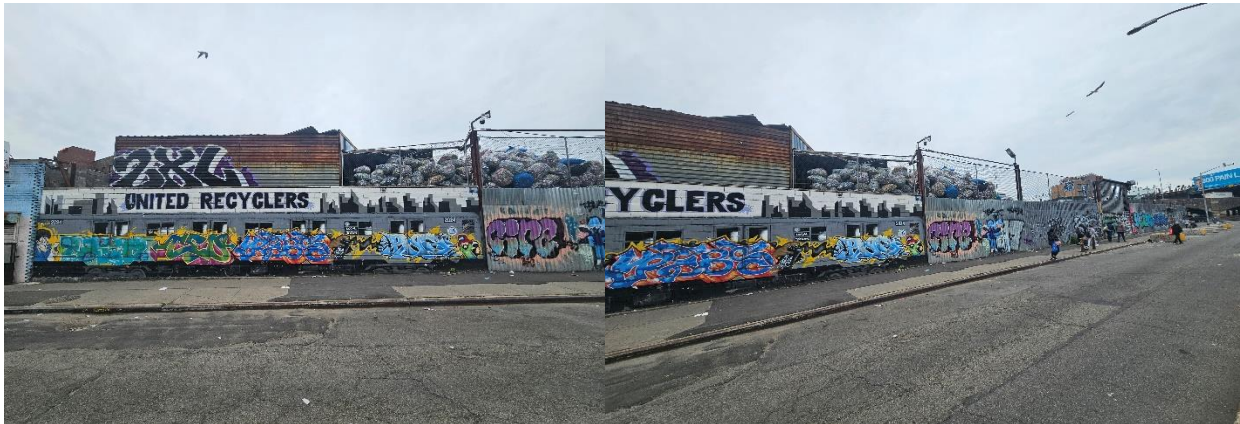


Premier Package Mix of 4 x Lots- Commercial Development

A Once-in-a-Generation Brooklyn Core Opportunity
100,000+/- Buildable SF | C4-5D Zoning | Transit-Oriented Corner



Hootan Moeirzadeh & Ellen Schaefer of **Douglas Elliman Commercial RE**

are pleased to exclusively present a RARE Development package in the heart of Brooklyn's fastest-transforming community. This Unique set of properties (lots/warehouse) includes Four (4) Adjacent lots, totaling approximately 17,044ft+/-, delivering potential **100,000ft+/-** buildable SF under highly flexible C4-5D zoning.

This is one of the few remaining large-scale development footprints in a submarket experiencing rapid public and private reinvestment — a strategic opportunity for developers seeking High Scale, Transit Adjacency, and Long-Term Growth/Value creation.

Transit Powerhouse Location — Directly at a Major Subway Hub/LIRR/Expressway

Positioned at the high-visibility intersection of Atlantic Avenue, East New York Avenue, and Van Sinderen Avenue, the site sits directly in front of the **East New York Subway Station**, offering unmatched connectivity:

- Immediate access to the A, C, J, Z, and L subway lines
- Steps from Broadway Junction, one of NYC's most important transit hubs
- Multiple bus routes serving the entire surrounding areas

- Near the **LIRR** East New York Station- convenient access **Jamaica Lirr Station** Major Lirr/Train/Subway Hub/Airport and Public Transportation Hub)
- Quick access to **Jackie Robinson Parkway**

This level of transit density is exceptional and significantly enhances the site's development versatility and long-term absorption potential

Strategic Access to Manhattan & All Major Airports

The site offers fast, multi-modal access to the region's most critical Economic Centers:

- Manhattan, Queens and Long Island — rapid subway or LIRR access for commuters, tenants, and businesses
- JFK Airport — the nearest international hub, offering a fast, seamless commute.
- LaGuardia Airport — easily reachable for domestic travel
- Newark Liberty International Airport — expanding international and business-class travel options

Tri-Airport connectivity Major advantage for Residential, Community, medical, educational, hospitality, mixed-use, & Institutional developers seeking broad regional reach.

Diverse Development Potential — Supported by Public Incentives

The **C4-5D zoning** and the site's scale allow for a wide range of high-impact development programs, including:

- Residential
- Mixed-use
- Community facilities
- Medical centers
- Educational institutions
- Religious facilities
- Social service or nonprofit headquarters
- And numerous other community-oriented or commercial uses

Prime Large-Scale Commercial Frontage —> A First-Floor GROUND LEVEL 1st Floor Opportunity of Valuable Scale

Beyond the exceptional 100,000+/- buildable SF residential or mixed-use potential, this site delivers a **Trophy-Level Commercial Frontage Opportunity** on the ground floor — a rarity in Brooklyn at this scale.

The **First floor can accommodate a major commercial Anchor**, offering expansive floor plates ideal for:

- National Retailers
- Grocery or specialty food operators
- Medical or diagnostic centers
- Educational or training institutions
- Fitness, wellness, or community-oriented operators
- Large-format nonprofit or municipal tenants

With **high ceilings, wide spans, and flexible C4-5D zoning**, the ground-floor commercial component becomes a powerful revenue driver capable of supporting long-term, credit-grade tenancy.

Triangular Visibility & Dominant Exposure — A Landmark Corner Presence

The property's **Triangular configuration** creates a uniquely Powerful Visual Presence, delivering **Three-sided (3) Exposure** at one of Brooklyn's most heavily trafficked transit intersections.

- **Uninterrupted Sightlines** from Atlantic Avenue, East New York Avenue, and Van Sinderen Avenue
- **Massive Branding and Signage Potential** visible to tens of thousands of daily commuters
- **Iconic Corner Identity** ideal for a Flagship Commercial tenant
- **Continuous Pedestrian Flow** from multiple subway entrances and bus corridors

The site sits **directly in front of the East New York Subway Station**, where riders exit **onto the property's frontage**, creating unmatched foot-traffic capture.

Additionally, the property is positioned **immediately at the exit of the Jackie Robinson Parkway**, giving it rare **vehicular visibility** and making it a natural gateway landmark for the corridor.

This combination of **transit adjacency, vehicular exposure, and triangular geometry** is Impossible to replicate — and dramatically enhances **both Commercial and Residential Absorption**.

The area is also positioned to benefit from public sector programs, **Municipal Incentives**, and potential **MTA collaboration**, which may unlock additional buildable square footage or create opportunities for transit-integrated development.

This is a **RARE Chance**, an **Exceptional Development window**— High-stakes, High-Reward Development Opportunity- that surfaces only once in a generation, in the heart of a neighborhood seeing substantial Growth/Reinvestment.

A **High-impact SITE** offering **unmatched LOCATION; Amazing visibility, Dominant Transit access, and Immense Influence** within a neighborhood undergoing significant transformation.

Builders, Developers, and Investors: this is a chance to **shape the future, create lasting value, and own/manage a signature asset** in a rapidly evolving urban district.

Summary —

- The Last significant Development footprints available in Brooklyn's fastest-evolving corridor
- 100,000ft+/- potentially buildable SF with flexible zoning
- Directly on top of major subway lines and steps from Broadway Junction
- Unmatched access to Manhattan and all three (3) major airports
- Ideal for institutional-grade development across Multiple Asset classes
- Supported by public incentives and potential MTA partnership opportunities

BROOKLYN 4 x Lots- DEVELOPMENT OPPORTUNITY

- 1- 2460 Atlantic Ave, Brooklyn, NY 11233 (Block 1437 Lot 27)**

Lot St Ft:
6,098

- 2- 1745 E New York Ave, Brooklyn, NY 11212 (Block 1437 Lot 38)**

Lot St Ft:
2,419

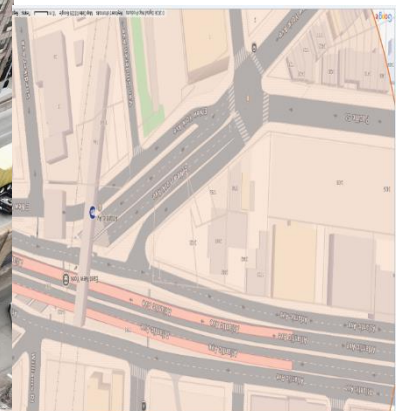
- 3- 1753 E New York Ave, Brooklyn, NY 11212 (Block 1437 Lot 37)**

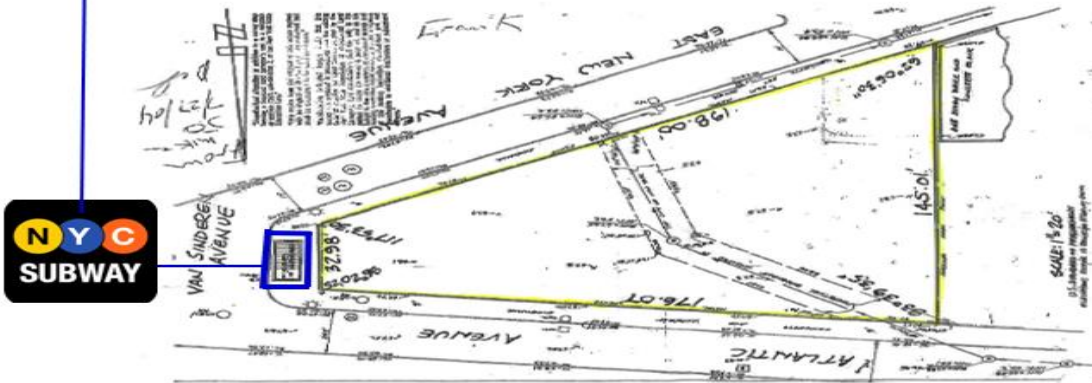
Lot St Ft:
1,628

- 4- 2420 Atlantic Ave, Brooklyn, NY 11233 (Block 1437 Lot 30) *Warehouse**

Lot St Ft:
6,900

Total Lot Size: 17,044+/-ft





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