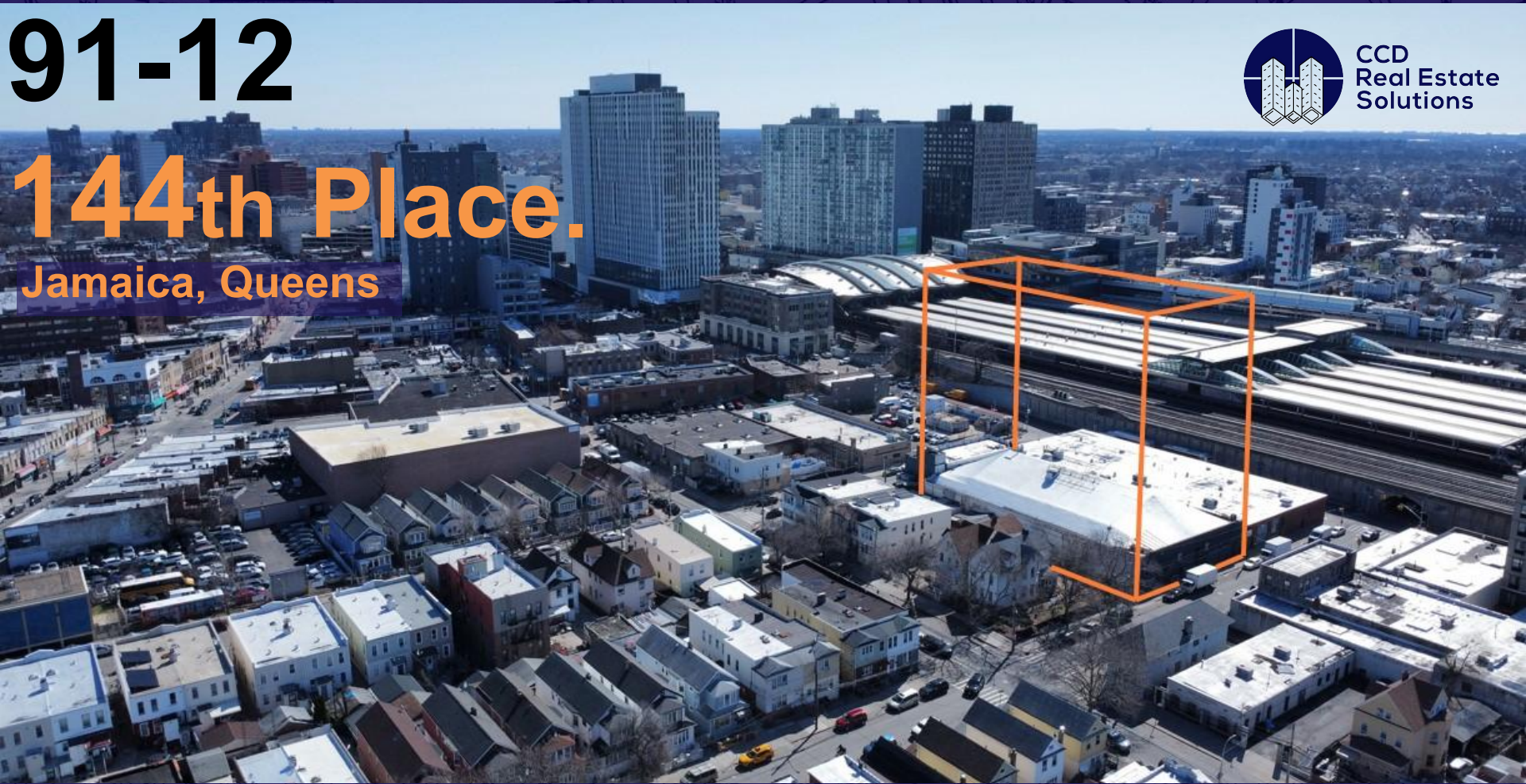


91-12



144th Place.

Jamaica, Queens



Up to **200,400** Buildable Sq Ft in Downtown Jamaica
Inquire For Pricing

Presented By:

Christopher Daniels

Licensed Real Estate Broker



AIRTRAIN
To JFK

LIRR

Archer Ave.

Sutphin Blvd.

Jamaica Ave.

J/Z E

Archer Ave.

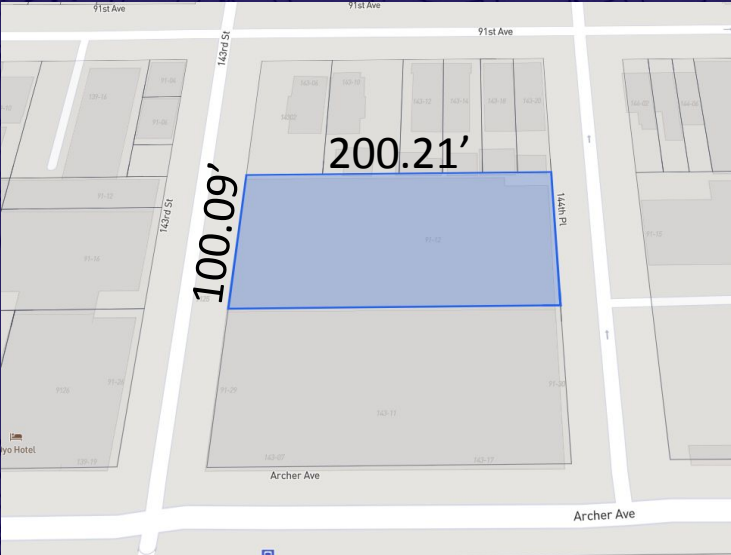
143rd Street.

100.09'

200.21'

144th Place.

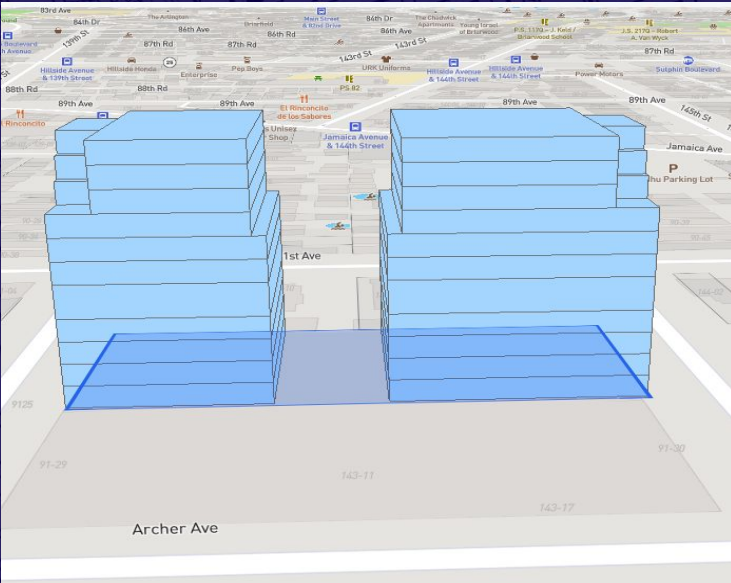
DEVELOPMENT HIGHLIGHTS



Lot Dimensions **100.09' X 200.21'**

Lot Size **20,040** sq ft

Zoning **C6-3 (R9)
DJ,MIH**



Max Commercial Buildable **160,320** sq ft

Max Residential Buildable **180,760** sq ft

Max Community Facility Buildable **200,400** sq ft

DEVELOPMENT BONUSES – Below are some bonuses / incentives the property may benefit from:



Opportunity Zone

Investing in an Opportunity Zone can improve project feasibility by reducing tax burdens and increasing long-term after-tax yield.



Bonus FAR- Subway Proximity

Mass transit improvements can unlock up to a **20% FAR bonus**, increasing buildable area and overall project value.



Bonus FAR- Fresh Zone

FRESH program provides a 1:1 residential floor area bonus for qualifying supermarkets, up to **20,000 SF** of additional buildable area.



Senior Housing

If qualifying senior housing is built, it will be **exempt from the dwelling unit factor**, allowing more units within the same FAR and significantly increasing revenue potential.

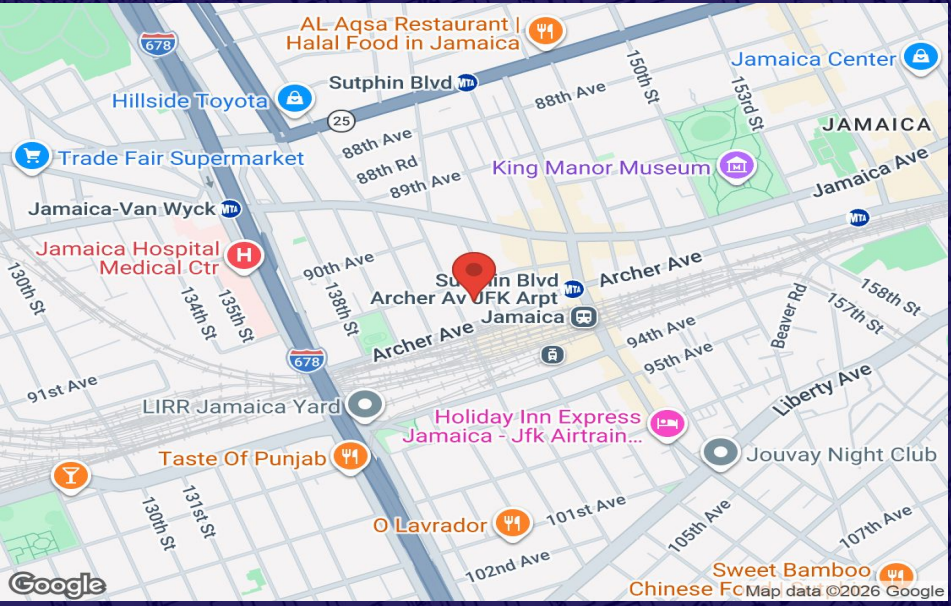


Jamaica Neighborhood Plan Investment

Over **\$400M** in public infrastructure investments have been allocated to enhance streets, transit access, utilities, and open space to support long-term growth and development in the area.

PROPERTY SUMMARY

91-12 144th Place, Jamaica, Queens is a prime **20,040 SF** block-through development site offering up to total **200,400 buildable SF**. Recently rezoned to **C6-3**, the property allows for a wide range of **residential, commercial, and community facility uses**. Just **3 blocks from the E, J, Z trains and the LIRR**, this transit-oriented site sits in the heart of Jamaica's rapidly evolving development corridor. **Delivered vacant**, it is especially well-suited for **residential, medical, educational, and mixed-use developers**.



- **20,040 SF** block-through development site
- **Up to 180,760 Residential** buildable SF
- **Recently rezoned to C6-3**
- **Just 2 blocks from the E, J, Z trains and LIRR**
- **Can be delivered vacant; ideal for residential, medical, school, and mixed-use development**

PROPERTY INFORMATION

Address	91-12 144th Place
Neighborhood	Jamaica - Downtown
Block/Lot	09984-0011
Lot Dimensions	100.09' x 200.21'
Lot Sq. Ft.	20,040
BUILDING INFORMATION	
Building Type	Commercial
Building Sq. Ft.	23,550
Total Units	1
TAX INFORMATION	
Assessed Value ('25-'26)	\$869,850
Tax Rate	10.848%
Gross Taxes ('25-'26)	\$94,361
Tax Class	4
ZONING / POTENTIAL DEVELOPMENT INFORMATION	
Zoning District	C6-3 (R9 equiv),DJ,MIH
Commercial FAR:	8.0
Commercial BSF:	160,320
Residential (MIH) FAR:	9.02
Residential (MIH) BSF:	180,760
Community Fac. FAR:	10.0
Community Fac. BSF:	200,400
Max Residential Units:	266
Max Height/Est. Stories:	250'/25

Jamaica Neighborhood Plan – Zoning & Development Overview

This property is located within the recently approved **Jamaica Neighborhood Plan rezoning**, one of the largest rezoning efforts in New York City. As a result, the already favorable high-density zoning in Downtown Jamaica has been further enhanced, allowing for increased residential, commercial, and community facility development, including schools and medical uses, as well as expanded manufacturing use groups.

The rezoning has also designated the area as a **Mandatory Inclusionary Housing (MIH) zone**, requiring affordable housing as part of new large scale residential development.

The MIH options available for this particular area of the rezoning are:

- Option 1: 25% of residential units at a weighted average of 60% AMI (Area Median Income)
- Option 3: 20% of residential units at a weighted average of 40% AMI

Development Potential

To maximize total buildable square footage and overall project feasibility, the most optimal development scenarios for this site include:

- Full community facility use (e.g., school, medical facility)
- Mixed-use development combining residential rental and community facility space
- Qualifying Senior Housing to take advantage of the waiver of dwelling unit factor requirement

While the area has seen smaller condominium developments, as well as a new large-scale condo project underway, rental mixed-use and community facility projects are expected to dominate given current zoning and MIH requirements.

AVERAGE RENT INFORMATION

Average Market Rate Rents In The Area.

Building	Address	Year Completed	Units	Stories	Amenity Level	Est. Avg Sqft - 1 Bed	Avg Monthly Rent 1 Bed	\$/SF/YR 1 Bed	Est. Avg Sqft - 2 Bed	Avg Monthly Rent 2 Bed	\$/SF/YR 2 Bed	Vacancy Rate
Ruby Square	16-20 90th Ave	2025	612	12	HIGH	675	\$2,800	\$49.78	850	\$3,550	\$50.12	5%
The Monarch	92-29 Guy R Brewer	2024	605	25	HIGH	625	\$2,900	\$55.68	825	\$3,600	\$52.36	2%
The Noble	88-36 139th Street	2024	81	7	HIGH	650	\$2,800	\$51.69	825	\$3,600	\$52.36	1%
Hillside Tower	147-35 94th Ave	2024	521	24	HIGH	650	\$2,950	\$54.46	850	\$3,100	\$43.76	0%
The 88	153-10 88th Ave	2023	223	9	HIGH	600	\$3,100	\$62.00	850	\$4,000	\$56.47	6%
One Archer	92-27 160th Street	2022	315	23	HIGH	650	\$2,850	\$52.62	850	\$3,650	\$51.53	2.5%
ParkHill City II	152-11 89th Ave	2019	493	17	HIGH	650	\$2,900	\$53.54	850	\$3,400	\$48.00	2%
AVERAGE						643	\$2,900	\$54	843	\$3,557	\$51	2.6%

Affordable Options	% of Units	Max Weighted AMI Level
MIH option 1	25%	60%
MIH option 2	30%	80%
MIH option 3	20%	40%
MIH option 4	30%	115%

MIH options available for this property are 1 and 3.


"MIH" 2025 Area Median Income (AMI) Monthly Rent (MR)				2026 HPD AMI limits expected in May 2026			
	Unit Type	Min Sqft	40% AMI MR	\$/SF/YR	60% AMI MR	\$/SF/YR	
MIH option 1	1 Bed	575	\$1,215.00	\$25.36	\$1,822.00	\$38.02	
MIH option 3	2 Bed	775	\$1,458.00	\$22.58	\$2,187.00	\$33.86	
AVERAGE				\$24		\$36	

Market rate information sourced from StreetEasy- March 2026 active and past rental listings




NOTABLE PROJECTS

Completed



The Noble - Rental
81 Units - Completed 2024

Completed



The Crossing - Mixed Use
669 Units - Completed 2021

Completed



Hillside Tower - Mixed Use
521 Units - Completed 2024


Completed



The Monarch - Mixed Use
605 Units - Completed 2024


91-12 144th Pl

Planned




147-27 Archer Ave
Mixed Use- Rental
410 Units
Est. Completion TBD

Planned



The Arras - Rental & Condo
425 Total Units
353 Rental / 72 Condo
Est. Completion 2028

Planned

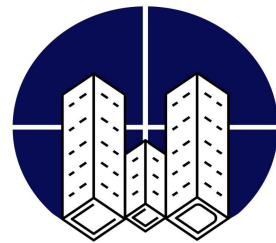


Archer II - Mixed Use- Rental
400 Units
Est. Completion 2028

CONTACT INFORMATION

Contact exclusive broker for additional details and pricing guidance.

Ownership is ideally seeking a sale but would also consider ground lease offers.



**CCD
Real Estate
Solutions**

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While deemed reliable, the information contained herein should not be relied upon as legal or professional advice. Interested parties are encouraged to conduct their own independent research and due diligence.