CCD Real Estate Solutions



Queens Blvd. Development Site with **200 Feet of Frontage**.

139-43 Queens Blvd, Briarwood, NY 11435

Presented By:
Christopher Daniels
Licensed Real Estate Broker


139-43 Queens Blvd.
JAMAICA
Sutphin Blvd.
LIRR
E
JFK Air Train
J/Z
F
Hillside Ave.
Archer Ave.
Paradise Island Spa Inc
Queens Blvd.
LIRR Jamai
Jamaica Hospital Medical Ctr
Van Wyck Expwy.
Jamaica-Van Wyck
Planet Fitness
Metropolitan Ave.
Jamaica Ave.
Jamaica Hardware & Paints Inc
Trade Fair Supermarket

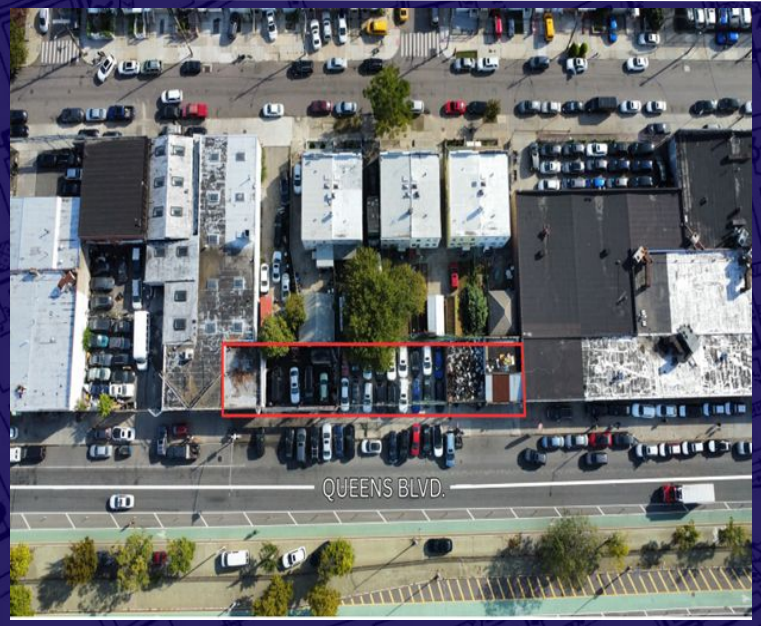
PROPERTY SUMMARY

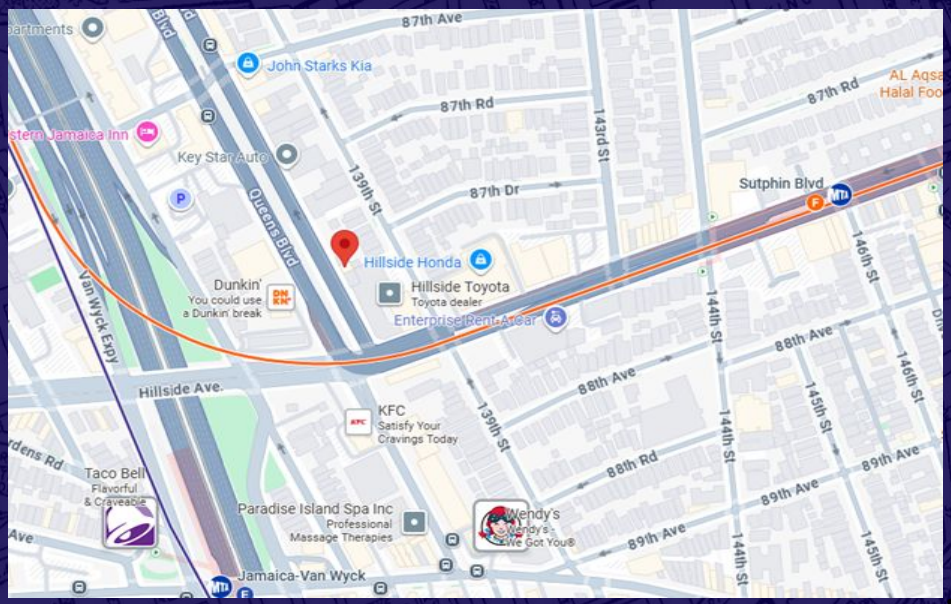
A **unique development opportunity** located in the **Briarwood section of Queens, NY**. Featuring **over 200 feet of prime frontage along Queens Boulevard**.

C4-4D (R8A). Under the new zoning, this site can now achieve a **7.20 Floor Area Ratio (FAR)**, allowing for approximately **43,200 residential buildable square feet**—yielding **up to 63 apartment units and up to 14 stories**.

In addition to the increased density, the property's inclusion within the **Greater Transit Zone 2** removes all parking requirements, enhancing design flexibility and development efficiency.

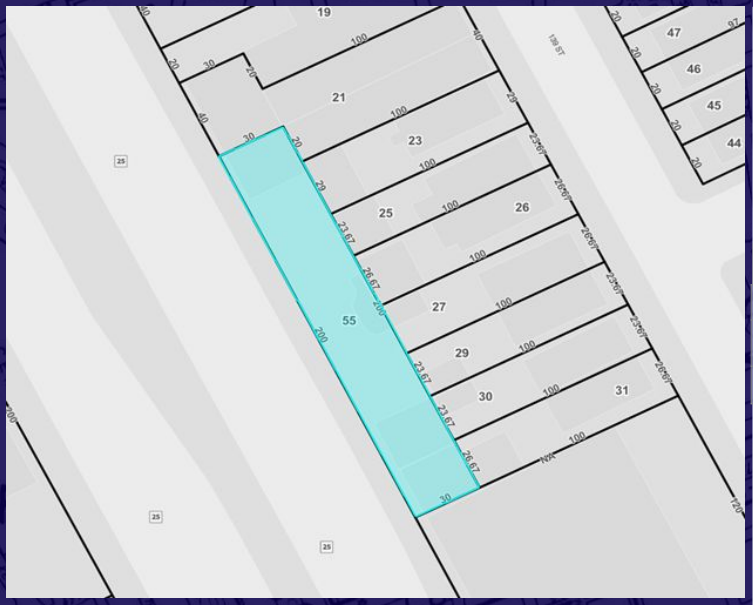
Recent Phase I and II environmental reports have returned **favorable results**, confirming the site's readiness for redevelopment. The property can be **delivered vacant at closing**, offering a clean and shovel-ready opportunity for forward-thinking developers and investors with the future **potential for a larger assembled site.**





- **Prime Briarwood Development Site** – **200 feet of Queens Blvd. frontage** in a high-visibility, transit-oriented location.
- **Rear Yard Modification** - Under ZR23-342(b), the shallow lot provision permits a reduction in the required rear yard depth.
- **Significant Density Increase** – 7.20 FAR allowing up to 43,200 residential buildable SF and approximately 63 apartments over 14 stories.
- **Transit & Parking Advantage** – Located in Greater Transit Zone 2, making all parking requirements optional, improving design and yield efficiency.
- **Shovel-Ready Opportunity** – Recent Phase I & II environmental reports show favorable results; deliverable vacant at closing.
- **Potential for future assemblage**

PROPERTY INFORMATION





Address	139-43 Queens Blvd.
Neighborhood	Briarwood
Block/Lot	09626-55
Lot Dimensions	200 ft x 30 ft
Lot Sq. Ft.	6,000
BUILDING INFORMATION	
Building Type	Auto Body/Collision or Auto Repair (G2
Total Building Sq. Ft.	1,500
Total Units	2
TAX INFORMATION	
Assessed Value ('25-26)	$304,200
Gross Taxes ('25-'26)	$28,554
ZONING / POTENTIAL DEVELOPMENT INFORMATION	
Zoning District	C4-4D (R8A Equivalent),DJ
Standard Residential Floor Area Ratio (FAR):	6.02
Standard Residential Buildable Sq. Ft.	36,120
Commercial Floor Area Ratio (FAR):	3.40
Commercial Buildable Sq. Ft.	20,400
Mandatory Inclusionary Housing (MIH) FAR:	7.20
MIH Residential Buildable Sq. Ft.	43,200
Community facility FAR:	6.50
Community Facility Buildable Sq. Ft.	39,000
Max Residential Buildable Sq Ft.	**43,200**
Max Allowable Residential Units:	63
Max Height/Est. Stories:	145' / 14
Parking Requirement:	0%

SALE PRICE **$4,000,000**

PRICE PER BUILDABLE SQ FT **$92**

ADDITIONAL INFORMATION

- On October 29th 2025,the Jamaica Neighborhood Plan rezoned this property from C4-3A (R6A) to **C4-4D (R8A).**
- The property's development potential is now officially **up to 63 apartments and up to about 14 stories.**
- Incentivizing development further, qualifying projects may also be eligible for the new 485-x tax abatement, which can significantly reduce real estate taxes for up to 38 years.
- **Potential for larger assemblage.**
- Survey and Environmental Reports available upon request.

Contact Exclusive Broker

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