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Queens Blvd. Development Site with **200 Feet of Frontage.**
Expandable up to **80,000 Residential Buildable Square Feet**

139-43 Queens Blvd, Briarwood, NY 11435

Presented By:
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Licensed Real Estate Broker

139-43 Queens Blvd.



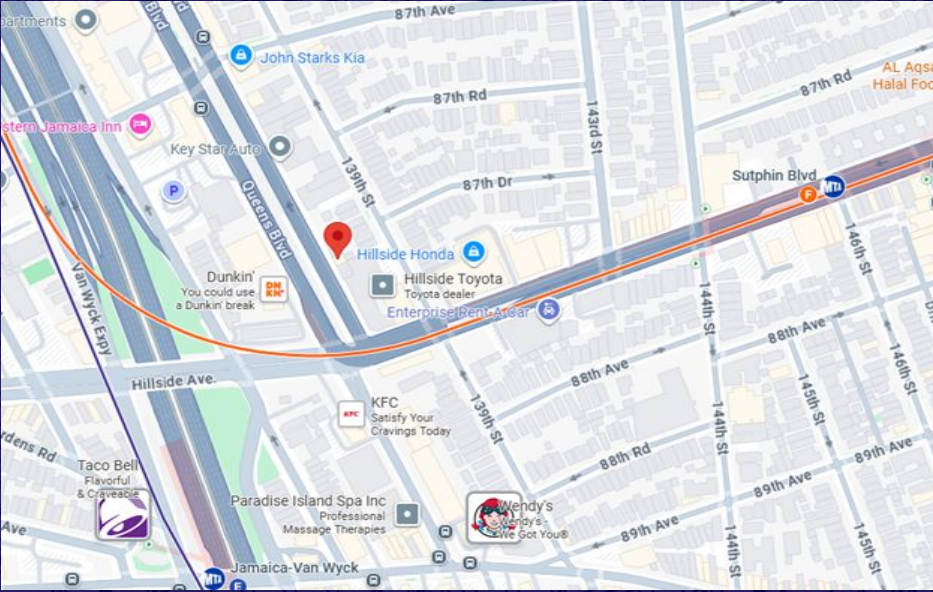
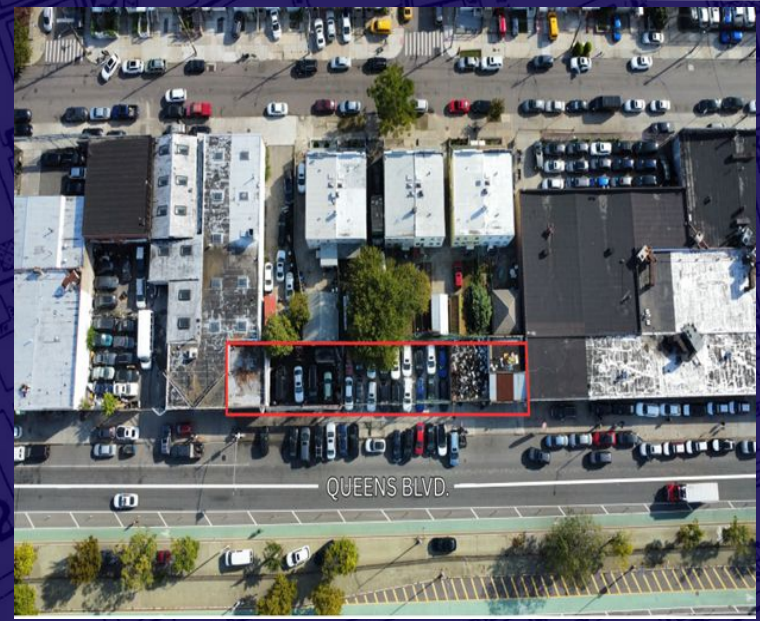
PROPERTY SUMMARY

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

On October 29th 2025, The Jamaica Neighborhood Plan rezoning was officially APPROVED, upzoning the property to 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.

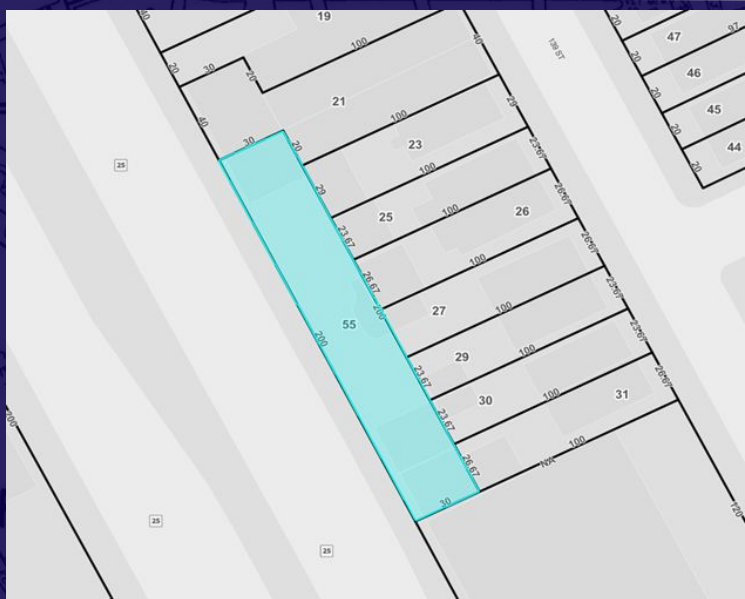
In addition to the increased density, the property's inclusion within the Greater Transit Zone 2 removes all parking requirements, enhancing design flexibility and development efficiency.

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 **\$4,300,000**
PRICE PER BUILDABLE SQ FT **\$99**



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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