

Exclusive Offering

Jamaica Development Site ±144,000 Buildable SF

138-98 Queens Boulevard Jamaica, NY 11435



For More Information:



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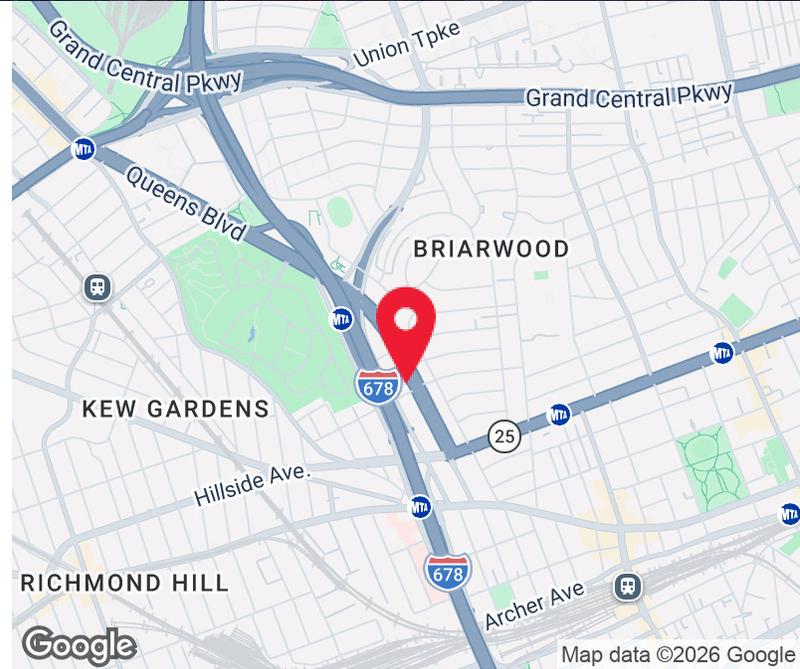
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Jamaica Development Site - ±144k BSF

Queens Blvd Corner | C4-4D Zoning | OZ Eligible



Offering Summary

Sale Price:	Price Upon Request
Lot Size:	20,000 SF
Lot Dimensions:	200' (Queens Blvd) x 100' (87th Ave)
Buildable SF:	±144,000 SF
Zoning:	C4-4D / R8A equivalent
Market:	New York City
Submarket:	Jamaica / Briarwood Mixed-Use Corridor
Traffic Count:	38,000 VPD *NYC DOT

Property Overview

Rare opportunity to secure an assignable contract for a 20,000 SF corner development site on Queens Boulevard within the Jamaica North Core growth district. Zoned C4-4D (R8A equivalent), the property supports roughly ±144,000 buildable SF for mixed-use development, including residential, medical, educational, hospitality, and large-format retail. Located at a signalized intersection with 200 feet of Queens Blvd frontage, the site offers exceptional exposure, strong traffic counts, and short walk to Briarwood E/F station. Positioned in an Opportunity Zone and eligible for incentives including FRESH and MIH-related density bonuses, the property offers powerful yield enhancement. **Delivered vacant and clean**, it provides a streamlined path to redevelopment.

Property Highlights

- ±144k BSF as-of-right mixed-use development site with podium massing for large-format commercial anchors
- Opportunity Zone; delivered vacant, clean, and ready for immediate design + pre-filing
- 200' Queens Blvd signalized corner suited for medical, supermarket, or education anchors

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WHY THIS SITE WINS



As-of-Right Density

±144,000 buildable SF under C4-4D zoning supports a true podium + tower mixed-use program without rezoning risk.



Incentive Stack

Rare combination of Opportunity Zone, FRESH eligibility, and MIH framework enhances density, yield, and after-tax returns.



Prime Queens Blvd Corner

200 feet of signalized frontage delivers exceptional visibility and anchor-tenant appeal along one of Queens' strongest corridors.



North Core Positioning

Located within the Jamaica Neighborhood Plan's highest priority growth district, aligned with long-term city investment and density growth.



Clean, Vacant Delivery

Streamlined path to design, pre-filing, and construction with the site delivered vacant and environmentally remediated.

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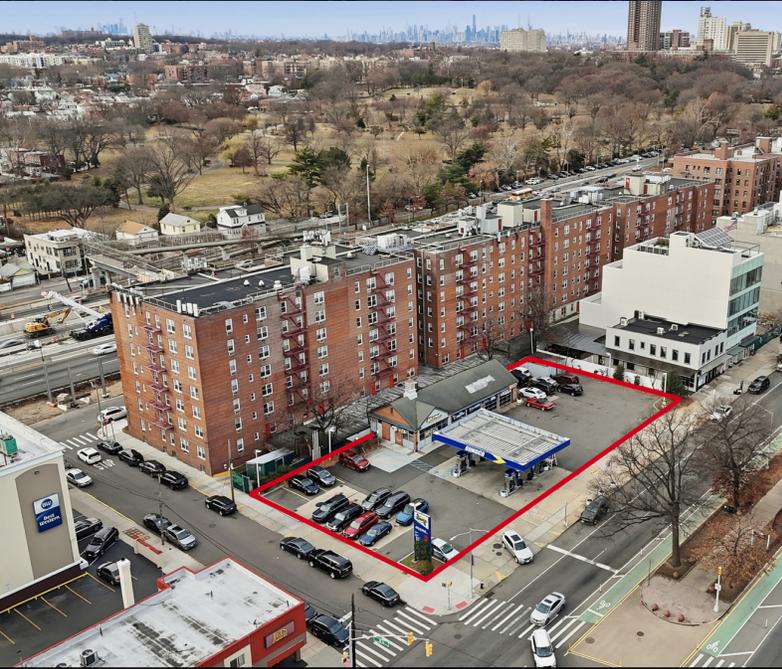
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Queens Blvd Corner | C4-4D Zoning | OZ Eligible



Development Incentives

- **Opportunity Zone (OZ)**
Potential for capital gains deferral and long-term tax advantages for qualified OZ investors under the federal Opportunity Zone program. Positioned for tax-advantaged long-term hold strategies favored by institutional and private OZ capital.
- **FRESH Program Eligible**
Pathway to additional FAR, reduced parking requirements, and priority approvals for qualifying supermarket anchors.
- **Jamaica Neighborhood Plan Advantages**
Access to density bonuses tied to mixed-income housing, community facility programming, and transit-focused development.
- **Flexible Mixed-Use Zoning (C4-4D / R8A Equivalent)**
Allows residential, medical, educational, and large-format commercial uses **without special permits**.



North Core Illustrative View

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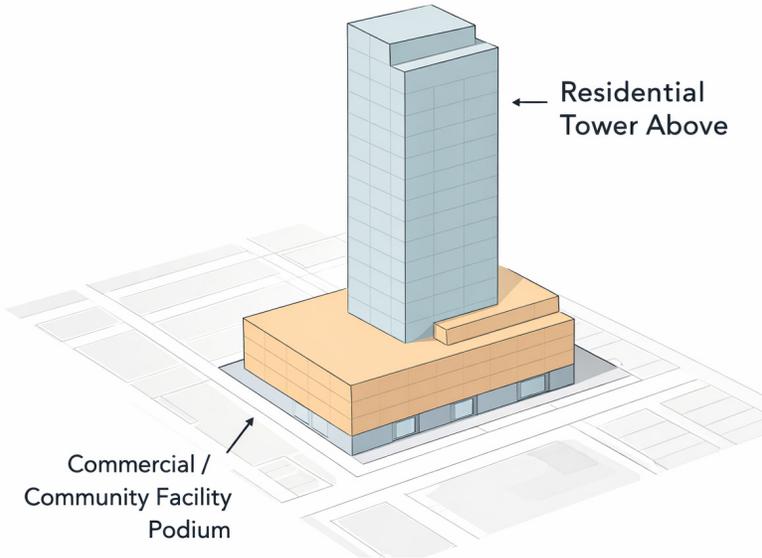
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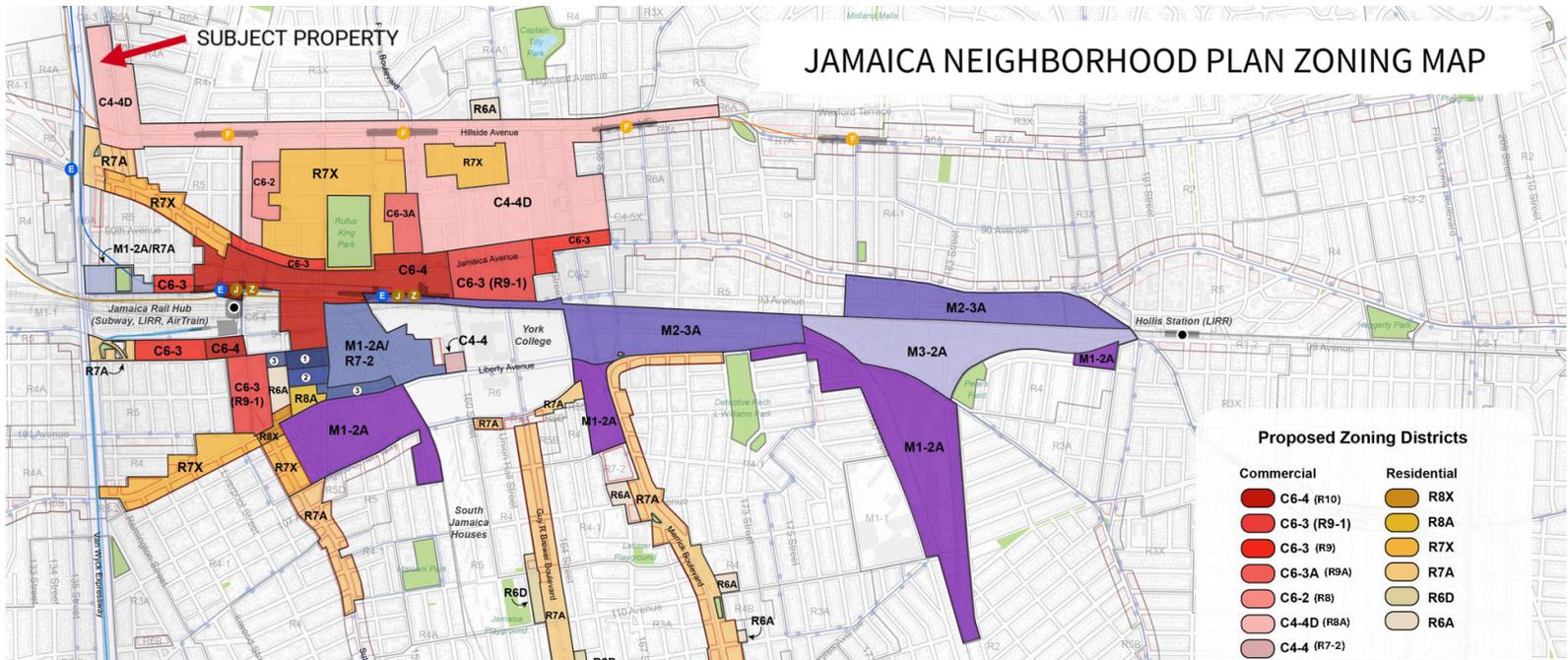
Queens Blvd Corner | C4-4D Zoning | OZ Eligible



Highest & Best Use Potential

- **Mid to high-rise mixed-use development** featuring a multi-story commercial / community facility podium with a residential tower above, efficiently designed to maximize approximately **±144,000 buildable square feet**.
- **Large-format podium opportunity** ideal for a supermarket, medical center, charter school, or destination retail, unlocking potential FRESH and community facility density pathways.
- **Upper floors optimized for residential rental housing**, leveraging strong Jamaica demand fundamentals and MIH pathways to enhance yield and program flexibility.
- **200' signaled Queens Boulevard frontage** supports premium visibility, branding, and destination tenancy along one of Queens' most heavily trafficked corridors.
- **Vacant, clean delivery** allows immediate design, pre-filing, and entitlement execution.

*Conceptual massing illustrating an as-of-right podium + tower configuration targeting approximately ±144,000 BSF.



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Queens Blvd Corner | C4-4D Zoning | OZ Eligible

Zoning Overview

The property is located within the **Jamaica Neighborhood Plan – North Core Subdistrict**, one of the city’s highest-priority growth corridors. The site is mapped **C4-4D (R8A equivalent)**, permitting a balanced mix of residential, commercial, and community facility uses with substantial density potential. Under current zoning, the site supports **approximately 144,000 buildable square feet** as-of-right.

Permitted FAR

- **Residential FAR:** 7.2 (MIH-adjusted)
- **Commercial FAR:** 3.4
- **Community Facility FAR:** 6.5

Combined as-of-right buildable area approximates ±144,000 BSF, depending on program mix.

This zoning district encourages **contextual mid-to-high density development**, with opportunities to activate a large-format commercial podium along Queens Boulevard and maximize residential yield on upper floors.

Strategic Positioning

The site sits directly on **Queens Boulevard** at a signalized intersection with 200 feet of frontage, offering exceptional visibility for retail, medical, educational, and institutional users. Its inclusion in the **North Core Plan** aligns it with the city’s long-term redevelopment initiative promoting high-density residential development around transit and economic centers.

Incentive Zones & Development Benefits

The property is located within:

- **Opportunity Zone (OZ #176):** Enables long-term capital gains deferrals and tax-free appreciation on qualifying improvements.
- **FRESH Program Coverage Area:** Allows enhanced residential FAR (up to +20,000 SF with an approved qualifying supermarket), potential property tax abatements, and parking requirement reductions.
- **MIH Framework:** Supports increased residential density and streamlined entitlement pathways. Taken together, these incentives create an unusually favorable environment for large-scale mixed-use developers seeking both high density and tax-advantaged positioning.

Delivery

The property will be delivered **vacant and remediated**, allowing an efficient transition to design, permitting, and construction.

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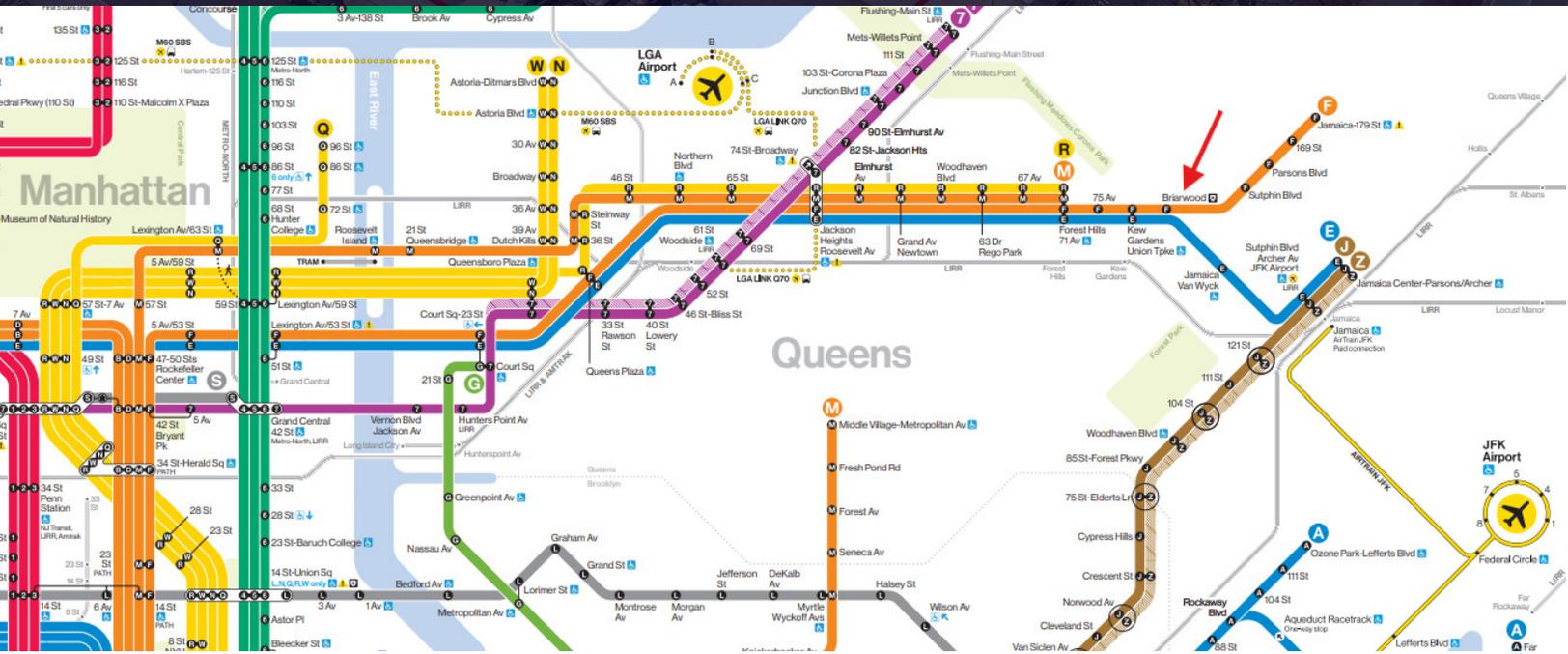


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Transit Highlights

- **Direct E & F Line Access** at Brierwood Station – fast service to Midtown, LIC, and Manhattan job cores.
- **One-seat ride to major hubs** including Jamaica Center, Kew Gardens, Forest Hills, and Court Square.
- **Regional connectivity** via easy transfers to LIRR, JFK AirTrain, and multiple express subway lines.
- **High ridership corridor** supports strong demand for both residential and ground-floor commercial tenants.
- **Transit-oriented development (TOD)** potential with zoning encouraging density near key subway nodes.

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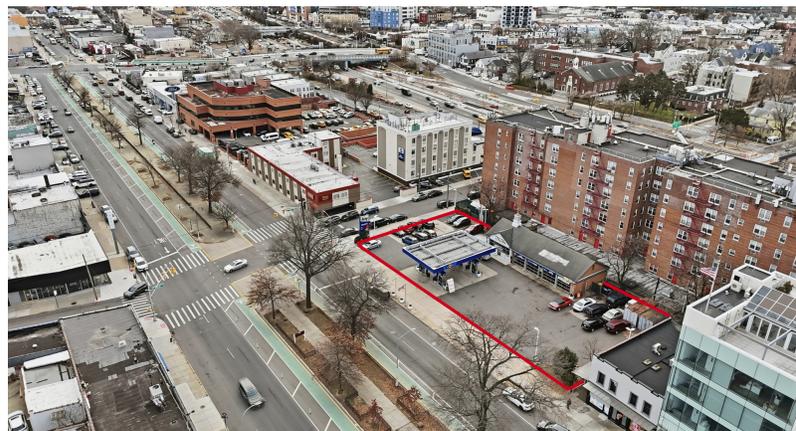
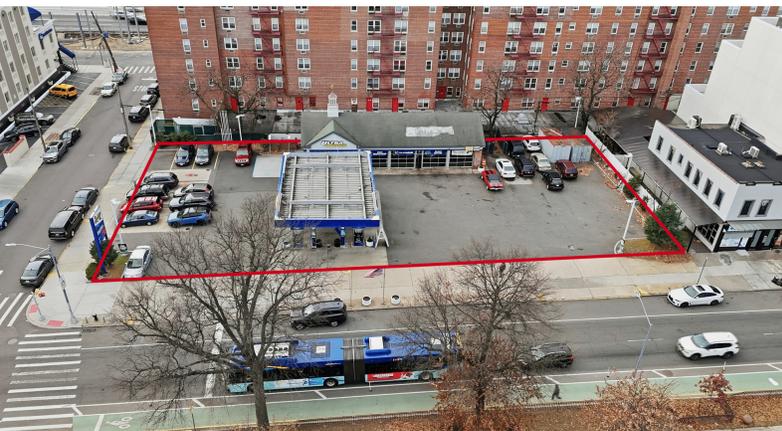
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RUNNING THENCE NORTHERLY ALONG THE WESTERLY SIDE OF QUEENS BOULEVARD, 200 FEET TO A POINT;
 THENCE WESTERLY AND AT RIGHT ANGLES TO QUEENS BOULEVARD, 100 FEET TO A POINT;
 THENCE SOUTHERLY AND AT RIGHT ANGLES TO 87th AVENUE, 200 FEET TO THE NORTHERLY SIDE OF 87th AVENUE;
 AND THENCE EASTERLY AND ALONG THE NORTHERLY SIDE OF 87th AVENUE, 100 FEET TO THE POINT OR PLACE OF BEGINNING.

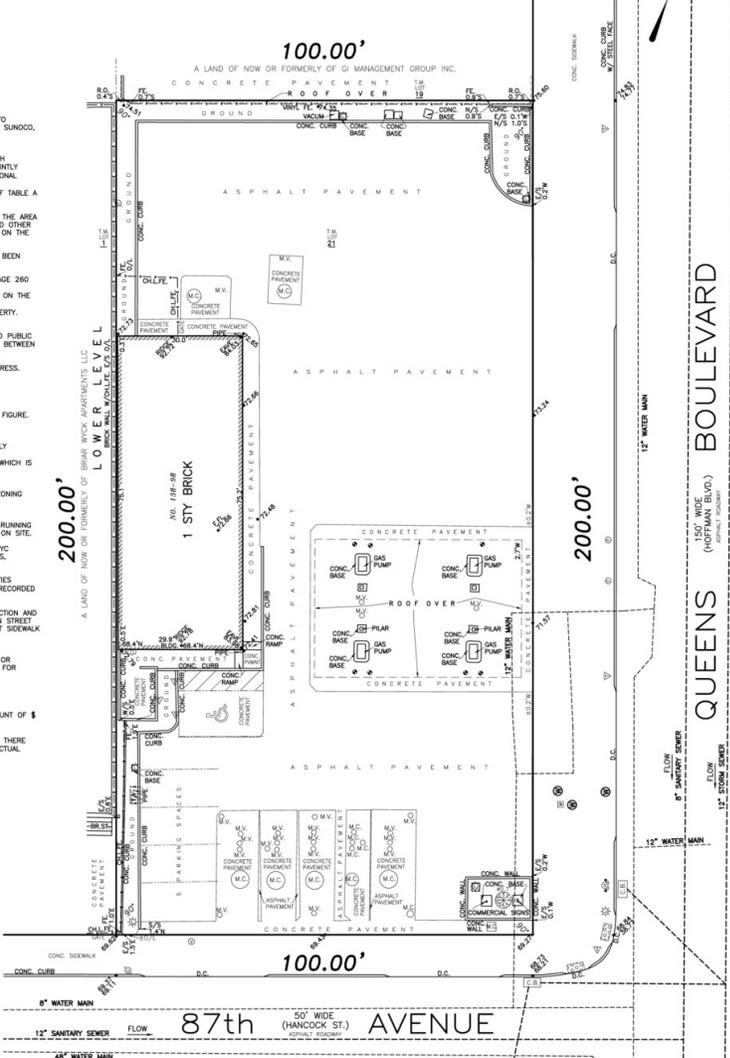
CERTIFIED TO:

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF NEW YORK, CERTIFIES TO CORNERSTONE LAND ABSTRACT, LLC, WFG NATIONAL TITLE INSURANCE COMPANY, SUNOCO, LLC, SUNOCO, INC SUN OIL COMPANY

THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DIGITAL REQUIREMENTS FOR ALTA/NSP'S LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION (ALTA) AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS), AND INCLUDE ITEMS 1, 2, 3, 4, 4(a), 4(b), 7(a), 7(b), 7(c), 8, 9, 10, 11, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF.

- THE SURVEY WAS MADE ON THE GROUND ON OCTOBER 20, 2025 AND CORRECTLY SHOWS THE AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.
- THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
- COVENANTS AND RESTRICTIONS IN LIBER 1088 PAGE 235, AS REPEATED IN LIBER 1072 PAGE 260
- THERE ARE NO OBSERVABLE, ADJACENT ENCROACHMENTS (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (B) BY THE IMPROVEMENTS ON ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS AN ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREETS OR HIGHWAYS (87th AVENUE AND QUEENS BOULEVARD), THERE ARENT ANY GAPS BETWEEN THE RIGHT OF WAYS AND THE PROPERTY LINE.
- THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR INGRESS OR EGRESS, THERE ARE NO OFFSITE EASEMENT THAT BENEFIT THE SUBJECT PROPERTY.
- THE EXISTING MONUMENTS HAVE NOT BEEN FOUND IN CLOSE PROXIMITY TO THE CORNER.
- THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE. TOTAL AREA OF LOT - 20 000 SQ. FT. = 0.459 ACRE.
- THE SUBJECT PROPERTY LIES IN MINIMAL FLOOD HAZARD AREA - ZONE X IN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE AS PER REF. FEMA MAP #8304970220P, MAP REVISED 9-25-2021, FOR COMMUNITY NO. 360497, IN NEW YORK COUNTY, STATE OF NEW YORK, WHICH IS THE CURRENT.
- PROPERTY IS LOCATED IN C4-3A ZONE AS PER ZONING MAP 144 EFFECTIVE DATE OF REZONING 10-10-2024 C 240328 ZMG.
- THIS IS TO CERTIFY THAT THERE WERE NO PHYSICAL STREAMS, WATER COURSES, DITCHES RUNNING ON OR ACROSS PROPERTY AT TIME OF SURVEY, NO WETLANDS MARKERS WERE OBSERVED ON SITE.
- THE UNDERGROUND SEWER AND WATER LINES WERE TAKEN FROM RECORD PROVIDED BY NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU, PLANS WITH THE UNDERGROUND GAS, ELECTRIC AND TELEPHONE LINES WERE NOT PROVIDED BY CLIENT.
- EXCEPT AS SHOWN, AND TO THE EXTENT EVIDENT, WITHOUT EXAGGERATION, ALL VISIBLE UTILITIES SERVING THE SUBJECT PROPERTY ENTER THROUGH ADJOINING PUBLIC STREET(S) AND/OR RECORDED PUBLIC UTILITY EASEMENT(S).
- AT TIME OF SURVEY THERE WERE NOT ANY OBSERVABLE EVIDENCE OF BUILDING CONSTRUCTION AND EARTH MOVING WORK. THE LAND SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THE LAND SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF A RECENT SIDEWALK CONSTRUCTION AT THE TIME OF FIELD SURVEY.
- THE SUBJECT PROPERTY SHOWS NO EVIDENCE OF SITE USE A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL. THE PROPERTY IS USED AS A GAS STATION, IT IS A COMMERCIAL SITE FOR DISPENSING FUEL WITH A CONVENIENCE STORE.
- THERE ARE 6 PARKING SPACES LOCATED ON THE SUBJECT PROPERTY.
- THE SURVEYOR CURRENTLY IS COVERED BY A PROFESSIONAL LIABILITY POLICY IN THE AMOUNT OF \$ 1,000,000

H. Guelser
 MALGORZATA GASCOROWSKA, LAND SURVEYOR
 REGISTRATION NO. 051047, WITHIN THE STATE OF NEW YORK



CLASSIFICATION:
 LAND USE - TRANSPORTATION & UTILITY
 BUILDING CLASS - GAS STATION WITH SERVICE/AUTO REPAIR (G4)
 NUMBER OF BUILDING - 1
 GROSS FLOOR AREA - 2400 SQ.FT.
 NUMBER OF FLOORS - 1
 TOTAL # OF UNITS - 1

THE CERTIFICATE OF OCCUPANCY IN THE FILE FROM 12/10/74 NO. 188082
 1ST (ON GROUND) 168 E - AUTOMOBILE SERVICES STATION WITH FACILITIES FOR WASHING & LUBRICATION WITH BUILDING
 (ON GROUND) 168 D-1 - AUTOMOBILE, TRUCK, MOTORCYCLE OR TRAILER, REPAIRS
 (ON GROUND) 8C - PUBLIC PARKING LOT FOR NINE CARS

SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF BUILDING AT GROUND LEVEL - 2233.6 SQ.FT.

ALTA/NSP'S LAND TITLE SURVEY
 SCALE 1" = 16'
 DATE 10-20-2025
 JOB NO. NYL25542

NYLAND TECH P.C.
 LAND SURVEYING
 448 Argyle Road, East Meadow NY 11554
 phone 516-783-0800
 email info@nyland-tech.com

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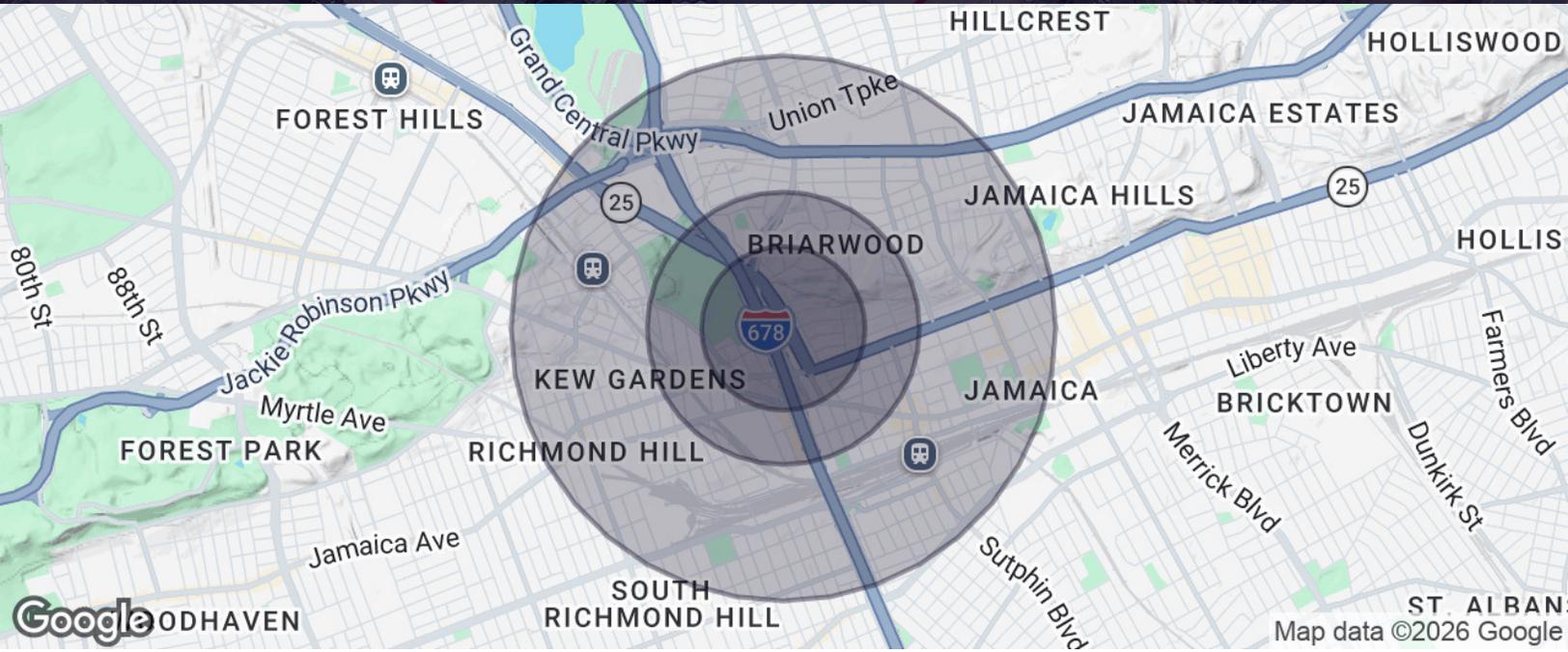
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Jamaica Development Site - ±144k BSF

Queens Blvd Corner | C4-4D Zoning | OZ Eligible



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	10,446	28,048	107,670
Average Age	41	41	41
Average Age (Male)	39	39	39
Average Age (Female)	42	42	42

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	3,767	9,946	38,584
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$88,321	\$95,030	\$103,985
Average House Value	\$669,367	\$692,399	\$721,876

For More Information:



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