

Former Trump Plaza Hotel & Casino

10.2-ACRE REDEVELOPMENT OPPORTUNITY



New Jersey Shore Beachfront Redevelopment Opportunity
Atlantic City, NJ

INVESTMENT SUMMARY

AVISON
YOUNG

Opportunity

Avison Young is pleased to offer for sale the former Trump Plaza Hotel and Casino consisting of 10.2 acres of beachfront land along New Jersey's coveted seaside real estate market.

Property highlights:



Prime beachfront real estate located within a Federal Opportunity Zone offering significant tax federal and capital gains reduction through redevelopment.



Consists of 302' of frontage along the iconic Atlantic City Boardwalk. Each year, over thirty million people flock to this historic 4.2 mile stretch the world's first and longest boardwalk which was first constructed in 1870.



In place revenue with Rainforest Café (lease through December 2028) and B&B Parking (month to month lease) offsetting carry costs during redevelopment.



Zoned RS-C, Resort Commercial District, which allows a wide range of residential, commercial and hotel uses. The site can accommodate over 3.5 million square feet of development based on the zoning's allowable floor area ratio of 8.0.



New Jersey residential property values have increased 49% over the past five years with communities surrounding Atlantic City experiencing the highest growth.

PROPERTY SPECIFICATIONS

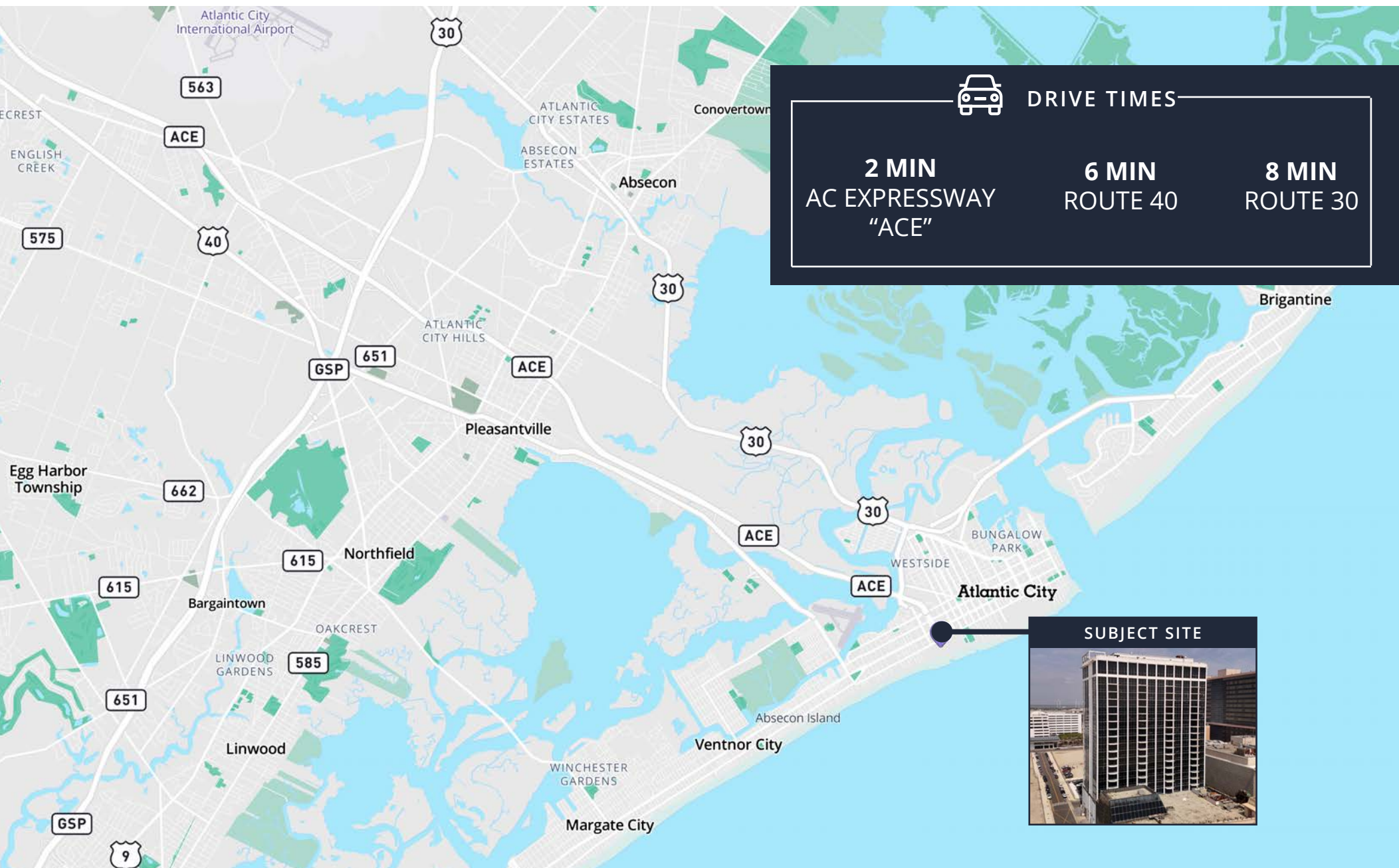
Total Acreage	10.2
Zoning	RS-C, Resort Commercial Development Allows for casino, residential and commercial uses. Maximum Building Height: 385 feet Maximum Buildable SF: Over 3.5 million sf based on zoning's 8.0 FAR
Frontage	- Boardwalk: 302' - Pacific Avenue: 300' & 350' - Atlantic Avenue: 325'
Current Tenants	Rainforest Café (lease through December, 2028) B&B Parking (month to month)
Total Number of Parcels	44
Existing Structures	Two Existing Structures: 1. 282,000 SF former hotel and casino, housing Rainforest Café 2. 905,000 SF parking garage with 2,658 parking spaces



Prime beachfront location



Fast access to key routes



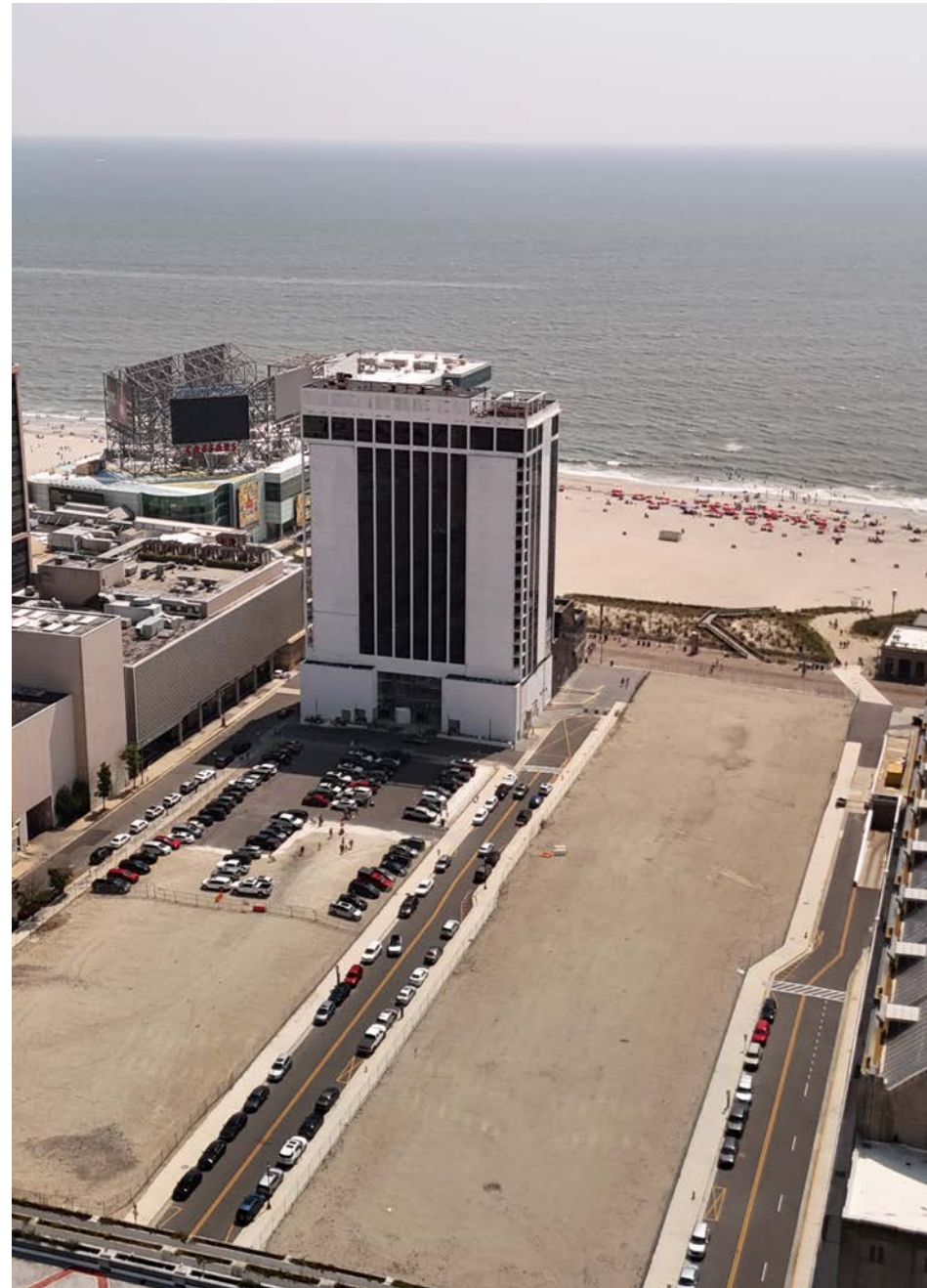
At the center of an impressive line up



A look at the property



A look at the property



Building specifications

2201 BOARDWALK

2201 BOARDWALK	
Address	2201 Boardwalk, Atlantic City, NJ
Description	Former hotel and casino. Vacant except for Rainforest Café on ground level facing Boardwalk. The hotel has 361 rooms.
Date of construction	1965
Land area	1.08 acres
SF	281,900
Stories	21 plus mechanical mezzanine
Hotel rooms	361
Construction	Concrete and steel
Ceiling heights	Ground Floor - 15' Second Floor - 15' Floors 3-20 - 8' Floor 21 - 10"
Roof	Lower - Single Ply modified with stone Main - Single ply EPDM
Electric	Supplied by Atlantic City Electric. Primary voltage is 12470 V, capacity rated at 2500 KVA
Gas	Supplied by South Jersey Gas with 4" service line. Rainforest Café has separate, direct gas service
Water	Supplied by Atlantic City Municipal Utilities Authority (ACMUA). 8" fire service and 4" domestic water
Sewer	Supplied by Atlantic City Sewerage Company
HVAC	Air Conditioning - Chilled water pumps Heating - Connected to the District Steam System and converted to hot water by heat exchangers
Elevator	4 passenger elevators and 2 service elevators
Fire projection	Fully sprinklered, two 125 HP electric fire pumps
Loading docks	Two on north side



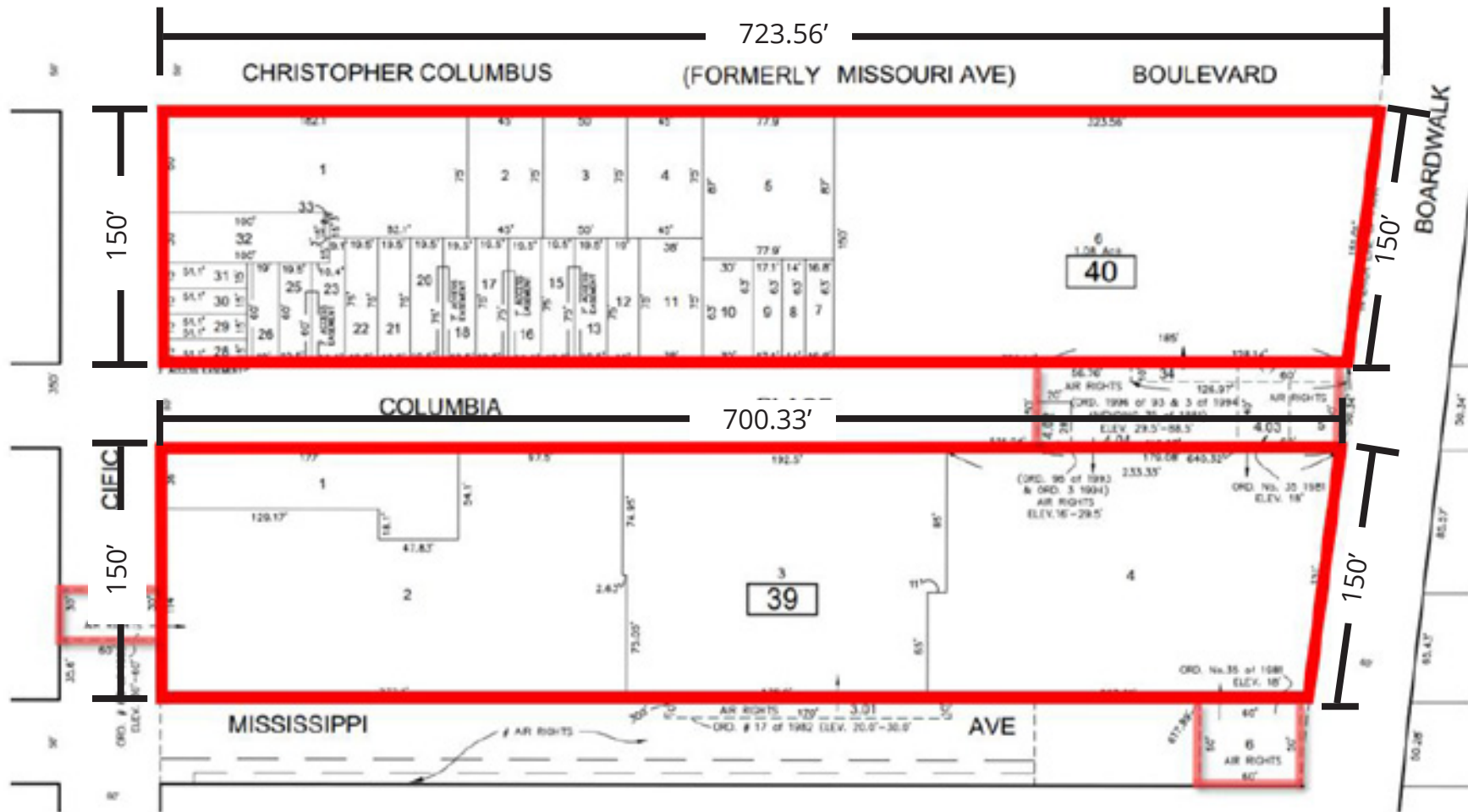
Building specifications

2201 PACIFIC AVENUE

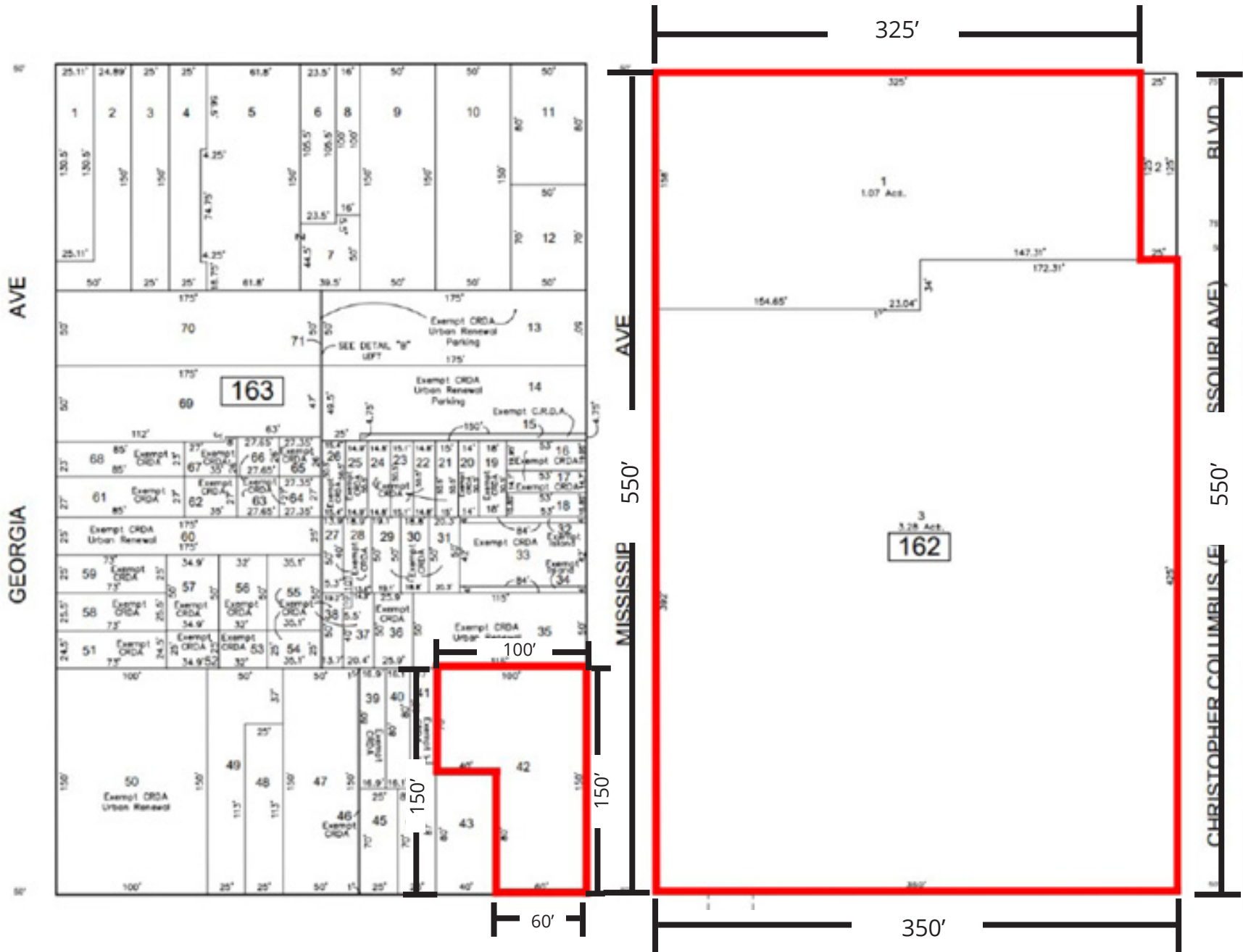
2201 PACIFIC AVENUE	
Address	2201 Pacific Avenue, Atlantic City, NJ
Description	Parking Garage current operated by B&B Parking on a month to month lease. The garage is only open during events and concerts at the neighboring Boardwalk Hall.
Date of construction	1984
Land area	3.28
SF	905,000
Levels	10
Parking spaces	2,658
Construction	Concrete
Ceiling heights	7' clearance
Electric	Supplied by Atlantic City Electric. Two services - 1A: Primary 13200 V, Secondary 480/277 V, Rated at 1500 KVA. 1B: Primary 12470 V, Secondary 480/277 V, Rated at 500 KVA
Gas	Supplied by South Jersey Gas
Water	Supplied by Atlantic City Municipal Utilities Authority (ACMUA). 6" fire service.
Sewer	Supplied by Atlantic City Sewerage Company
Elevator	4 elevators serve the parking garage
Fire projection	Fully sprinklered, (1) 250 HP electric fire pump. (5) pre-action, dray systems serving unheated garage.
Notes	B&B Parking also operates the surface parking lots included in the offering at 2201 Boardwalk (53 spaces), 2202 Atlantic (115 spaces), 2201 Pacific (11 spaces), and 2301 Pacific (8 spaces plus unstripped - former limousine parking).



Property dimensions



Property dimensions



Offering price & procedure

As exclusive agent, Avison Young is presenting the former Trump Plaza to select investors subject to a confidentiality agreement. The sale is being offered on an “as-is” basis with a bid deadline to be conveyed to interested bidders.

Interested investors should address all communications, inquiries, and requests for information to Avison Young. All inspections must be arranged through Avison Young with appropriate notice. Investors intending to purchase the property should put their proposed terms in Letter of Intent format and deliver to Avison Young by email. Letters of Intent should include purchase price, due diligence and closing periods, earnest money deposit (including any non-refundable deposit placed at contract execution), source of funds to complete the transaction, and company’s decision-making process. The seller will evaluate all offers based on factors such as economics, timing, terms, and the bidder’s track record in closing similar transactions.

Neither seller, nor Avison Young, nor any of their respective employees, agents, or principals, has made any representation or warranties, expressed or implied, as to the accuracy or completeness of this offering memorandum or contents. The analysis and validation of the information contained in the offering memorandum is entirely the responsibility of each prospective investor.





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