EXCLUSIVE OFFERING MEMORANDUM

RARE WATERFRONT DEVELOPMENT OPPORTUNITY

14 PROSPECT ST
STATEN ISLAND, NY 10304

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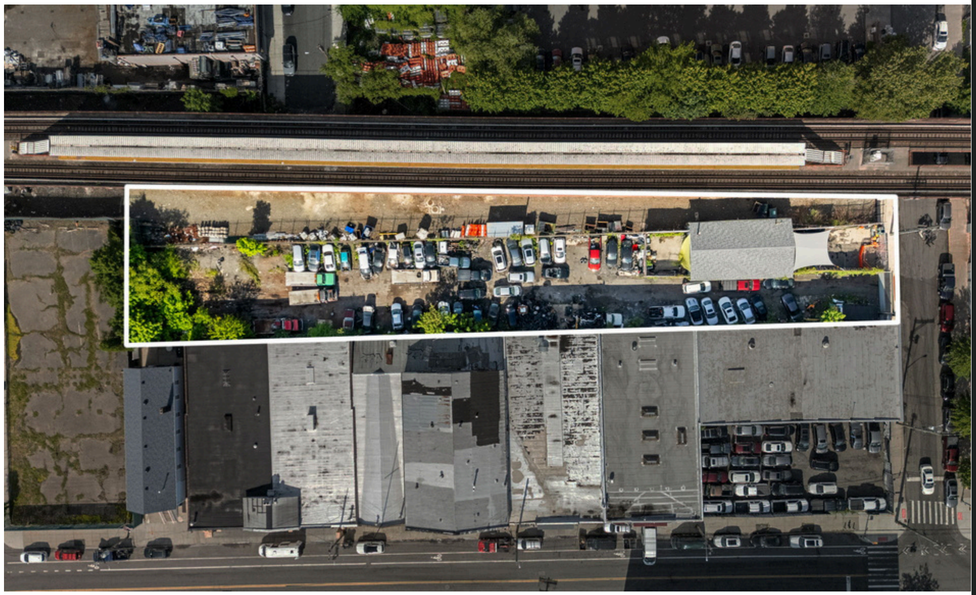
ASKING PRICE:
$2,795,000

PreReal™
PRENDAMANO REAL ESTATE

THE OFFERING

PROPERTY ADDRESS	**14 Prospect St, Staten Island**
LOCATION	Steps away from Staten Island Urby and Railway
ASKING PRICE	$2,795,000
LOT SIZE	20,000 SF (50' X 400.25')
BLOCK & LOT	491-29
ZONING	C4-2A
MAX FAR	Please consult with your architect
TAX	$22,035
OPPORTUNITY ZONE	Qualified Opportunity Zone (tax incentive eligible)



PROPERTY OVERVIEW

Rarely available 20,000 SF development parcel in the heart of Stapleton's waterfront district, steps from Staten Island Urby and the Staten Island Railway. Zoned C4-2A, the site offers exceptional flexibility for a mixed-use development project. The property currently contains a 1,128 SF warehouse which is rented along with the lot providing a buyer with cash flow to offset carrying costs while pursuing entitlements. The lot's deep, linear footprint also makes it a natural assemblage candidate for adjacent development sites.

The Stapleton station of the Staten Island Railway is a 1 minute walk, connecting to the free Staten Island Ferry and Fast Ferry. The property sits immediately adjacent to Urby featuring 571 apartments at 97.5% occupancy providing a built-in proof of demand that few outer-borough development sites can point to. The surrounding neighborhood is actively transforming: the NYCEDC's New Stapleton Waterfront Initiative is delivering 2,100+ mixed-income residential units and 12 acres of public open space, while the Bay Street Corridor Rezoning has unlocked nearly 2,736 new units across the North Shore corridor. The site is also a Qualified Opportunity Zone, offering significant federal tax incentives for eligible investors.

DEVELOPMENT POTENTIAL

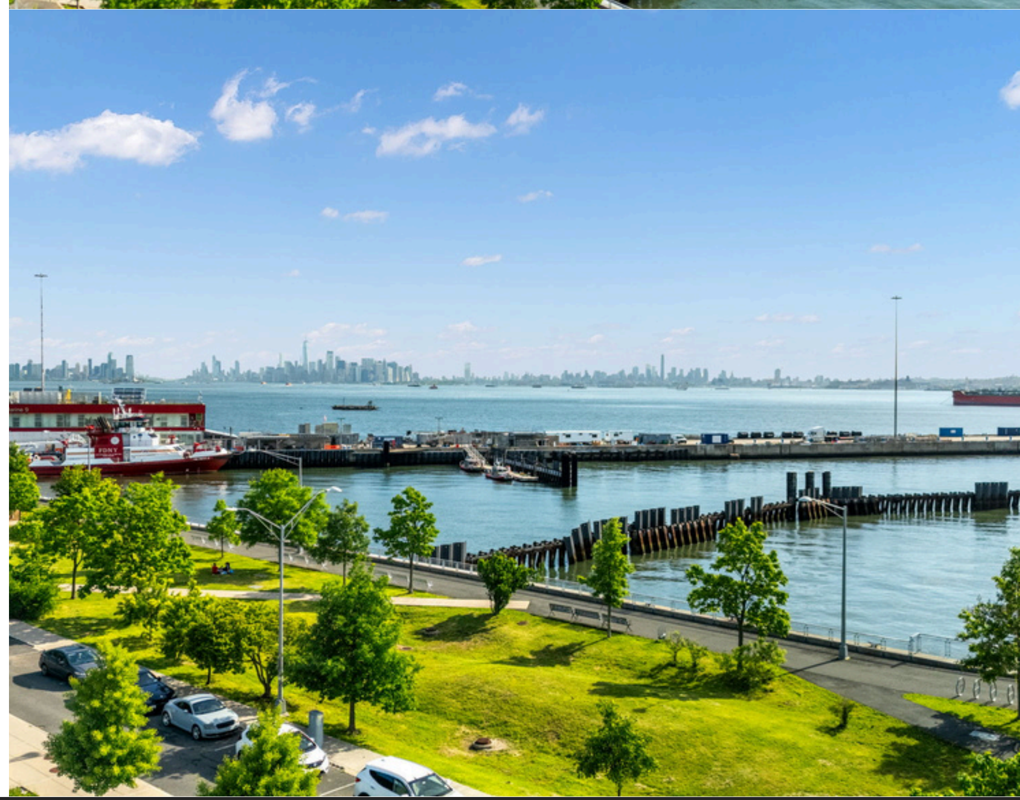
The site's C4-2A zoning within the Special Bay Street Corridor District is purpose-built for the kind of mixed-use, transit-oriented development the North Shore waterfront demands. As a contextual commercial zone with an R6A residential equivalent, C4-2A supports a range of commercial, community facility, and residential uses under the Quality Housing Program. Buyers are encouraged to consult with their architect to maximize the buildable envelope.

Transit & Proximity	
Staten Island Railway	Steps away. Stapleton Station (direct to St. George)
Staten Island Ferry	~7–8 minute train ride to terminal; free to Lower Manhattan
Ferry to Manhattan	~25 minutes to Whitehall Street / Bowling Green
Fast Ferry	Connects St. George to Battery Park City & Midtown West; short SIR ride from Stapleton
Urby (across street)	500+ apartments; retail, amenities, built-in foot traffic
NYCEDC Waterfront	12 acres of interconnected public open space at Stapleton; part of a 20-acre, 2-mile esplanade under active development
The Pearl (475 Bay St)	12-story, 270-unit affordable housing tower on Bay Street in Stapleton
Lighthouse Point	New luxury rental in St. George, adjacent to the Staten Island Ferry Terminal

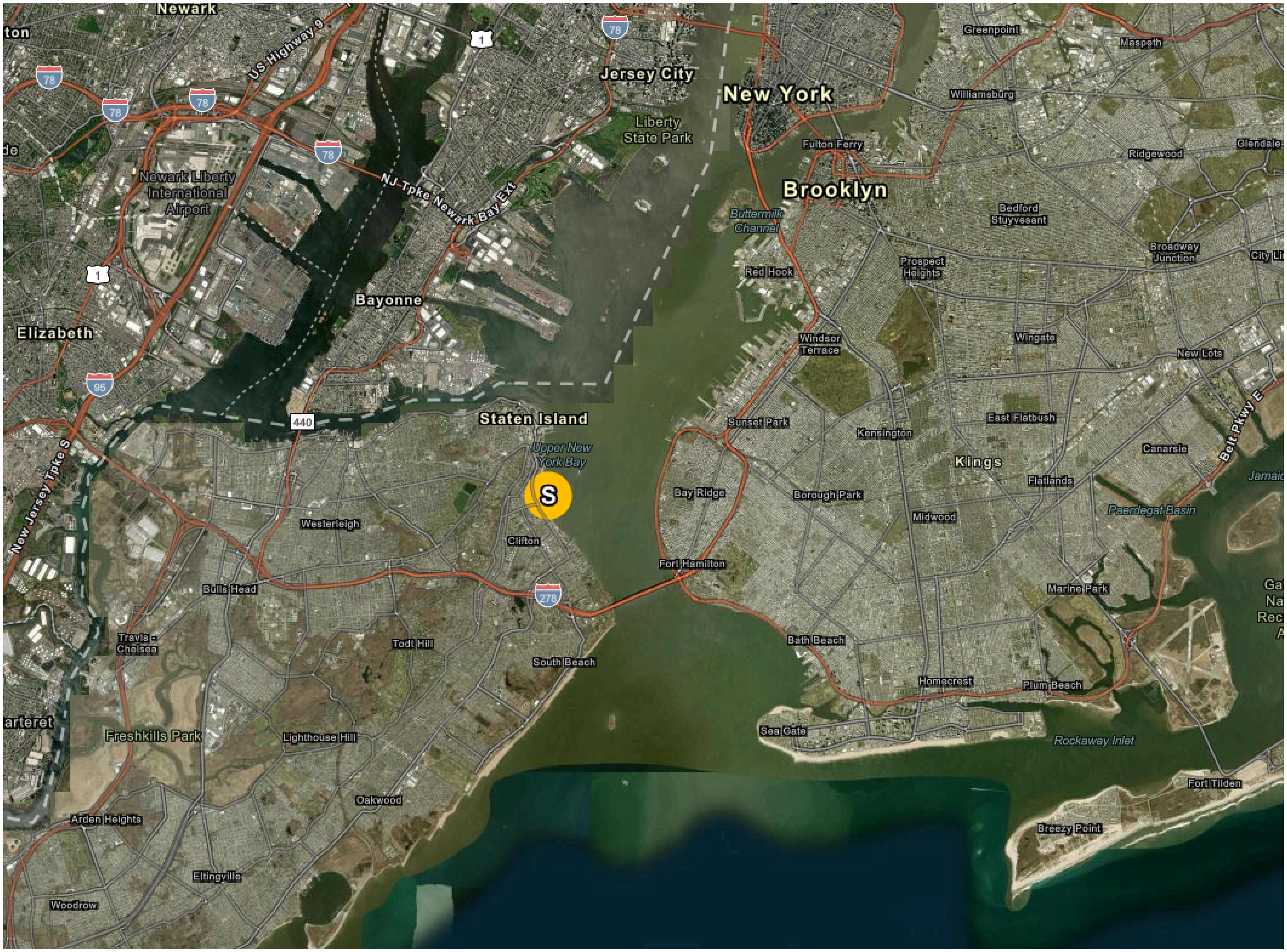
NEIGHBORHOOD MOMENTUM

The Stapleton waterfront is no longer a future story, it is an active story. The Bay Street Corridor Rezoning, approved by City Council, unlocked 2,736 new residential units across a 20-block, 45-acre area spanning Tompkinsville, Stapleton, and St. George. The NYCEDC's New Stapleton Waterfront Initiative is transforming a former U.S. naval base into a 32-acre mixed-use, mixed-income waterfront neighborhood with 2,100+ residential units, ground-floor retail, a 600-seat public school, and 12 acres of interconnected public open space.

In September 2024, Mayor Adams and NYCEDC broke ground on 12 acres of open space and esplanades, and in December 2024 a developer was selected to convert a city-owned sanitation garage into grocery-anchored affordable housing. In May 2025, Artimus and Phoenix Realty Group were named to build 500+ new mixed-income units using mass timber, the largest such residential project in NYC history. The Tompkinsville Esplanade broke ground in April 2025. This is public and private capital working in the same direction, and 14 Prospect Street sits at the center of it.



LOCATION SUMMARY



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