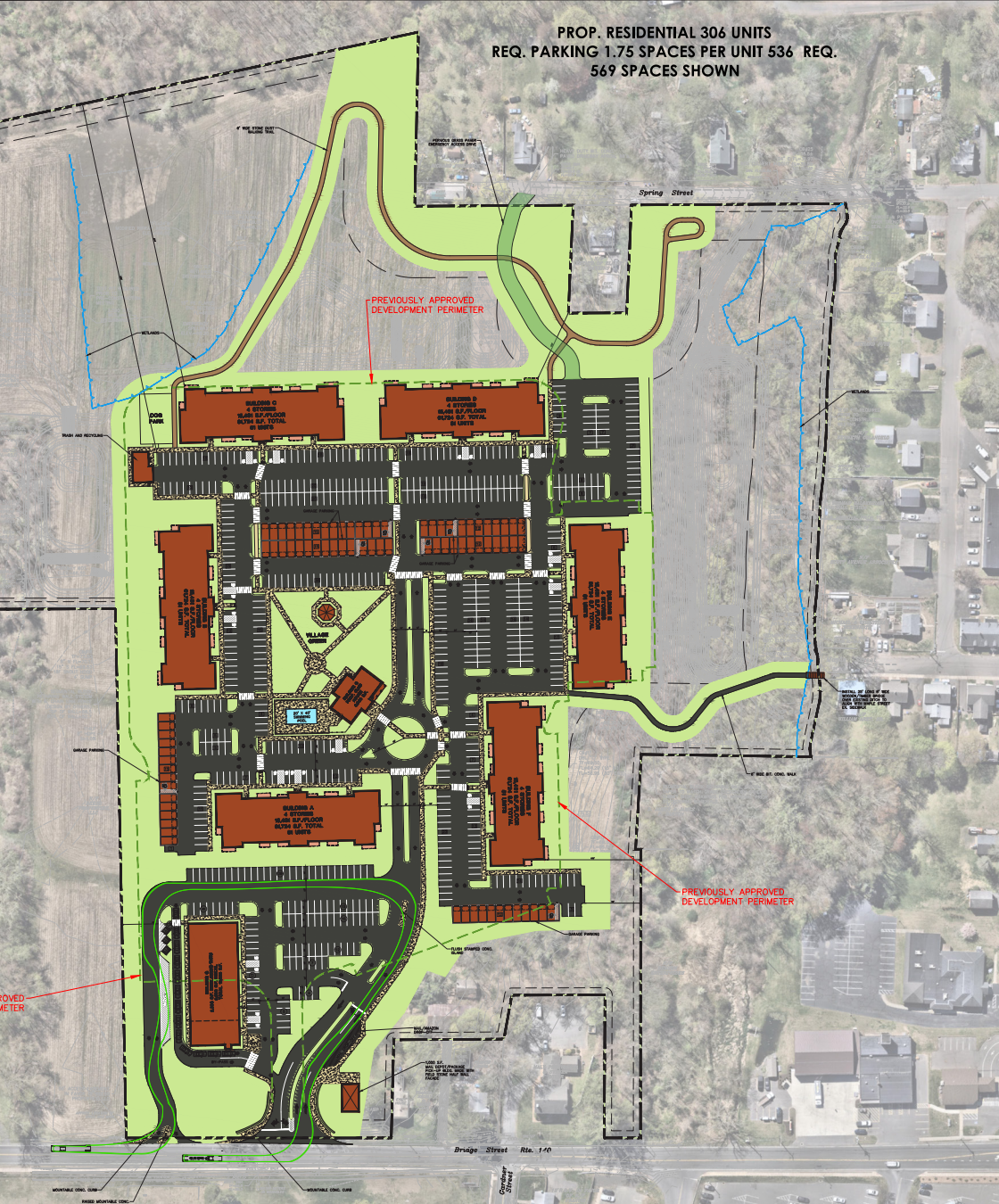




PROP. RESIDENTIAL 306 UNITS
REQ. PARKING 1.75 SPACES PER UNIT 536 REQ.
569 SPACES SHOWN

RIVER POINTE

East Windsor, Connecticut

Approved 318-Unit Multifamily
Development Site On ±34.17 Acres

113 - 133 Bridge Street
East Windsor, Connecticut 06088

The property benefits from final, unappealable zoning approvals to construct 318 apartment units. The approved plan contemplates six four-story, elevated buildings, surfaced parked, with detached garages.

The property is located 0.8 miles to a new train station with access to Springfield, New Haven and New York City.

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Investment Highlights



FULLY APPROVED MULTIFAMILY SITE

- 318 units with final, unappealable zoning approvals.



TERRIFIC DUAL COMMUTER LOCATION - EQUIDISTANT TO HARTFORD AND SPRINGFIELD MARKETS

- Within a 20-minute radius of all major Hartford County employers and business centers.
- Just 15 minutes south of Springfield, MA, providing access to the large regional employers of western Massachusetts, a market with limited Class A rental housing.



CONVENIENT, HIGHLY ACCESSIBLE LOCATION IN SUBURBAN HARTFORD COUNTY

- Strategically located less than 250 yards off of the Interstate 91 Southbound entrance ramp and 350 yards from exit 45, the Northbound exit ramp to Interstate 91.
- River Pointe offers direct access to Downtown Hartford (less than 20 minutes) and Springfield, MA (15 minutes). The site is ideally positioned to deliver Class-A, market-rate housing for empty nesters, young professionals, and lifestyle renters by choice.
- The site is walkable, just 100 yards from the Warehouse Point Town Center, home to dining, groceries, convenience retail, and two museums.



BRADLEY INTERNATIONAL AIRPORT

- Four miles from the second most active airport in the Northeast (TripSavvy/Netflights).
- Named one of the top 10 airports in the US by the Conde Nast Traveler's 2024 Readers' Choice Awards for the eighth consecutive year.



LIFESTYLE & RECREATION

- Eight municipal parks with playgrounds and athletic fields within East Windsor.
- Nearby Northwest Park offers hiking, nature trails, and annual community festivals.
- Three public boat launches within a 10-minute drive provide access to the Connecticut River for boating and recreation.



STRONG DEMOGRAPHICS & MARKET FUNDAMENTALS SUPPORTING RENTAL DEMAND

- Median Household Income: \$95,264 (East Windsor)
- Part of the Hartford MSA (Population 1.15 million)
- Hartford County has seen rent growth of nearly 30% since 2020
- Hartford is ranked #4 on Zillow's five hottest markets for 2025. (#15 in 2024)
- Hartford had the 4th largest percentage increase in asking rents among U.S. metros, a 6.4% year-over-year increase (Feb 2023 - Feb 2024) according to Zillow's Observed Rent Index.
- Median home prices in Hartford County have increased by roughly 50% - 60% over the past five years, according to the Federal Housing Finance Agency (FHFA) All-Transactions House Price Index
- Greater Hartford benefits from being a state capital with large university presences and strong growth in high-demand industries like healthcare, aerospace, and technology.

DEVELOPMENT SUMMARY

The project is approved for a 318-unit multifamily community across approximately 34± acres, excluding a two-acre pad approved for a quick-service restaurant (QSR) with drive-thru. Not included but available for purchase.



Offered For Sale
\$6,500,000 or \$20,000 per unit

PROJECT SUMMARY (APPROVED PLAN) 318 APARTMENTS

APPROVALS

- » Wetlands and Zoning Approval Attained
- » DOT and OSTA Submitted and Pending

UTILITIES

- » Natural Gas Available On Route 140
- » Utility Hook-Up Fees – Costs Pending

TAXES

- » Seven-Year Real Estate Tax Phase-In Terms Remain TBD

APPROXIMATE BUILDING AREA - 318 UNITS

- » 370,344 SF with a 3,363 SF Clubhouse
- » Optional pad site for 8,809 SF - 11,114 SF out parcel building (drive-thru restaurant, quick mart with gas station, walk-in medical, etc.) is not included.

318 UNIT CONFIGURATION-UNIT MIX

- » 120 One-Bedroom Units
- » 180 Two-Bedroom Units
- » 18 Studio Units

PROPOSED THIRD & FOURTH FLOOR

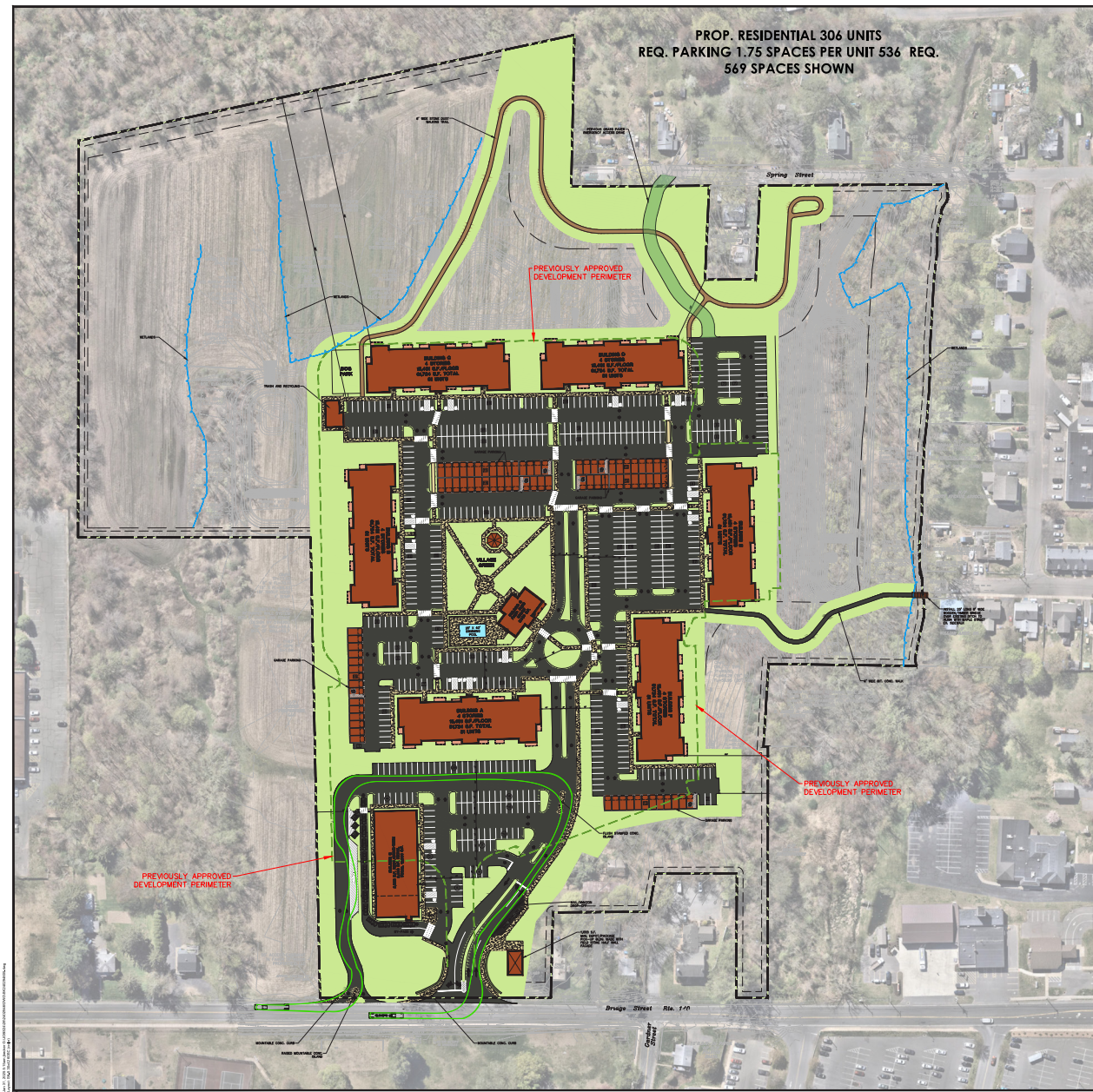


RIVER POINTE | East Windsor, Connecticut

LOCATION



APARTMENT HOMES SITE PLAN



PROP. RESIDENTIAL 306 UNITS
REQ. PARKING 1.75 SPACES PER UNIT 536 REQ.
569 SPACES SHOWN

ZONING INFORMATION

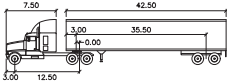
LOCATION: EAST WINDSOR, CONNECTICUT				
ZONE: PLANNED COMMERCIAL DEVELOPMENT DISTRICT				
USE: RETAIL / OFFICE / MULTI-FAMILY DWELLINGS				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	12,000 S.F.	21,000 S.F. (24,217 AC)	NO
2	MINIMUM LOT WIDTH	80 FEET	370 FEET	NO
3	MINIMUM LOT DEPTH	80 FEET	420 FEET	NO
4	MINIMUM FRONT SETBACK	T.B.D.	100 FEET	NO
5	MINIMUM SIDE SETBACK	T.B.D.	90 FEET	NO
6	MINIMUM REAR SETBACK	T.B.D.	414 FEET	NO
7	MINIMUM BUILDING HEIGHT	48 FEET	48 FEET	NO
8	MINIMUM BUILDING COVERAGE	50 PERCENT	25.6 PERCENT	NO
9	MINIMUM IMPERVIOUS COVERAGE	65 PERCENT	T.B.D.	NO

PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	81,754 S.F. < 84,212,000 S.F. (24,217 AC)	NO
2	PARKING REQUIRED	RESIDENTIAL: 1.75 SPACES PER UNIT 306 UNITS 536 REQUIRED = 536 COMMERCIAL: 1.75 SPACES PER 1,000 S.F. OF GROSS FLOOR AREA 1,000 S.F. / 1,000 S.F. (1.00) = 1.00 REQUIRED = 48 TOTAL REQUIRED = 600	569 SPACES 77 SPACES 35 SPACES 681 SPACES	NO
3	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	13 SPACES	28 SPACES	NO
4	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	NO
5	MINIMUM DRIVEWAY WIDTH	24 FEET - 1-WAY	24 FEET - 1-WAY	NO
6	MINIMUM FRONT SETBACK	25 FEET	24 FEET	NO
7	MINIMUM SIDE SETBACK	10 FEET	10 FEET	NO
8	MINIMUM REAR SETBACK	20 FEET	408 FEET	NO
9	MINIMUM INTERIOR LANDSCAPING	ONE TREE PER	T.B.D.	NO

GENERAL NOTES

1. THIS CONCEPT PLAN WAS BASED ON LIMITED DATA. THE LOCATION OF BOUNDARIES, INLAND-WETLANDS, WATERCOURSES, AND RELATED TOPOGRAPHIC DATA WILL BE UPDATED UPON THE PREPARATION OF A DETAILED SURVEY.
2. WITHOUT A SITE VISIT, GRADING AND OTHER SITE CONSTRAINTS ARE NOT KNOWN.
3. A MORE DETAILED INVESTIGATION OF THE LOCAL ZONING REGULATIONS WILL BE REQUIRED.



WB-50			
Tractor Width	1.80	Lock to Lock Time	1.60
Tractor Width	1.80	Steering Angle	117.7
Tractor Track	1.80	Articulating Angle	70.0
Tractor Track	1.80		

TYPICAL BUILDING UNIT BREAKDOWN

27 - ONE BEDROOM UNITS
24 - TWO BEDROOM UNITS
51 - TOTAL UNITS



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Hartford, CT 06101

PROPOSED RESIDENTIAL DEVELOPMENT
BRIDGE STREET ROUTE 140
EAST WINDSOR, CONNECTICUT

Designed: JLR
Drawn: JLR
Reviewed: JLR
Scale: 1"=40'
Project No.: 240004
Date: 01/03/2025
CADD File: SK-5.dwg

SK-5



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