

Industrial Development Site Available For Sale

358 Bishop Avenue, Bridgeport, CT

FOR SALE
VIDAL WETTENSTEIN
203-226-7101
vidalwettenstein.com

To arrange a tour contact:
Silvester Garza | 203-226-7101 Ext 8
silvester@vidalwettenstein.com

To arrange a tour contact:
Scott Zakos | 203-226-7101 Ext 4
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VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

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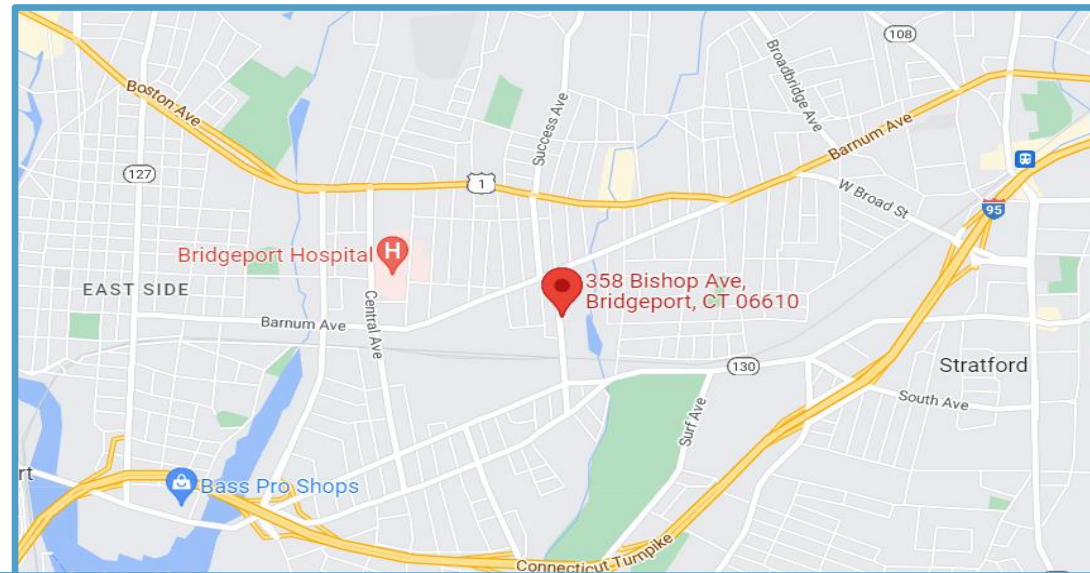
.55 ACRES

Rare to find undeveloped industrial land

- General industrial uses, warehousing, and transportation terminals are allowed on this site.
- Utilities are on the street.
- Raw land ready to be developed.
- The asking price is \$219,000
- This property qualifies for an opportunity zone.
- Zone: I : Industrial. Intended for general industrial uses, warehousing, and transportation terminals. <https://zonebridgeport.com/map>



Location: Convenient to exit 30 & 31 of I-95



SIOR Individual Members
Society of Industrial & Office Realtors

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NOTES

- THE SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF THE CONNECTICUT STATE AGENCIES (SECTIONS 20-300B, 1 THROUGH 20-300-20 AND 20-300-30) AND THE REGULATIONS OF THE DEPARTMENT OF CONNNECTICUT AS ADOPTED BY THE CONNECTICUT AGENCY OF LAND SURVEYS, INC. ON 06/29/2017. THE SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ANGLE CLASS 2 AND S 3 INSTEAD FOR NOT TRUE PURPOSES.
2. THE MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMOISED SEAL.
3. ALL IMPROVEMENTS SHOWN WERE BASED ON FIELD MEASUREMENTS AND DATA.
4. LINEAR UNITS ARE IN U.S. SURVEY FEET. COORDINATES ARE IN U.S. FEET. WE REFERRED TO THE CONNECTICUT COORDINATE SYSTEM OF 1983, AS REALIZED FROM OBSERVATION REINTERPRETED TO NAD83 (GCSMA). COORDINATES WERE DERIVED FROM THE STATE PLAT MAP OF CONNECTICUT, 1983, 2003, 2013, 2018, 2023, ACCORDANCES WITH "GUIDELINES AND SPECIFICATIONS FOR GLOBAL POSITIONING SYSTEM (GPS) SURVEYS" AND "STANDARD SPECIFICATIONS FOR SURVEYING" BY THE CONNECTICUT AGENCY OF LAND SURVEYS, INC., HOLDING THE FOLLOWING VALUES FOR PUBLISHED DATA:
- STATE OF CONNECTICUT
NORTHING 436866.77, EASTING 97247.80
EPOCH 1983.0, DATUM 1983.0, ELEVATION 1988.0
EPOCH 1983.0, DATUM 1983.0, LONGITUDE 73°03'42.6228"
ELLIPSOID 4-143
5. MAP REFERENCES
- A. MAP OF BUILDING LOTS, SITUATED IN BRIDGEPORT, CONN., OWNED BY THE CLARK LAND CO. OF MILFORD, CONN., SCALE 1"=40', OWNED 29, 1918, PREPARED BY CLARK & CLARK, 1918, LOCATED IN THE CITY OF BRIDGEPORT TOWN CLERK'S OFFICE AS MAP 5, PG. 16.
- B. MAP OF BUILDING LOTS FOR SALE BY THEODORE THOMPSON AND WILLIAM F. BROOKS ATTORNEYS AND WILLIAM F. BROOKS, BRIDGEPORT, CONNECTICUT, 1918, PREPARED BY WILLIAM F. BROOKS, 1918, LOCATED IN THE CITY OF BRIDGEPORT TOWN CLERK'S OFFICE AS MAP 5, PG. 33.
- C. PLAN OF BUILDING LOTS FOR SALE BY THEODORE THOMPSON AND WILLIAM F. BROOKS ATTORNEYS AND WILLIAM F. BROOKS, BRIDGEPORT, CONNECTICUT, 1918, PREPARED BY STARR AND MCKENNA SURVEYORS AND FOUND ON FILE IN THE CITY OF BRIDGEPORT TOWN CLERK'S OFFICE AS MAP 5, PG. 23.
- D. MAP OF SURVEY OF PROPERTY IN BRIDGEPORT AND STRATFORD, CONN., PREPARED FOR THE TOWN OF BRIDGEPORT AND STRATFORD, CONN., 1917, PREPARED BY FULLER AND CO., INC. AND FOUND ON FILE IN THE CITY OF BRIDGEPORT TOWN CLERK'S OFFICE AS MAP 5, PG. 18.
- E. ALLED INDUSTRIAL PARK, A SUBDIVISION OF LAND IN BRIDGEPORT AND STRATFORD, CONN., PREPARED FOR ALLED ASSOCIATES, SCALE 1"=40', MAP 28, 1962, PREPARED BY STAFF-BOROUGH ASSOCIATES, INC., LOCATED IN THE CITY OF BRIDGEPORT TOWN CLERK'S OFFICE AS MAP 40, PG. 18.
- F. MAP OF THAT PORTION OF PROPERTY OF FRANK E. JR. AND FRANCES M. CHICKERING BOUNDARY BY BARBARA ANNALINE WEST AKA & BRUCE BROOK, MARSHALL, CT, SCALE 1"=40', MAP 28, 1962, PREPARED BY STAFF-BOROUGH ASSOCIATES, INC., LOCATED IN THE CITY OF BRIDGEPORT TOWN CLERK'S OFFICE AS MAP 40, PG. 18.
- G. CHURCHILL J. MYHREWAY AND FOUND ON FILE IN THE TOWN OF STRATFORD, CONNECTICUT, AS MAP 40, PG. 18.

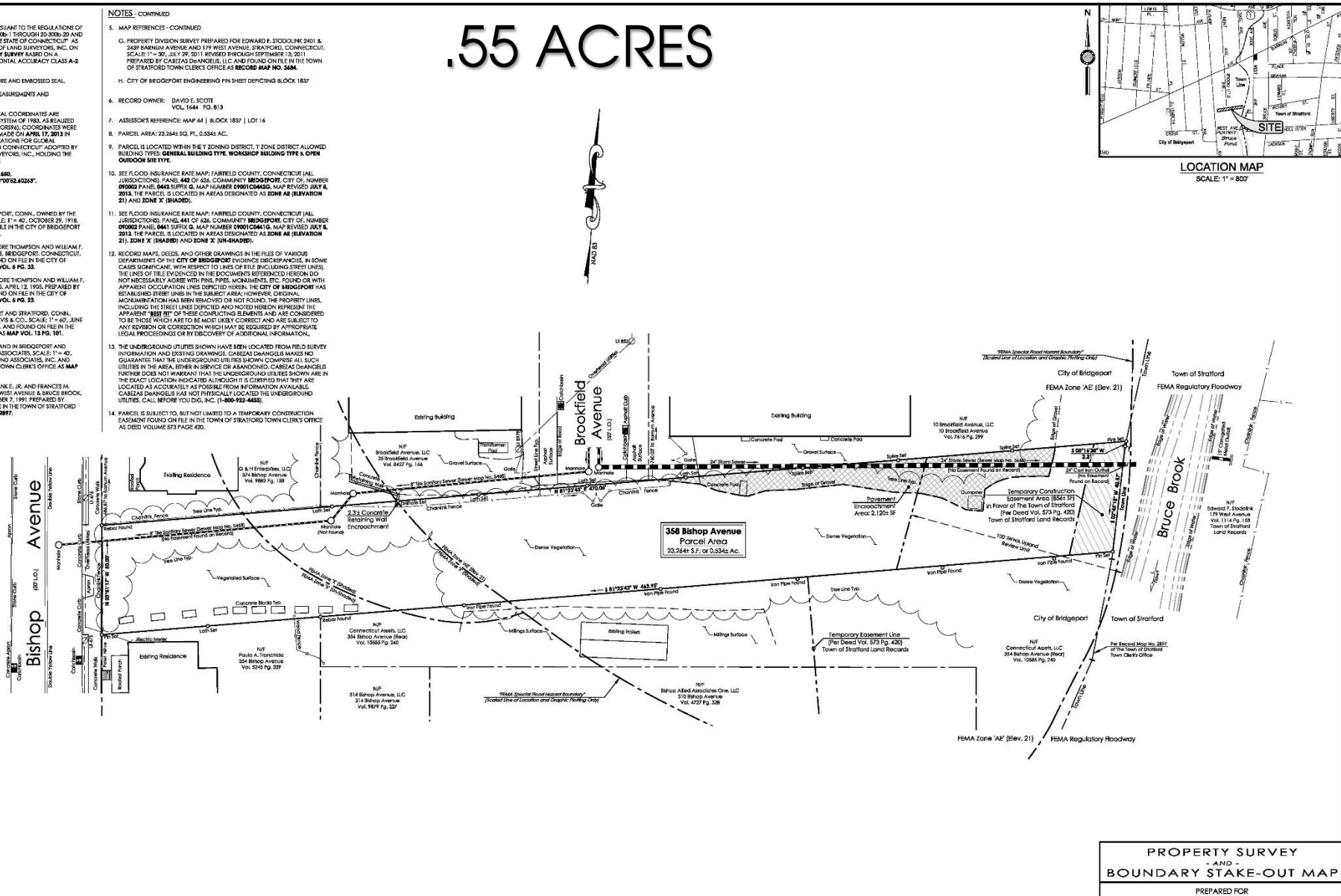
NOTES - CONTINUED

- MAP REFERENCES - (CONTINUED)
- G. PROPERTY DIVISION SURVEY PREPARED FOR EDWARD E. STODOLNE 3001 & 2439 BARNHART AVENUE AND 179 WEST AVENUE, FAIRFIELD, CONNECTICUT, 1975, BY J. R. KELLY, JR., CIVIL ENGINEER, 1000 WEST AVENUE, FAIRFIELD, CT. 06424, PREPARED BY CAZEBS & DANIELS, INC. AND FOUND ON FILE IN THE TOWN OF STAFFORD TOWN CLERKS OFFICE AS RECORD MAP NO. 3486.
- H. CITY OF BRIDGEPORT ENGINEERING FIRM SPECIFICS BLOCK 1837
- RECORD OWNER: DAVID S. COHEN
VOL. 1444, FO. 813
7. ASSESSORS REFERENCE MAP #1, 04/11/1837 | LOT 16
8. PARCIEL AREA: 32.9446 AC, 0.2544 AC.
9. PARCIEL IS LOCATED WITHIN THE ZONING DISTRICTS: RESIDENTIAL TYPE A, ALLOWED OUTDOOR SITE TYPE.
10. SEE FLOOD INSURANCE RATE MAP: FAIRFIELD COUNTY, CONNECTICUT, ALL JURISDICTIONS, PARCEL #41 OF 626, COMMUNITY: BRIDGEPORT, CITY OF, NUMBER 000022, PANE 0412 SURFQ, G MAP NUMBER 0000220412G, MAP REVISED JULY 4, 2014, THE PARCEL IS LOCATED IN AREA DESIGNATED AS ZONE AE (ELEVATION 21) ZONE X (SHADDED) AND ZONE X (UN-SHADED).
11. SEE FLOOD INSURANCE RATE MAP: FAIRFIELD COUNTY, CONNECTICUT, ALL JURISDICTIONS, PARCEL #41 OF 626, COMMUNITY: BRIDGEPORT, CITY OF, NUMBER 000022, PANE 0412 SURFQ, G MAP NUMBER 0000220412G, MAP REVISED JULY 4, 2014, THE PARCEL IS LOCATED IN AREA DESIGNATED AS ZONE AE (ELEVATION 21) ZONE X (SHADDED) AND ZONE X (UN-SHADED).
12. RECORD MAPS, DEEDS, AND OTHER DRAWINGS IN THE FILES OF VARIOUS DEPARTMENTS OF THE CITY OF BRIDGEPORT EVIDENCE DISCREPANCIES, IN SOME CASES, THAT THE LINES WITHIN THE CITY OF BRIDGEPORT STREET LINES, THE LINES OF THE EVIDENCED IN THE DOCUMENTS REFERENCE HEREON DO NOT CORRESPOND TO THE LINES OF THE CITY OF BRIDGEPORT STREET LINES, OR AGREE WITH OCCUPATION LINES EVIDENCED HEREIN. THE CITY OF BRIDGEPORT HAS BEEN ADVISED THAT THE LINES OF THE CITY OF BRIDGEPORT STREET LINES, WITH AN ENCUMBRANCE HAS BEEN REMOVED OR NOT FURNISHED. THE PROPERTY LINES, INCLUDING THE STREET LINES DERIVED AND NOTED HEREON REPRESENT THE APPLICANT'S BEST USE OF THE AVAILABLE INFORMATION THAT IS BEING REQUESTED TO BE "THESE WHICH ARE TO BE MOST LIKELY CORRECT AND ARE SUBJECT TO BE CHANGED OR CORRECTED AS THE INFORMATION THAT IS BEING REQUESTED BY LEGAL PROCEEDINGS OR BY DISCOVERY OF ADDITIONAL INFORMATION."
13. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. CAZEBS & DANIELS MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE ACCURATE OR CORRECT IN THE AREA, EITHER IN SERVICE OR ABANDONED. CAZEBS & DANIELS IS NOT RESPONSIBLE FOR ANY DAMAGE TO THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH IT IS CERTIFIED THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE, IN THE INFORMATION AVAILABLE.
14. THE CITY OF BRIDGEPORT HAS HAS BEEN ADVISED THAT THE UNDERGROUND UTILITIES, CALL BEFORE YOU DIG, INC. (1-800-922-4455).
15. PARCIEL IS SUBJECT TO, BUT NOT LIMITED TO A TEMPORARY CONSTRUCTION EASEMENT FOUNDED ON FILE IN THE TOWN OF STAFFORD TOWN CLERKS OFFICE.

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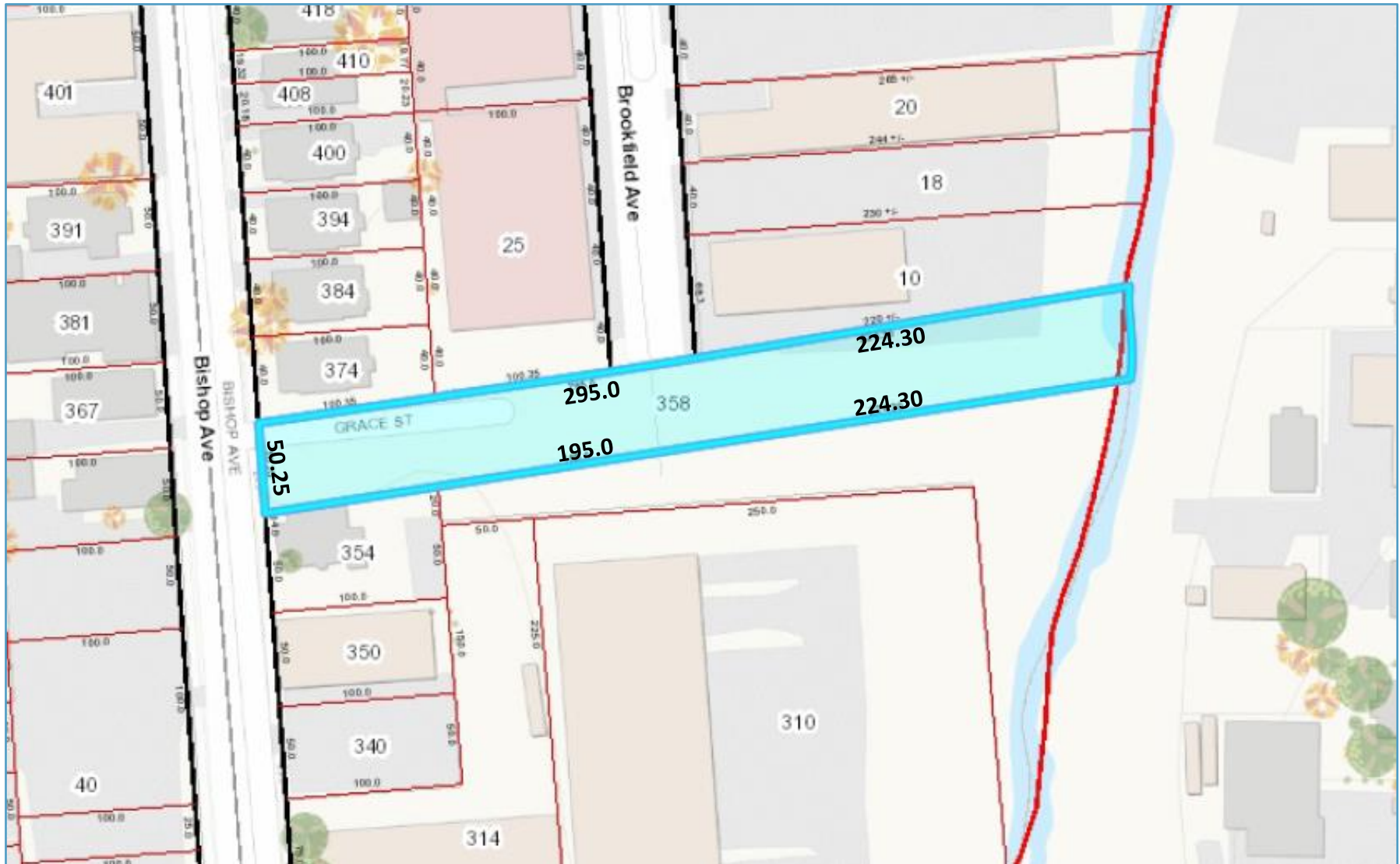


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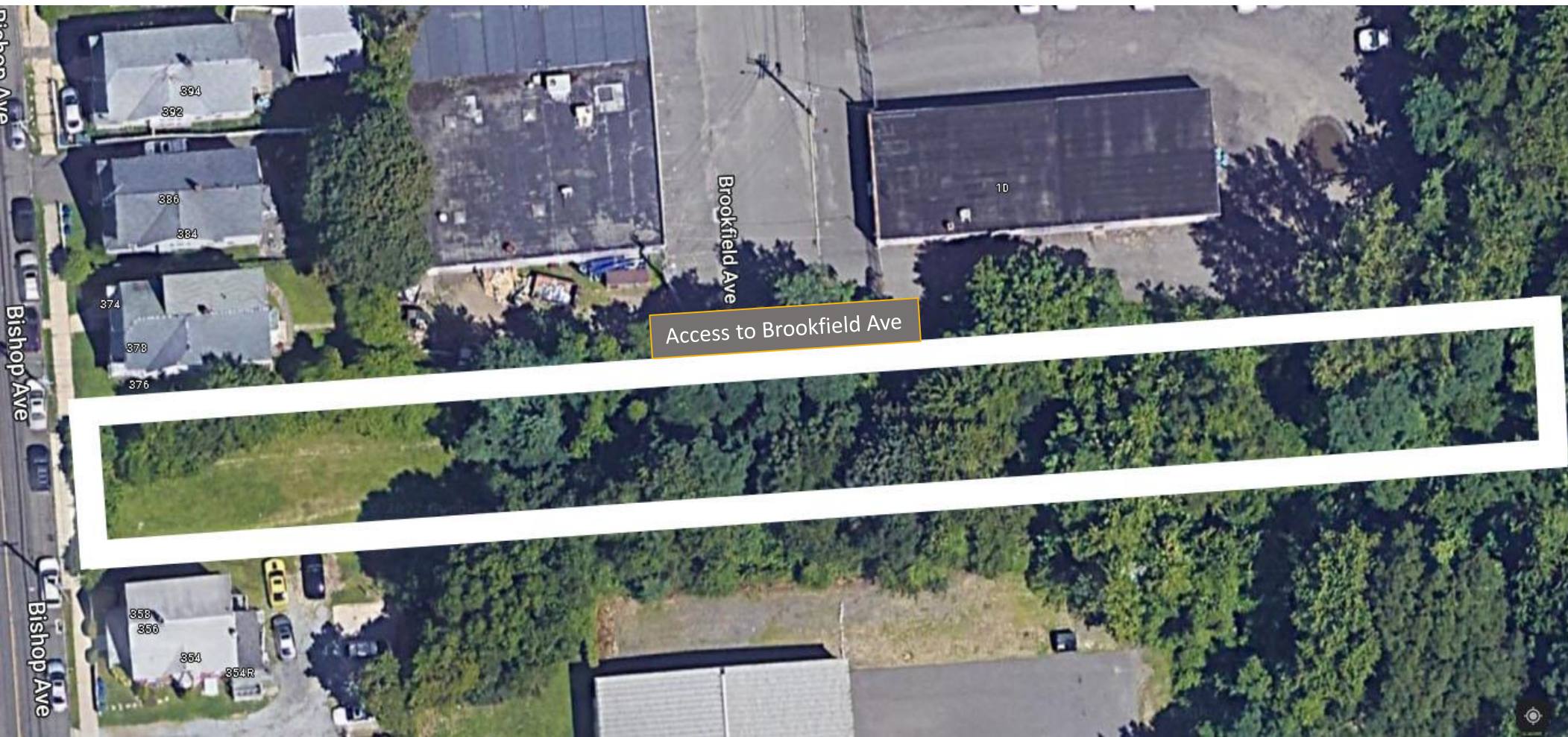


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Bridgeport, Connecticut

General

ACS, 2017–2021	Bridgeport	State
Current Population	148,529	3,605,330
Land Area <i>mi</i> ²	16	4,842
Population Density <i>people per mi</i> ²	9,248	745
Number of Households	52,914	1,397,324
Median Age	35	41
Median Household Income	\$50,597	\$83,572
Poverty Rate	23%	10%

Economy

Top Industries

Lightcast, 2021 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Health Care and Social Assistance	11,006	
Hospitals		36%
2 Government	4,475	
Local Government		63%
3 Retail Trade	3,543	
Food and Beverage Stores		37%
4 Manufacturing	3,367	
Computer and Electronic Product Mfg		19%
5 Educational Services	2,768	
Educational Services		100%
Total Jobs, All Industries	42,589	

SOTS Business Registrations

Secretary of the State, August 2023

New Business Registrations by Year

Year	2018	2019	2020	2021	2022
Total	1,188	1,450	1,730	2,458	2,447

Total Active Businesses 14,757

Key Employers

Data from Municipalities, 2023

- 1 Trefz Corp
- 2 People's United Financial Inc
- 3 Bridgeport Hospital
- 4 Connecticut Post
- 5 St. Vincent'S Medical Center

Demographics

ACS, 2017–2021

Age Distribution

	Bridgeport	State
Under 10	17,979 12%	11%
10 to 19	21,630 15%	13%
20 to 29	23,880 16%	13%
30 to 39	20,432 14%	12%
40 to 49	19,591 13%	12%
50 to 59	18,497 12%	15%
60 to 69	14,335 10%	12%
70 to 79	7,717 5%	7%
80 and over	4,468 3%	4%

Race and Ethnicity

	Bridgeport	State
Asian	4%	5%
Black	32%	10%
Hispanic or Latino/a	42%	17%
White	18%	65%
Other	4%	4%

Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home

	Bridgeport	State
English	52	78%
Spanish	12	33%

Educational Attainment

	Bridgeport	State
High School Diploma Only	26	32%
Associate Degree	7	8%
Bachelor's Degree	13	22%
Master's Degree or Higher	7	18%

Housing

ACS, 2017–2021

	Bridgeport	State
Median Home Value	\$194,100	\$286,700
Median Rent	\$1,225	\$1,260
Housing Units	58,625	1,527,039

	Bridgeport	State
Owner-Occupied	43	66%
Detached or Semi-Detached	35	65%
Vacant	8	10%

Schools

CT Department of Education, 2022-23

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Achievement First Bridgeport Academy	k-12	1,084	0	93%
Bridgeport School District	PK-12	19,337	922	74%
Capital Preparatory Harbor School	k-12	772	0	97%
Great Oaks Charter School District	12-Jun	664	0	86%
New Beginnings Inc Family Academy	PK-8	406	78	
Park City Prep Charter School	8-May	383	0	
The Bridge Academy District	12-Jul	280	0	81%
Statewide	-	513,513	19,014	89%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2021-22

	Math	ELA
Achievement First Bridgeport Academy	26%	45%
Bridgeport School District	11%	21%
Capital Preparatory Harbor School	14%	27%
Great Oaks Charter School District	11%	24%
New Beginnings Inc Family Academy	12%	31%
Park City Prep Charter School	31%	48%
The Bridge Academy District	14%	23%
Statewide	42%	48%

Bridgeport, Connecticut

Labor Force

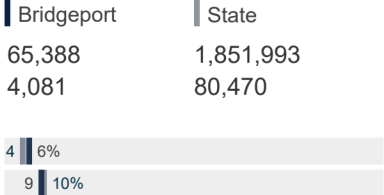
CT Department of Labor, 2022

	Bridgeport	State
Employed	65,388	1,851,993
Unemployed	4,081	80,470

Unemployment Rate

Self-Employment Rate*

*ACS, 2017–2021



Catchment Areas of 15mi, 30mi, and 60mi

Massachusetts

Providence

Rhode Island



Access

ACS, 2017–2021

	Bridgeport	State
Mean Commute Time *	29 min	26 min

No Access to a Car

No Internet Access



Commute Mode

Public Transport

Walking or Cycling

Driving

Working From Home *



Public Transit

CTtransit Service

Other Public Bus Operations

Train Service

-
Greater Bridgeport Transit Authority
Amtrak, Metro-North

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2020-21

Municipal Revenue

Total Revenue	\$619,351,017
Property Tax Revenue	\$341,933,022
per capita	\$2,288
per capita, as % of state avg.	71%
Intergovernmental Revenue	\$253,169,239
Revenue to Expenditure Ratio	101%

Municipal Expenditure

Total Expenditure	\$610,589,593
Educational	\$289,409,738
Other	\$321,179,855

Grand List

Equalized Net Grand List	\$11,354,459,050
per capita	\$76,547
per capita, as % of state avg.	47%
Commercial/Industrial Share of Net Grand List	23%
Actual Mill Rate	45.00
Equalized Mill Rate	29.89

Municipal Debt

Moody's Rating (2023)	A3
S&P Rating (2023)	A
Total Indebtedness	\$882,368,896
per capita	\$5,949
per capita, as % of state avg.	218%
as percent of expenditures	145%
Annual Debt Service	\$96,213,033
as % of expenditures	16%



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About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from profiles.ctdata.org

Feedback is welcome, and should be directed to info@ctdata.org

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