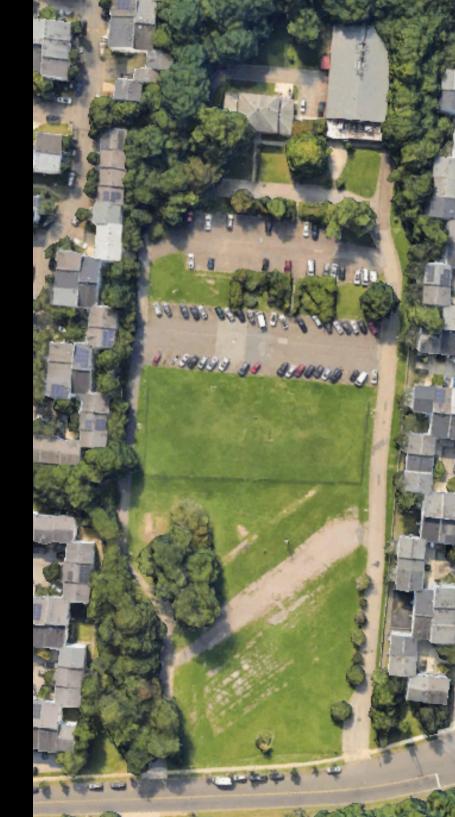
YORK NEW ISL Z W A ST



IMPORTANT DISCLOSURES

This document is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations or warranties as to any matter, including ownership of the real property depicted hereon, the size and nature of improvements (or that any improvements will be constructed or will continue to exist as depicted), or the identity or nature of any occupants thereof.







EXECUTIVE SUMMARY

The land at 1380 Arthur Kill Road presents an exciting opportunity for development and growth. This prime location offers 7 acres of primarily vacant land with two buildings, nestled in one of the most sought-after areas in Staten Island. The parcel is zoned R3-2, making it an ideal choice for a range of residential development projects.

Whether you envision an upscale residential community, or a community destination, this land has the potential to bring your vision to life. The surrounding community is known for its high quality of life and strong schools, making it a highly desirable location for any residential development project. Recent trends demonstrate economic growth and development in the area, providing a favorable business climate for investors like you.

Don't miss out on this exceptional opportunity to create something truly remarkable. Contact us today to learn more about the land at 1380 Arthur Kill Road and take the first step towards realizing your vision.

\$18,500,000

SALES PRICE

7 ACRES

5735

BLOCK

50

R3-2 70NING



STATEN ISLAND

NEW YORK

Staten Island offers a prime opportunity for investors to capitalize on the growing demand for high-quality residential communities. As NYC's most suburban borough, it balances tranquility with urban connectivity, providing easy access to Manhattan, Brooklyn, and New Jersey.

With limited land availability citywide and rising demand for spacious, family-friendly living, Staten Island is highly desirable for residential development. Its strong market fundamentals—high median incomes, stable property values, excellent schools, and abundant parks—further enhance its appeal.

Local support for development and rising property values create a favorable investment environment with significant ROI potential. By investing in Staten Island, you can help shape its future while securing a lucrative foothold in a thriving market.

DEMOGRAPHICS

495,747 POPULATION

\$96,185 MEDIAN HH INCOME

\$637,100 MEDIAN PROPERTY VALUE

The information provided above was gathered from the 2020 Census. For more detailed and up-to-date information, please visit the official U.S. Census Bureau website at

https://www.census.gov/quickfacts/fact/table/richmondcountynewyork,NY/PST045223.





CONTACT

JAMES PRENDAMANO 917.417.9233 JAMES@PREREAL.COM GIACOMO MONTOURI 347-247-5785 GIACOMO@PREREAL.COM





PREREAL PRENDAMANO REAL ESTATE
718.200.7799
WWW.PREREAL.COM