

324 MACON ST

Brooklyn, NY 11233



Development Opportunity For Sale

Rendering

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 **ASSET**
CRG ADVISORS

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PROPERTY SUMMARY



PROPERTY ANALYSIS	COLUMN 2
Address	324 Macon St, Brooklyn, NY 11233
Block & Lot	01669-0002
Neighborhood	Bedford-Stuyvesant
Cross Streets	Marcus Garvey Blvd & Lewis St
Asset Type	Development
Lot SF	1,700 SF
Lot Size	17 ft x 100 ft
Proposed Building SF	3,419 SF
Proposed Stories	4
Proposed Units	2
Zoning	R6B
FAR	2.0
Buildable	3,419 SF
Taxes	\$8,738
Tax Class	4

ASKING PRICE

\$925,000

PPBSF

\$270.54

PROPERTY HIGHLIGHTS

- Prime development opportunity in the heart of Bedford-Stuyvesant, Brooklyn.
- Property is a vacant lot with approved plans to build a 2-family brownstone home.
- The plans are approved for a 3,419 GFA building spanning over three floors with an above-ground basement.
- Current layout calls for a 1-bedroom on the ground floor and a 4-bedroom triplex.
- Plans are available subject to approval.
- Convenient transit access, including the nearby Kingston-Throop Avenues (A & C lines) and Utica Avenue (A & C lines), providing direct connectivity to Downtown Brooklyn and Manhattan, along with multiple MTA bus routes along Fulton Street and Malcolm X Boulevard.

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PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Asset CRG Advisors, LLC, has been exclusively retained to market 324 Macon St, a prime development opportunity in the heart of Bedford-Stuyvesant, Brooklyn. The property is a vacant lot with approved plans for the construction of a two-family brownstone residence totaling approximately 3,419 gross floor area across three stories plus an above-grade basement.

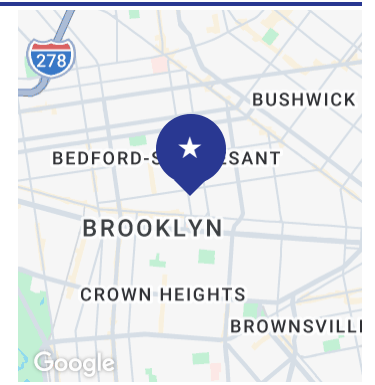
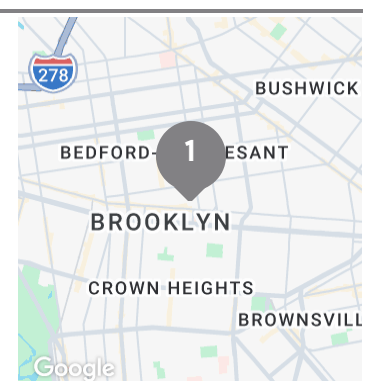
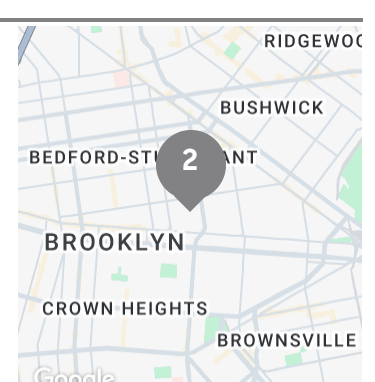
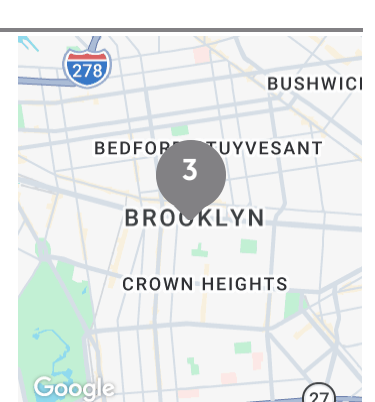
The proposed layout features a 1-bedroom unit on the ground floor and a spacious 4-bedroom triplex, offering an ideal configuration for end-user living with rental income potential or full investment use. Plans are available upon request (subject to approval), providing a streamlined path to development.

LOCATION DESCRIPTION

324 Macon Street is ideally located in the heart of Bedford-Stuyvesant, one of Brooklyn's most dynamic and historically rich neighborhoods. Positioned on a tree-lined residential block, the property is surrounded by classic brownstones, new boutique developments, and a vibrant mix of local restaurants, cafés, and neighborhood retail along nearby Fulton Street and Malcolm X Boulevard.

The property benefits from convenient access to public transportation, including the Kingston–Throop Avenues (A & C lines) and Utica Avenue (A & C lines), providing direct connectivity to Downtown Brooklyn and Manhattan. Multiple MTA bus routes further.

SALE COMPS

 	324 MACON ST Brooklyn, NY 11233 Price: \$925,000 Lot Size: 1,700 SF	
1 	116 DECATUR ST BROOKLYN, NY 11216 Price: \$2,550,000 No. Units: 2	
2 	317 DECATUR ST BROOKLYN, NY 11233 Price: \$2,900,000 Bldg Size: 3,420 SF Lot Size: 1,800 SF No. Units: 1	
3 	1425 PACIFIC ST BROOKLYN, NY 11216 Price: \$2,950,000 Bldg Size: 2,688 SF No. Units: 2	

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NEIGHBORHOOD OVERVIEW



BEDFORD-STUYVESANT

Bedford-Stuyvesant (commonly known as Bed-Stuy) is a historic and vibrant residential neighborhood located in central Brooklyn, New York City. Known for its iconic brownstone-lined streets, strong sense of community, and rich cultural heritage, Bed-Stuy blends classic Brooklyn charm with ongoing revitalization and growth. The neighborhood is bordered by Clinton Hill to the west, Bushwick to the east, Crown Heights to the south, and Williamsburg to the north, positioning it at the crossroads of several dynamic Brooklyn submarkets.

Historically, Bedford-Stuyvesant rose to prominence in the late 19th and early 20th centuries, with much of its architectural character defined by rows of Renaissance Revival, Romanesque, and neo-Grec brownstones. Many of these homes remain beautifully preserved, contributing to one of the largest collections of intact Victorian brownstones in the country. Over the decades, Bed-Stuy became a cultural cornerstone of Brooklyn, particularly within New York City's African American community, shaping its identity through art, music, entrepreneurship, and civic leadership.

Today, the neighborhood offers a balanced mix of residential tranquility and commercial vitality. Corridors such as Fulton Street, Nostrand Avenue, and Malcolm X Boulevard feature an array of cafés, restaurants, boutiques, and local businesses that serve both long-time residents and newcomers. Community gardens, playgrounds, and nearby green spaces such as Herbert Von King Park provide outdoor recreation and neighborhood gathering points.

Bedford-Stuyvesant is well-served by public transportation, including the Kingston–Throop Avenues, Utica Avenue, and Nostrand Avenue stations (A & C lines), as well as the G train along its northern border and multiple bus routes. These transit options provide direct connectivity to Downtown Brooklyn and Manhattan, enhancing the neighborhood's accessibility and long-term residential appeal.

With its architectural beauty, cultural significance, and continued investment activity, Bedford-Stuyvesant remains one of Brooklyn's most sought-after neighborhoods for homeowners, renters, and investors alike.

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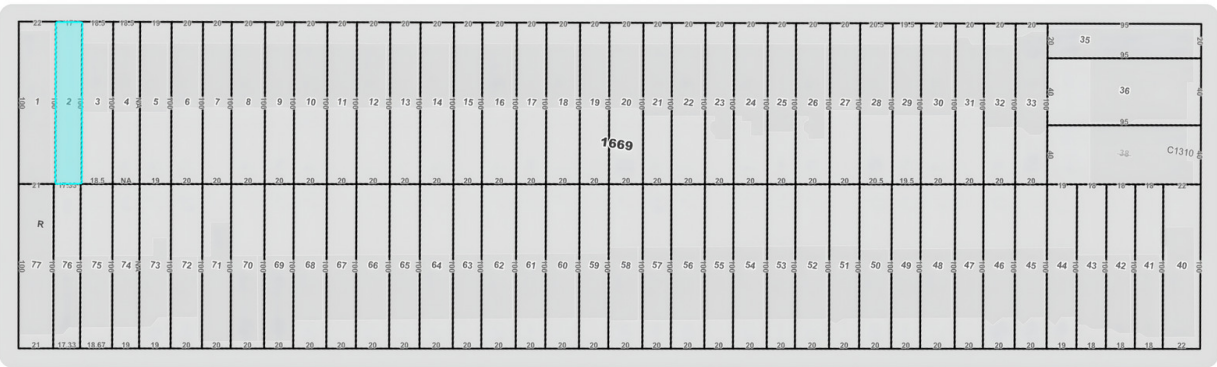


RETAILER & TAX MAP



Macon St

Marcus Garvey Blvd



Lewis St

MacDonough St

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