

Real Estate Developer Opportunity

Developer Opportunity: Purchase or Lease the Linden Train Station Commuter Parking Lot for Redevelopment

Issuer: New Jersey Economic Development Authority (NJEDA)

Property Address: 101 West Elizabeth Avenue, Linden, NJ (Block 254, Lot 10)

Overview: NJEDA seeks qualified developers to submit proposals for the purchase or lease and redevelopment of the NJ Transit commuter parking lot located in Linden, NJ. This prime transit-oriented development (TOD) site sits adjacent to the Linden NJ Transit Station and between two active TOD projects, offering a unique opportunity to create a mixed-use development aligned with the City of Linden's Redevelopment Plan.

Development Vision: Proposals should support vibrant, mixed-use, TOD that enhances the local community, aligns with the Linden Redevelopment Plan, and may include:

- Residential (rental and/or for-sale) uses
- Integrated parking
- Sustainable, energy-efficient design
- Adequate commuter parking for NJ Transit, maintain safe rail access, and integrate pedestrian connectivity to the station.

Respondent Experience: Developers (individuals, entities, or joint ventures) must demonstrate:

- Experience delivering and financing projects of similar size and scope
- A qualified development team with relevant mixed-use or TOD experience
- NJEDA and State Compliance requirements

Minimum Offer: \$6,820,000 (proposals below this amount will not be considered)

Submission Highlights: Respondents must submit:

- A detailed development concept and narrative
- Market data supporting proposed rents/sales
- Sources and uses and 10-year operating pro forma
- A Gantt-style project schedule showing key milestones
- Team qualifications, experience, and compliance documents

Why Respond:

- ✓ Prime TOD location in a growing NYC metro
- ✓ Supportive local Redevelopment Plan and potential PILOT eligibility
- ✓ Proximity to NJ Transit and major highways
- ✓ Partnership opportunity with NJEDA and the City of Linden

Key Dates (Tentative):

- ❖ RFQP Release: Mid-December 2025
- ❖ Property Inspection Window: XXXX 2026
- ❖ Deadline for Questions: XXXX 2026
- ❖ Proposal Submission Due: February 23, 2026 (2:00 PM ET)
- ❖ PSADA Evaluation & Negotiation Period: XXX 2026
- ❖ Anticipated NJEDA Board Award: Summer 2026

Learn more: <https://www.njeda.gov/bidding/#REOPP>

Questions: QARED@njeda.gov (subject: RERFP-0000085-Linden)