



Request for Information (RFI)

In-Fill Residential Development Opportunity:

136 - 144 Walnut Avenue, Trenton, NJ

Issue Date: January 14, 2026

RFI Number: RFI-0111

Response Due Date: February 14, 2026

Contact: Frank Davis

Department of Housing and Economic Development

319 E State Street

3rd Floor Annex

Trenton, NJ 08608

609-989-3502

fdavis@trentonnj.org

Introduction

The City of Trenton's Department of Housing and Economic Development invites qualified developers, builders, and community development organizations to submit information and expressions of interest for the redevelopment of three contiguous City-owned parcels located at 136 Walnut Avenue, 142 Walnut Avenue, and 144 Walnut Avenue, Trenton, NJ.

The City seeks to foster context-sensitive in-fill residential development that enhances the surrounding neighborhood and contributes to Trenton's broader revitalization goals.

Property Information

Address	Block	Lot	Land Area (Approx.)	Current Zoning	Notes
136 Walnut Ave	12902	10	75' X 125'	RM-2	Vacant land
142 Walnut Ave	12902	9	14.8' X 125'	RM-2	Vacant land
144 Walnut Ave	12902	8	15.2' X 125'	RM-2	Vacant land

Total Combined Site Area: Approx. 0.27 acres

Current Use: Vacant, developable land

Assessed Total: \$18,500

Site Context:

The site is located near the Trenton Train Station and within walking distance of Trenton Central High School. The area consists primarily of low-density residential properties with opportunities for revitalization through new housing construction.

Development Objectives

The City is seeking proposals that:

- Introduce new residential infill housing that complements the surrounding neighborhood character;
- Provide high-quality, energy-efficient construction;
- Promote homeownership or affordable rental housing opportunities;
- Support neighborhood revitalization and community stabilization goals;
- Demonstrate financial and technical capability to undertake development.

Submission Requirements

Interested parties should submit an Expression of Interest (EOI) including:

1. **Cover Letter:** identifying the respondent and contact information.
2. **Developer Qualifications:** description of prior experience with similar infill or affordable housing projects.

3. **Conceptual Development Approach:** preliminary ideas for site layout, housing type, density, and design style.
4. **Financial Capacity:** description of funding approach and potential partners.
5. **Timeline:** anticipated development schedule.

Submissions should be concise and not exceed 10 pages.

Evaluation Criteria

Responses will be evaluated based on:

- Alignment with City housing goals and neighborhood context
- Demonstrated experience with similar projects
- Feasibility of the development concept
- Community benefits and affordability considerations
- Financial and organizational capacity

This RFI is for information-gathering purposes only and does not constitute a Request for Proposals (RFP) or a commitment to award or convey property. The City may use responses to shape a future RFP or redevelopment solicitation.

Submission Instructions

Responses should be submitted electronically (PDF format) to:

Frank Davis

City of Trenton, Department of Housing and Economic Development

Email: fdavis@trentonnj.org

Subject Line: *RFI Response – 136-144 Walnut Avenue Infill Housing Development*

Submissions must be received by February 14th.

Site Photos and Maps

- **Parcel Map:** See attached property map for 815 South Warren Street, 136 Walnut Avenue, 142 Walnut Avenue, and 144 Walnut Avenue.



- **Site Photos:**



Disclaimer

This RFI is issued solely for information and planning purposes and does not constitute a solicitation or offer. The City reserves the right to modify or withdraw this notice at any time.