

THE CORDEIRO GROUP

Rooted in Community. Built for Generations.

Four decades of experience. A legacy of entrepreneurship.
A lasting commitment to Greater Fall River.



THE CORDEIRO GROUP

A Legacy of Entrepreneurship in Greater Fall River

Anthony “Tony” F. Cordeiro has built a career turning opportunity into lasting value. Since founding his insurance agency at just 24, he has grown a diverse portfolio spanning insurance, real estate, and development–helping shape the future of Greater Fall River.

As President and CEO of Cordeiro Properties and Downtown Development Companies, Tony combines financial expertise with an entrepreneurial vision. His portfolio includes Commonwealth Landing and Downtown Lofts, transforming historic properties into vibrant places to live and do business.

$190M+	MANAGING PARTNER OF 30+ LLCs	ENTREPRENEUR SINCE 1987
IN REAL ESTATE ASSETS		

Family is central to that success. His daughters, Melanie and Merrill, work alongside him in executive leadership roles, managing key areas of the family business. Melanie oversees marketing and branding for the insurance agency and Cordeiro Properties, while Merrill helps lead insurance operations and client service. Both hold MBAs and bring hands-on experience, complementary expertise, and a shared commitment to the businesses’ continued success.

Through civic leadership and the Anthony F. Cordeiro Charitable Foundation, Tony and his family also invest in the health, education, and economic well-being of their community.

ANTHONY F. CORDEIRO
INSURANCE AGENCY LLC

Four Decades of Protecting What Matters Most

Founded in 1987 by Anthony F. Cordeiro, Cordeiro Insurance is an independent insurance agency serving individuals, families, and businesses throughout Massachusetts, Rhode Island, Connecticut, Maine and New Hampshire.

Built on personal relationships and local expertise, the agency provides tailored insurance solutions backed by trusted carriers. From protecting homes and businesses to supporting employee benefits, Cordeiro Insurance combines decades of industry knowledge with a commitment to the communities it serves.



INSURANCE SERVICES

- HOMEOWNERS
- AUTO
- COMMERCIAL
- LIFE/HEALTH

CORDEIROINSURANCE.COM

1987
ESTABLISHED IN FALL RIVER

225+
YEARS OF COMBINED TEAM EXPERIENCE

5 STATES
MA · RI · CT · NH · ME

THE CORDEIRO GROUP

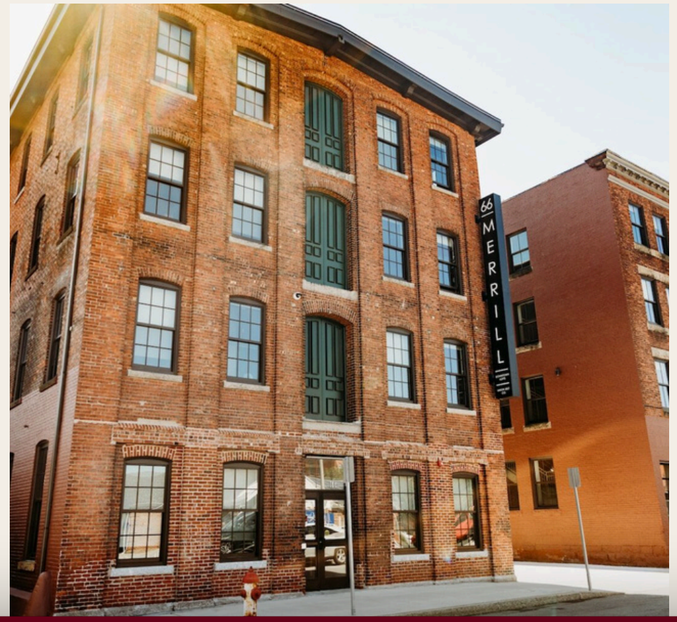
Experience That Builds Lasting Value

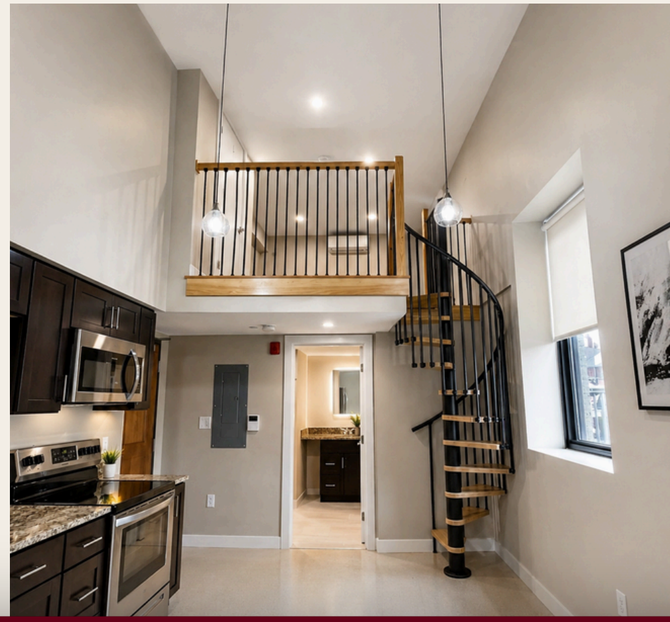


Building on four decades of experience, The Cordeiro Group brings together **insurance, real estate, philanthropy, and outdoor advertising** businesses united by entrepreneurial leadership and a longstanding commitment to the community.

Through Cordeiro Properties, we **develop**, **manage**, and **lease** residential and commercial properties across Greater Fall River. Our portfolio spans professional offices, historic buildings, waterfront residences, and mixed-use developments, including Commonwealth Landing and Downtown Lofts.

Our approach reflects an owner's perspective: carefully evaluating opportunities, creating spaces that serve people, and remaining accountable for their ongoing operation. With property management handled in-house, our commitment continues well beyond construction.





PORTFOLIO AT A GLANCE

16+
PROPERTIES IN FALL RIVER

80+
PROFESSIONAL OFFICES AND MEDICAL SPACES

249+
RESIDENTIAL UNITS

1 MILLION+
SQ. FT OF COMMERCIAL AND RESIDENTIAL SPACE

An Established Presence. A Connected Portfolio.

Our properties connect Fall River's downtown business district, historic commercial corridors, and waterfront. This concentration gives us direct insight into the neighborhoods where we invest–and the needs of the residents and businesses we serve.

FEATURED PROPERTIES



Commonwealth Landing

1082 Davol Street
Mixed-use • 103 Residences



Benjamin & Nathan

170 Pleasant Street
Mixed-use · 20 Residences



The Trolley Building

30 Third Street
Mixed-use · 18 Residences



Garment Workers Building

38 Third Street
Residential · 15 Residences



The Merrill Building

66 Troy Street
Mixed-use · 36 Residences



Campbell Crossing

295 Bedford Street
Mixed-use · 52 Planned Residences

COMMERCIAL

Professional offices and medical space

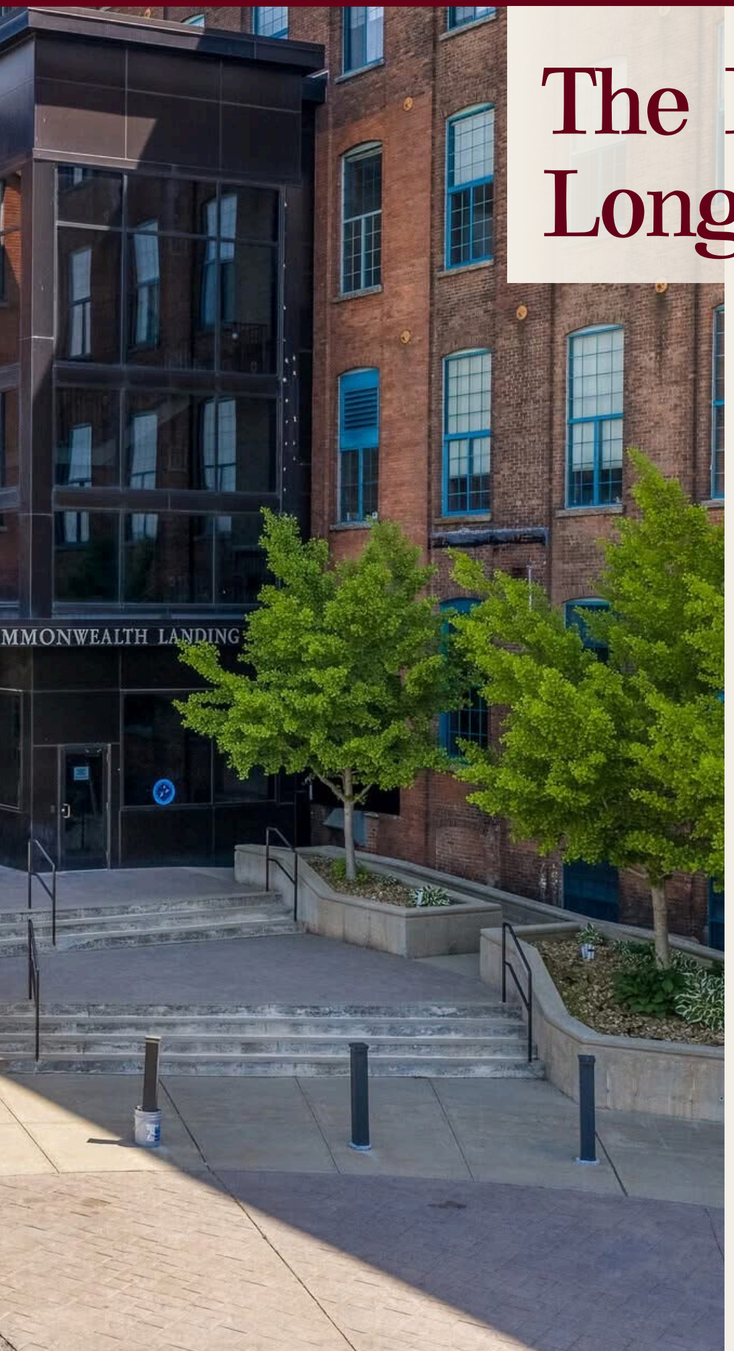
RESIDENTIAL

Contemporary homes with distinctive character.

MIXED-USE

Complementary residential and commercial uses within one property.





The Perspective of a Long-Term Owner

LOCAL KNOWLEDGE

Our established Fall River presence informs how we evaluate opportunities, understand tenant needs, and invest in properties.



HISTORIC CHARACTER, CONTEMPORARY PURPOSE

Our portfolio demonstrates how older buildings can accommodate modern homes and businesses while retaining their architectural identity.



DIRECT ACCOUNTABILITY

In-house management keeps us connected to our properties, our tenants/residents, and the decisions that shape their everyday experience.



CONTINUITY BEYOND CONSTRUCTION

Development, leasing, and ongoing operations inform one another—supporting decisions made with a property's future in mind.



Our Community Is Part of Every Investment

Fall River is where we do business, build relationships, and invest for the future. Through restored buildings, new housing, and commercial space, we help create places where residents and businesses can thrive.

That commitment also extends through the independent Anthony F. Cordeiro Charitable Foundation, which supports nonprofit organizations serving children and families across southeastern Massachusetts and Rhode Island.







Our Mission

Contribute to the well-being of the communities we call home.





The Merrill Building

INDUSTRIAL HERITAGE. RENEWED PURPOSE.

66 Troy Street, Fall River

36 Residences · Ground-Floor Commercial Space

The Merrill Building demonstrates our approach to giving historic properties a productive future.

Completed in 2025, its rehabilitation introduced studio and one-bedroom lofts above commercial space. Original hardwood floors, tall ceilings, and oversized windows preserve the building's industrial character, while contemporary finishes support modern living.

The result connects Fall River's manufacturing heritage with an active downtown future—accommodate businesses and modern apartments within a distinctive historic building.









TRUST IS TIMELESS.

Built on enduring values and a commitment to the community, The Cordeiro Group continues to evolve while staying true to the principles that shaped its foundation. With the next generation helping guide its future, the company remains focused on creating lasting value for generations to come.

RECOGNIZE THE OPPORTUNITY

Identify potential within existing buildings and development sites.

SHAPE THE PURPOSE

Connect the property's possibilities with residential, commercial, and community needs.

BRING THE VISION TO LIFE

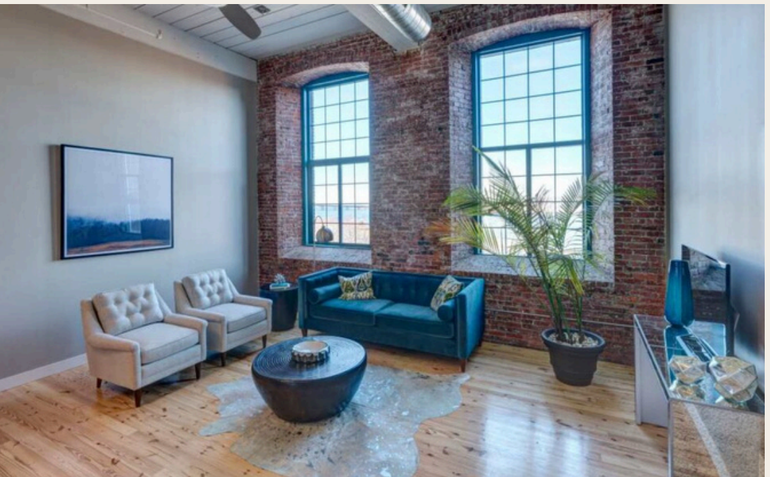
Draw on development and construction experience to turn plans into usable space.

PREPARE FOR OCCUPANCY

Connect completed spaces with residents and businesses through leasing and property services.

REMAIN INVOLVED

Support ongoing operations through direct management, maintenance, and tenant relationships.







People Who Know the Properties—and the Community

Led by Anthony F. Cordeiro, our team brings together leadership, finance, development, construction, property management, and leasing experience. These connected responsibilities support continuity from a property's initial development through its daily operation.





Anthony F. Cordeiro
President & CEO



Helinette Souza
Executive Vice President & Chief Operations Officer



Melanie C. Cordeiro
Executive Vice President & Chief Marketing Officer



Merrill Cordeiro
Executive Vice President

SELECTED EXPERIENCE



THE BRISTOL COUNTY SAVINGS BANK BUILDING

Commercial · 215 Pleasant St

A five-story office building offering modern workspaces in downtown Fall River.



COMMONWEALTH LANDING

Mixed-use · 1082 Davol Street

A waterfront mill property combining 103 residences with dining and commercial services.



CAMPBELL CROSSING

Mixed-use · 295 Bedford Street
Coming Soon - Spring 2027

52 planned residences and ground-floor program space for Community Connections.

THE CORDEIRO GROUP

Let's Build What Comes Next.

The Cordeiro Group brings local knowledge, development experience, and the perspective of a committed owner to new opportunities.

We welcome conversations with municipalities, property owners, and partners seeking to create useful spaces, strengthen neighborhoods, and invest in their community's future.

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