

**APPROVED
DEVELOPMENT**

FOR SALE



FOR SALE
382 FERRY BLVD
STRATFORD



HOULIHAN LAWRENCE
WARECK D'OSTILIO

DISCLAIMER

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HOULIHAN LAWRENCE

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October 27, 2023

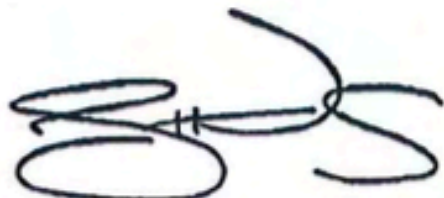
Stratford CT Development, LLC
101 Whitney Ave, Suite 6B
New Haven, CT 06510

To Who it May Concern,

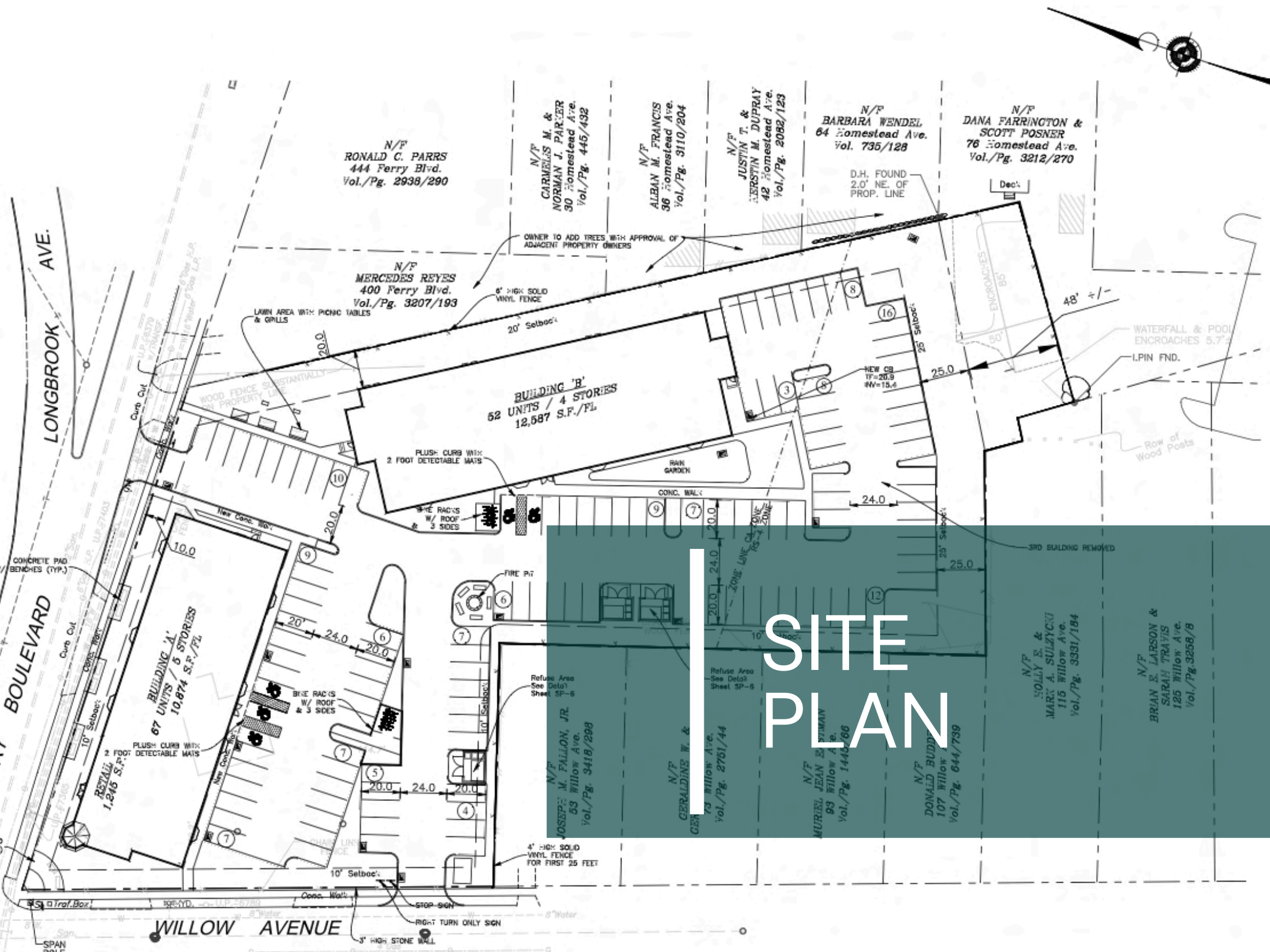
This correspondence is to confirm that the Office of Planning & Zoning, for the Town of Stratford, CT, has determined that per 8-3(c)(2) of the Connecticut General Statutes, the development, consisting of one hundred and nineteen (119) residence apartments, 1,254 square feet of commercial space on the ground floor, with one hundred and thirty (130) parking spaces, with incidental site improvements, maintains active approvals and the subject approvals have not expired.

Please contact the Office of Planning and Zoning should you have any further questions regarding this matter.

Regards,



Jay Habansky, AICP
Planning & Zoning Administrator
2725 Main St
Stratford, CT, 06615
(203) 385-4017

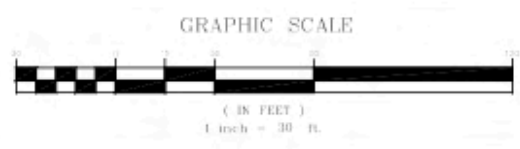


T.O.D. OVERLAY ZONE

119 UNITS = 115 1BR + 4 STUDIOS
 BEDROOM MIX REQ=MIN. 70% 1BR UNITS=7*119=84 1 BR UNITS
 BEDROOM MIX PROVIDED = 119 1 BR / 119 TOTAL UNITS= 100%
 PARKING REQ= 119 x 1 + 1.245 x 3 = 123 SPACES
 PARKING PROVIDED = 130 SPACES
 DENSITY = 108,388 S.F. / 40,000 = 2.70 x 50 = 135 BEDROOMS ALLOWED
 = 119 BEDROOMS PROPOSED

AREAS AND COVERAGE

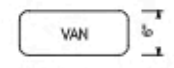
BUILDING COVERAGE = 22.0%
 (PARKING/WALKS) IMPERVIOUS COVERAGE = 70.9%
 OPEN SPACE = 30,008 S.F. = 29.1%



STOP SIGN (A)
 CONNDOT #31-0552



HANDICAP PARKING SIGN (B)
 CONNDOT #31-0629(P)



HANDICAP VAN SIGN (C)

TRAFFIC CONTROL SIGNS
 N.T.S.



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THE OFFERING



\$3,500,000

PURCHASE PRICE



\$29,411

PRICE/ UNIT



2.57

TOTAL LAND
ACERAGE



119

APPROVED UNITS



104,132

PROPOSED GROSS
SQUARE FEET

Houlihan Lawrence is pleased to present Startford's newest development opportunity for purchase at 382 Ferry

Blvd in Stratford Connecticut— this approved development project offers a prime opportunity in a rapidly growing area. The property is listed at \$3.5 million and has secured the necessary administrative approvals to proceed with construction. The proposed development includes residential and retail components, combining modern living with convenient commercial amenities. The project consists of 102,878 square feet of residential space comprising 119 units, 1,254 square feet of retail space, and 130 parking spaces.



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MARKET COMPARABLES OVERVIEW



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RENT COMPS



Monthly Rent
\$1,825 - \$2,250

Bedrooms
1 - 2 bd

Bathrooms
1 - 1.5 ba

Square Feet
767 - 1,104 sq ft



Monthly Rent
\$2,100

Bedrooms
2 bd

Bathrooms
1 ba

Square Feet
vary



Monthly Rent
\$2,114 - \$2,729

Bedrooms
Studio - 2 bd

Bathrooms
1 - 2 ba

Square Feet
434 - 1,200 sq ft



Monthly Rent
\$1,750 - \$2,650

Bedrooms
Studio - 2 bd

Bathrooms
1 - 2 ba

Square Feet
564 - 1,122 sq ft

INVESTMENT HIGHLIGHTS



**Prime Location on
Ferry Boulevard**



**Strong Market
Fundamentals**



**Diverse and Growing
Local Economy**

Located on one of Stratford's key thoroughfares, the development at 382 Ferry Boulevard offers residents and retailers unparalleled convenience. The property is minutes from Interstate 95, the Metro-North Railroad station, and the Housatonic River waterfront, providing excellent connectivity and lifestyle opportunities. Local attractions, dining, and recreational facilities make this an attractive area for tenants and businesses alike.

Stratford's rental market is thriving, with vacancy rates at 3.8% and annual rent growth of 2.1% over the past year, according to regional market data. The town has seen steady absorption of new units, with demand outpacing supply despite the addition of several hundred units over the past five years. New developments in Stratford typically achieve lease-up times of 3-6 months, reflecting strong tenant interest and market confidence.

Stratford's economy is bolstered by its strategic location and a strong foundation in aerospace, healthcare, and retail industries. The town benefits from its proximity to major employers such as Sikorsky Aircraft, Bridgeport Hospital, and several regional retail hubs. This dynamic economic base ensures continued demand for high-quality residential and commercial spaces.



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MARKET OVERVIEW

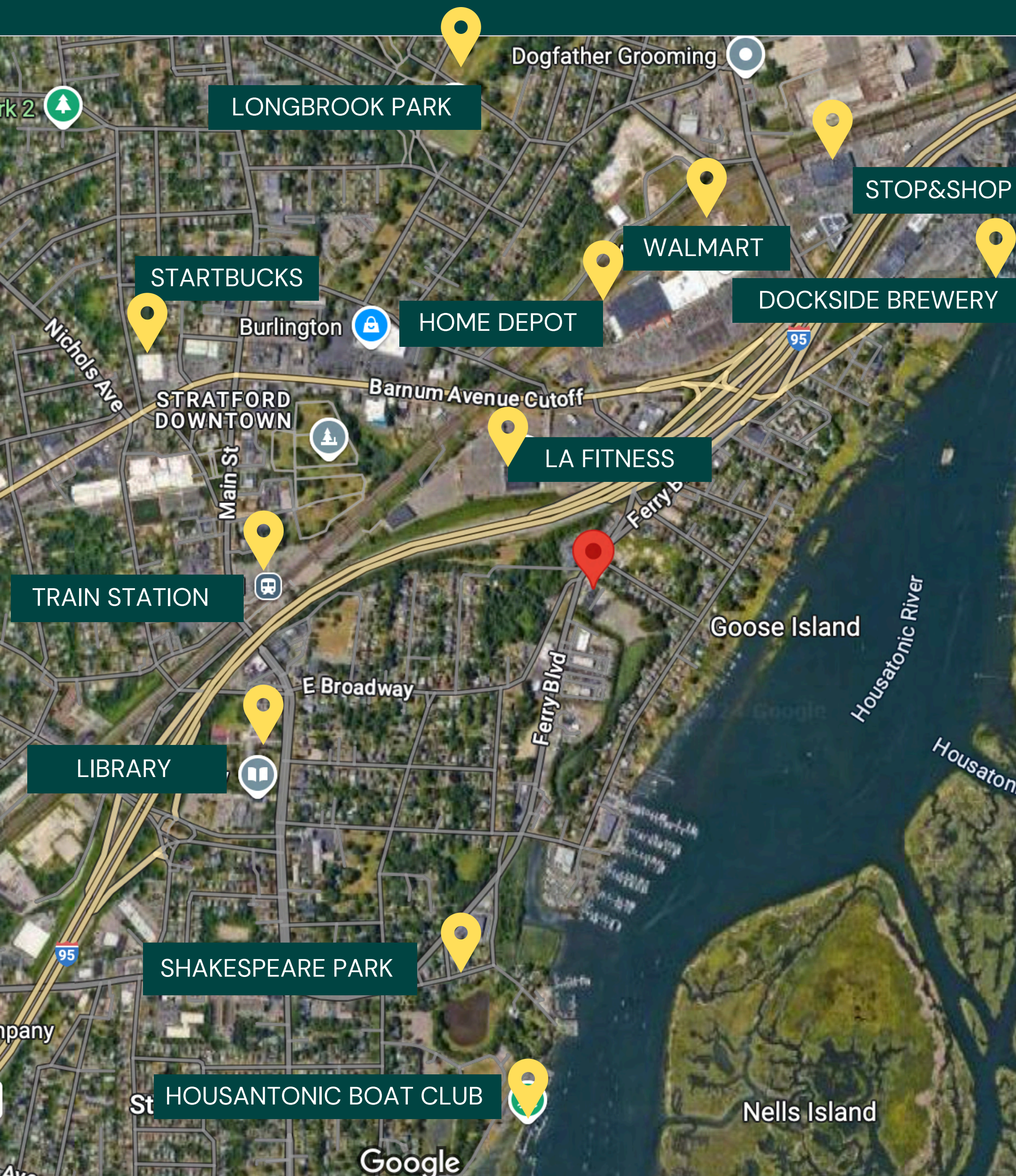


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MAP VIEW



LONGBROOK PARK

STARTBUCKS

HOME DEPOT

WALMART

STOP&SHOP

DOCKSIDE BREWERY

LA FITNESS

TRAIN STATION

LIBRARY

SHAKESPEARE PARK

HOUSANTONIC BOAT CLUB

LOCATION OVERVIEW

Stratford is a thriving town situated in Fairfield County, Connecticut, with a population of approximately 52,000 residents. Its scenic location along Long Island Sound and the Housatonic River makes it an attractive place to live and work.

The town's economy is supported by a diverse range of industries, including aerospace, healthcare, retail, and education.

Stratford is home to major employers like Sikorsky Aircraft Corporation, a leader in helicopter manufacturing, and Bridgeport Hospital, which provides top-tier medical care to the region. Other significant employers include Stratford Public Schools and local government services.

Stratford also boasts excellent educational institutions and high-quality healthcare facilities, contributing to its strong appeal for families and professionals.

The town's location near Interstate 95 and the Metro-North Railroad enhances its connectivity to major cities, including Bridgeport, New Haven, and New York City.

Local amenities include parks, beaches, and cultural attractions such as the Stratford Historical Society and the iconic Shakespeare Theatre, highlighting the town's rich history and vibrant community life. Stratford's waterfront access and recreational opportunities further enhance the quality of life for residents.

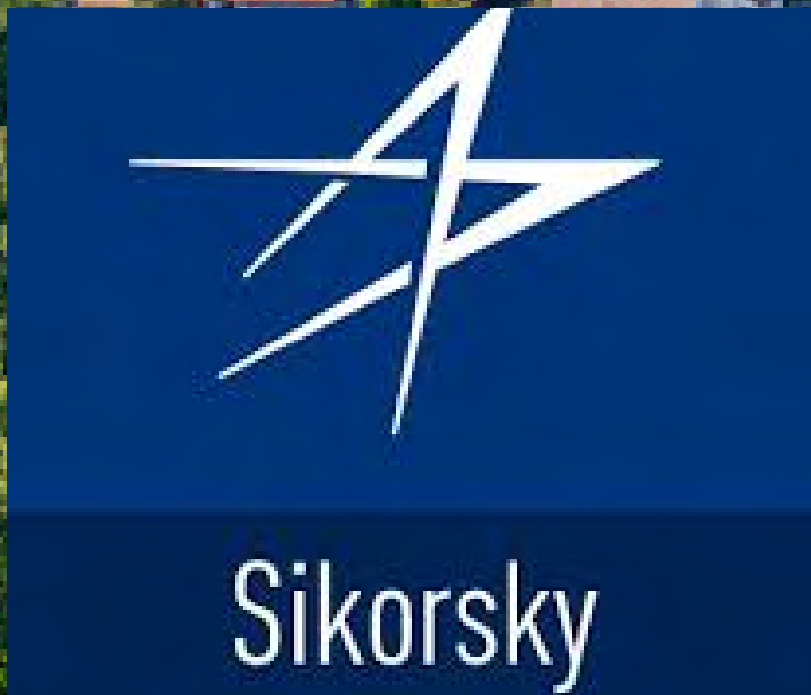


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Stratford, CT, is a thriving town along the Long Island Sound, celebrated for its scenic waterfronts, rich history, and strong community spirit. Known as the home of Sikorsky Aircraft Corporation, a leader in aerospace innovation, Stratford boasts a dynamic economy supported by major employers such as Bridgeport Hospital and other regional healthcare providers. Its proximity to renowned educational institutions like Sacred Heart University and the University of Bridgeport further enhances its appeal, offering residents access to world-class learning opportunities. With its picturesque parks, vibrant local businesses, and seamless connectivity to major cities, Stratford is an exceptional place to live, work, and explore.



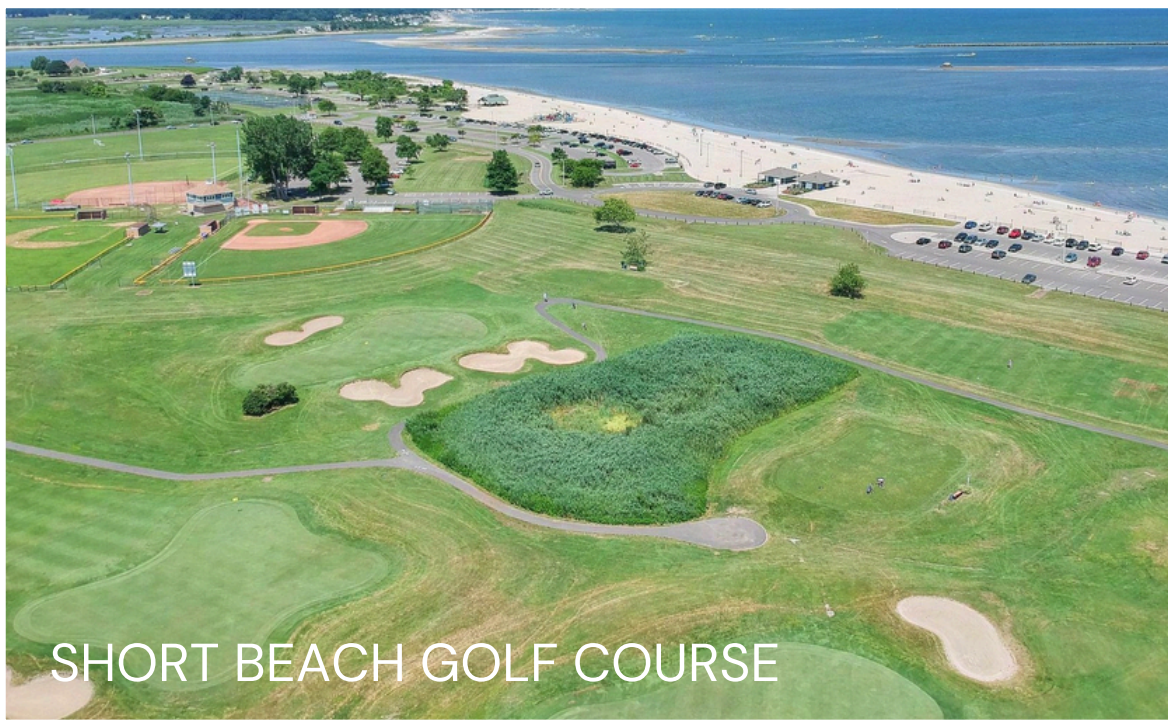
STRATFORD AREA AMENITIES



LONG BEACH



SHORT BEACH



SHORT BEACH GOLF COURSE



BOOTHE MEMORIAL PARK AND MUSEUM



BIRDSEYE BOAT LAUNCH



ORONOQUE COUNTRY CLUB



STRATFORD LIBRARY

LOCATION HIGHLIGHTS

Proximity to Major Cities



About 1.5 hours from New York City and 30 minutes from New Haven, offering suburban tranquility with urban convenience.

Metro-North Railroad



Stratford Station provides direct rail access to New York City and other cities along the New Haven Line.

Airports



Close to Tweed-New Haven Airport and Bradley International Airport for domestic travel.

Highways



I-95 and the Merritt Parkway make Stratford easily accessible for commuters and visitors.



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THE BALLOU TEAM

AT HOULIHAN LAWRENCE
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