



FOR SALE

2643 Easton Tpke. Fairfield, CT

\$1,350,000



This is a 1.96 acre parcel of land zoned R-3 that includes an 1,800 sf two story, eight room, three bedroom house that was built in 1924. It is currently rented for \$4,000 per month. The roof is about ten years old. There is an 85+/- foot strip of land that runs along the northerly border of this property that has power lines running through it. An area of wetlands also exists, which is primarily located in the 85 foot strip of land. This parcel also has road frontage on Hawthorne St to the rear.



6515 MAIN ST., TRUMBULL, CT 06611 OFFICE:
203-268-7743 CELL: 203-260-2140
HOYT120@AOL.COM
WWW.HODSONREALTY.COM INTEGRITY.
QUALITY. EXPERIENCE. SERVICE.





TOP 10 REASONS TO RELOCATE TO FAIRFIELD



A HIGHLY-EDUCATED WORKFORCE

- 130,000 workers within 25 minutes of downtown have a Bachelor's, Graduate or Professional degree
- 55,000 of the 130,000 are in management, financial computer, math, architecture or engineering jobs



TWO NATIONALLY-RECOGNIZED UNIVERSITIES

- Fairfield University ranked #1 in Northern Region by U.S. News & World Report
- Sacred Heart University ranked one of America's best colleges by Forbes; campus includes former GE HQ



LARGE POPULATION WITHIN 25 MINUTES OF DOWNTOWN

- 500,000+ population and growing
- 252,000+ workers



BUSINESS-FRIENDLY COMMUNITY

- Aggressive business recruitment by Town leadership
- Named Top CT town for Business Friendliness by Yankee Institute



IDEAL LOCATION ON COAST BETWEEN NYC AND BOSTON

- Interstate 95 and the Merritt Parkway bisect Fairfield, CT
- 3 train stations and 5 major airports within 75 miles

Contact:

Mark S. Barnhart, Director of Economic Development
203 256 3120 (office) | 203 767 2854 (mobile) | mbarnhart@fairfieldct.org | choosefairfieldct.com



TOP 10 REASONS TO RELOCATE TO FAIRFIELD

6



VIBRANT DOWNTOWN

- Metro North train station one block from downtown
- Many stores & restaurants within walking distance of train

7



“A+” RATED PUBLIC SCHOOLS

- 20 schools; 10,000+ students; 13 students per teacher
- Consistently ranked as one of the best school districts in CT

8



QUALITY OF LIFE AFTER WORK

- 5.5 miles of shore line; 5 public beaches; 600+ boat slips
- Sailing, kayaking, fresh water lake, biking, golf, tennis

9



HIGH QUALITY PUBLIC SERVICES

- 89% fewer violent crimes and 54% fewer property crimes than national average
- Town roads well maintained

10



AAA CREDIT RATING

- < \$200 million in debt
- Debt service only 8% or of total expenditures

Contact:

Mark S. Barnhart, Director of Economic Development
203 256 3120 (office) | 203 767 2854 (mobile) | mbarnhart@fairfieldct.org | choosefairfieldct.com