



# Development Site / Investment Opportunity

## For Sale: Three Adjacent Parcels of Land

2135, 2145 & 2155 Reservoir Ave  
Trumbull, CT

- 3.57 Acres of Land
- In the Heart of Trumbull
- Zoned I-L2

*Offered at \$3,400,000*

The land is situated in a neighborhood that is undergoing dramatic transition with three recent multi-family residential rental developments – 136 units in 4 story buildings, 115 units of townhouse style development, and a 202 unit rental residential development – as well as three senior care projects. In addition, there are numerous recreational, industrial and commercial type buildings in the neighborhood.

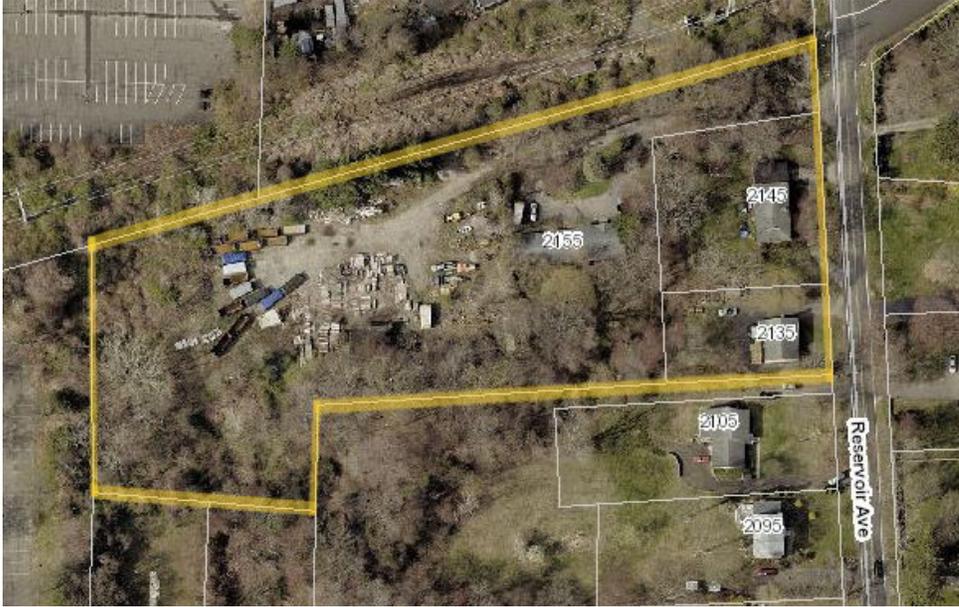
The sites are currently utilized for three single-family residential units that are rented month-to-month as well as an industrial garage type storage facility for owner/ contractor with each of these units nearing the end of their useful life.

The assembled site is 1 mile south of Trumbull's commercial center and near to CT Routes 15, 8 and 25 access with easy access to I-95.





# Development Site / Investment Opportunity



Arial Map of the Site



2155 Reservoir Ave



2135 Reservoir Ave



2145 Reservoir Ave



2155 Reservoir Ave

# Development Site / Investment Opportunity



## Listing Contact

**PAUL TIMPANELLI**

203-400-3097

paul@hodsonrealty.com

6515 Main St

Trumbull, CT



**Integrity. Quality.  
Experience. Service**

## About Hodson Realty

Businesses small and large alike have experienced the benefits of working with Hodson Realty's commercial, industrial and investment team. Through principled negotiations, we help each client reach their desired real estate investment goals. Our panel of esteemed advisors assists in all of your related financial, legal, and strategic needs.



# Why Trumbull?

— Working For You —



1850+  
Small & Large  
Businesses



129,200+  
Median Income



40M+  
Consumers  
Within 150-Mile Radius



36,827  
Population



12,427  
Households



## Talent

IT, Scientific, Engineering, Professional, Managerial, Executive

## Lower Business & Living Costs

Compared to Lower Fairfield & Westchester Counties

## Location

Proximity to New Haven, Boston, NYC, major airports, rail, bus and water ports, I-95, RT15, RT25, RT8

## Business Fit

Class A, Class B, Flex Office  
Co-work Space  
R&D, IT, Back Office, Finance  
Two Malls & Village Style Development

## Business Friendly

Concierge Permitting  
Business & Career Resourcing  
Active Chamber of Commerce

## Quality of Life

Clean Parks, Trails, Shopping Villages and Housing Diversity  
Most Open Space Per Capita in the State

## Minutes from Top Universities & Colleges

Yale University  
Fairfield University  
Sacred Heart University  
University of Bridgeport  
University of New Haven  
Southern CT State University  
Housatonic Community College

## Tax Incentive Program

## Hi-Tech Infrastructure

Dual Energy Power Grid & Fiber Optics

## Accolades

Top 50 places nationally for office relocation  
#4 ranked public school district in CT  
Top 10 most in demand school district in the nation  
Top place to raise a family

## Culture & Entertainment

Proximity to theaters, music, arts, museums, sports venues, and entertainment programs



## CONTACT: Rina Bakalar

Economic and Community Development Director  
203.452.5043 • rbakalar@trumbull-ct.gov  
www.trumbull-ct.gov/commercialproperties