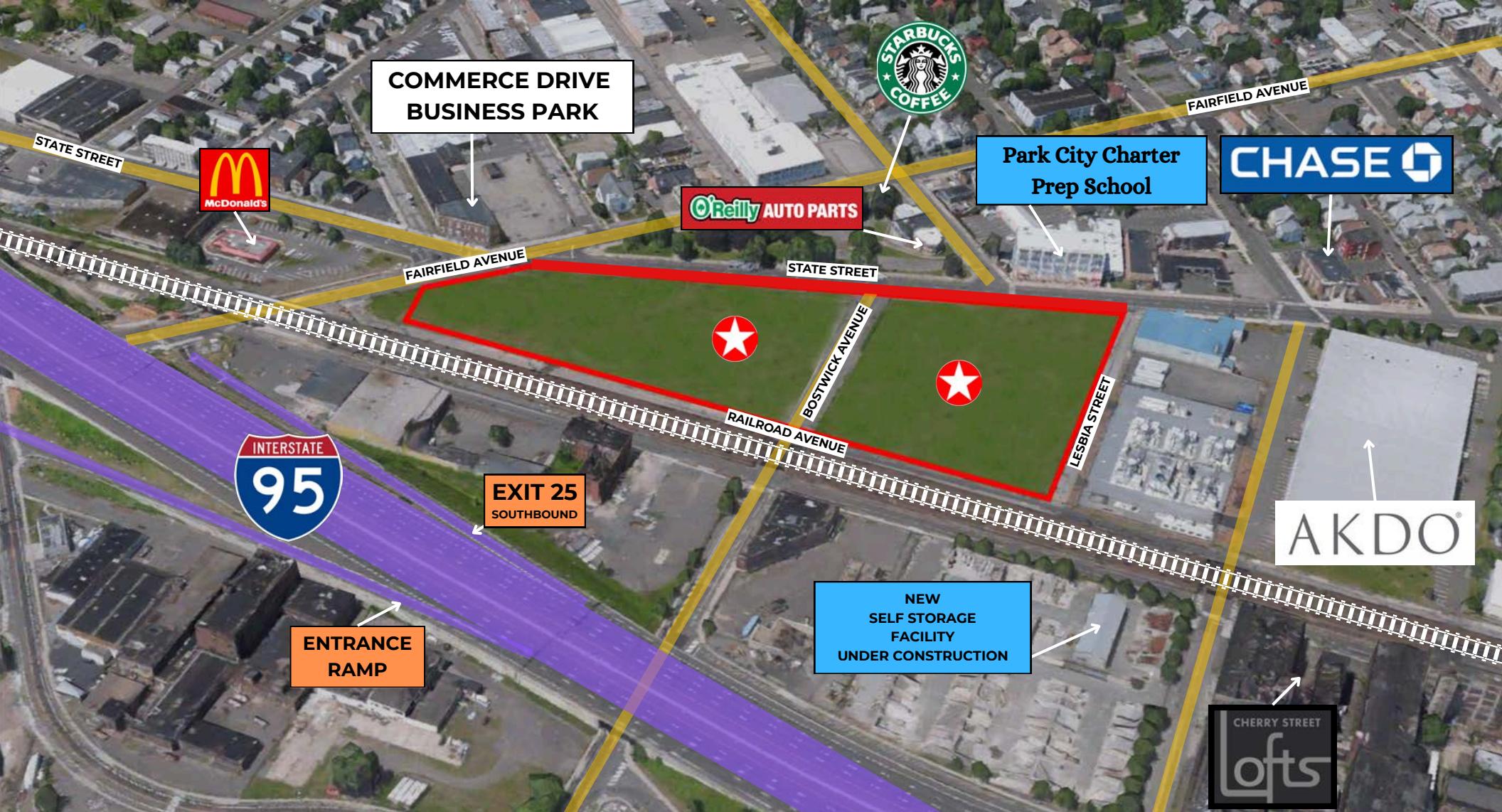
Hotels



Financial
Institutions



Retail
Stores



WELL POSITIONED REDEVELOPMENT OPPORTUNITY



Over 7.7 Acres
Ready for
redevelopment



Flexible Zoning Allows
Residential & Commercial Use



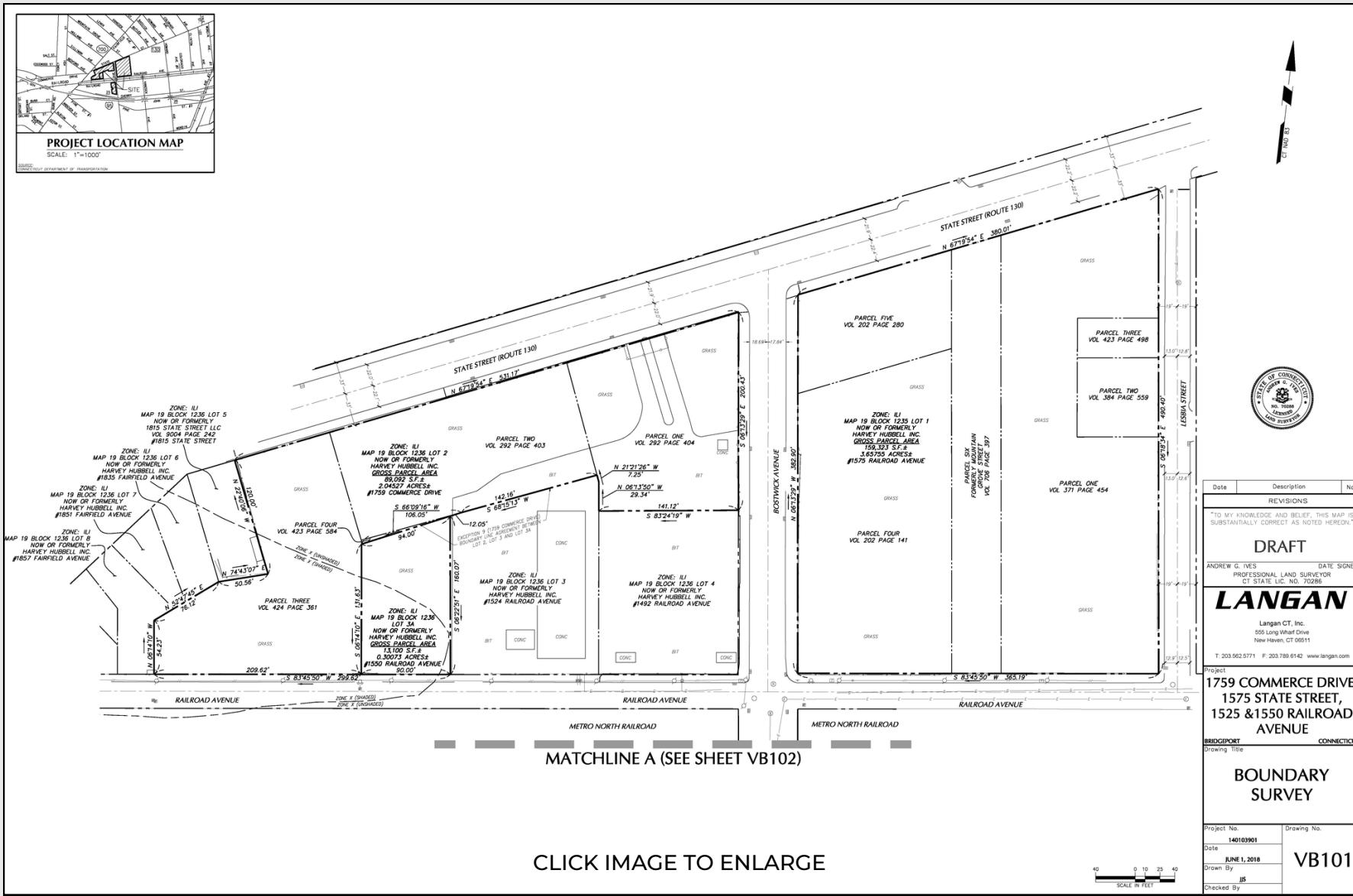
Easily Accessible by
Car, Train, or Bus

PARCEL MAP



BOUNDARY SURVEY

7.74± ACRES



PROPOSED REDEVELOPMENT PLAN

OVERVIEW

The following proposed redevelopment plan presents a compelling vision for how this property could be transformed into a dynamic commercial destination. While not currently under development, the plan highlights the site's exceptional potential for a mix of retail and restaurant uses in a high-visibility, easily accessible corridor of Bridgeport's West Side.

Strategically located along State Hwy 130 and just minutes from I-95 and the Fairfield Metro-North station, the property offers a rare opportunity for future owners or developers to capitalize on strong traffic counts, surrounding residential density, and convenient regional connectivity.

The plan illustrates how the site could accommodate a modern commercial layout featuring stand-alone restaurant pads, flexible retail footprints, outdoor seating opportunities, and customer-friendly parking fields. The plan demonstrates the property's versatility and ability to support a range of national, regional, or local tenants under Bridgeport's zoning regulations (with applicable special permits).

Highlights of the Redevelopment Plan

- Envisions a mix of free-standing restaurant sites from 1,900± SF to 5,765± SF (including patio concepts)
- Illustrates multiple retail opportunities, including footprints of 2,700± SF, 5,600± SF, and a proposed 22,500± SF anchor-style building
- Provides 315 parking spaces, exceeding standard parking requirements in the illustrative layout
- Conceptually designed for smooth traffic circulation, clear site access, and strong visibility from surrounding roadways
- Demonstrates how the parcel could support commercial uses permitted in the district (with special permit)
- Includes conceptual landscaping buffers intended to enhance curb appeal and site character
- Offers flexibility for various future redevelopment directions, depending on buyer needs and market demands

This plan is provided solely as an example of what could potentially be achieved on the site and is intended to help prospective purchasers visualize redevelopment possibilities. Final uses, layouts, approvals, and site improvements would be subject to municipal review and buyer-driven design.

PROPOSED REDEVELOPMENT PLAN ILLUSTRATION

7.74± ACRES



CLICK IMAGE TO ENLARGE

CURRENT DEVELOPMENTS IN BRIDGEPORT, CT



1. The August at Steelpointe Harbor

This \$200 million mixed-use waterfront development, led by Flaherty & Collins Properties in partnership with RCI Group and the City of Bridgeport, broke ground in January 2024. Located at 55 East Main Street, adjacent to the Bridgeport Harbor Marina, the project includes 420 rental apartments and 10,000 square feet of commercial retail space. Amenities feature a waterfront pool, outdoor kitchens, gathering spaces, secure parking, a dedicated dog park, and a water taxi service to Pleasure Island.

2. Bridgeport Storage

A new 130,000+ SF self-storage facility is currently under development on Railroad Avenue, bringing fresh investment and increased activity to this growing Bridgeport corridor. Scheduled for completion in 2026, the multi-story project will enhance the area's commercial landscape by adding a modern, service-oriented use that attracts both local residents and businesses. This development further underscores the neighborhood's ongoing revitalization and reinforces Railroad Avenue as an emerging destination for high-quality commercial opportunities.

3. Honey Locust Square

Anthony Stewart's Ashlar Construction is spearheading this mixed-use development on Stratford Avenue between Newfield and Central Avenues. The project aims to revitalize Bridgeport's East End with a combination of residential units and retail spaces, including a supermarket. Despite delays due to construction supply issues, the development received a \$3.5 million state commitment in 2023, and M&T Bank announced plans to open a branch there.

4. East Main Street Row Houses

Developers Robert Christoph Sr. and Jr. have proposed building 29 row houses at 371 and 378 East Main Street, near the Steelpointe development. These two-bedroom, two-and-a-half-bath units with garages are designed as workforce housing to promote homeownership opportunities in the area. The project has garnered praise for addressing affordable housing needs.

5. Hanover Street Affordable Housing

In September 2024, Park City Communities commenced construction on a new affordable housing project on Hanover Street. The development will provide long-term affordable housing for nine families, reflecting the city's commitment to expanding public housing options.

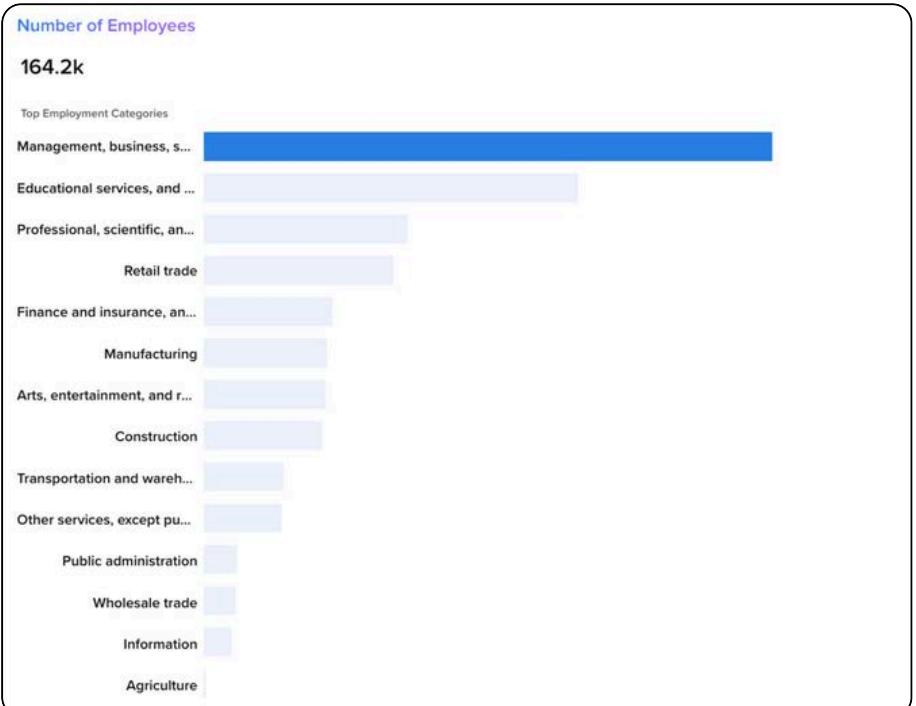
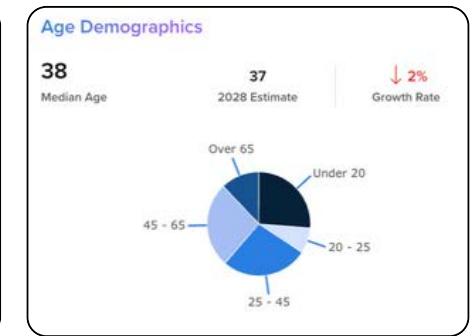
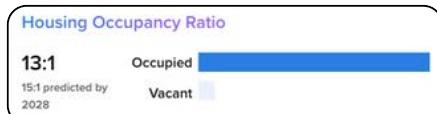
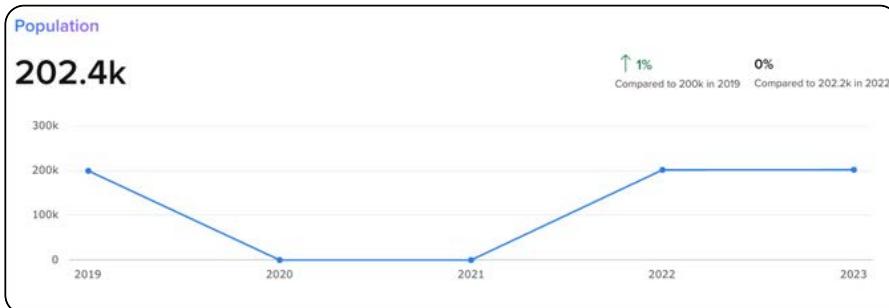
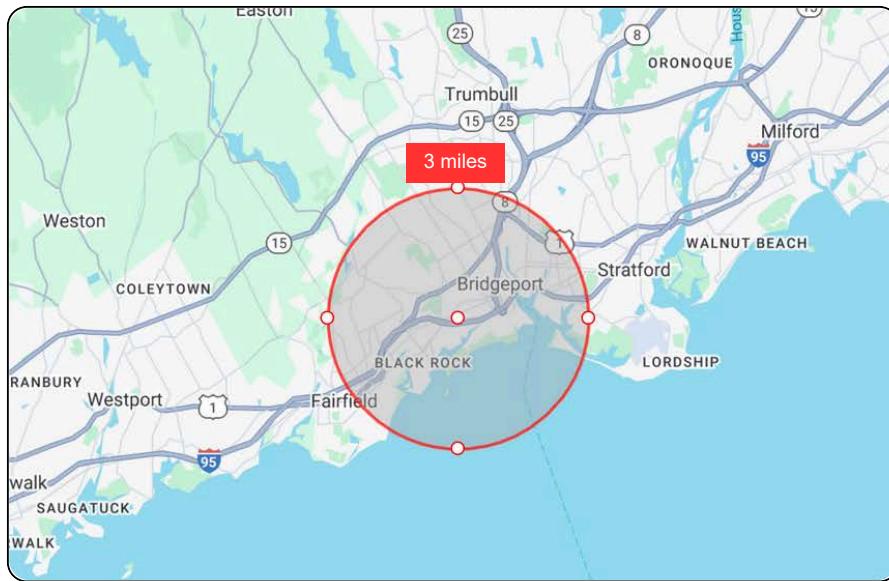
6. West Liberty Commons

Building Neighborhoods Together (BNT) is developing West Liberty Commons at 273 West Avenue. This \$4.5 million project comprises 18 townhouse-style units designed as integrated supportive housing, aiming to provide stable living conditions for residents in need.

7. Downtown West Development

BNT is also planning a new construction project in Downtown West, featuring 18 townhouse-style apartments. The development aims to enhance the downtown area's residential offerings and is expected to break ground following the completion of ribbon-cutting ceremonies for other projects.

DEMOGRAPHICS: THREE MILES



NEXT STEPS

STATE STREET LAND PORTFOLIO BRIDGEPORT, CT 06605



VIEW ZONING
REGULATIONS



VIEW FIELD CARD



VIEW TAX BILL



EMAIL BROKER



CALL BROKER

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