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Queens Blvd. Development Site with **200 Feet of Frontage**.
Potential for up to **80,000 Residential Buildable Square Feet** on a
Block Through Development Site.

139-43 Queens Blvd, Briarwood, NY 11435

Presented By:
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Licensed Real Estate Broker

139-43 Queens Blvd.



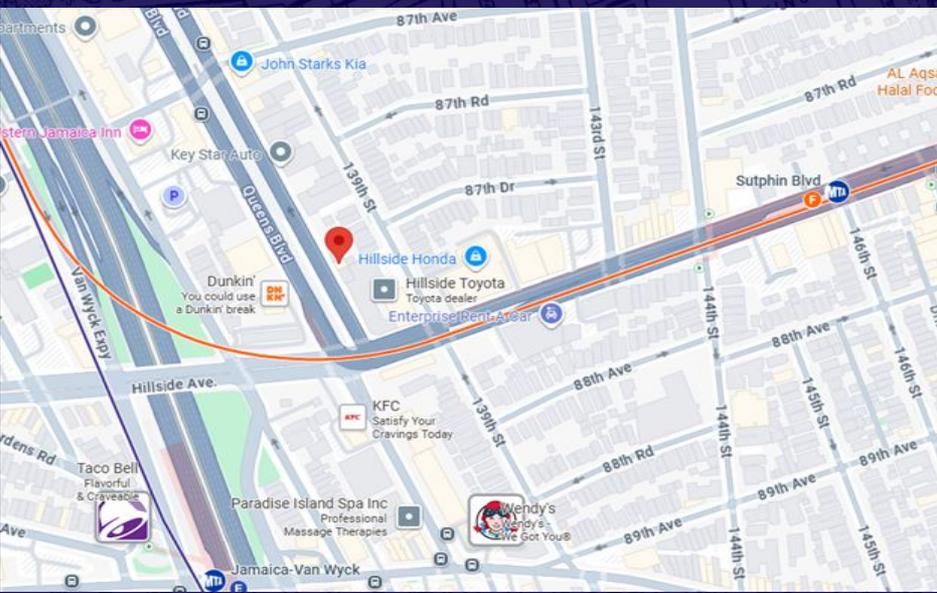
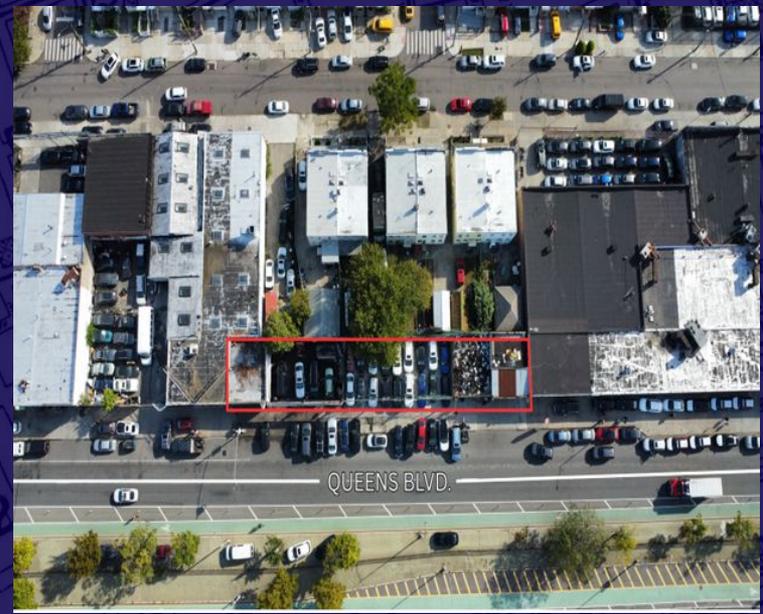
PROPERTY SUMMARY

A unique development opportunity located in the Briarwood section of Queens, NY. Featuring over 200 feet of prime frontage along Queens Boulevard.

C4-4D(R8A) will provide an “as of right” 43,200 to 80,000 residential buildable square feet, with potential for a through block development up to 117 units that could be divided between two buildings.

In addition to the increased density, the property’s inclusion within the **Greater Transit Zone 2** removes all parking requirements, enhancing design flexibility and development efficiency.

Recent Phase I and II environmental reports have returned **favorable results**, confirming the site’s readiness for redevelopment. The property can be **delivered vacant at closing**, offering a clean and shovel-ready opportunity for forward-thinking developers and investors with the future **potential for a larger assembled site**.



- **Prime Briarwood Development Site – 200 feet of Queens Blvd. frontage** in a high-visibility, transit-oriented location.
- **Site can be expanded to up to 80,000 BSF as a block through site.**
- **Transit & Parking Advantage** – Located in Greater Transit Zone 2, making all parking requirements optional, improving design and yield efficiency.
- **Shovel-Ready Opportunity** – Recent Phase I & II environmental reports show favorable results; deliverable vacant at closing.

PROPERTY INFORMATION



Address	139-43 Queens Blvd.		
Neighborhood	Briarwood		
Block/Lot	09626-55	TBD	TBD
Lot Dimensions	200 ft x 30 ft	25 ft x 100 ft	26 ft x 100 ft
Lot Sq. Ft.	6,000	2,500	2,600

BUILDING INFORMATION

Building Type	Auto Body/Collision or Auto Repair (G2)	-	-
Total Building Sq. Ft.	1,500	-	-

TAX INFORMATION

Assessed Value ('25-'26)	\$304,200	-	-
Gross Taxes ('25-'26)	\$28,554	-	-

ZONING / POTENTIAL DEVELOPMENT INFORMATION

Zoning District	C4-4D (R8A),DJ	C4-4D (R8A),DJ	C4-4D (R8A),DJ
Standard Residential Floor Area Ratio (FAR):	6.02	6.02	6.02
Standard Residential Buildable Sq. Ft.	36,120	15,050	15,652
Commercial Floor Area Ratio (FAR):	3.40	3.40	3.40
Commercial Buildable Sq. Ft.	20,400	8,500	8,500
Mandatory Inclusionary Housing (MIH) FAR:	7.20	7.20	7.20
MIH Residential Buildable Sq. Ft.	43,200	18,000	18,720
Community facility FAR:	6.50	6.50	6.50
Community Facility Buildable Sq. Ft.	39,000	16,250	16,900
Max Residential Buildable Sq Ft.	43,200	18,000	18,720
Max Allowable Residential Units:	63	26	27
Max Height/Est. Stories:	145' / 14	145' / 14	145' / 14
Parking Requirement:	0%	0%	0%



ADDITIONAL INFORMATION

- On October 29th 2025, the Jamaica Neighborhood Plan rezoned this property from C4-3A (R6A) to **C4-4D (R8A)**.
- The property has the potential to be a through lot (street to street) development site with up to 80,000 residential buildable sq feet.
- Incentivizing development further, qualifying projects may also be eligible for the new 485-x tax abatement, which can significantly reduce real estate taxes for up to 38 years.
- Survey and Environmental Reports available upon request.
- **CALL FOR DETAILS AND PRICING**

Contact Exclusive Broker

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