

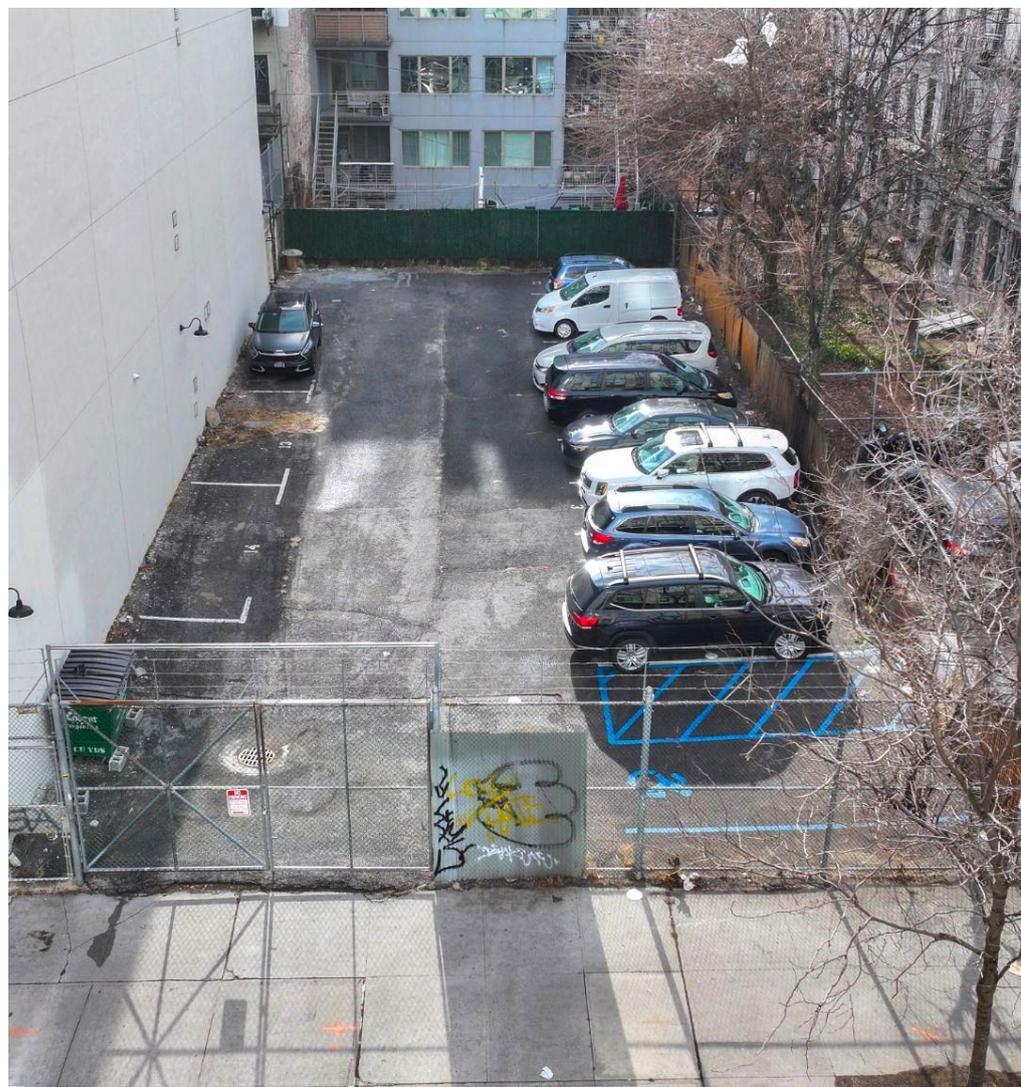
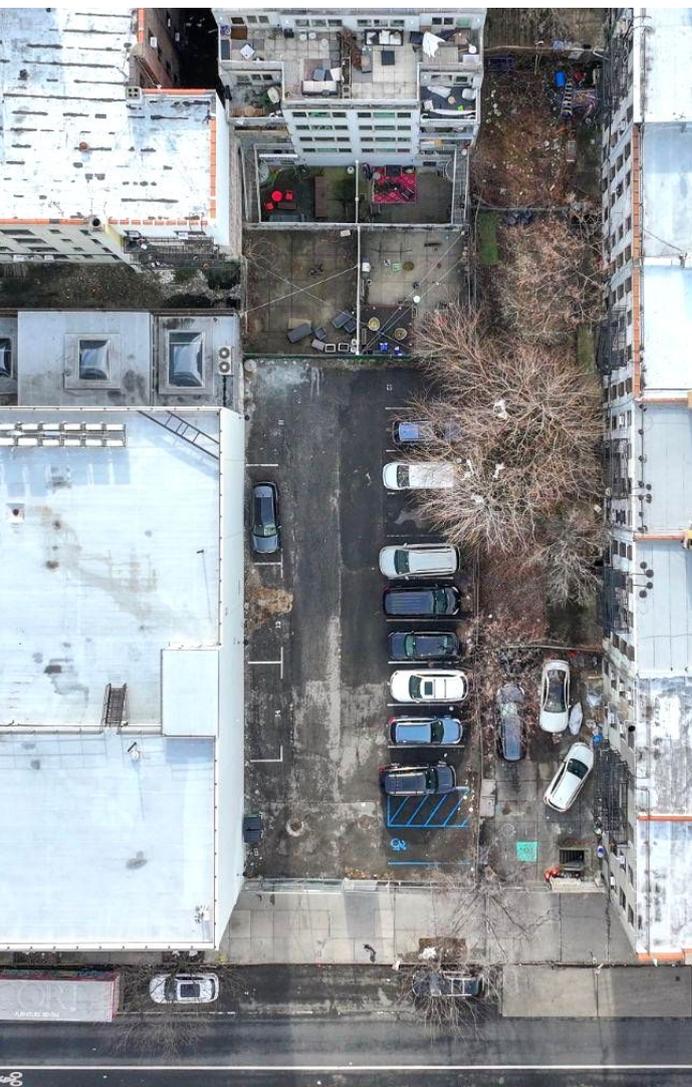
MATTHEWS™



956 DEAN STREET

Brooklyn, NY 11238

Development Opportunity For Long-Term Ground Lease | Leasing Brochure



THE OPPORTUNITY

\$300,000 / Year

Asking Base Rent

48' Development Site

Opportunity

±15,840 BSF | 3.00 FAR

As-Of-Right Development

±20,592 BSF | 3.90 FAR

UAP Development (City of Yes)

±26,400 BSF | 5.00 FAR

Special Mixed-Use Development

2, 3, 4, 5, B, Q, S, A, C

Proximity to Transportation

Long-Term Ground Lease

Offering

R6A / M1-2A / C2-4 / AAM

Zoning (MIH Area)

48' x 110'

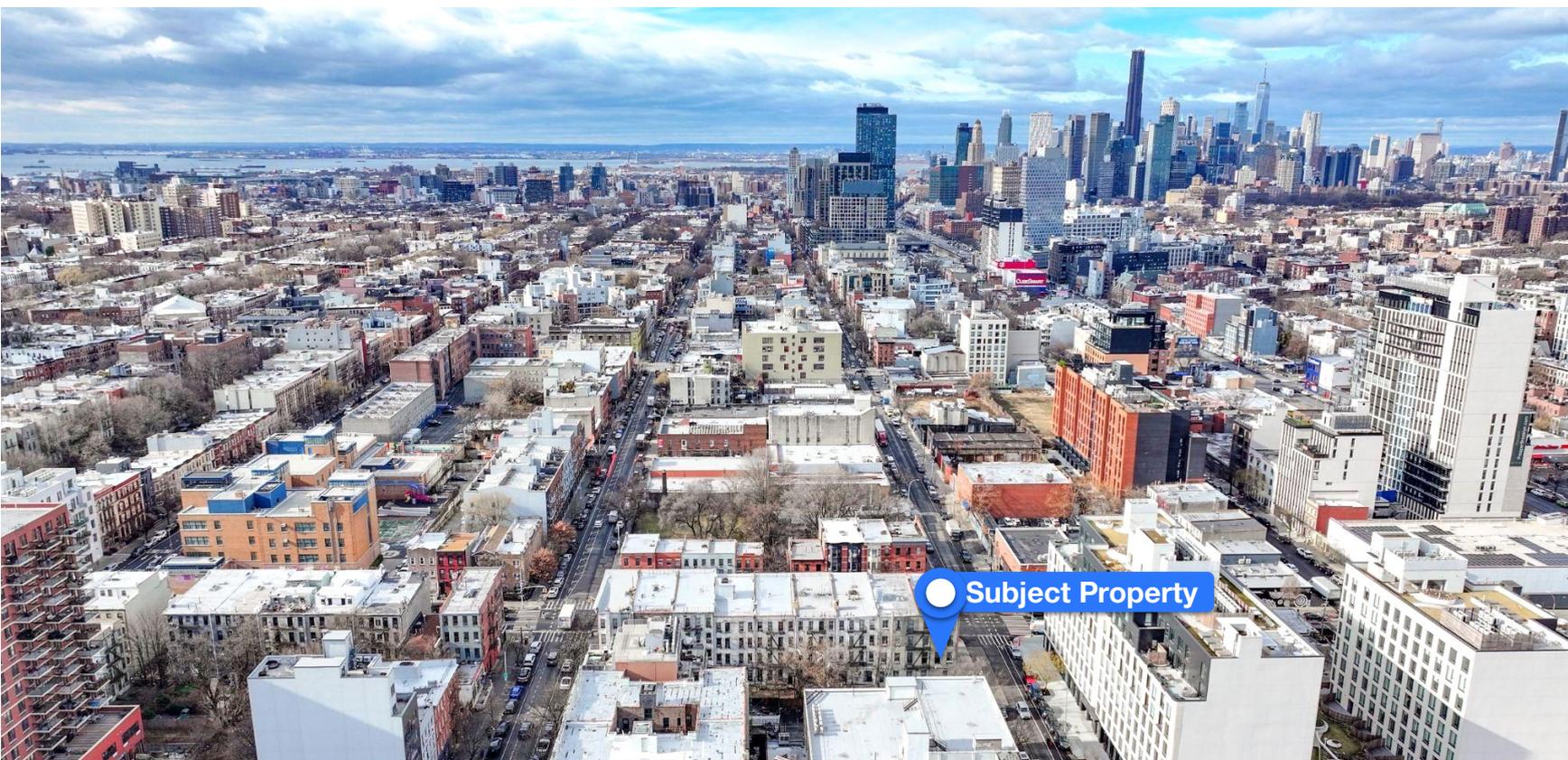
Lot Dimensions

±5,280 SF

Lot Size

Class 4 / \$14,049

Taxes '25/'26



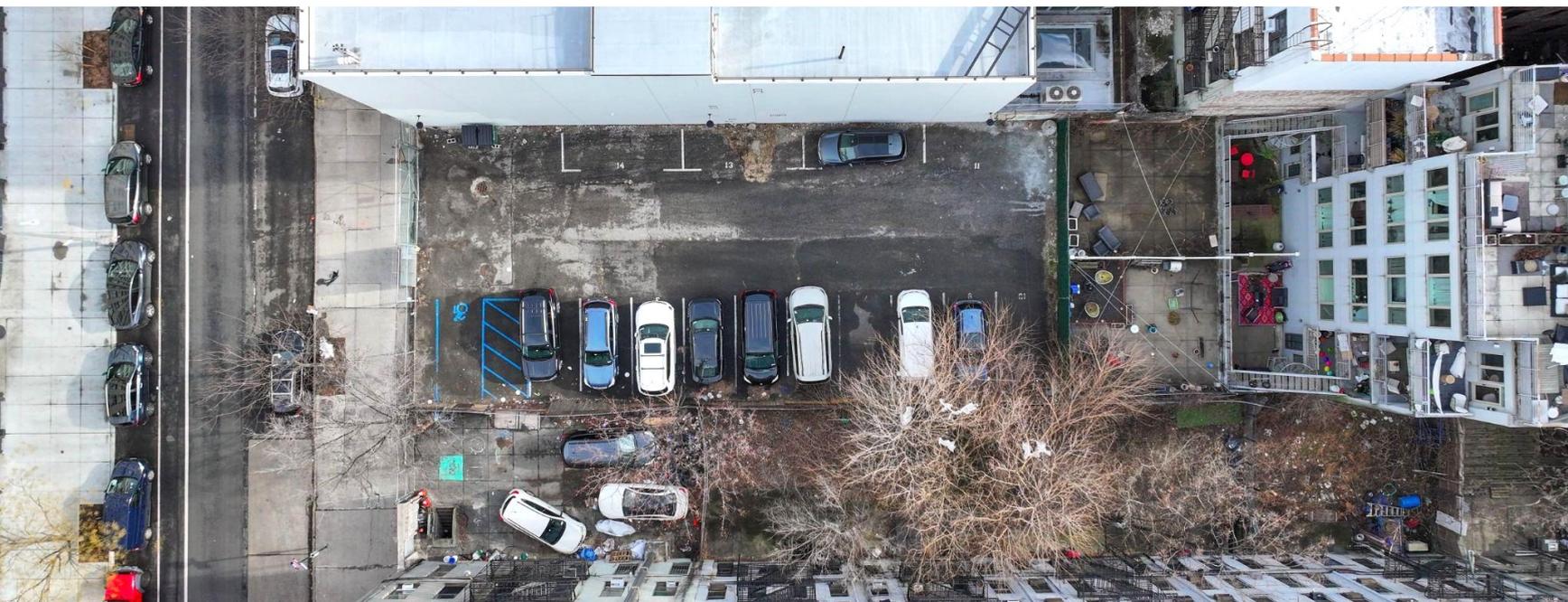
Subject Property

PROPERTY OVERVIEW

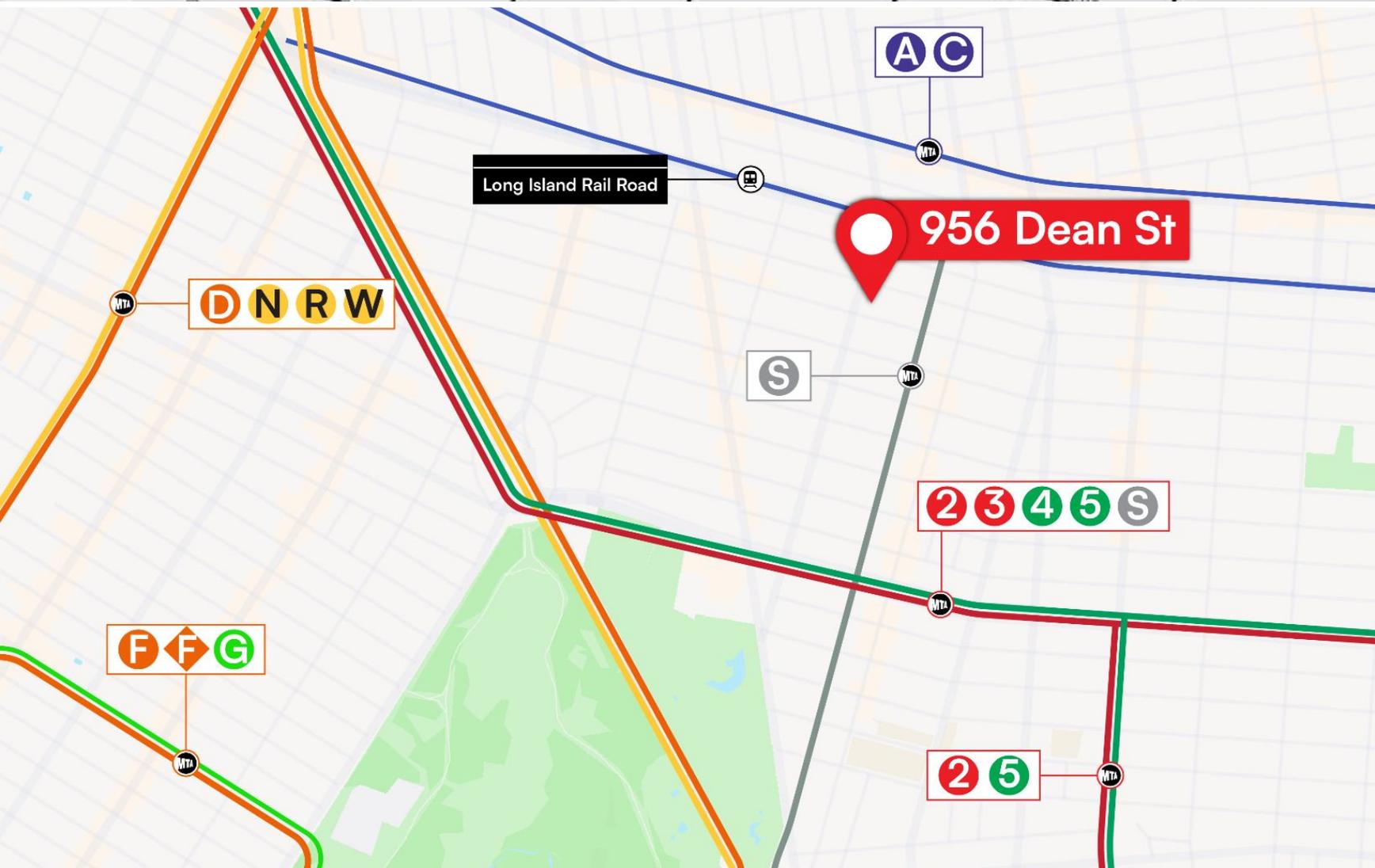
Investment Highlights

- **Long-Term Ground Lease:** Presents the opportunity to pursue significant development project with minimal cost as compared to traditional land acquisition
- **As of Right:** The site supports 15,840 buildable SF as of right (ZFA).
- **UAP / City of Yes:** If utilizing UAP bonus, FAR increases by 30% to 3.90, with buildable potential up to 20,592 buildable SF, in exchange for an affordable housing component.
- **Special Atlantic Avenue Mixed Use District (AAM):** The property falls within a 13-block area that City Planning has designated a special district due to its central location, ideal transit accessibility, and former industrial/commercial zoning. The special district allows for up to a 5.0 FAR or 26,400 buildable SF, with requirements for a portion of the development to be commercial.
- **Desirable Dimensions:** Lot dimensions of 48' x 110' present developers with large floor plates to accommodate lobby, elevator bays, etc, while maintaining desirable apartment layouts.
- **Efficient Positioning:** The site abuts the back yards of neighboring buildings on Classon Avenue, allowing for additional windows and resulting light and air.
- **Delivered Vacant:** Property will be delivered 100% vacant, offering a blank slate for development.
- **Premium Location:** Just 2-3 blocks from countless retail and dining options along Franklin and Washington Avenues, close proximity to iconic Grand Army Plaza and green space within Prospect Park.
- **Public Transportation:** Located in one of Brooklyn's most accessible locations, with 2, 3, 4, 5, B, Q, S, A, & C trains within blocks, offering direct access throughout much of Brooklyn and Manhattan.

[Click to View Data Room](#)



TAX & TRANSPORTATION MAPS



NEIGHBORHOOD OVERVIEW



Crown Heights & Prospect Heights

Historical Overview

Located at **956 Dean Street**, the property sits at the crossroads of Crown Heights and Prospect Heights, two Brooklyn neighborhoods with deep historical and architectural significance. This area was originally farmland during the colonial era, transitioning rapidly in the late 19th century as Brooklyn expanded eastward. The development of near Eastern Parkway, designed by Frederick Law Olmsted and Calvert Vaux, played a pivotal role in shaping the surrounding blocks into a planned residential environment characterized by wide streets and cohesive architecture.

By the early 20th century, the blocks surrounding Dean Street were built out with row houses, brownstones, and small apartment buildings, many of which still define the neighborhood's character today. The address benefits from proximity to major transportation corridors and cultural institutions, which supported steady residential demand over time. Like much of central Brooklyn, the area experienced periods of disinvestment in the mid-20th century, followed by significant reinvestment, restoration, and historic preservation in recent decades. Today, 956 Dean Street is situated within a well-established residential context where historic fabric, modern amenities, and strong community identity intersect.

Landmarks & Points of Interest

- **Brooklyn Children's Museum** – One of the country's oldest children's museums offering interactive exhibits.
- **Weeksville Heritage Center** – Preserves one of America's earliest free Black communities with historic structures and exhibits.
- **Brower Park** – A popular green space with recreation fields, playgrounds, and community facilities.
- **Crown Heights North Historic District** – A historic district with architecturally significant residential buildings.
- **Eastern Parkway** – A major landscaped boulevard with cultural institutions and event space.

NEIGHBORHOOD OVERVIEW

Residential Market Overview

The residential market surrounding 956 Dean Street is characterized by a mix of pre-war walk-up buildings, classic Brooklyn brownstones, and small- to mid-size multifamily properties that reflect the neighborhood's early 20th-century development. The area attracts a diverse resident base, including long-time neighborhood residents, families, young professionals, and renters, drawn by its proximity to Prospect Heights and Crown Heights amenities, cultural institutions, and convenient transit access.

Development Market Overview

Development activity surrounding 956 Dean Street has largely been incremental and context-driven, reflecting the established residential character of the Crown Heights and Prospect Heights neighborhoods. While portions of Crown Heights closer to major transit corridors have experienced selective redevelopment, the immediate area around Dean Street has seen limited large-scale new construction relative to higher-density areas such as Downtown Brooklyn.

Retail Market Overview

Retail amenities serving 956 Dean Street are concentrated along nearby Nostrand Avenue, Kingston Avenue, and Eastern Parkway, where commercial corridors feature a diverse mix of independent neighborhood shops, grocery stores, bakeries, casual dining establishments, and Caribbean and international restaurants that reflect the cultural character of Crown Heights and Prospect Heights. These corridors provide convenient access to everyday goods and services within walking distance of the property.

Transportation Snapshot

956 Dean Street benefits from strong public transportation access typical of the Crown Heights and Prospect Heights area. The property is located near the Nostrand Avenue subway station, providing service on the 3 and 4 lines with direct access to Manhattan and other parts of Brooklyn. Additional nearby subway lines, including the 2 and 5 trains, further enhance regional connectivity.



DOB OVERVIEW

952 DEAN STREET		BROOKLYN 11238		BIN# 3810781	
DEAN STREET	952 - 958	Health Area	: 2710	Tax Block	: 1142
		Census Tract	: 305	Tax Lot	: 10
		Community Board	: 308		

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#) [View Challenge Results](#) [Pre - BIS PA](#) [View Certificates of Occupancy](#)

Cross Street(s): CLASSON AVENUE, FRANKLIN AVENUE SHUTTLE LINE

DOB Special Place Name:

DOB Building Remarks:

Landmark Status:

Special Status: N/A

Local Law: NO

Loft Law: NO

SRO Restricted: NO

TA Restricted: NO

UB Restricted: NO

Environmental Restrictions: HAZMAT/NOISE

Grandfathered Sign: NO

Legal Adult Use: NO

City Owned: NO

Additional BINs for Building: [3250931](#)

Additional Designation(s): MIH - MIH AREA

HPD Multiple Dwelling: No

Special District: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: G7-GARAGE/GAS STAT'N

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open	Elevator Records
Complaints	3	0	Electrical Applications
Violations-DOB	0	0	Permits In-Process / Issued
Violations-OATH/ECB	0	0	Illuminated Signs Annual Permits
Jobs/Filings	2		Plumbing Inspections
ARA / LAA Jobs	0		Open Plumbing Jobs / Work Types
Total Jobs	2		Facades
Actions	30		Marquee Annual Permits
OR Enter Action Type: <input type="text"/>			Boiler Records
OR Select from List: <input type="text" value="Select..."/>			DEP Boiler Information
			Crane Information

CONFIDENTIALITY AGREEMENT & DISCLAIMER

The Offering Memorandum may This Leasing Package contains select information pertaining to the business and affairs of **956 Dean Street, Brooklyn, NY 11238** (“Property”). It has been prepared by Matthews™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.



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