



COMMERCIAL REAL ESTATE

Luxury 9.7 Acre Kings Point Development

Split Rock Drive, Kings Point, NY 11024

Asking Price: \$7,500,000



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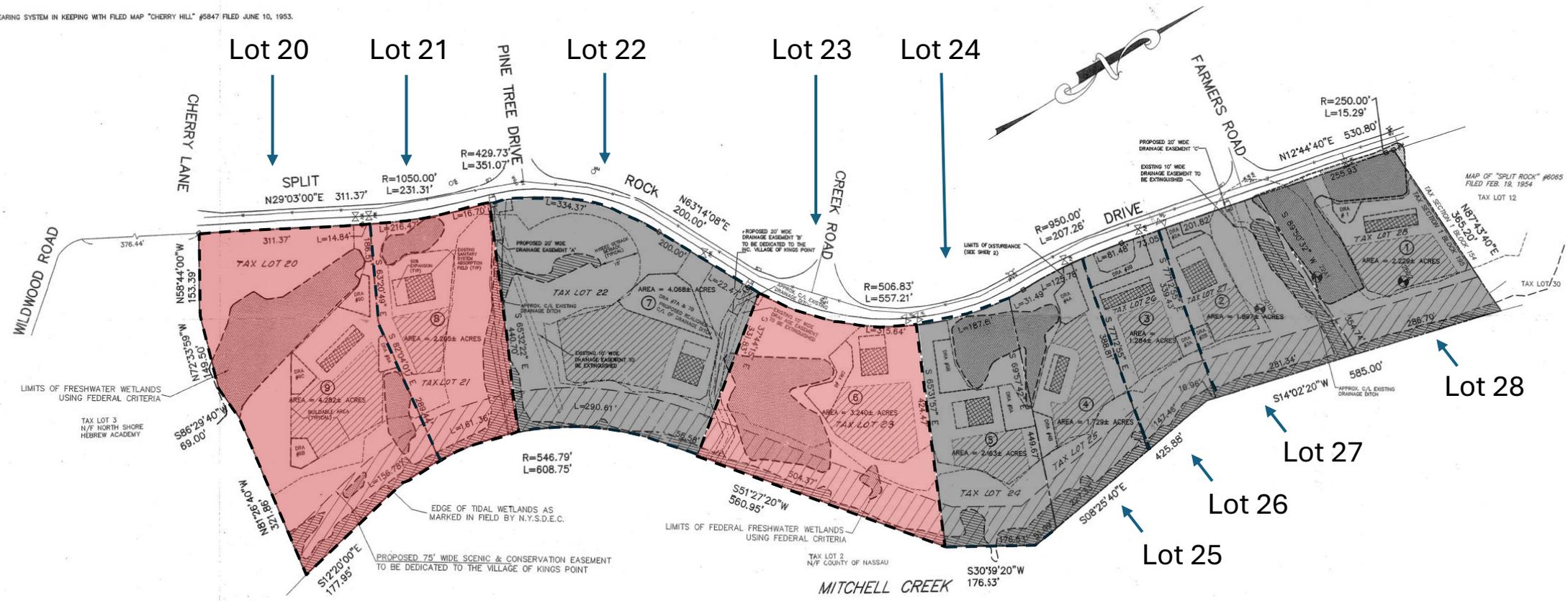
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BEARING SYSTEM IN KEEPING WITH FILED MAP "CHERRY HILL" #5847 FILED JUNE 10, 1953.



Split Rock Drive Lot Breakdown

Lot:	20	21	22	23	24	25	26	27	28
Status:	AVAILABLE	AVAILABLE	Sold	AVAILABLE	Sold	Sold	Sold	Sold	Sold
Acreage:	4.282 AC	2.205 AC	4.068 AC	3.240 AC	2.063 AC	1.729 AC	1.284 AC	1.897 AC	2.229 AC

All information furnished herein is deemed reliable, however it is submitted subject to errors, omissions, change of terms and conditions, prior sale, or withdrawal without notice. We do not represent or guarantee the accuracy of any information contained herein and we are not liable for any reliance thereon. Thus, any prospective purchaser should independently verify all items deemed relevant to its due diligence inquiry with respect to the property, notwithstanding that the sender believes the information to be true and/or reasonable.

ERG Commercial Real Estate has been exclusively retained to offer for sale three exceptional residential development parcels located along Split Rock Drive in the prestigious Village of Kings Point, New York. Representing the final three lots available from the original nine-lot subdivision, the offering comprises just under 10 acres with approximately 850 feet of combined frontage.

Each parcel is fully equipped with an installed septic system exceeding minimum capacity thresholds, allowing for maximum bedroom counts and flexibility in luxury home design. All lots have received the necessary health department approvals, significantly reducing development timelines and simplifying the path from acquisition to construction.

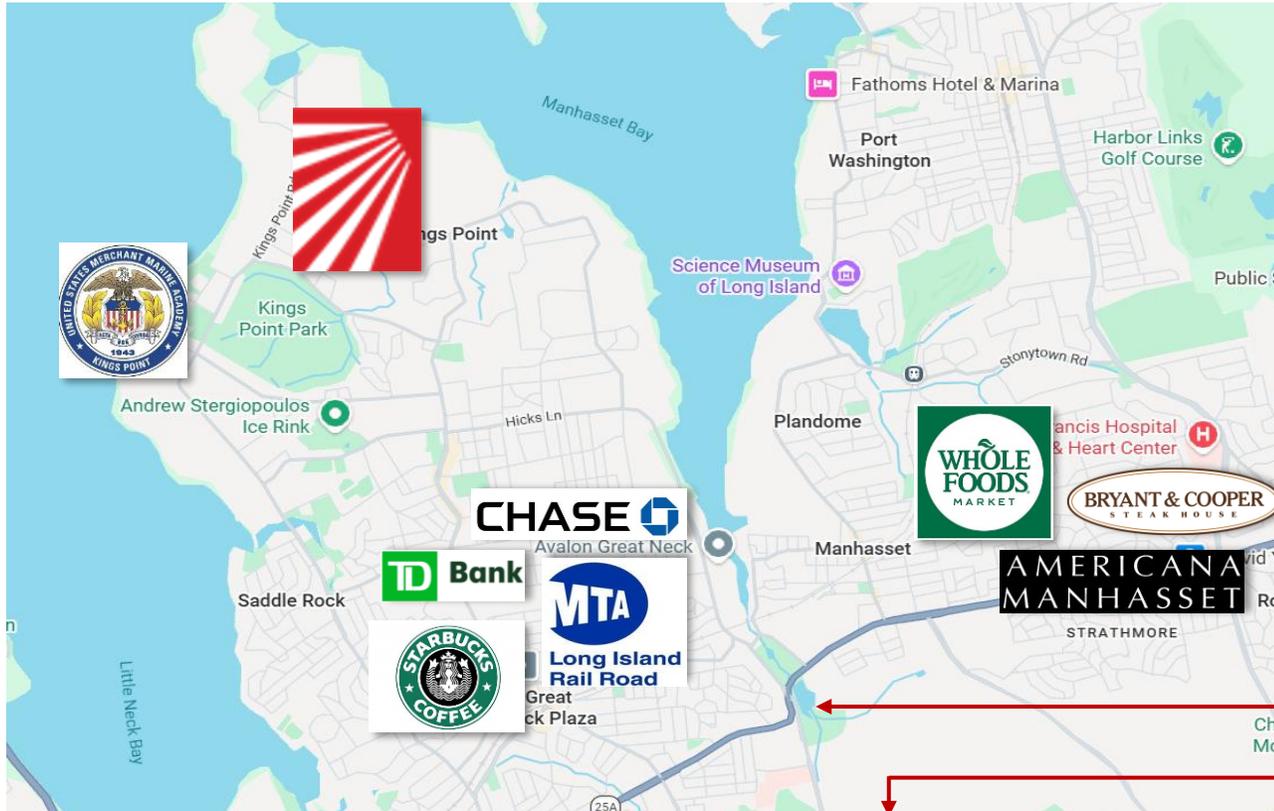
Positioned in the quiet northern section of Kings Point, the property offers an ideal balance of privacy and accessibility. Middle Neck Road, located just minutes away, provides direct access through Great Neck and connects to Northern Boulevard (Route 25A). Each lot extends from Split Rock Drive to Mitchells Creek, which flows into the Long Island Sound, offering scenic surroundings and year-round sunrises.



Property Information	
Section-Block-Lot(s):	1 - 195 - 20,21,23
Lot Size:	9.727 Acres
Tax:	\$89,175
Village Tax:	\$6,889

- ~ 10 Acres
- Approx. 850' Frontage on Split Rock Drive
- Installed Septic Systems
- Health Department Approvals
- Last Three Lots Available

The Village of Kings Point stands as one of the most prestigious and exclusive residential enclaves on the Gold Coast of Long Island. Renowned for its grand estates, private waterfront holdings, and tree-lined streets, Kings Point has long been synonymous with wealth, privacy, and architectural distinction. The community is defined by expansive properties, many spanning multiple acres, offering residents a rare combination of seclusion and elegance just 20 miles from Manhattan. Its peninsula setting along the Long Island Sound provides a breathtaking natural backdrop, with shimmering water views, rolling landscapes, and an atmosphere of quiet refinement. Kings Point is further distinguished by its proximity to the vibrant and affluent community of Great Neck, offering access to upscale shopping, fine dining, private yacht clubs, and top-tier recreational amenities. The area is home to some of the region's most valuable and architecturally significant residences, attracting discerning homeowners who value privacy, prestige, and convenience. With its unmatched combination of natural beauty, estate-scale zoning, and proximity to New York City, Kings Point represents one of the most coveted residential destinations in the Northeast and continues to be regarded as a premier location for luxury estate living.

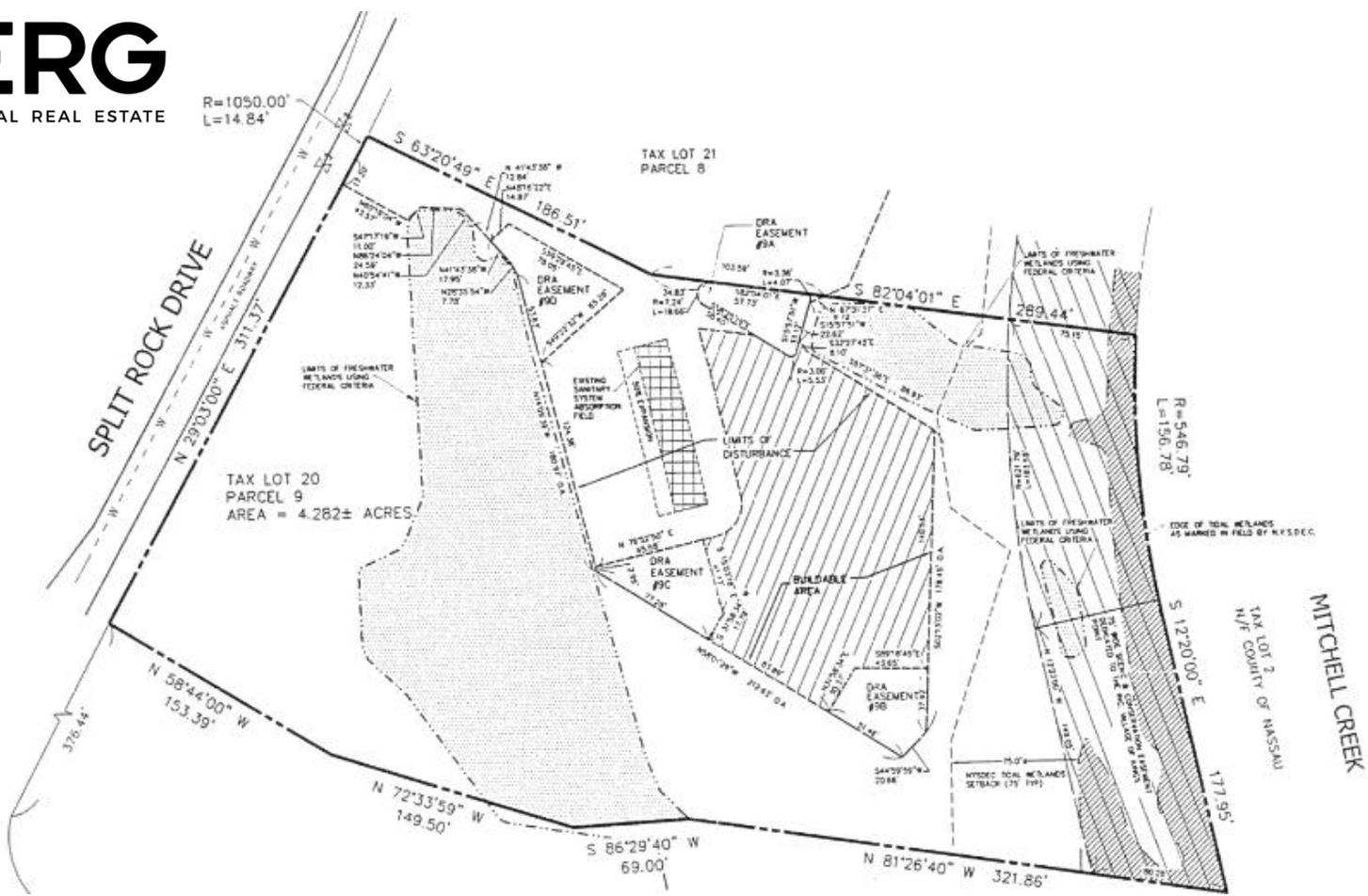


Neighborhood Highlights

- One of the most exclusive and affluent villages on Long Island's prestigious Gold Coast
- 10 Minutes to Northern Blvd (25A)
- 20 Miles to Manhattan
- Minutes from upscale amenities of Great Neck & Manhasset including The Americana Manhasset and Great Neck Plaza
- 3 Miles to Great Neck LIRR Station

Northern Blvd (25A)

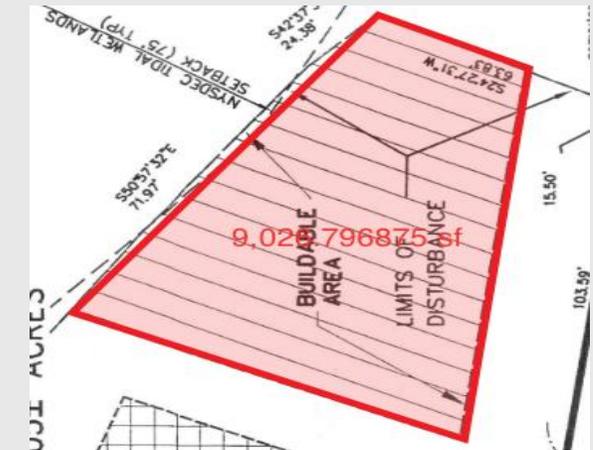
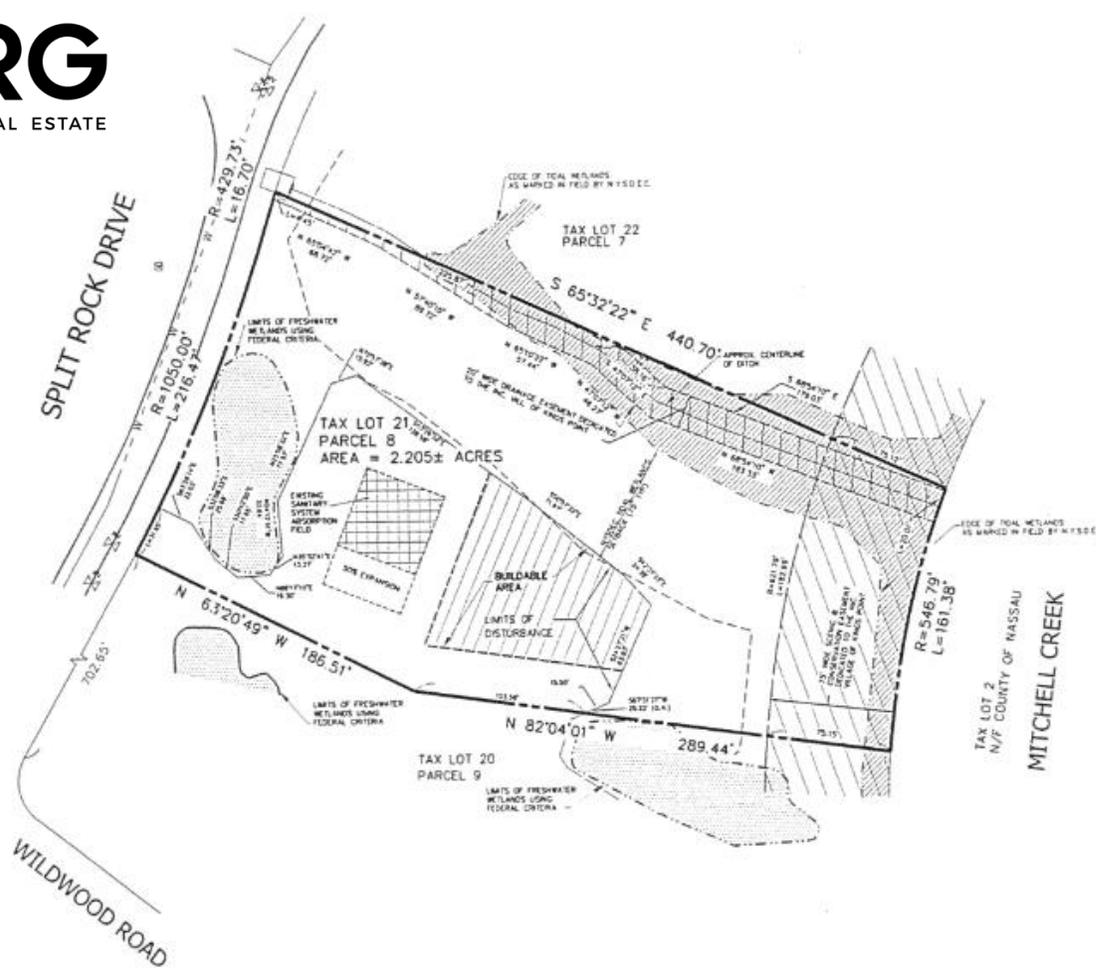
Long Island Expwy (LIE)



Lot Size:	± 4.292 Ac
Lot Frontage:	± 311'
Lot Depth:	± 694' (Irr.)
Buildable Area:	± 22,468
Tax:	\$34,772
Village Tax:	\$2,637

As the largest and most prominent parcel, Lot 20 spans an impressive 4.282 acres with 311 feet of frontage and nearly 700 feet of depth, offering an unparalleled opportunity to create a true estate-caliber residence. The expansive lot allows for a stately approach, exceptional privacy, and the ability to design a magnificent home complemented by lush landscaping and resort-style outdoor features. With 22,468 square feet of designated buildable area, Lot 20 presents a rare chance to develop a signature residence in one of the Gold Coast's most exclusive settings.

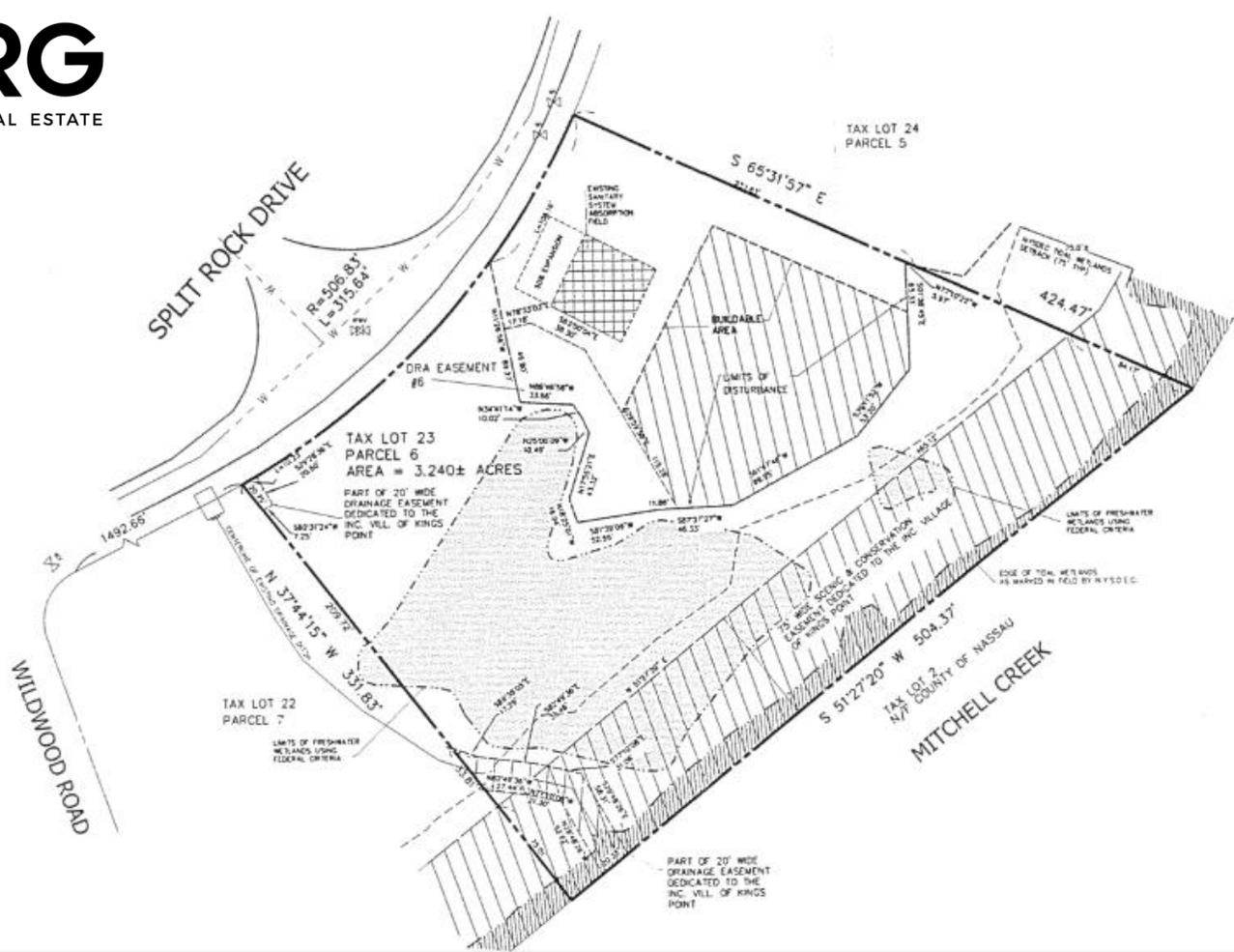




Lot Size:	± 2.205 Ac
Lot Frontage:	± 216'
Lot Depth:	± 476' (Irr.)
Buildable Area:	± 9,027
Tax:	\$24,172
Village Tax:	\$1,952

Lot 21 comprises approximately 2.205 acres with 216 feet of frontage and a depth of 476 feet, offering an ideal balance of size, privacy, and development potential. The parcel's proportions provide an excellent setting for a luxury residence while maintaining ample separation from neighboring properties. With 9,027 square feet of designated buildable area, the lot supports the construction of a custom home within the highly desirable Village of Kings Point.





Lot Size: ± 3.240 Ac

Lot Frontage: ± 316'

Lot Depth: ± 424' (Irr.)

Buildable Area: ± 19,958

Tax: \$30,231

Village Tax: \$2,300

Lot 23 represents a premier development opportunity, totaling 3.240 acres with a remarkable 316 feet of frontage. The lot's scale and dimensions provide an ideal foundation for a signature estate residence with expansive landscaping and privacy. With nearly 20,000 square feet of buildable area, the parcel offers the ability to construct a truly exceptional home in one of Long Island's most prestigious waterfront communities.



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