

TRI STATE COMMERCIAL®

FOR SALE

±5.87 ACRE DEVELOPMENT OPPORTUNITY

# 380 Yaphank Middle Island Road

Yaphank, NY 11980



- ±5.87 Acres
- Prime Suffolk County Location
- High Visibility Corridor
- Development Opportunity (Multifamily / Industrial / Self-Storage)

**\$5,700,000**

OFFERED AT

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**TSC.**

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## PROPERTY SUMMARY

### Prime ±5.87 Acre Development Opportunity in Suffolk County Growth Corridor

380 Yaphank Middle Island Road presents a rare opportunity to acquire a ±5.87-acre infill development site in the rapidly expanding Yaphank corridor of Suffolk County. Positioned along a high-visibility thoroughfare with direct access to the Long Island Expressway (I-495), the property offers seamless connectivity to major employment hubs, retail centers, and eastern Long Island destinations.

The site is currently improved with two structures, providing in-place income and flexibility for phased redevelopment or near-term repositioning. Surrounded by continued residential and commercial growth, the asset is ideally suited for multifamily, mixed-use, senior housing, industrial, or self-storage development (subject to approvals).

With limited availability of large-scale developable parcels in Suffolk County, the property represents a compelling value-add and long-term land bank opportunity within a high-demand market.

Lot Size	±5.87 Acres
Buildings:	2 (Residential + Workshop)
Zoning	Potential Rezoning And Variances
Asking Price	\$5,700,000
Frontage	Strong Visibility Along Yaphank Middle Island Road



## PROPERTY OVERVIEW

### Highlights

- ±5.87 Acre Prime Long Island Development Opportunity
- Rare Large-Scale Infill Parcel in the Growing Yaphank Corridor
- 2 Buildings + Excess Land | Home & Commercial Workshop Included
- Excellent Frontage, Visibility & Signage Along Yaphank Middle Island Road
- Convenient Access to I-495, Major Highways, Eastern Long Island & NYC
- Positioned in a High-Growth Residential & Commercial Market
- Ideal for Multifamily, Mixed-Use, Senior Housing, Industrial or Self-Storage Development (Subject to Approvals)
- Strong Suffolk County Demand with Limited Large Developable Parcels Available
- Value-Add / Land Bank Opportunity with Future Appreciation Potential
- 100% Occupied Single-Tenant Property
- Parking, HVAC, Plumbing, Sprinklers & Hood Infrastructure in Place
- Ground Floor Access with Outdoor / Backyard Area
- Renovated Improvements with Additional Development Potential
- Close Proximity to Public Transportation & Regional Connectivity

### Location & Accessibility

- 5 minutes to Long Island Expressway (I-495)
- Access to Brookhaven, Medford, Riverhead & The Hamptons
- ~1 hour to New York City

### Market Growth

- Positioned in Yaphank growth corridor
- Ongoing public & private investment
- Rising population + income trends in Suffolk County

### Site Characteristics

- ±5.87 acres (rare scale)
- Strong frontage + visibility
- Existing infrastructure (HVAC, plumbing, etc.)

### Development Potential

- Multifamily / Mixed-Use / Industrial / Self-Storage
- Value-add + land bank opportunity



## ZONING SUMMARY

### Zoning District: A Residence 5 Zone (R5)

- Primarily Residential district in Brookhaven
- District may cover multiple areas
- Data current as of 2025
- Official criteria: Brookhaven zoning ordinance
- Individual properties may have additional specific zoning criteria

### Allowed Housing - Single-family housing: As-of-right

Minimum lot size (acres):	<b>4.59</b>
Front Setback (# of feet):	<b>70</b>
Side Setback (# of feet):	<b>35</b>
Side Setback (# of feet) – Both:	<b>85</b>
Rear Setback (# of feet):	<b>80</b>
Max. Lot Coverage – Buildings (%):	<b>6</b>
Max. Height (# of stories):	<b>2.5</b>
Max. Height (# of feet):	<b>35</b>

### Accessory Dwelling Units / ADUs: Public Hearing

Employee or Family Occupancy Required	<b>No</b>
Renter Occupancy Prohibited	<b>No</b>
Min. Lot (acres)	<b>-</b>
Min. # Parking Spaces (Additional to Main Unit)	<b>1</b>
Restricted to Only Primary Structure (i.e., No Outbuildings like Garages)	<b>Yes</b>
Max. Size (% of Main Unit)	<b>40</b>
Max. Size (SF)	<b>650</b>
Max. # Bedrooms Per Unit	<b>No</b>
Contextual Bulk Regulations	<b>No</b>

### Environmentally Sensitive Areas

- Central Pine Barrens Joint Planning & Policy Commission
- Central Pine Barrens

## ZONING SUMMARY

### FAR / Density

In the Town of Brookhaven, the A Residence 5 (A-5) district is a low-density residential zone where the “FAR equivalent” is managed through strict maximum building sizes and lot coverage rules.

For a property like 380 Yaphank Middle Island Rd (roughly 5.8 acres), the key limits are:

- **Maximum Building Size:** In the A-5 district, the total floor area for a principal structure is capped at 30,000 square feet.
- **Building Coverage:** While specific percentage limits vary by lot type, most large residential lots in this tier are limited to 20% to 35% total coverage of the lot area.
- **Height Limit:** The maximum height is 35 feet or 2.5 stories, whichever is less. Accessory buildings (like sheds or detached garages) cannot exceed 18 feet.

### Setbacks

- **Front Yard:** Minimum of 40 feet.
- **Side Yards:** Minimum total of 30 feet (with no single side less than 12 feet).
- **Rear Yard:** Minimum of 40 feet.

### Height

- 35 feet or 2.5 stories

### A-5 Zoning: Density Controls & Restrictions

The Town of Brookhaven’s A Residence 5 (A-5) district maintains stricter controls than conventional urban FAR models, reflecting the low-density, rural character of the Yaphank submarket.

#### 1. The “FAR Equivalent”

Building Size & Coverage Rather than a simple ratio, Brookhaven uses a combination of floor area caps and lot coverage percentages:

- **Maximum Building Size:** Principal structures are generally capped at 30,000 square feet.
- **Lot Coverage:** While accessory structures can only occupy 12.5% of the required rear yard, the overall building footprint is typically limited to prevent large-scale “mansionization”.

#### 2. Dimensional Regulations (A-5 Specifics)

These rules define the “envelope” where you are actually allowed to build:

- **Height Limit:** Buildings cannot exceed 35 feet or 2.5 stories, whichever is less.
- **Front Yard Setback:** You must set back at least 60 feet from the street.
- **Side Yard Setbacks:** You need two side yards totaling 85 feet, with neither side being less than 35 feet.
- **Rear Yard Setback:** A minimum depth of 80 feet is required.

#### 3. Critical Density Caps (SCDHS)

Regardless of the town’s zoning, the Suffolk County Department of Health Services (SCDHS) often acts as the final “FAR” regulator for properties this size (approx. 5.8 acres).

- **Nitrogen Loading:** In areas without sewers (like most of Yaphank), density is limited to one equivalent dwelling unit per 40,000 square feet (roughly 1 unit per acre).
- **Parcel Potential:** On a ~5.8-acre site, this usually limits you to about 5 or 6 units total, assuming the land is not further restricted by the Central Pine Barrens protection area.

# CONCEPTUAL RENDERINGS



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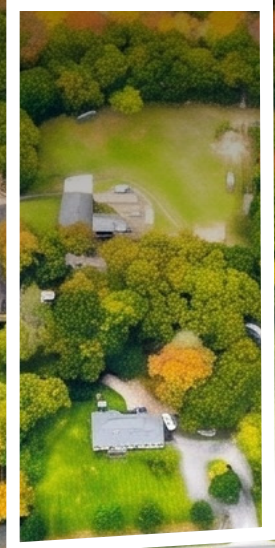
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## LOCATION OVERVIEW

Positioned in central Suffolk County, the property benefits from proximity to key transportation infrastructure, including the Long Island Expressway (I-495), connecting the site to major employment centers and eastern Long Island destinations.

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# TRANSPORTATION & CONNECTIVITY

1. I-495 (LIE) ~5-minute access from site
2. LIRR: Ronkonkoma station (~12 minutes); Yaphank station opening 2026
3. Long Island MacArthur Airport (ISP) 10–15 minutes west; JFK/LGA ~50 minutes
4. Drive times: NYC ~1 hr, The Hamptons ~1 hour east, Riverhead, Medford, Brookhaven all within 15 minutes
5. Bridgeport/Port Jefferson Ferry ~15 Minutes



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## WALK SCORE

Commute to Downtown Yaphank



35

minutes



11

minutes



6

minutes

Car-Dependent Almost all errands require a car  
Somewhat bikable – Minimal bike infrastructure

Source: Commuting estimates, Walk Score, Transit Score and Bike Score as determined by walkscore.com

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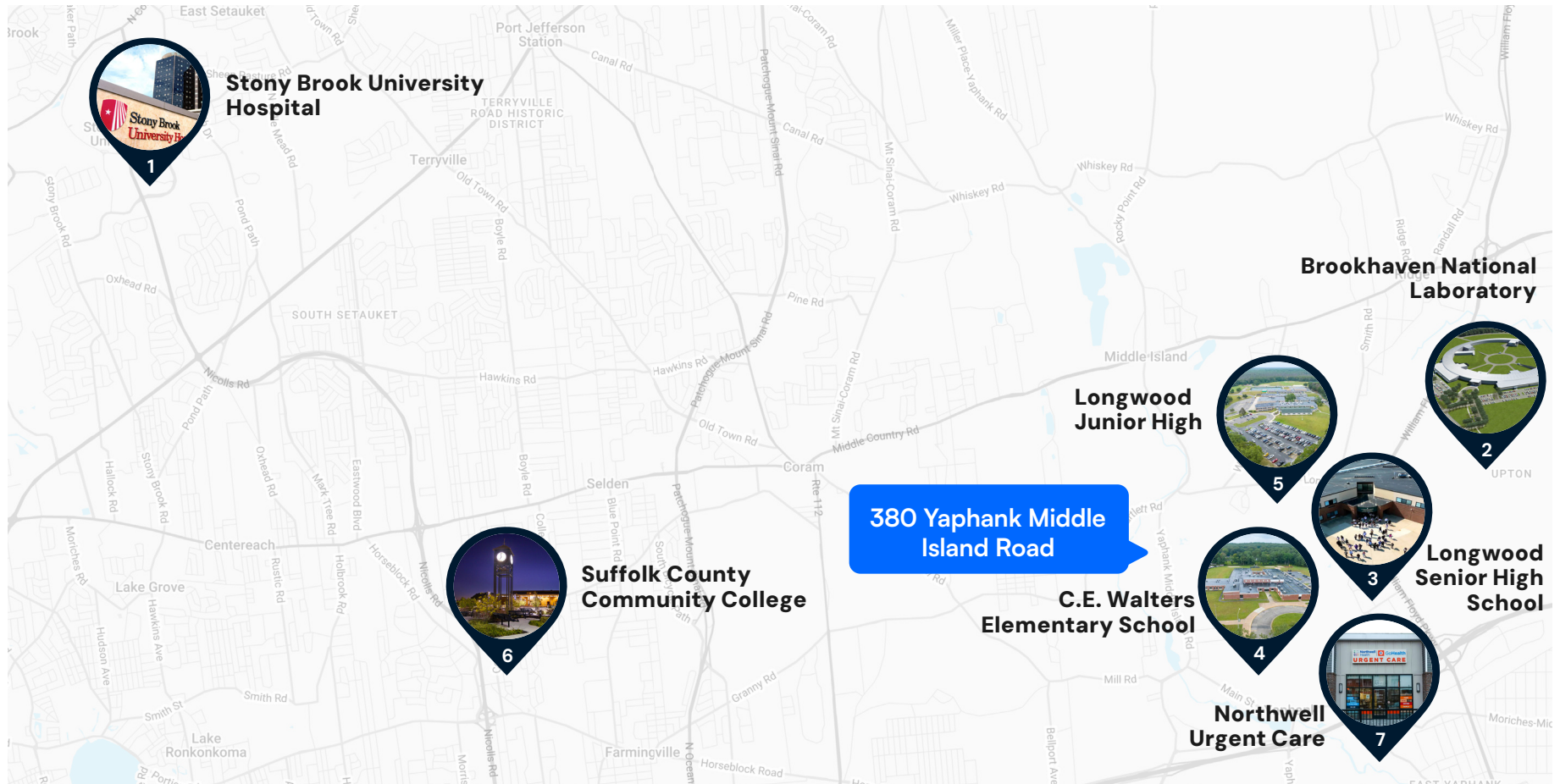
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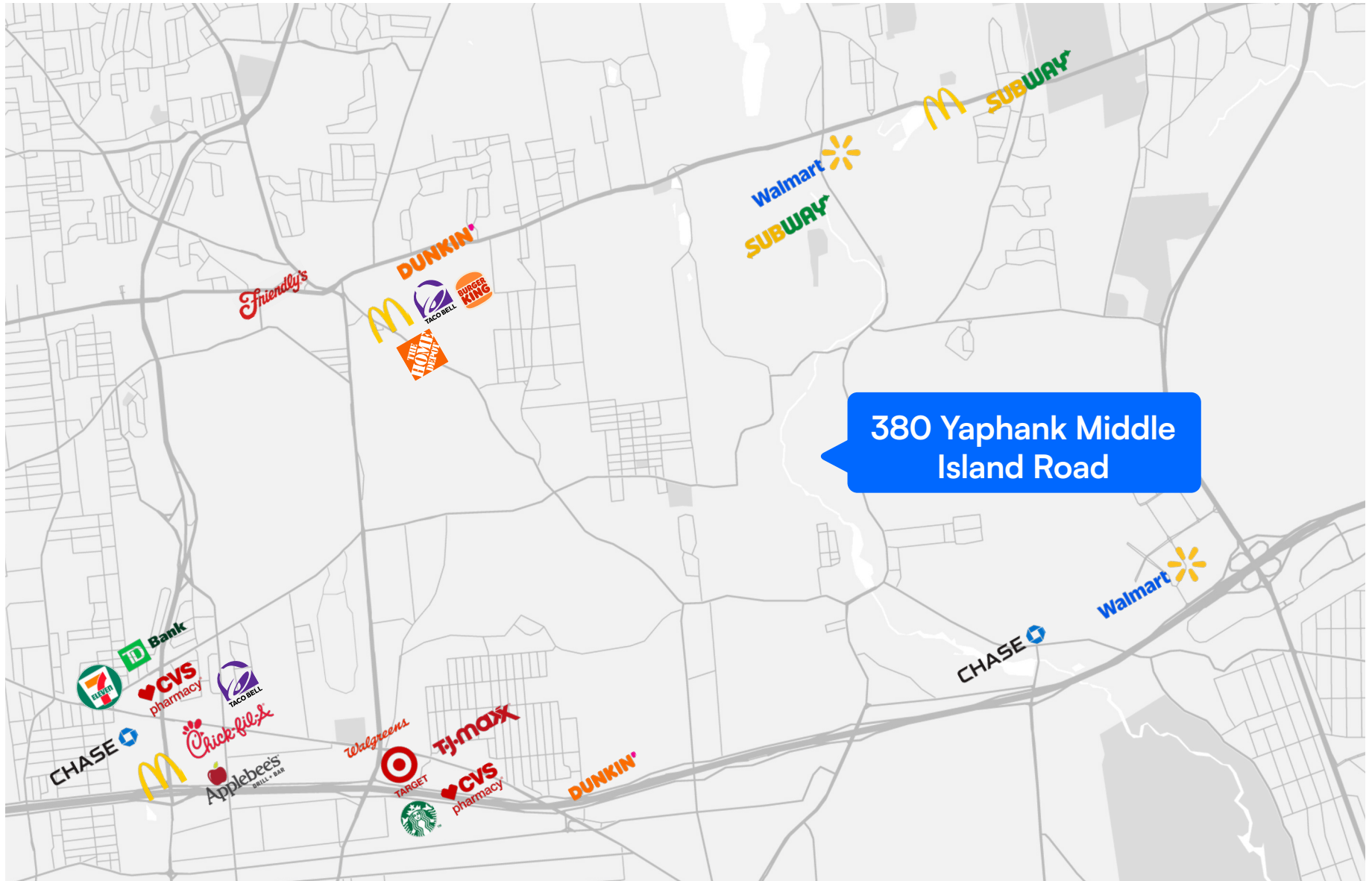
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## POINTS OF INTEREST

1. **Stony Brook University Hospital** — Suffolk County’s only Level 1 Trauma Center & academic medical center; Top 1% nationally by Healthgrades 2025 (~15 mi)
2. **Brookhaven National Laboratory** — DOE national research facility (~2 mi east)
3. **Longwood Senior High School** — A- (Niche), 2,993 students, Longwood Central School District
4. **C.E. Walters Elementary School** — located on Yaphank Middle Island Road
5. **Longwood Junior High** — ~1,400 students, Middle Island
6. **Suffolk County Community College** (~10 mi)
7. **Northwell Urgent Care** — Yaphank/Ridge area



# RETAIL MAP



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**ADVISORS  
BEFORE  
BROKERS**

**NEIGHBORHOOD OVERVIEW**

**EXPANDING SUFFOLK COUNTY  
GROWTH CORRIDOR**

Yaphank is emerging as one of Suffolk County’s fastest-growing submarkets, driven by large-scale residential developments, infrastructure improvements, and increasing demand for housing and commercial services. Its central location along the Long Island corridor positions it as a key node between western employment hubs and eastern leisure destinations.

Ongoing investment and limited land supply continue to push development eastward, making Yaphank an attractive location for both developers and long-term investors seeking exposure to Long Island’s growth.

**DEMOGRAPHICS**

*Within a one-mile radius of the property*

<b>~6,563</b> Yaphank population (2024)	<b>40</b> Median Age	<b>\$111,375</b> Median HHI
<b>\$69,044</b> Per Capita Income	<b>5.14%</b> Poverty Rate	<b>1,535,909</b> Suffolk County population
<b>\$749,000</b> Median Home Price Yaphank	<b>73.2%</b> Owner-Occupancy	

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## DISCLAIMER

This property is being marketed and offered for sale as a potential development opportunity; however, no representations or warranties are made by Seller or Broker regarding the feasibility, likelihood, or ability to obtain any approvals for development, redevelopment, rezoning, variances, special permits, site plan approvals, subdivision approvals, environmental approvals, or any other governmental or regulatory approvals of any kind. Any references to potential use, density, buildable area, zoning analysis, conceptual plans, renderings, or development potential are for informational purposes only and shall not be relied upon as a representation of fact.

Purchaser shall be solely responsible for conducting its own independent due diligence with respect to zoning, land use, environmental conditions, engineering, utilities, access, permitting, and all other matters affecting the property. The purchaser is advised to consult with its own attorneys, architects, engineers, planners, environmental consultants, and other professionals prior to entering into any transaction.

The property is being sold strictly "AS IS," "WHERE IS," and "WITH ALL FAULTS," without any representation or warranty, express or implied, including but not limited to any warranty regarding suitability for development or intended use. Neither Seller nor Broker guarantees that any zoning changes, variances, permits, approvals, or entitlements can or will be obtained.



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**±5.87 ACRE**

# PRIME LONG ISLAND DEVELOPMENT SITE

Between East 37th Street & East 38th Street

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