



7182 MAIN ST

THE CROSSING AT PEQUONNOCK



7182 Main St

Monroe & Trumbull Mixed Use Development

Table Of Content

01 Project Overview

An introduction to the project's vision, location, and strategic value.

02-08 Our Team

Meet the experienced team leading development and execution.

09 Floor Area & Unit Overview

A snapshot of the building layout, unit mix, and space efficiency.

10 Floor Area & Unit Overview

Continuation of the building layout, unit mix, and space efficiency.

11 Approvals & Permits

Overview of zoning, entitlements, and project readiness.

12 Market Analysis

Market trends and demand drivers supporting the project.

13-15 Renderings

Visual previews showcasing the project's design and aesthetics.

16 Other Project Notes

Project Overview

Location

7182 Main St
Trumbull/Monroe Line
7 Acres Total

Access & Visibility

Positioned on Route 25
with 26,000+ daily
vehicles.



Residential

57 modern rental
apartments with high-end
finishes, appliances, and
amenities.

Commercial

28,000 SF total
20,000 SF
retail/restaurants
8,000 SF office/storage

Parking

193 on-site
spaces
+36 future spaces.

Market Strength

Fairfield County-high
median incomes, stable
property values, and
strong residential
demand.

Our Team

New England Coastal is a vertically integrated real estate development firm based in Fairfield County, Connecticut, specializing in Class-A multifamily and mixed-use ground-up construction that addresses the region's growing need for attainable housing.

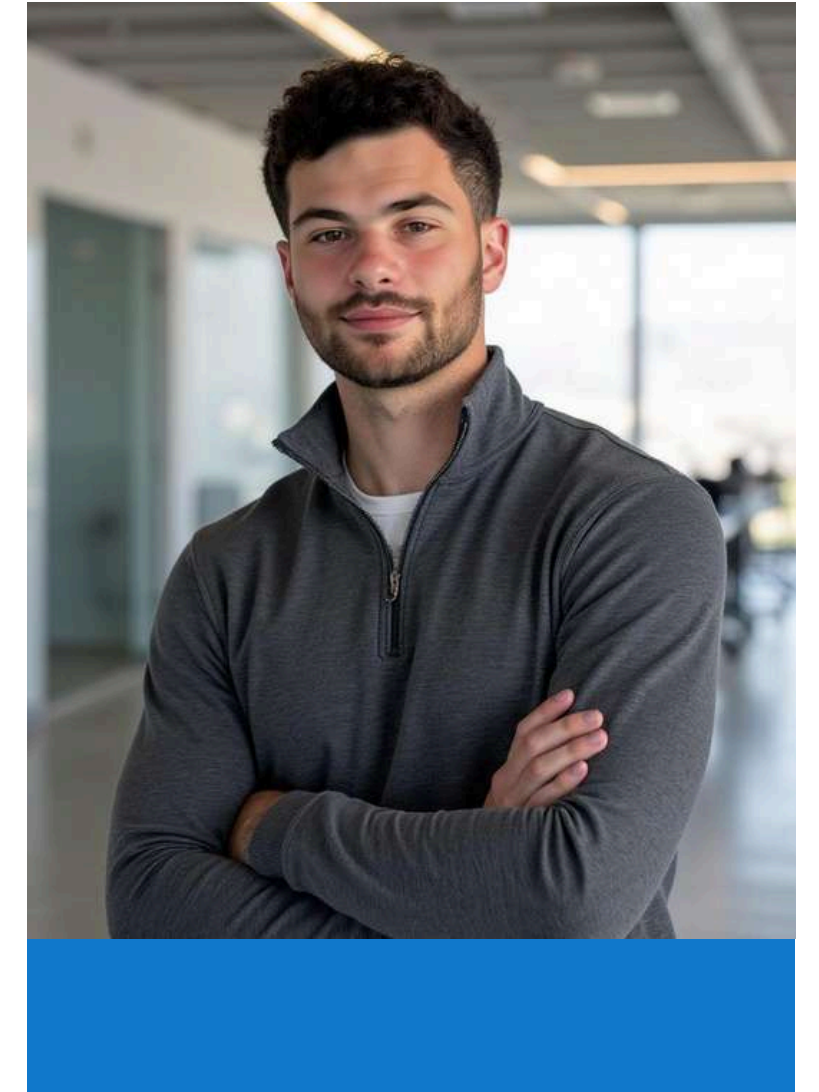
Our founding partners personally oversee each project, ensuring that every decision prioritizes capital preservation, transparency, and performance.



Christopher DiPreta
Acquisition & Management



Brian Barbosa
Acquisition & Operations



Jack Moses
Construction & Development

Christopher DiPreta



Christopher DiPreta
Acquisition & Management

Christopher DiPreta is a seasoned real estate investor, developer, and asset management professional with a proven track record of success in United ground-up development, value-add repositioning, and portfolio management across the United States.

Over the course of his career, Christopher has been directly involved in more than 400 real estate transactions, encompassing multifamily, mixed-use, commercial, and specialized development projects. He currently oversees a portfolio exceeding \$50 million in owned and managed assets through his leadership at Glenstone Real Estate, DW Equity Partners, and DiPreta Properties.

Christopher's hands-on experience spans the full investment life cycle — from site selection, entitlement, and financial modeling to construction oversight, stabilization, and long-term asset performance. He has managed both ground-up developments and complex repositionings, coordinating multidisciplinary teams of architects, engineers, contractors, and municipal officials to bring large-scale projects from concept to completion. His disciplined approach to risk management, cost control, and schedule adherence has consistently resulted in on-time, on-budget delivery while safeguarding investor capital.

At The Union, a mixed-use development located on the Monroe–Trumbull town line, Christopher leads acquisitions, capital structuring, and project management. His leadership ensures the project is executed with precision and aligned with both community objectives and investor performance targets.

An engineer by training, Christopher brings a data-driven and analytical mindset to every project, emphasizing transparency, efficiency, and performance optimization. His ability to blend technical discipline with entrepreneurial execution allows him to identify undervalued opportunities and convert them into high-performing, income-producing assets.

Throughout his career, Christopher has earned a reputation for strategic insight, operational excellence, and investor trust—qualities that continue to drive the success of his projects nationwide. Under his direction, The Union embodies his development philosophy: identify opportunity, execute with precision, and deliver enduring value for investors and communities alike.

Brian Barbosa



Brian Barbosa

Acquisition & Operations

Brian Barbosa is an accomplished real estate investor, entrepreneur, and operator with more than a decade of experience across acquisitions, development, and portfolio management in Connecticut and the broader New England region.

Over his career, Brian has executed numerous value-driven transactions, structured complex financing strategies, and cultivated enduring relationships with lenders, investors, and municipalities. His analytical rigor and entrepreneurial vision anchor New England Coastal's investment platform—ensuring every project begins with disciplined underwriting and ends with strong, sustainable performance.

In 2015, Brian co-founded Glenstone, a vertically integrated real estate brokerage, management, construction, and lending firm that served investors across all eight Connecticut counties. Over the next decade, he helped scale Glenstone into a comprehensive statewide platform that provided hands-off investment solutions from acquisition through construction and disposition.

Personally, Brian has purchased and sold more than \$50 million in residential and commercial real estate, managed over 500 properties, and closed 350+ transactions—a track record that reflects his commitment to precision, integrity, and results. His deep understanding of local markets, combined with a hands-on approach to operations and financial analysis, allows him to identify undervalued opportunities and transform them into stabilized, income-producing assets.

At New England Coastal, Brian leads acquisitions, financial analysis, and portfolio operations. His leadership ensures each investment is backed by sound fundamentals, efficient execution, and aligned incentives—driving performance and long-term value for both investors and communities alike.

Jack Moses



Jack Moses

Construction & Development

Jack directs all construction and development execution, from pre-construction planning through stabilization. Known for his hands-on leadership and precision in cost control,

scheduling, and quality assurance, he guarantees that every New England Coastal project meets the firm's standards for excellence.

His expertise transforms blueprints into lasting assets positioned for long-term success in operation and management. Jack Moses is the founder and principal of Moses Custom Builders, a premier construction and development firm based in Fairfield County, Connecticut. Jack began his career in construction in 2016, establishing a reputation for precision, reliability, and an unwavering commitment to craftsmanship.

What began as a small renovation company specializing in kitchen and bathroom remodels quickly evolved into a comprehensive construction enterprise. By 2018, Jack and his team had developed a unique expertise in structural stabilization and building restoration, taking on complex projects where homes were at risk of collapse and required advanced support and rebuilding methods. This technical experience laid the foundation for the company's disciplined approach to engineering, design, and long-term structural integrity. By 2022, Moses Custom Builders had grown into a full-scale residential and commercial construction firm, managing multi-million-dollar custom homes and large-scale remodels across Fairfield County. The firm now delivers complete ground-up new builds, full gut renovations, and high-end remodeling projects — averaging multiple major projects each year.

Jack's portfolio includes recent projects in Darien, Greenwich, Westport, and Fairfield, each recognized for superior quality, thoughtful design, and meticulous execution. His attention to detail and insistence on doing things the right way — without cutting corners — has earned him the trust of discerning clients and design professionals alike.

Today, under Jack's leadership, Moses Custom Builders continues to expand into the development and commercial construction sectors, applying the same high standards of craftsmanship, organization, and integrity to multi-unit residential and mixed-use projects — including the forthcoming Trumbull, Connecticut apartment development.

Jim Hines



Jim Hines

Construction Advisor

Jim Hines is a veteran builder and developer with over 35 years of experience in residential, commercial, and municipal construction across Connecticut. As founder of

Westport Modular Homes, Jim built a reputation for combining the efficiency of modular construction with the craftsmanship and design standards of traditional building. Under his leadership, Westport Modular delivered multifamily residences, apartment complexes, and luxury modular homes throughout Fairfield County and beyond.

Alongside Westport Modular, Jim founded and operated JMK Construction, a full-service contracting firm specializing in excavation, drainage, grading, utilities, and foundation work. His deep experience in site preparation and infrastructure development gives him an exceptional understanding of ground-up construction logistics—critical to the success of large-scale developments like Trumbull.

Remarkably, Jim also served as Fire Chief for the City of Norwalk for over two decades. Balancing leadership in both construction and public safety, he developed unmatched expertise in fire prevention systems, building code compliance, and emergency response coordination.

Today, Jim's combined background in modular design, site development, and safety leadership makes him an invaluable partner in ensuring that New England Coastal's projects are executed with precision, accountability, and long-term structural integrity. His involvement sets a high benchmark for quality and responsible development across every project Moses Custom Builders and New England Coastal undertake.

Jerry Ribeiro



Jerry Ribeiro

Lead Project Manager

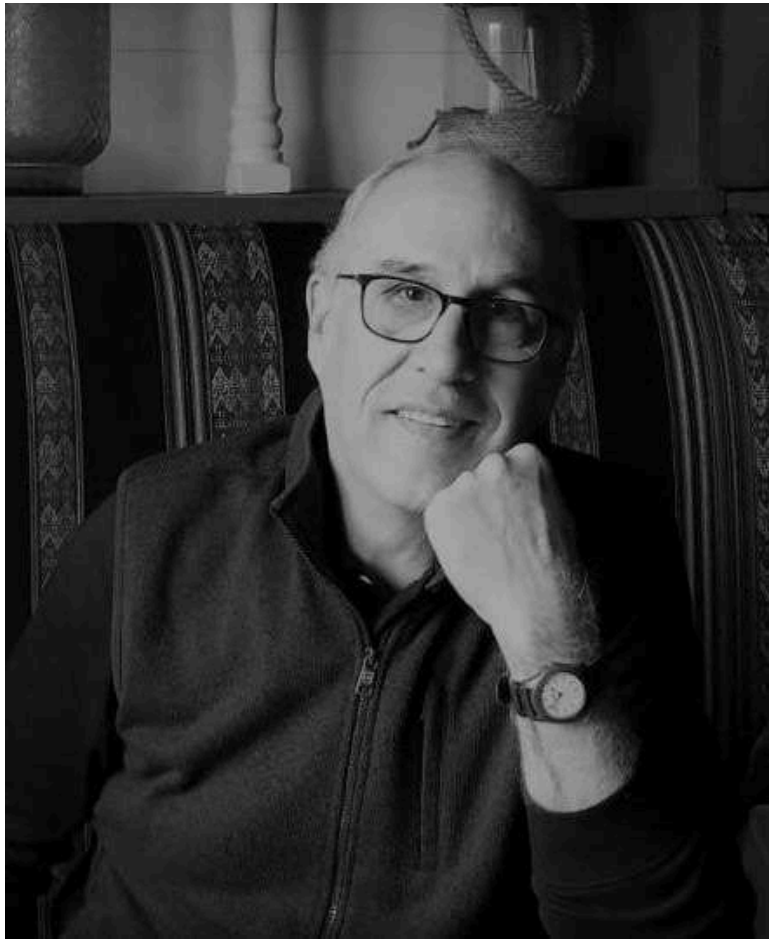
Jerry Ribeiro serves as Lead Project Manager at New England Coastal Development, bringing over 20 years of hands-on construction and development experience with a focus on large-scale commercial and complex projects. He began his career in 1998 while attending Southern Connecticut State University, working with established firms such as Colman Carpentry and BPS Services in New Canaan, where he built a strong foundation in field operations, craftsmanship, and construction management.

In 2012, Jerry restructured his business into Relations Construction, transitioning into higher-level commercial development and complex project execution. From that point forward, he specialized in managing multi-phase builds, coordinating large trade teams, and delivering projects with a developer's mindset—balancing design, budget, schedule, and long-term asset performance.

In 2022, Jerry shifted away from operating his own construction company to focus exclusively on project management, allowing him to bring greater structure, discipline, and strategic oversight to complex developments. His portfolio includes notable projects such as Blink Worldwide in South Norwalk, Purest Float Center in Trumbull, and multiple Bow Tie Cinemas locations across Connecticut, along with advisory roles on high-end commercial developments.

As Lead Project Manager, Jerry oversees project execution from pre-construction through delivery, implementing systems to maintain strict control over timelines, budgets, and team coordination. Known for bridging the gap between field operations and development strategy, he ensures projects are executed efficiently and aligned with the overall vision and performance objectives of the development team.

Sam Gardner



Sam Gardner
Architect

Sam Gardner has over 30 years of experience in transportation and infrastructure upgrades; downtown revitalization and TOD planning; historic rehabilitation and adaptive re-use projects.

For the past 20 years, Sam has played a key role in many of the state's rail, transit and airport facility design and renovation initiatives. Before joining GWG, he ran TAMS Consultants, Inc's Stamford office for over five years renovating and expanding ConnDOT's New Haven rail line stations.

Registered in Connecticut since 1985, Sam received the "Emerging Architect Design Award" from AIA/CT for a broad body of work preserving and revitalizing the downtown districts of New Haven, South Norwalk, and Stamford, Connecticut.

Sam's Firm, Gregg, Wies, & Gardner, is a full-service architectural, planning & interior design firm that approaches each challenge as an opportunity. They offer a comprehensive approach to the design and construction process and work through the all phases of a project - from design conception through construction completion.

CWG actively engages in the creation of new facilities and the adaptation of older structures to new uses. Their design work explores a wide variety of architectural expressions while employing a systematic design methodology.

Floor Area & Unit Overview

Unit Mix

Commercial (28,000 sqft Total)

20,000 sqft of
Main Level Retail & Restaurant

8,000 sqft of
Lower Level Retail Space

Square Footage by Floor

Lower Level:	12,443 SF	Commercial & Mechanical
First Floor:	22,858 SF	Commercial & Amenity
Second Floor:	26,812 SF	Residential
Third Floor:	26,425 SF	Residential

Residential (57 Apartments Total)

- 2** Studio Apartments
- 49** One Bedroom Apartments
- 6** Two Bedroom Apartments

Sqft Total
88,538 SF

● Residential ● Commercial
● Mechanical/Common ● Amenity



Floor Area & Unit Overview

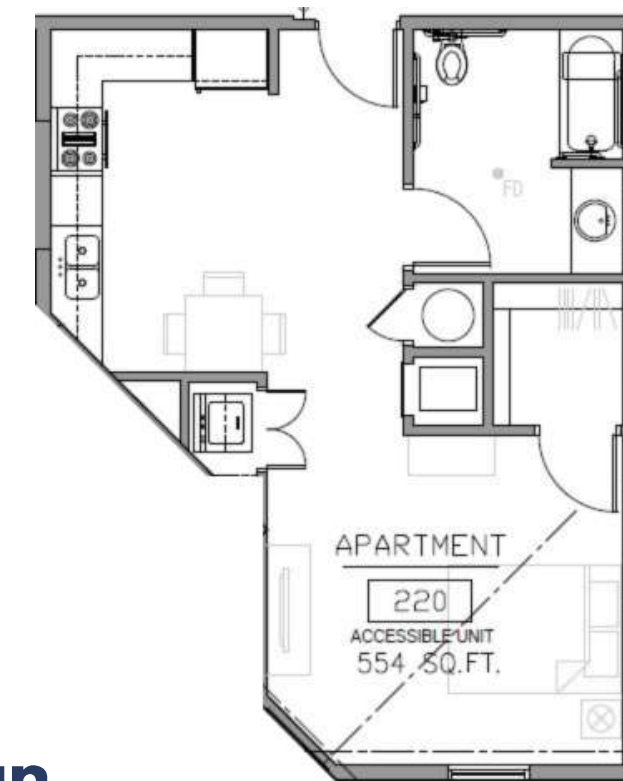
This development features a thoughtfully balanced mix of residential layouts, including efficient studios, spacious one-bedrooms, one-bedrooms with lofts or private patios, and two-bedroom apartment-style units.

Each floor plan has been carefully designed to optimize natural light, flow, and functionality, appealing to a wide range of residents — from young professionals to small families. The variety of unit types not only enhances the project's marketability but also supports long-term occupancy stability, reflecting a modern, lifestyle-driven approach to mixed-use living.

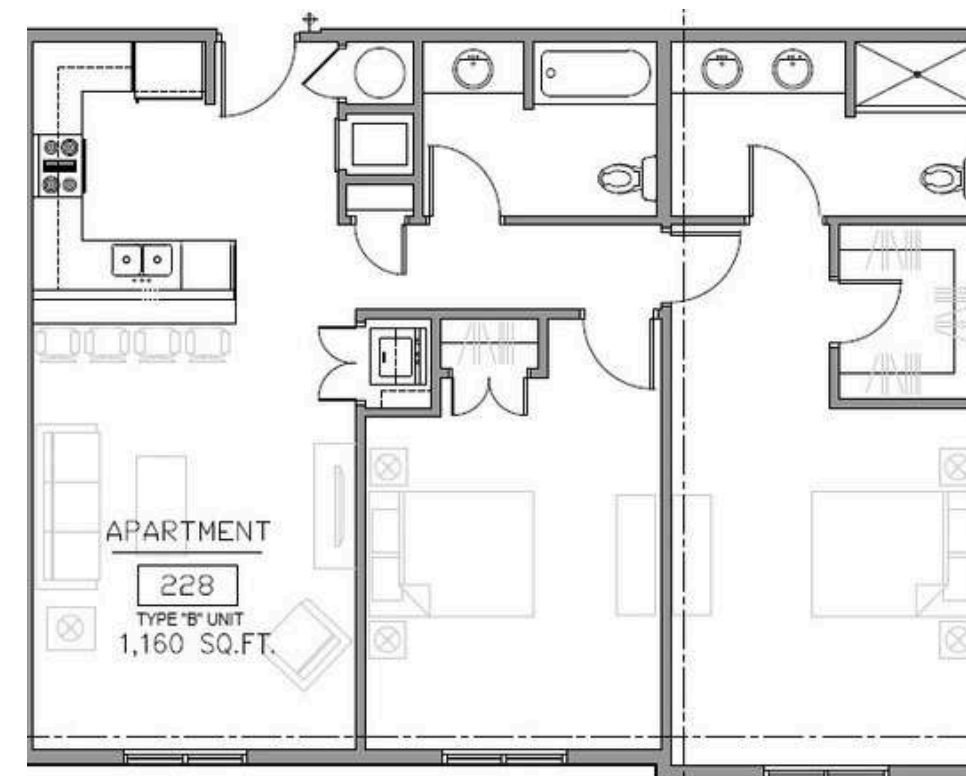
Typical One Bedroom Plan



Typical Studio Plan



Typical Two Bedroom Plan



Approvals & Permits

TRUMBULL

- ✓ Wetlands Approved
- ✓ Demolition Completed
- ✓ Sewer Approvals (Bridgeport & Trumbull)
- ✓ DOT Right of Way Approved
- ⌚ Building Permit Pending
- ⌚ Encroachment Permit Pending

MONROE

- ✓ Wetlands Approved
- ✓ Remediation Completed
- ✓ Retention Basins Completed
- ✓ Special Exemption Permit (SEP) Approved - pending ROA
- ⌚ Building Permit Pending



Market Analysis



Fairfield County Real Estate Trends

- Avg. home value: \$625,639 (+ 4.4% YoY, Jan 2025).
- Homes go under contract in -17 days.
- Rental market: limited inventory + rising rents → favorable for new supply.



Demographics & Demand

- Affluent, growing professional workforce.
- High demand for upscale rental housing + premium commercial space.



Municipal Support

- Trumbull & Monroe encouraging mixed-use development.
- Monroe zoning board considering amendments to expand mixed-use housing.



Commercial Market

- Cushman & Wakefield: increased leasing activity (2024).
- Demand remains strong for well-located, high quality commercial space.

Renderings



Renderings



Renderings



Other Project Notes

- ✓ **High-Traffic Location: 26,000+ vehicles daily on Route 25 → strong visibility & access.**
- ✓ **Affluent Market: Monroe & Trumbull - high-income, stable, desirable towns.**
- ✓ **Housing Demand: Limited supply of mixed-use developments → strong rental demand.**
- ✓ **Municipal Support: Local leadership backing mixed-use growth.**
- ✓ **Vacant Site: Underutilized land with no displacement concerns.**

- ✓ **Waterview Apartments**
- ✓ **Potential Shadow Anchor Tenant & Local Development**

- ✓ **Revitalizing a Pequonnock River Trail leading from Bridgeport to Newtown**



THANK YOU

Creating communities built to last.

Next Steps

info@newenglandcoastalus.com