

EXCLUSIVE OFFERING
MEMORANDUM

PRIME WATERFRONT DEVELOPMENT SITE

**1 WATER STREET,
STATEN ISLAND, NY 10304**



ROB NIXON
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ASKING PRICE:
\$3,500,000



PREREAL.COM/NIXON-TEAM

THE OFFERING

PROPERTY ADDRESS	1 Water St, Staten Island
LOCATION	Corner of Water Street & Front Street, Stapleton
ASKING PRICE	\$3,500,000
LOT SIZE	13,500 SF (180' X 75')
BLOCK & LOT	492-31
ZONING	C4-2 / R6 (Bay Street Corridor Special District)
MAX FAR	Please consult with your architect
TAX	\$39,131
OPPORTUNITY ZONE	Qualified Opportunity Zone (tax incentive eligible)



PROPERTY OVERVIEW



Presented for sale is a rare corner waterfront development parcel at 1 Water Street in the heart of Stapleton, Staten Island's most rapidly transforming neighborhood. Positioned at the intersection of Water Street and Front Street, this 13,500 square foot site commands sweeping, unobstructed views of New York Harbor and the iconic Verrazzano-Narrows Bridge, a natural amenity that few development sites in the outer boroughs can offer.

The property sits at the epicenter of one of New York City's most active waterfront revitalization efforts. Directly across the street from Staten Island Urby, featuring over 500 apartments, ground-floor retail, and curated amenities. The site benefits from immediate proximity to an established residential ecosystem and a growing consumer base. The surrounding neighborhood is undergoing a generational transformation, with the City's Bay Street Corridor Rezoning and the NYCEDC's New Stapleton Waterfront Initiative collectively injecting over \$400 million in public investment and delivering more than 2,100 new residential units within walking distance.

For a developer and investor, 1 Water Street represents a once-in-a-cycle opportunity to build a landmark address on the Staten Island waterfront, with the infrastructure, transit, and neighborhood momentum already in place.

DEVELOPMENT POTENTIAL

The site's C4-2 zoning within the Bay Street Corridor Special District is purpose-built for the kind of mixed-use, transit-oriented development the North Shore waterfront demands. 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	5-minute train ride to terminal; free to Lower Manhattan
Ferry to Manhattan	~25 minutes to Whitehall Street / Bowling Green
Fast Ferry	NYC Ferry North Shore route available nearby
Urby (across street)	500+ apartments; retail, amenities, built-in foot traffic
NYCEDC Waterfront	12-acre public esplanade under active development
The Pearl (475 Bay St)	12-story, 270-unit affordable tower nearby
Lighthouse Point	New luxury rental across from Ferry Terminal

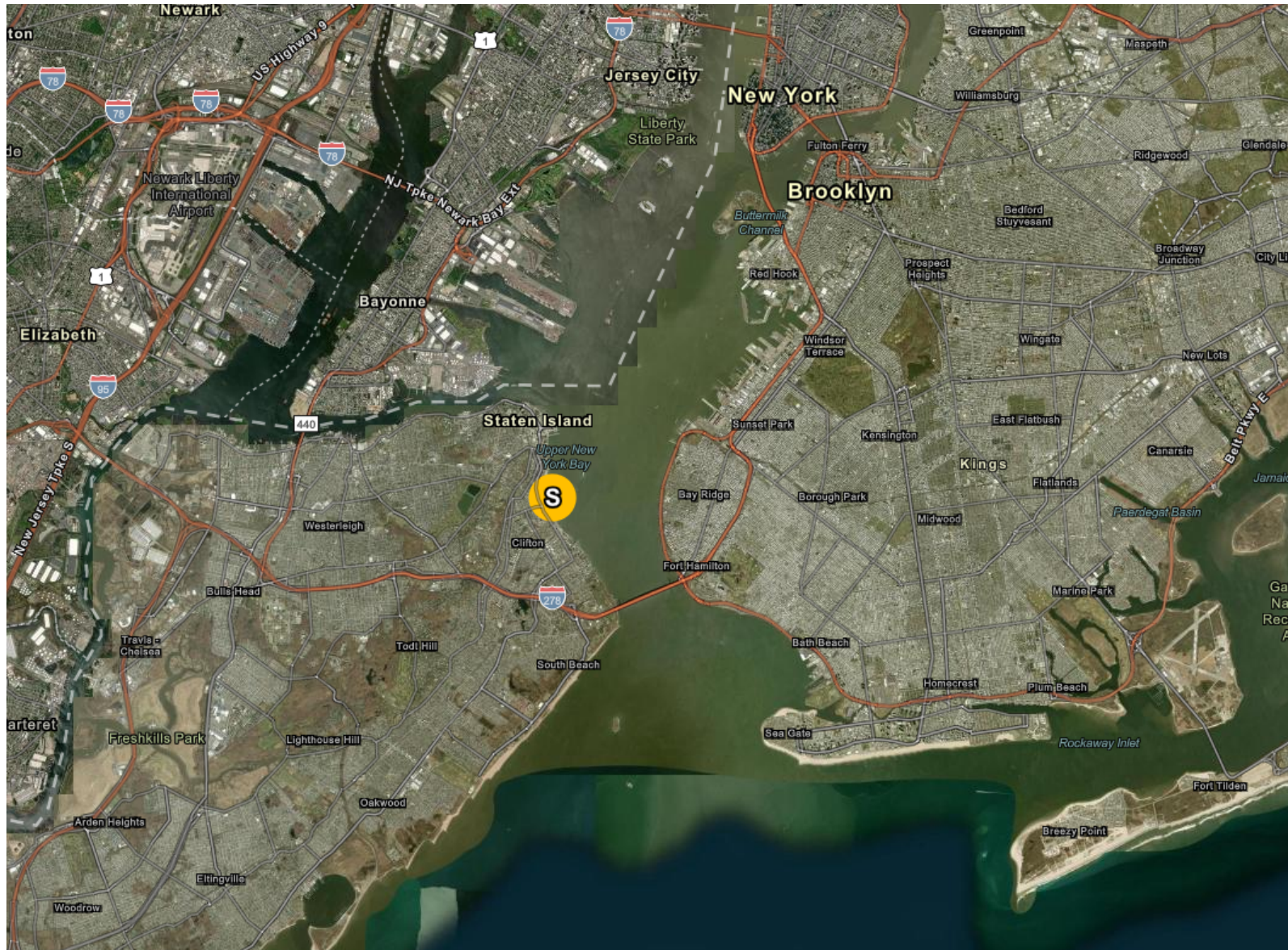
NEIGHBORHOOD MOMENTUM

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 2024 alone, Mayor Adams and NYCEDC broke ground on six new acres of open space and esplanades, selected developers for 500+ new housing units (to be built with mass timber, the largest such residential project in NYC), and announced a new grocery-anchored affordable housing conversion. The Tompkinsville Esplanade construction began in April 2025. This is public and private capital working in the same direction, and 1 Water Street sits at the center of it.



LOCATION SUMMARY





ROB NIXON

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