

BRC Presents

Redevelopment Opportunity

Land Site Assemblage in Linden, New Jersey

Linden Investment Opportunity

- Totaling 2.64 acres with the potential redevelopment for various residential and commercial real estate uses.
- Ideal access to New York City, Newark Liberty Airport, Linden NJ Transit Station with direct service to NY Penn Station.
- City of Linden experiencing renaissance with new development throughout the city in residential, commercial and healthcare.



Contact

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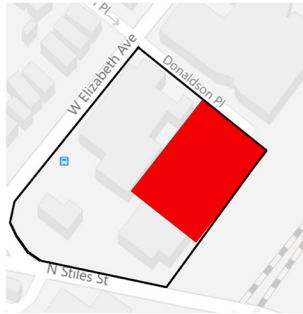
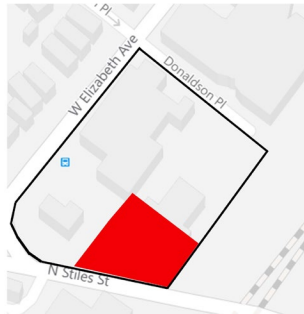
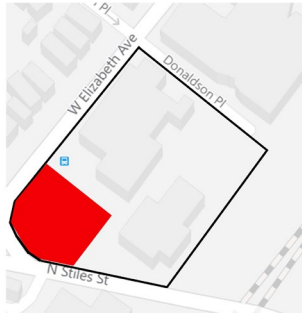
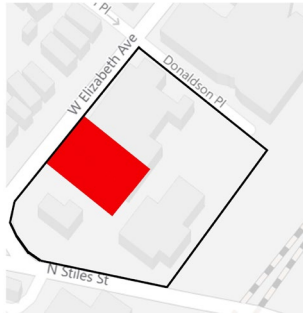
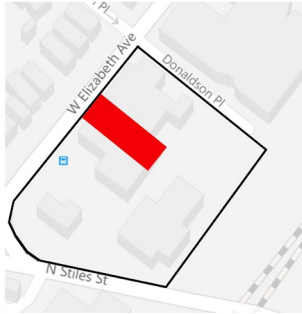
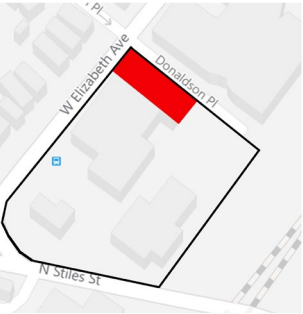


Aerial of Site Assemblage

7 Sites in Linden, NJ - Redevelopment
Potential of 2.62 Acres at Elizabeth
Avenue, Stiles Street & Donaldson Place



Addresses Comprising Site Assemblage



601 W. Elizabeth Avenue

605 W. Elizabeth Avenue

609 W. Elizabeth Avenue

615 W. Elizabeth Avenue

633 W. Elizabeth Avenue

12 North Stile Street

21 Donaldson Place

Lot. 1 Block 321,
Acre Size: 0.10

Lot. 2 Block 321,
Acre Size: 0.10

Lot. 8 Block 321,
Acre Size: 0.21

Lot. 7 Block 321,
Acre Size: 1.00

Lot. 5 Block 321,
Acre Size: 0.33

Lot. 4 Block 321,
Acre Size: 0.80

Lot. 3 Block 321,
Acre Size: 0.10

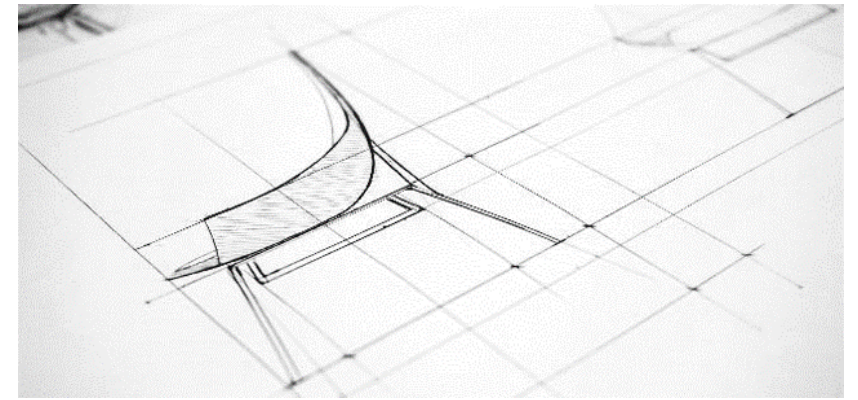
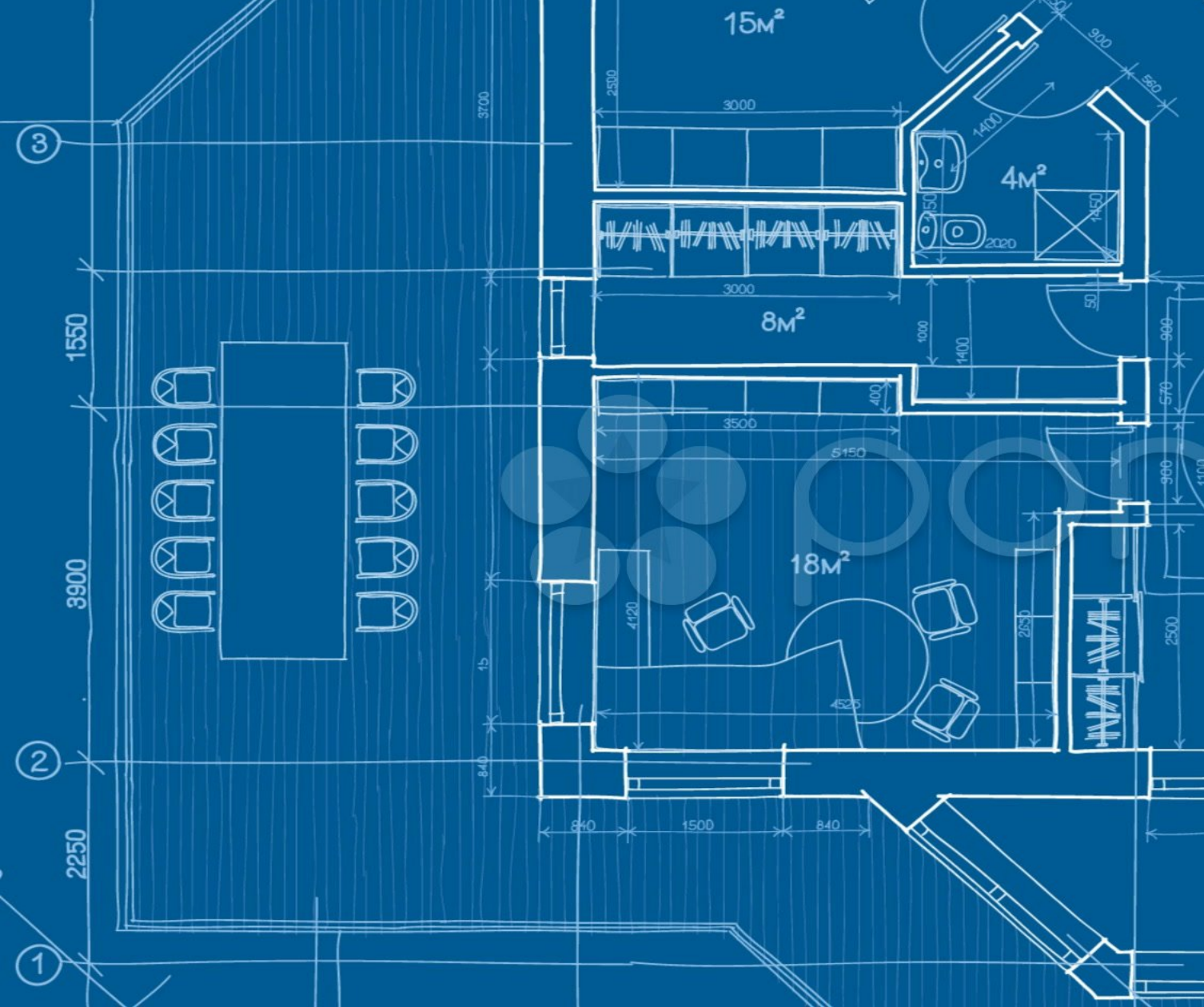


Urban Transit Hub

3 Blocks from the Site to Linden's NJ Transit Rail Station



Bussel Realty



Multi-Family Potential

Transit hub development opportunity in friendly pro-business Linden

At the Crossroads of...

Staten Island, Brooklyn,
Manhattan, Port Newark,
Newark Liberty Airport,

Linden is in the center of it all:

- With Linden NJ Transit Northeast Corridor Line Station with direct service to NY Penn Station & Elizabeth Avenue NJ Transit Bus Stop at site.
- Access to New Jersey Turnpike, Route 1-9, Goethals Bridge, I-78, Lincoln and Hollands Tunnels.
- Reach 130 million people – 33 percent of the US population -- in 24 hours.



NJ Transit Northeast Corridor Line

4 Minutes walking distance to Linden NJ Transit Station, approximately 0.3 miles to Elizabeth Avenue Station | 5 Stops to NY Penn Station



Demographic Highlights

Linden: Hub of Activity & Growth



\$Household Income

- With a 2020 population of 42,297, Linden is the 20th largest city in New Jersey and the 918th largest city in the United States. Median household income grew from \$66,538 to \$68,870, a 3.5% increase.
- Linden's median annual income of \$68,870 is more than the median annual income of \$61,937 across the entire United States.



Business Environment

- The east side of Linden is located along the Arthur Kill, a navigable strait and an important role in bulk cargo transportation in the Port of New York and New Jersey.
- Linden is home to the Bayway Refinery, a Phillips 66 refining facility that helps supply petroleum-based products to the New York/New Jersey area.
- Linden, together with Rahway, is home to Merck & Co., one of the world's leading pharmaceutical companies.

- Linden Station Apartments will offer 234 units, consisting of studio, one- and two-bedroom residences.
- Linden Logistics Center is a 4.1 million-square-foot industrial park in Linden, located south of Newark.
- Blue Sapphire Self Storage units opened in nearby Rahway in January 2021.



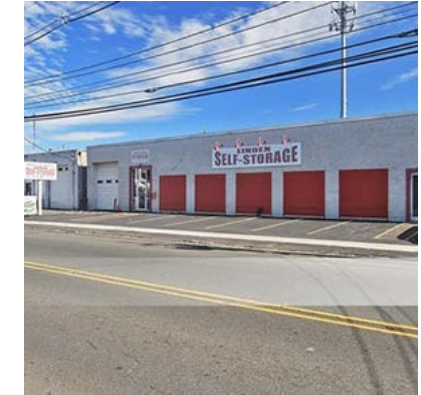
New Development

Blue Sapphire Self Storage Units Opened in 2021

Linden Station Apartments Opens in 2021

Linden Logistics Center Opened in 2020

- Meridia Lifestyles II is a 145-unit complex of mix of one-bedroom and two-bedroom apartments and one-bedroom and two-bedroom lofts.
- Linden Hill Station Apartments built in 2020, consists of 32 units in a three-story apartment complex.
- Linden Self Storage recently opened at 916 East Elizabeth Avenue in Linden.



Nearby Projects

Meridia Lifestyles II completed in 2019

Linden Hill Station Apartments Opened in 2020

Linden Self Storage Opened in 2019