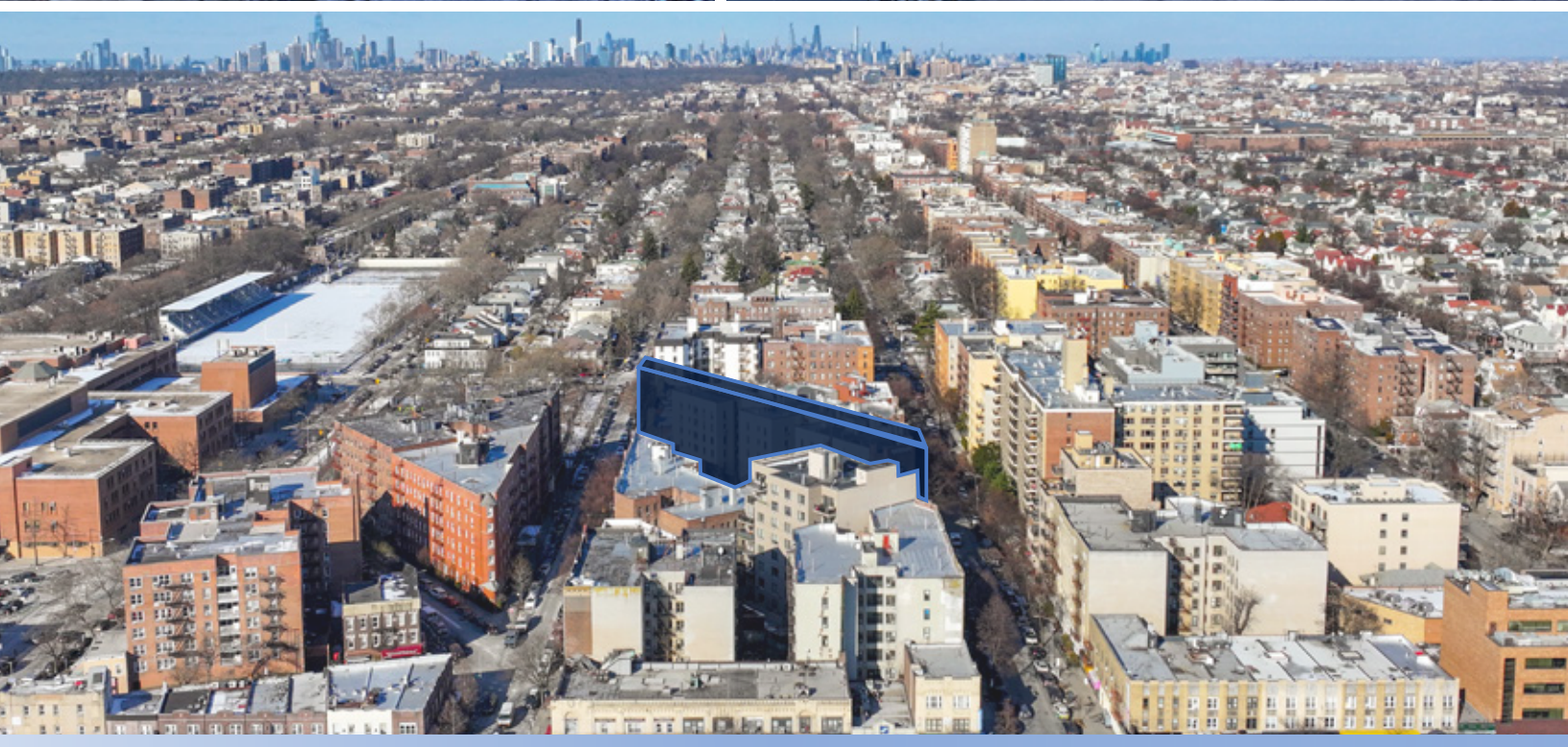


MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

Development Opportunity

*1259 E 18TH ST &
1284 E 19TH ST
BROOKLYN, NY 11221*



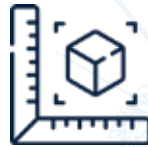
Opportunity



\$10,800,000
(\$150/BSF, City of Yes FAR)
ASKING PRICE



Development Site
PROPERTY TYPE



57,720 BSF | 72,290 BSF
AS OF RIGHT OR COMM. FAC. | C.O.Y.



R7A
ZONING



4.00 | 5.01
BASE FAR | C.O.Y. FAR



±15,185
LOT SQUARE FOOTAGE



115 Feet
MAX BUILDING HEIGHT



3 Blocks
to Q Train
AVENUE M STATION



3738 | 31, 32, 72
BLOCK | LOTS




Frontage
on E 18th & E 19th
BLOCK-THROUGH



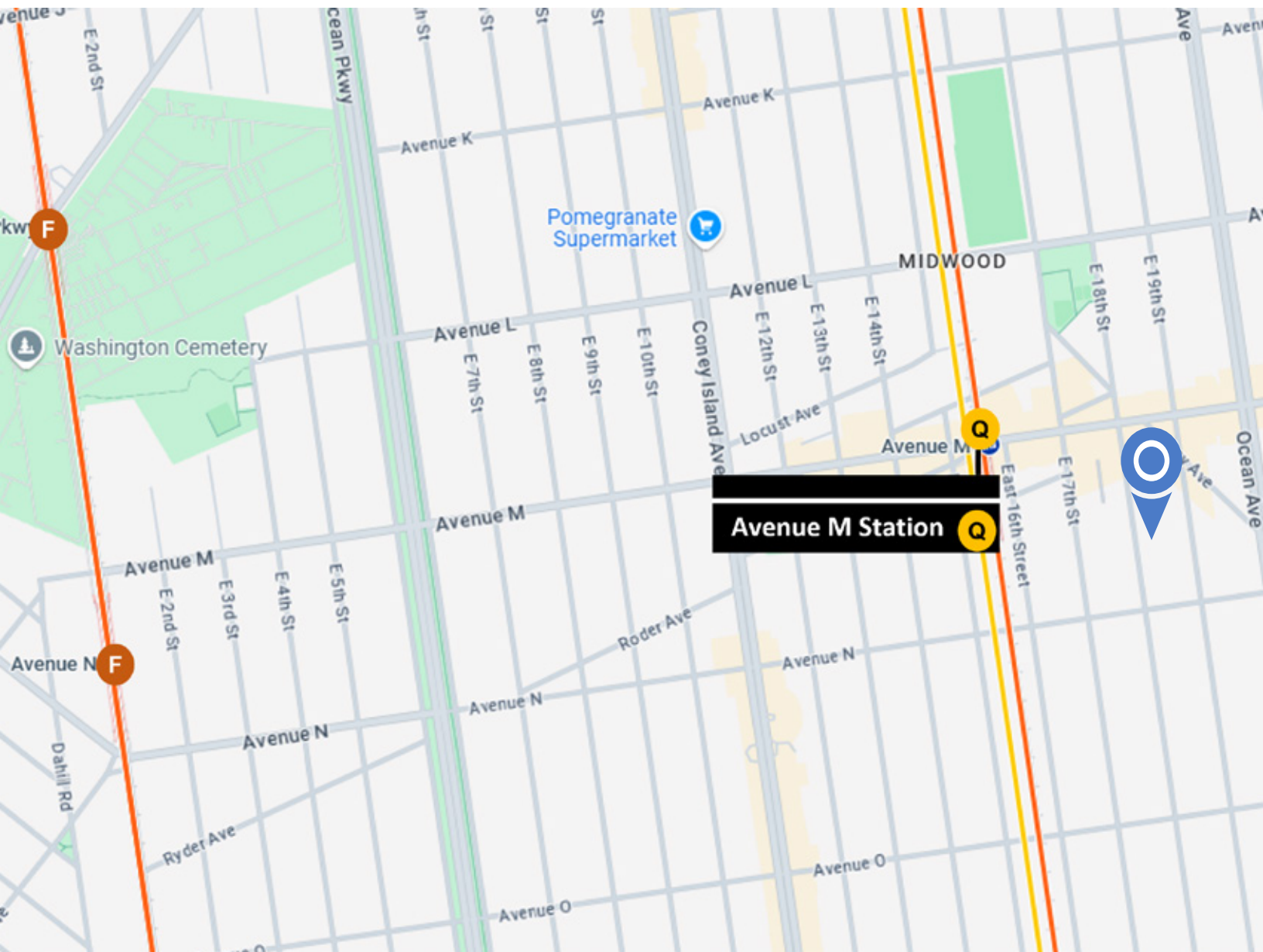
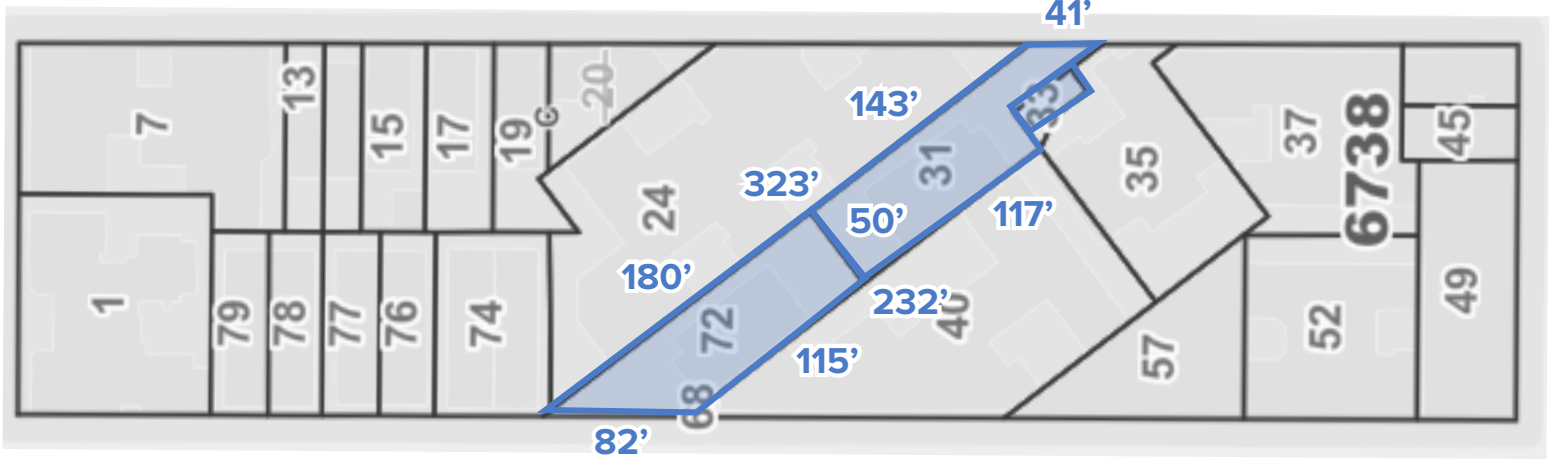
50' x 323' (Irreg.)
LOT DIMENSIONS



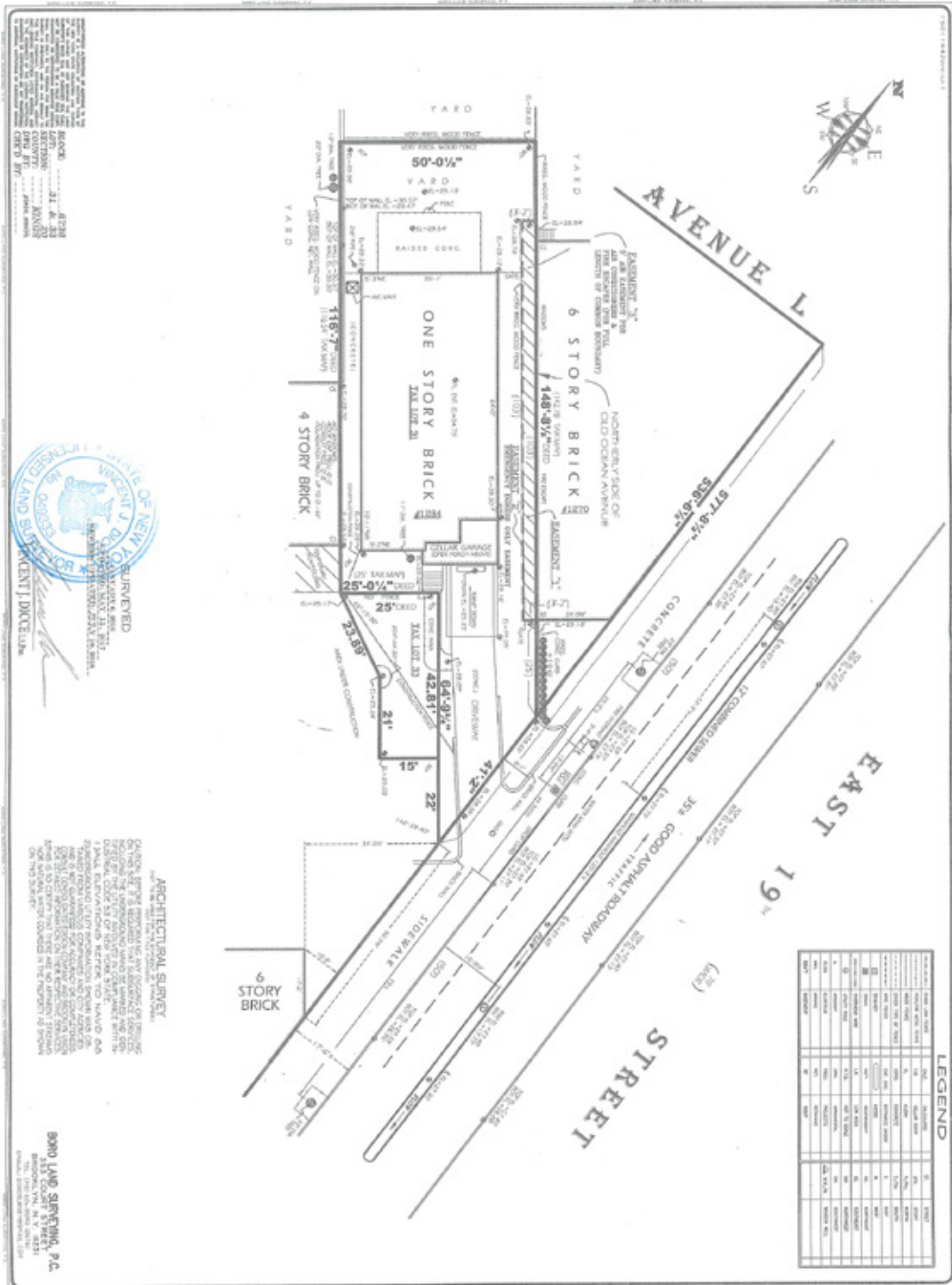
Investment Highlights

- **Block-Through Development Site:** Three tax lots with frontage on both E 18th & E 19th Streets totaling 15,185 square feet of land.
 - **Density & Scale:** The assemblage totals 57,720 buildable SF as-of-right, or 72,290 buildable SF with City of Yes bonus.
 - **City of Yes:** The newly enacted zoning policy provides a number of significant advantages, including but not limited to:
 - FAR increase from 4.00 to 5.01
 - Rear yard setbacks reduced from 30 feet to 20 feet and side yard reduced from 8 feet to 5 feet, allowing for an expanded building envelope and more efficient layouts.
 - Parking is no longer required, resulting in significantly lower construction / excavation costs and greater potential for a residential lobby.
 - Maximum building height increased from 80 feet to 115 feet, allowing for a higher density build.
 - Recreation area bonus increased, now allowing for up to 5% of floor area to be deducted, with potential for top floor / rooftop amenity space, with outstanding views of the NYC skyline.
 - **Community Facility Potential:** Located in the heart of Midwood, this property is ideally suited for educational institutions, medical facilities, or other community facility uses.
 - **Accessibility:** Within 3 blocks of the Q train at the Avenue M station, with access to Atlantic Terminal within 20 minutes, or Union Square within 35 minutes.
 - **Neighborhood Amenities:** Property is in close proximity to countless retail and dining options along Avenues M and J, as well as several community centers, schools and playgrounds.
- 

Tax & Transportation Maps

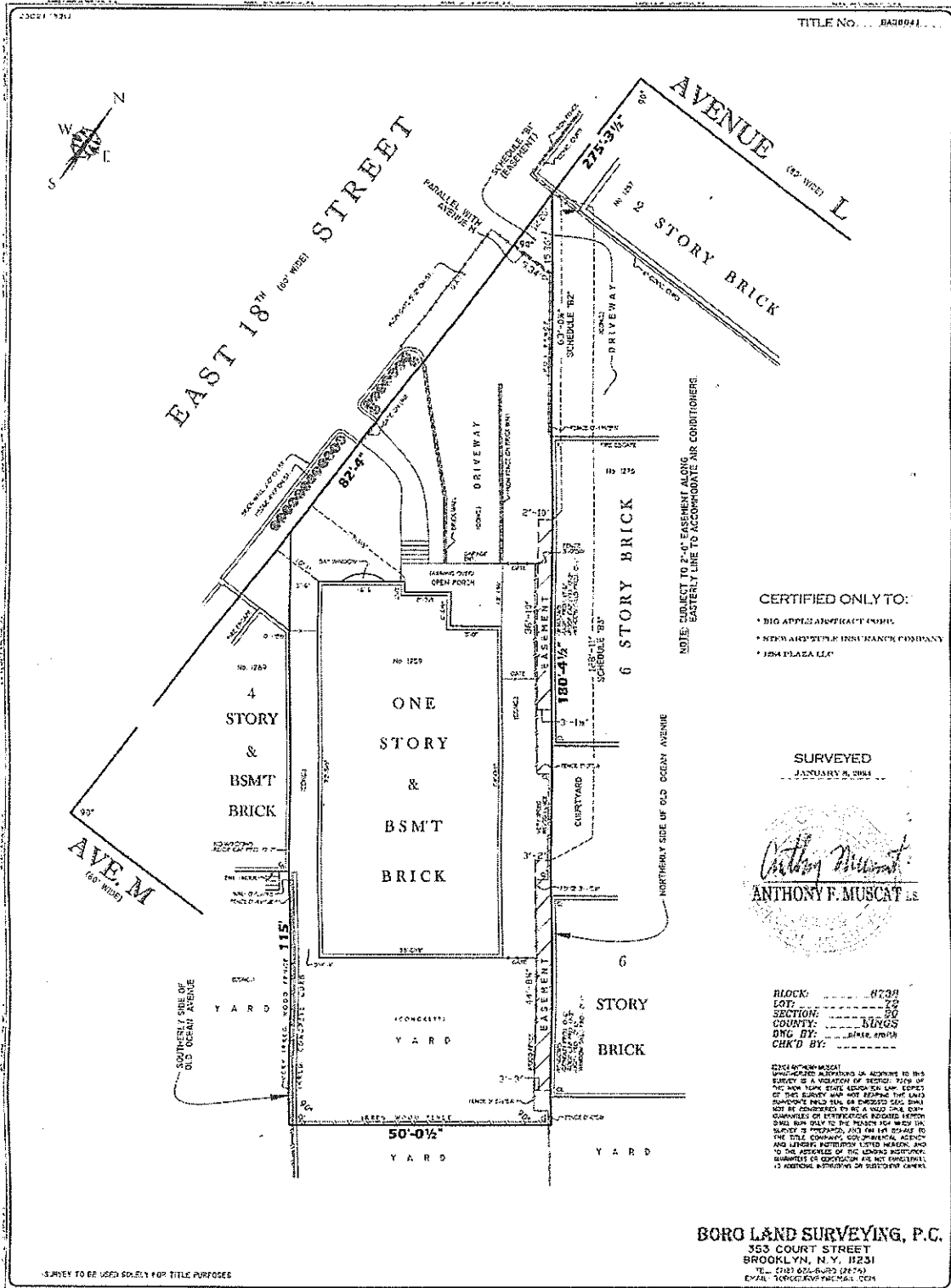


Floor Plans / Survey



[CLICK HERE TO VIEW THE DATA ROOM](#)

Floor Plans / Survey





NEIGHBORHOOD OVERVIEW

MIDWOOD, BROOKLYN

Midwood, one of Brooklyn's oldest neighborhoods, traces its roots back to the 17th century as part of the Dutch colonial settlement of New Netherland. Originally named "Midwout" (middle woods), the neighborhood was known for its dense forests and farmland. Over time, it transformed into a suburban haven with its signature tree-lined streets and spacious homes, becoming a cultural melting pot of diverse communities.

LANDMARKS & POINTS OF INTEREST

- **The Avenue M Station House** - A charming historical structure reflecting Midwood's early 20th-century development.
- **Young Israel of Midwood** - A prominent synagogue representing the neighborhood's rich Jewish heritage.
- **Midwood Park Historic District** - Showcasing early 20th-century Victorian homes, offering a glimpse into the neighborhood's architectural past.

POINTS OF INTEREST AND AMENITIES

- **Marine Park** - Brooklyn's largest park, located nearby, offering walking trails, sports fields, and a golf course.
- **Avenue J** - A vibrant commercial corridor known for its kosher eateries, bakeries, and specialty shops.
- **Midwood Field** - A recreational hub for sports and community events.

SCHOOLS

- **Edward R. Murrow High School** - Renowned for its strong arts programs and academic excellence.
- **Brooklyn College** - A top public university with a picturesque campus, providing educational and cultural opportunities to the community.
- **P.S. 99 Isaac Asimov School** - An elementary school celebrated for its academic programs and nurturing environment.



RESIDENTIAL MARKET OVERVIEW

- Midwood's residential market is characterized by a mix of single-family homes, pre-war apartment buildings, and newer condominium developments. The neighborhood appeals to families and professionals seeking a suburban feel within the city, offering relatively affordable housing options and spacious properties compared to other parts of Brooklyn.

DEVELOPMENT LANDSCAPE AND NOTABLE PROJECTS

- Midwood has seen steady development, with new construction focused on modernizing housing stock while maintaining the neighborhood's historic charm. Projects include boutique condominiums and mixed-use developments near major transit hubs. Infrastructure improvements, such as street enhancements and park upgrades, are also contributing to the area's appeal.

RETAIL MARKET OVERVIEW

- The retail landscape in Midwood centers around bustling commercial corridors like **Avenue J**, **Kings Highway**, and **Nostrand Avenue**, offering a diverse mix of independent businesses, kosher markets, and national retailers. The neighborhood's retail environment reflects its multicultural community, with food and shopping options catering to a variety of tastes and traditions.

POPULAR RESTAURANTS AND BARS

- **Di Fara Pizza** - A legendary pizzeria hailed as one of the best in New York City.
- **Pomegranate** - A high-end kosher supermarket offering a curated selection of gourmet goods.
- **Taam Tov** - A popular spot for Central Asian kosher cuisine, blending tradition with unique flavors.

FAMOUS PUBLIC FIGURES FROM THE NEIGHBORHOOD

- **Ruth Bader Ginsburg** - The late Supreme Court Justice and trailblazer for gender equality.
- **Woody Allen** - Acclaimed filmmaker and actor.
- **Adam "MCA" Yauch** - A founding member of the Beastie Boys.

TRANSPORTATION OPTIONS

Midwood offers excellent connectivity, with multiple subway lines, including the **B** and **Q**, providing direct access to Manhattan and other parts of Brooklyn. The **Kings Highway** and **Avenue J** stations serve as key transit hubs. The neighborhood is also accessible by several bus routes and major thoroughfares like Ocean Parkway and the Belt Parkway. The **freight rail** line that runs through the area supports local commerce, and the proposed **Interborough Express** aims to enhance connectivity by linking Brooklyn and Queens, further boosting Midwood's accessibility.

LIVING, WORKING, AND PLAYING IN MIDWOOD

Living in Midwood offers a unique blend of suburban tranquility and urban convenience. Residents enjoy quiet, tree-lined streets, excellent schools, and access to cultural and recreational amenities. Working in Midwood is often tied to local businesses, educational institutions, and the nearby healthcare sector. Playing in the neighborhood includes dining at world-renowned eateries, exploring nearby parks, and attending community events.

HOW MIDWOOD STANDS OUT IN NYC

Midwood stands out in New York City for its balance of suburban charm and urban accessibility. Its rich history, diverse community, and quiet streets make it a family-friendly destination, while its vibrant commercial corridors and strong transit links cater to a dynamic urban lifestyle. With its unique blend of heritage, culture, and opportunity, Midwood offers something for everyone, making it a standout neighborhood in Brooklyn.



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