



144-14

38TH AVENUE

FLUSHING, QUEENS

DEVELOPMENT SITE WITH PRE APPROVED PLANS -
27,760 SF ZFA





EXECUTIVE SUMMARY

INTRODUCTION

Cushman & Wakefield has been exclusively retained by Ownership to offer for sale a residential development site with pre-approved plans at 144-14 38th Avenue located in the heart of Flushing, Queens, a few blocks from Northern Boulevard and the New World Mall.

(the “Property”, “Site” or “Offering”). The Property is located near the corner of Parsons Boulevard and 38th Avenue, 5 blocks away from the 7 train’s last stop, Main Street Station. The R6 zoned lot is 9,300 square feet. The development is approved for 27,760 total square feet, yielding 20,240 square feet dedicated to residential use and 7,520 square feet for community facility space in the cellar and first floor. The foundation has been completed, and the development is ready for sewer installation and super structure, offering developers a quick and easy route to completion.

FOR MORE INFORMATION, PLEASE CONTACT:

CAPITAL MARKETS CONTACTS:

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PROPERTY INFORMATION

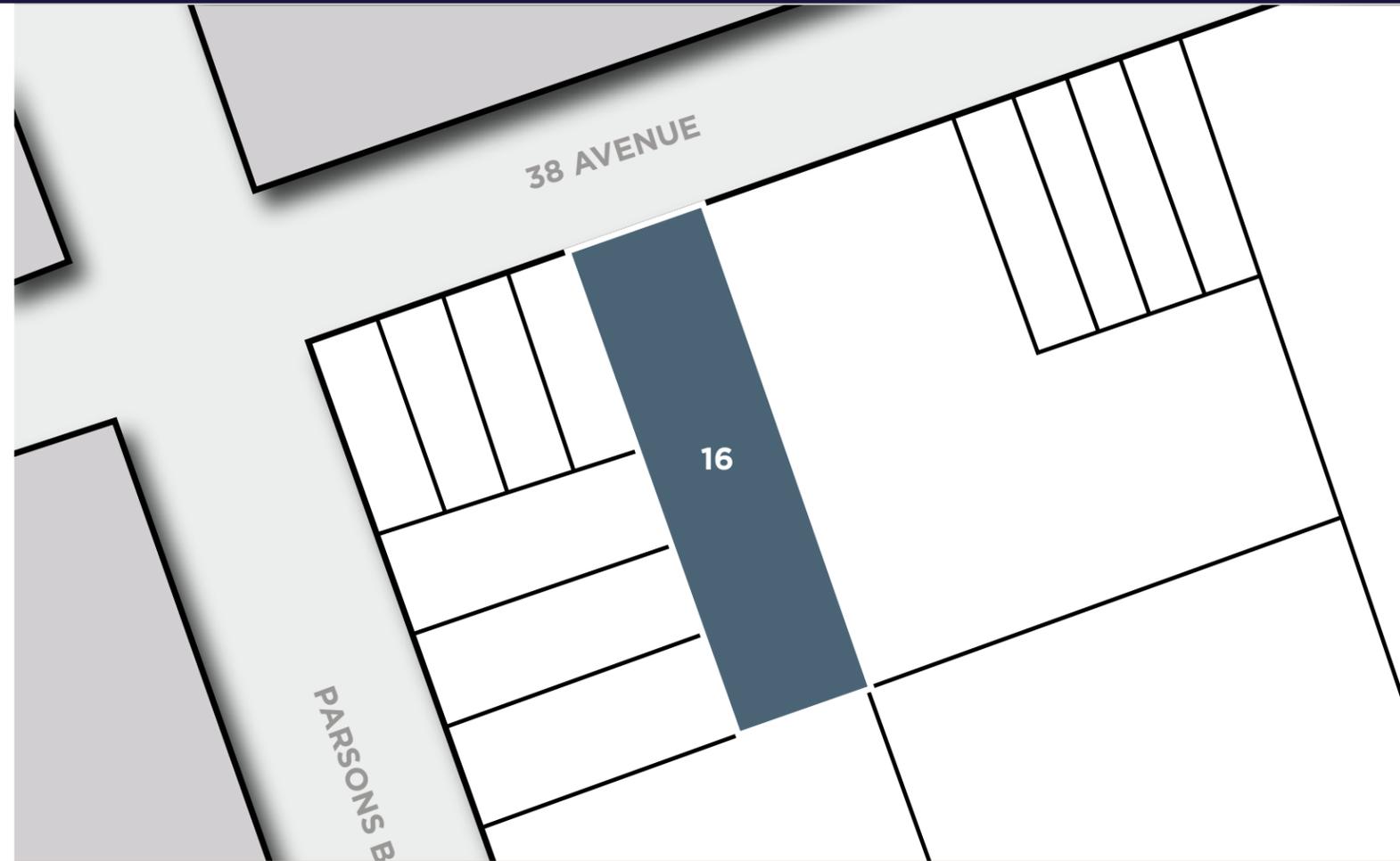
Address:	144-14 38th Avenue	
	Queens, NY 11354	
Submarket:	Murray Hill	
Block & Lot:	5024-16	
Lot Dimensions:	50' x 186'	
Lot Sf:	9,300	SF (approx.)

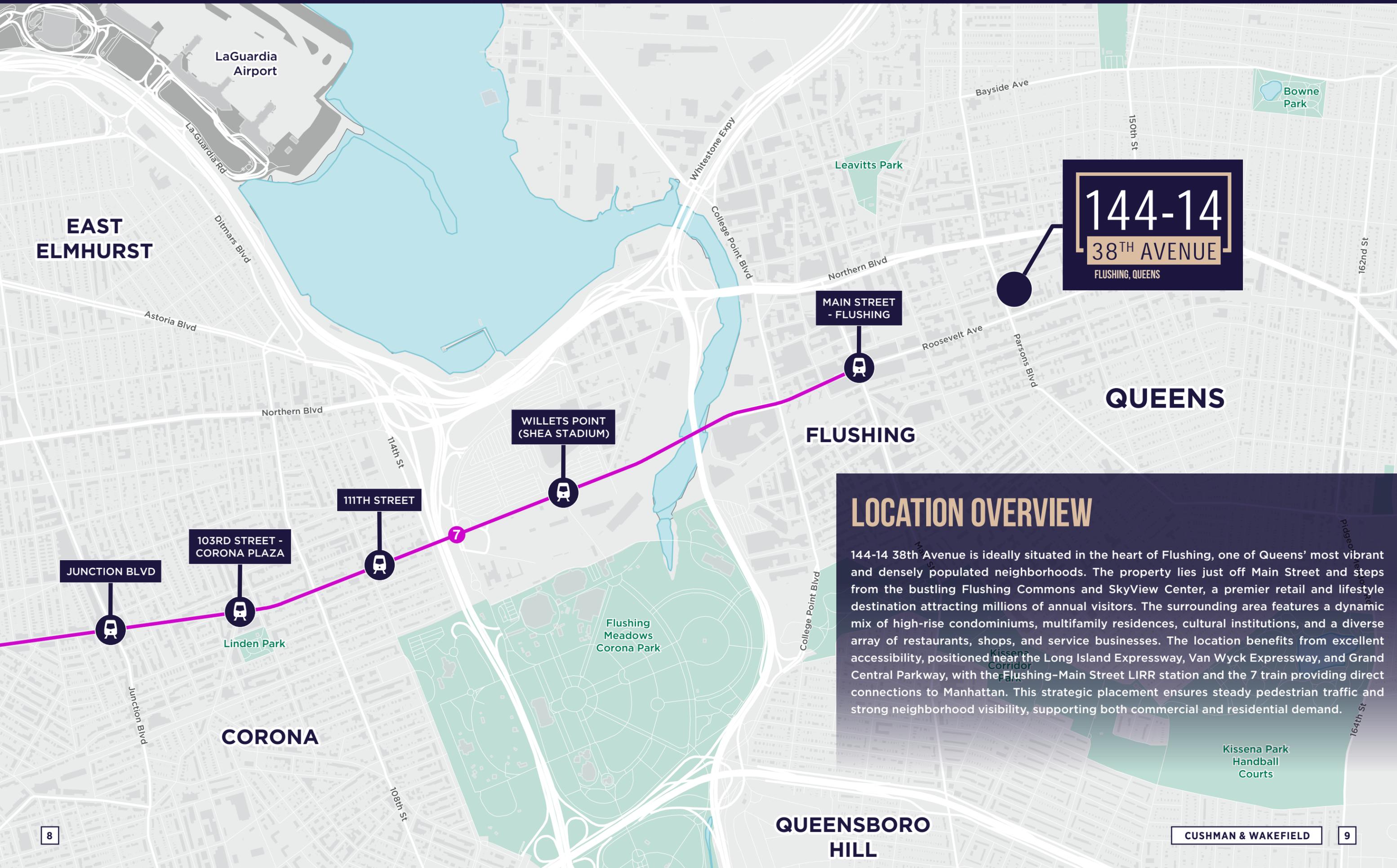
ZONING INFORMATION

Zoning:	R6	
Residential FAR (As-of-Right):	2.20	
Community Facility FAR:	4.80	
Total Buildable SF (As-of-Right):	20,460	SF (approx.)
Total Buildable SF (With CMF):	44,640	SF (approx.)
Zoning Floor Area (Per Approved Plans):	27,760	SF (per approved plans)

NYC FINANCIAL INFORMATION (25/26)

Total Assessment:	\$615,942	
Annual Property Tax:	\$76,993	
Tax Class:	2	
Tax Rate:	12.500%	





**EAST
ELMHURST**

LaGuardia
Airport

Bowne
Park

144-14
38TH AVENUE
FLUSHING, QUEENS

QUEENS

FLUSHING

LOCATION OVERVIEW

144-14 38th Avenue is ideally situated in the heart of Flushing, one of Queens' most vibrant and densely populated neighborhoods. The property lies just off Main Street and steps from the bustling Flushing Commons and SkyView Center, a premier retail and lifestyle destination attracting millions of annual visitors. The surrounding area features a dynamic mix of high-rise condominiums, multifamily residences, cultural institutions, and a diverse array of restaurants, shops, and service businesses. The location benefits from excellent accessibility, positioned near the Long Island Expressway, Van Wyck Expressway, and Grand Central Parkway, with the Flushing-Main Street LIRR station and the 7 train providing direct connections to Manhattan. This strategic placement ensures steady pedestrian traffic and strong neighborhood visibility, supporting both commercial and residential demand.

WILLETS POINT
(SHEA STADIUM)

111TH STREET

103RD STREET -
CORONA PLAZA

JUNCTION BLVD

CORONA

Flushing
Meadows
Corona Park

**QUEENSBORO
HILL**

Kissena Park
Handball
Courts

NEIGHBORHOOD OVERVIEW

Flushing has experienced significant growth over the past decade, driven by new residential towers, mixed-use projects, and expanding retail corridors centered around Main Street and Roosevelt Avenue. Major developments have transformed the neighborhood into one of New York City's most dynamic urban hubs. Recent rental projects include:

- **Tangram House**, a large-scale mixed-use development featuring luxury residences, retail, and entertainment, completed in 2022
- **One Fulton Square**, a 330-unit residential and commercial project completed in 2017
- **SkyView Parc**, a multi-phase residential and retail community with over 1,200 units and a major shopping center completed in stages since 2011

The neighborhood's proximity to Flushing Meadows-Corona Park, Citi Field, and the USTA Billie Jean King National Tennis Center further enhances its appeal, providing world-class recreation, sports, and cultural attractions.

The Shops at Skyview

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