



└ BRC Presents

# Redevelopment Opportunity

Land Site Assemblage in Linden,  
New Jersey

# Linden Investment Opportunity

- Totaling 2.64 acres with the potential redevelopment for various residential and commercial real estate uses.
- Ideal access to New York City, Newark Liberty Airport, Linden NJ Transit Station with direct service to NY Penn Station.
- City of Linden experiencing renaissance with new development throughout the city in residential, commercial and healthcare.



## Contact

*Exclusive Brokers:*

Jordan Metz, Senior Vice President, Bussel Realty  
973.493.0385 | jmetz3@me.com

Eric Koons, Sales Associate, Bussel Realty  
908.410.7152 | ekoons@bussel.com





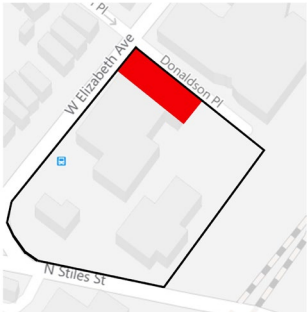
# Aerial of Site Assemblage

7 Sites in Linden, NJ - Redevelopment  
Potential of 2.62 Acres at Elizabeth  
Avenue, Stiles Street & Donaldson Place



 **Bussel Realty**

# Addresses Comprising Site Assemblage



601 W. Elizabeth Avenue

Lot. 1 Block 321,  
Acre Size: 0.10



605 W. Elizabeth Avenue

Lot. 2 Block 321,  
Acre Size: 0.10



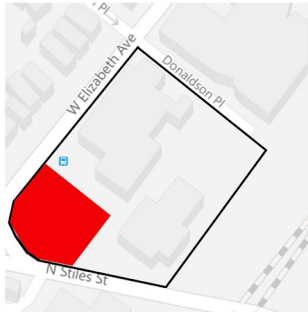
609 W. Elizabeth Avenue

Lot. 8 Block 321,  
Acre Size: 0.21



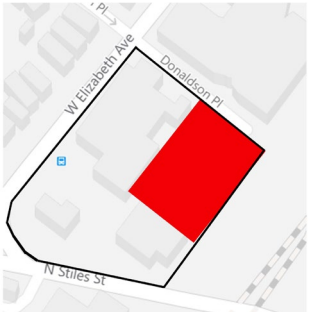
615 W. Elizabeth Avenue

Lot. 7 Block 321,  
Acre Size: 1.00



633 W. Elizabeth Avenue

Lot. 5 Block 321,  
Acre Size: 0.33



21 Donaldson Place

Lot. 3 Block 321,  
Acre Size: 0.10





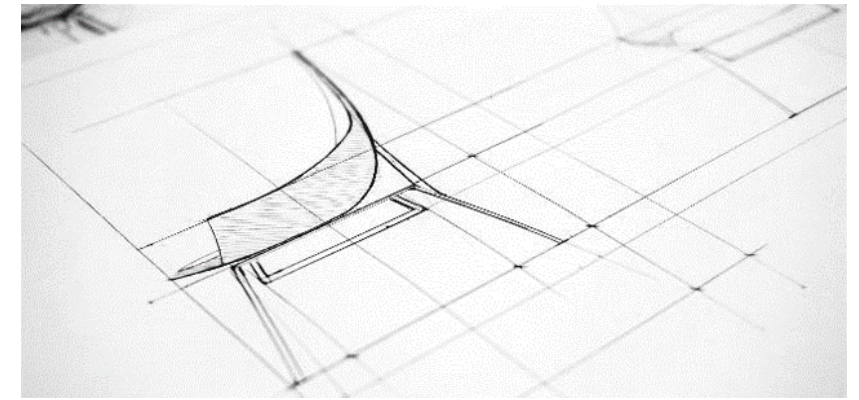
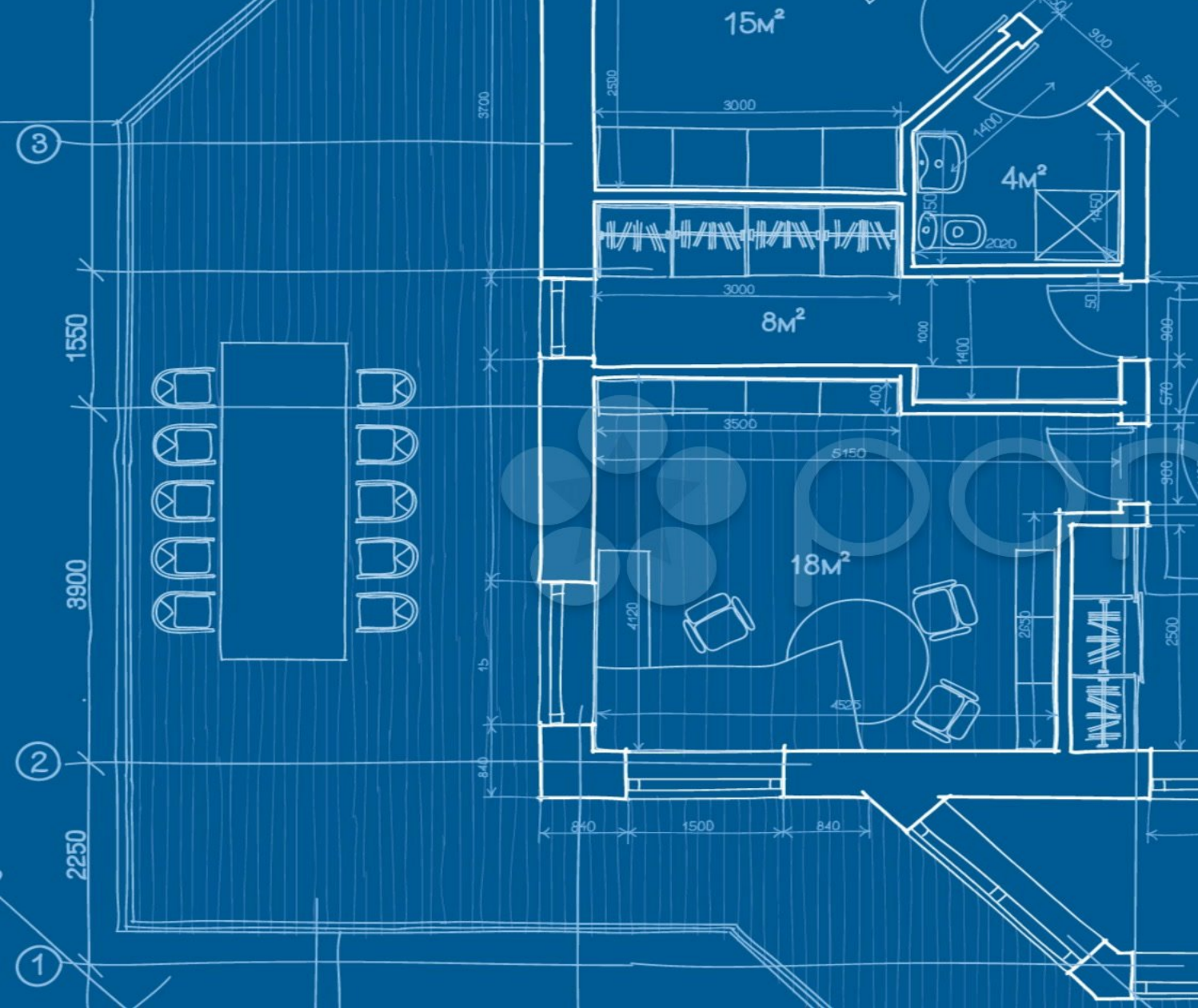
# Urban Transit Hub

3 Blocks from the Site to Linden's NJ Transit Rail Station



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# Multi-Family Potential

Transit hub development opportunity in friendly pro-business Linden

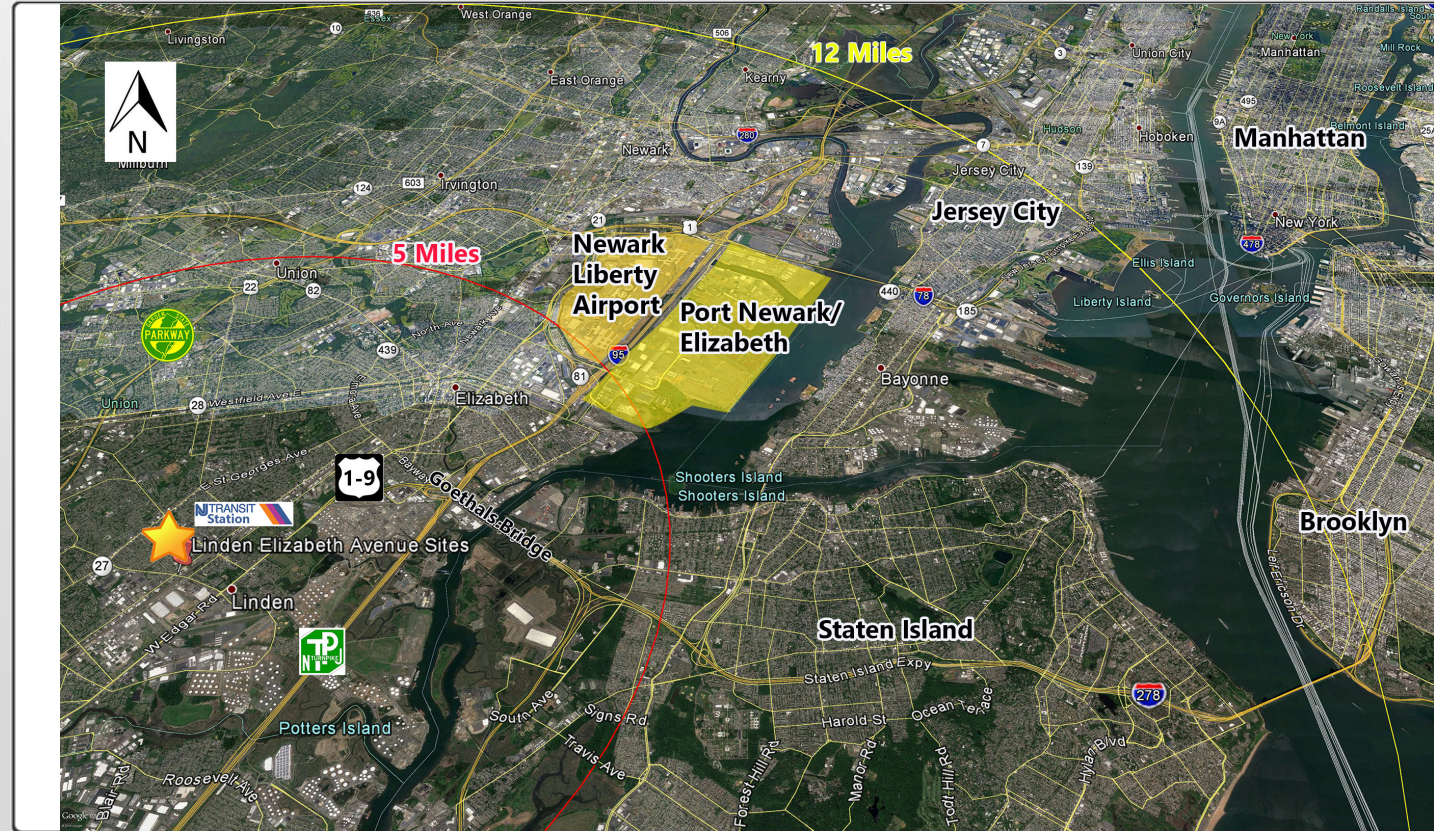


# At the Crossroads of...

Staten Island, Brooklyn,  
Manhattan, Port Newark,  
Newark Liberty Airport,

Linden is in the center of it all:

- With Linden NJ Transit Northeast Corridor Line Station with direct service to NY Penn Station & Elizabeth Avenue NJ Transit Bus Stop at site.
- Access to New Jersey Turnpike, Route 1-9, Goethals Bridge, I-78, Lincoln and Hollands Tunnels.
- Reach 130 million people – 33 percent of the US population -- in 24 hours.





# NJ Transit Northeast Corridor Line

4 Minutes walking distance to Linden NJ Transit Station, approximately 0.3 miles to Elizabeth Avenue Station | 5 Stops to NY Penn Station

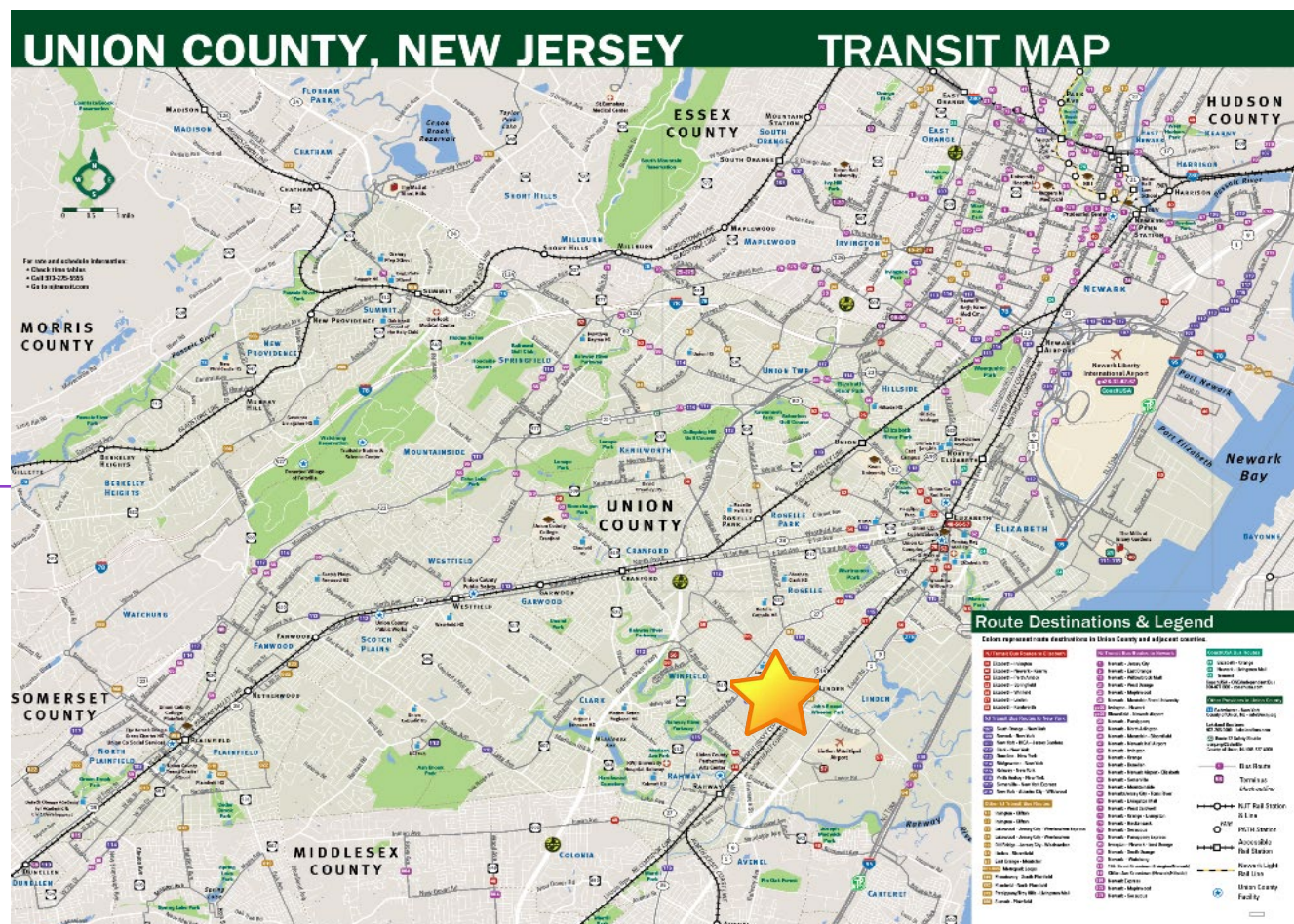






# NJ Transit Bus Stop at Front Steps of Site

NJ Transit Bus Service offers multiple Linden stops and service to NYC





# Demographic Highlights

Linden: Hub of Activity & Growth



## \$Household Income

- With a 2020 population of 42,297, Linden is the 20th largest city in New Jersey and the 918th largest city in the United States. Median household income grew from \$66,538 to \$68,870, a 3.5% increase.
- Linden's median annual income of \$68,870 is more than the median annual income of \$61,937 across the entire United States.



## Business Environment

- The east side of Linden is located along the Arthur Kill, a navigable strait and an important role in bulk cargo transportation in the Port of New York and New Jersey.
- Linden is home to the Bayway Refinery, a Phillips 66 refining facility that helps supply petroleum-based products to the New York/New Jersey area.
- Linden, together with Rahway, is home to Merck & Co., one of the world's leading pharmaceutical companies.



- Linden Station Apartments will offer 234 units, consisting of studio, one- and two-bedroom residences.
- Linden Logistics Center is a 4.1 million-square-foot industrial park in Linden, located south of Newark.
- Blue Sapphire Self Storage units opened in nearby Rahway in January 2021.



# New Development

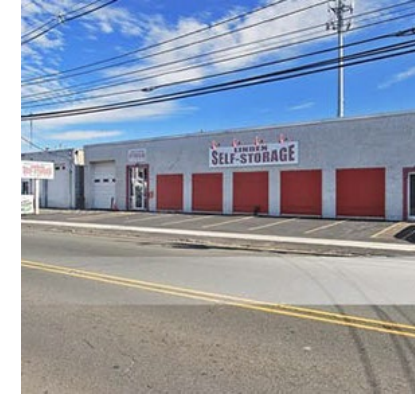
Blue Sapphire Self  
Storage Units  
Opened in 2021

Linden Station  
Apartments Opens  
in 2021

Linden Logistics  
Center Opened in  
2020



- Meridia Lifestyles II is a 145-unit complex of mix of one-bedroom and two-bedroom apartments and one-bedroom and two-bedroom lofts.
- Linden Hill Station Apartments built in 2020, consists of 32 units in a three-story apartment complex.
- Linden Self Storage recently opened at 916 East Elizabeth Avenue in Linden.



## Nearby Projects

Meridia Lifestyles  
II completed in  
2019

Linden Hill Station  
Apartments  
Opened in 2020

Linden Self  
Storage Opened in  
2019