

# PREMIUM DEVELOPMENT OPPORTUNITY FOR SALE

Harbor & Manor St  
Stamford, CT



Kravet Realty  
Commercial Real Estate  
65 Broad Street | Stamford, CT

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- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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# Table of Contents

-Executive Summary

-Zoning

-Survey

-Surrounding Area

-Demographics

-Stamford: By The Numbers



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## Executive Summary

Kravet Realty is pleased to present the Harbor Manor Development Site, a 1.02-acre assemblage spanning 7 parcels in Stamford's South End — the city's fastest-growing residential submarket.

The site is zoned R-MF (Residential Multifamily) and supports the as-of-right development of up to 29 townhomes across a four-story, approximately 62,000 gross square foot building envelope. With an average unit size exceeding 1,800 square feet, the site is ideally scaled for the premium, for-sale or build-to-rent townhome product that has driven record absorption in the South End. A portion of the site currently falls within the M-G zoning district and will require a rezoning to R-MF, a straightforward reclassification that town leaders have voiced support for.

For developers seeking to maximize density, the R-MF district provides a path to approximately 40 units through a Special Permit with the Zoning Board, provided all required Below Market Rate units are delivered on-site. Under this scenario, the same building envelope accommodates a diversified apartment mix averaging approximately 1,300 square feet per unit.

The property sits within a federally designated Opportunity Zone, offering investors meaningful tax advantages including deferral and potential reduction of capital gains. It is located just half a mile from both I-95 and the Stamford Metro-North station, providing direct rail service to Manhattan in under an hour. The property currently contains two residential structures and an industrial building. All buildings are expected to be delivered vacant at closing

**Asking Price: \$5,000,000**

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# R-MF | Zoning



**Purpose:** The R-MF district is designed to protect and set aside areas for high-middle density housing in low-rise buildings. New development must be harmonious and compatible with existing buildings. The district also permits certain other uses as-of-right or by Special Permit.

**Procedure:** Projects on lots of 20,000 SF or more, and all Special Permit applications, require Zoning Board approval of site and architectural plans.

**As-of-Right Uses:** Apartment buildings (garden type, apartment house, elderly) Single-family, two-family, and multi-family dwellings

**Building Regulations:**

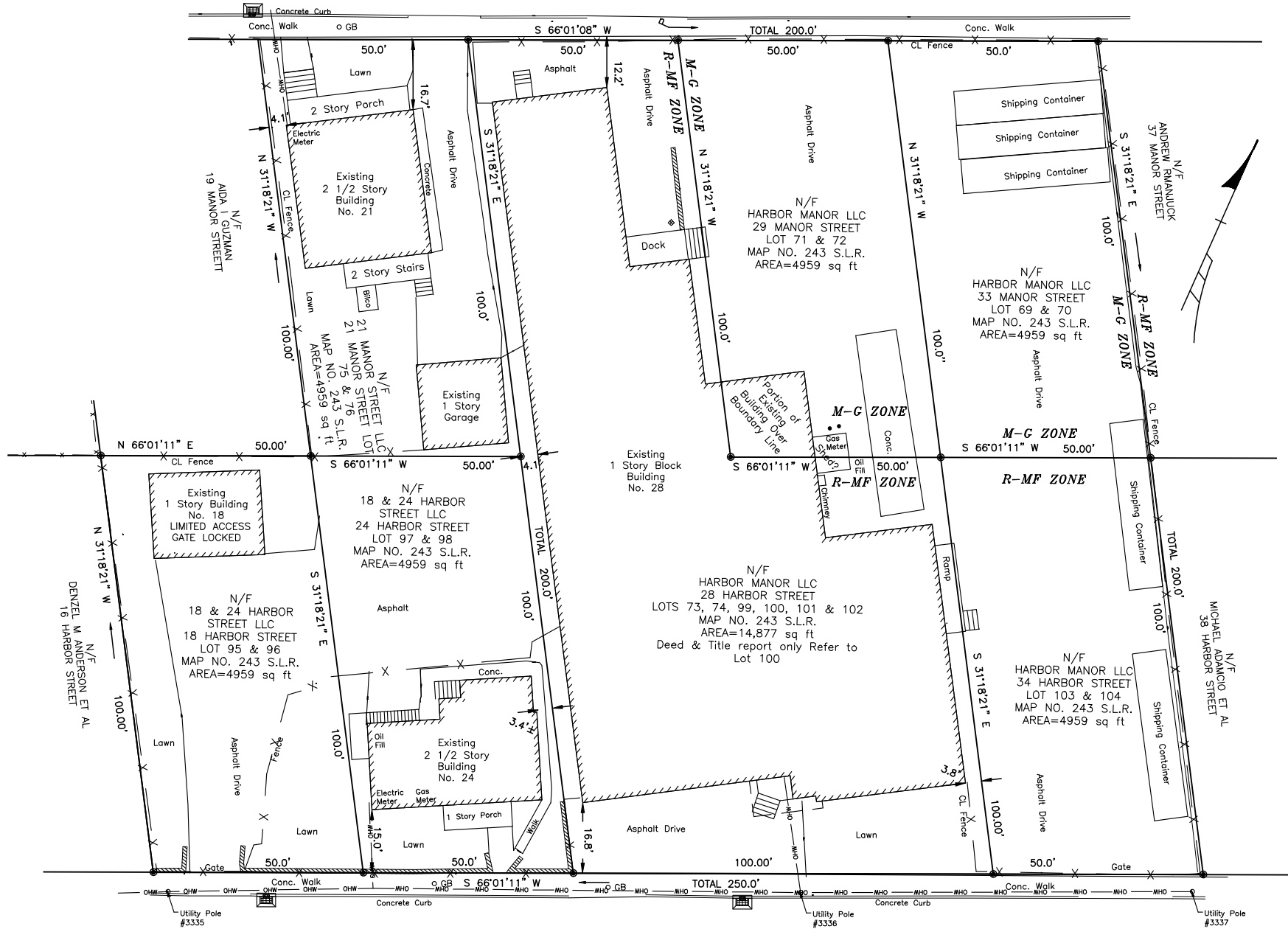
<b>Standard</b>	<b>Lots &lt; 20,000 SF</b>	<b>Lots &gt; 20,000 SF</b>
<b>Min. Lot Area</b>	5,000 SF	—
<b>Min. Lot Area/Unit</b>	2,000 SF	1,500 SF
<b>Min. Frontage</b>	50 ft	100 ft
<b>Max. Building Coverage</b>	30%	35%
<b>Max. Height</b>	4 stories / 40 ft	4 stories / 40 ft
<b>Front Yard</b>	15 ft	15 ft
<b>Rear Yard</b>	30 ft	30 ft

**Density Bonus:** On lots over 20,000 SF, a premium density bonus of up to 40 dwelling units per acre may be granted by Special Permit if all required Below Market Rate (BMR) units are provided on-site.

**Parking Screening:** For parking areas serving more than 5 cars on lots of 20,000 SF+, a minimum 3-foot landscaped buffer with dense evergreen plantings is required.

# Survey

## MANOR STREET (45' Wide)



## HARBOR STREET (45' Wide)

**Spectrum**  
HQ

Train  
Station

THE KEY  
AT YALE & TOWNE  
THE  
COLLECTIVE



THE HAZEL  
18DOCK  
STAMFORD

Metro  
Center

FAS  
TRAINING  
STRETCH LAB  
RIZZ LOUNGE & GRILL

THE WHEEL



**Subject Property**

HARBOR  
POINT

KEY FACTS

28,392

Population



2.2

Average Household Size

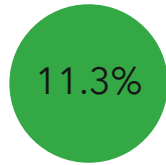


Median Age

\$102,800

Median Household Income

EDUCATION



No High School Diploma



23.2%

High School Graduate



17.5%

Some College/ Associate's Degree



48.0%

Bachelor's/Grad Prof Degree

BUSINESS



2,430

Total Businesses



26,634

Total Employees

EMPLOYMENT



67.5%

White Collar



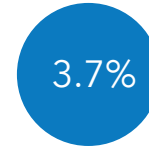
12.2%

Blue Collar

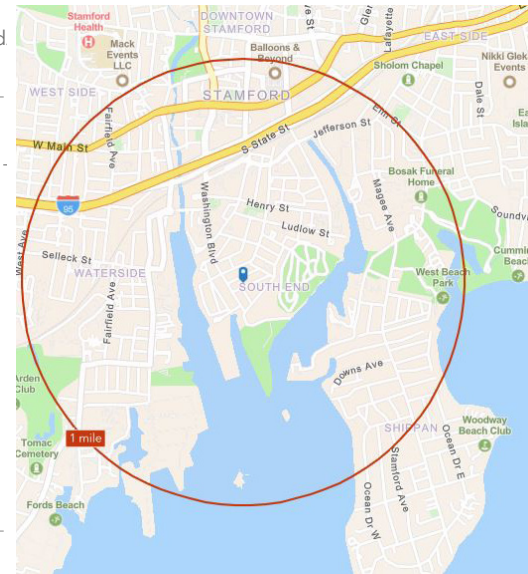


20.3%

Services



Unemployment Rate



INCOME



\$102,800

Median Household Income



\$72,881

Per Capita Income



\$74,085

Median Net Worth

2025 Households by income (Esri)

The largest group: \$200,000+ (21.8%)

The smallest group: \$25,000 - \$34,999 (3.6%)

Indicator	Value	Diff	
<\$15,000	7.5%	+1.7%	█
\$15,000 - \$24,999	6.8%	+2.6%	█
\$25,000 - \$34,999	3.6%	+0.4%	█
\$35,000 - \$49,999	5.7%	+0.3%	█
\$50,000 - \$74,999	12.1%	+1.3%	█
\$75,000 - \$99,999	12.4%	+1.1%	█
\$100,000 - \$149,999	18.2%	+2.5%	█
\$150,000 - \$199,999	11.8%	+1.7%	█
\$200,000+	21.8%	-11.7%	█

Bars show deviation from Western Connecticut Planning Region



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# Stamford: By The Numbers

The background of the entire slide is a photograph of the Stamford skyline at sunset. The sky is a mix of blue and orange, with the sun low on the horizon. In the foreground, several boats are docked at a pier, and their reflections are visible in the calm water. The buildings in the background are lit up, and their lights are reflected in the water.

## AAA

In 2026, Stamford received AAA bond ratings, the highest possible, from both Standards & Poors and Fitch.

## 7 FORTUNE 1000 Companies

## 37 Years

Stamford has one of the lowest median ages in the entire state, and has seen a downward trend in median age over the past 5 years

## \$115,602

Median Household  
Income

## 9.21%

Stamford has experienced robust population growth rate of nearly 1% annually over the last 10 years, driven by in-migration from both elsewhere in Connecticut

## 136,994

Total Population



# PREMIUM DEVELOPMENT OPPORTUNITY

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