

86 WHITTIER STREET BLACKROCK, CT

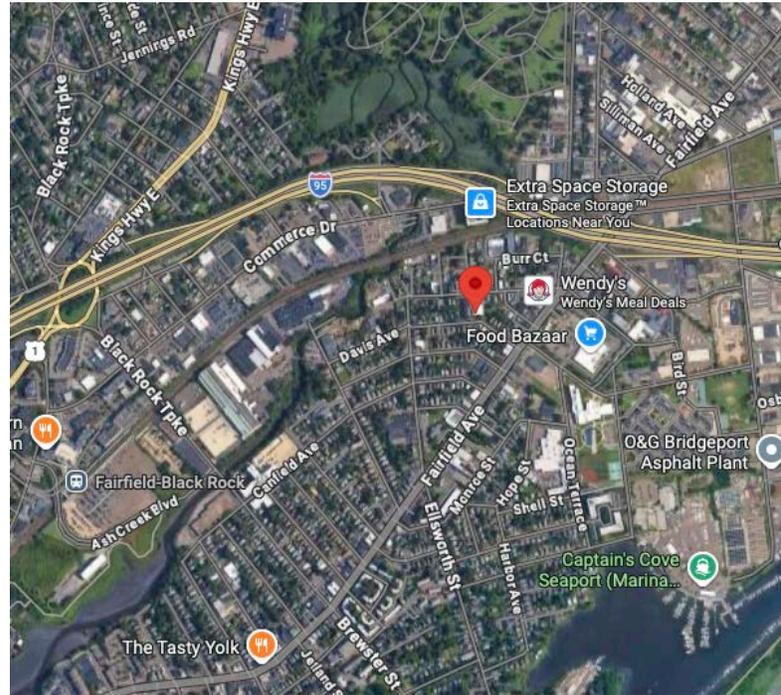


EAC Properties LLC is proud to exclusively present 86 Whittier Street for purchase. This offering presents a rare opportunity to acquire a former school building situated on 1.24 acres in the highly sought after Black Rock neighborhood of Bridgeport, CT. The property is slated for conversion into a 32-unit multifamily apartment community, with all necessary approvals to be delivered prior to closing. Its strategic location is within proximity to Metro North's Black Rock/Fairfield Metro train station, providing excellent commuter access and supporting strong long-term rental demand.

Black Rock offers a rare combination of lifestyle appeal, strong rental fundamentals, and long term growth potential. For multifamily investors and developers, it represents one of the most promising pockets of opportunity in Fairfield County—where demand is rising, supply is constrained, and the neighborhood's unique charm continues to attract residents year after year.

Pricing & Financial Summary

- Acquisition & Development
 - Asking Price \$1,500,000 for 1.24 acres
 - Equivalent to \$46,875 per convertible unit
 - Land value of approx. \$1,209,700 per acre
 - Projected total Development Cost \$5,391,000 (including)
 - Projected Cost per unit: \$168,5000 (including land)
 - Developer's Projected Return on Cost (stabilized): 8.75%
- This return profile represents an attractive yield for a transit oriented, Class A redevelopment in a supply constrained submarket.



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DEMOGRAPHICS

Population 2025:

1 Mile :22,404 • 3 Miles : 130,231

Median Household Income

1 Mile: \$61,400 • 3 Miles: 60,993

Daytime Empoloyees

1 Mile: 11,689 • 3 Mile: \$60,113

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