

PRICED TO SELL | SHOVEL READY + APPROVED PLANS

1.27 Acres Development Site | 7,600 SF Medical Office Building Development Site

FOR SALE



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY

1.27 Acres Development Site Approved for Medical | Selden, New York 11784

Lot Size:	1.27 Acres	Approved Bldg. Size:	7,600 SF
Shovel Ready:	Yes	Zoning:	J2
Approved Use:	Medical Office	Frontage:	150 + Feet
Annual Taxes:	TBD	Sale Price:	\$849,000.00

For full site plans or more details, contact Michael Murphy

Property Overview

This shovel-ready development site presents a rare opportunity to acquire 1.27 acres of prime commercial land with fully approved plans for a 7,600 square foot medical office building. Strategically located on Middle Country Road in Selden, within the Town of Brookhaven, the property offers over 150 feet of frontage along one of Suffolk County’s most heavily trafficked corridors. The site is directly across from the bustling Selden Plaza Shopping Center and adjacent to newly constructed luxury apartment complexes, positioning it perfectly to serve the growing demand for medical services in the area.

Zoned J2 and ready for immediate development, the parcel benefits from high visibility, strong traffic counts, and proximity to major thoroughfares including County Road 83, the Long Island Expressway, and Sunrise Highway. Its location ensures seamless access for patients and staff alike, while the surrounding retail and residential density supports long-term viability for healthcare tenants or owner-users. 48,000 + Cars pass this site each day making this location the ideal choice for medical use. Less than 20 minutes to Stony Brook University Hospital.

Offered at \$849,000, this site is ideal for investors, developers, or medical professionals seeking a turnkey opportunity in a thriving Long Island market. Annual taxes are to be determined. For full site plans or additional details, please contact Exclusive Listing Broker, Michael G. Murphy.

Exclusively represented by:

Michael G. Murphy

President | Commercial Division
631.858.2460 Email: michael.murphy@elliman.com

AERIAL VIEW

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COMPLETE HIGHLIGHTS



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Location Information	
Parcel ID	0200474000300060000
Street Address	Middle Country Road
City, State, Zip	Selden, NY 11784
Township	Brookhaven
Zoning	J2
Site Details	Shovel Ready
Plans	Approved for 7,600 SF Medical Office Building
Nearest Hospital	Stony Brook University Hospital (6.7 Miles)

Property Highlights

- Shovel-Ready Site with fully approved plans for a 7,600 SF medical office building.
- Prime Location on Middle Country Rd across from Selden Plaza and near new luxury apartments.
- Excellent Accessibility to County Road 83, Long Island Expressway, and Sunrise Highway.
- High Visibility with over 150 feet of frontage and strong daily traffic counts.
- Ideal for owner-users, healthcare groups, or investors seeking turnkey development

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APPROVED PLANS



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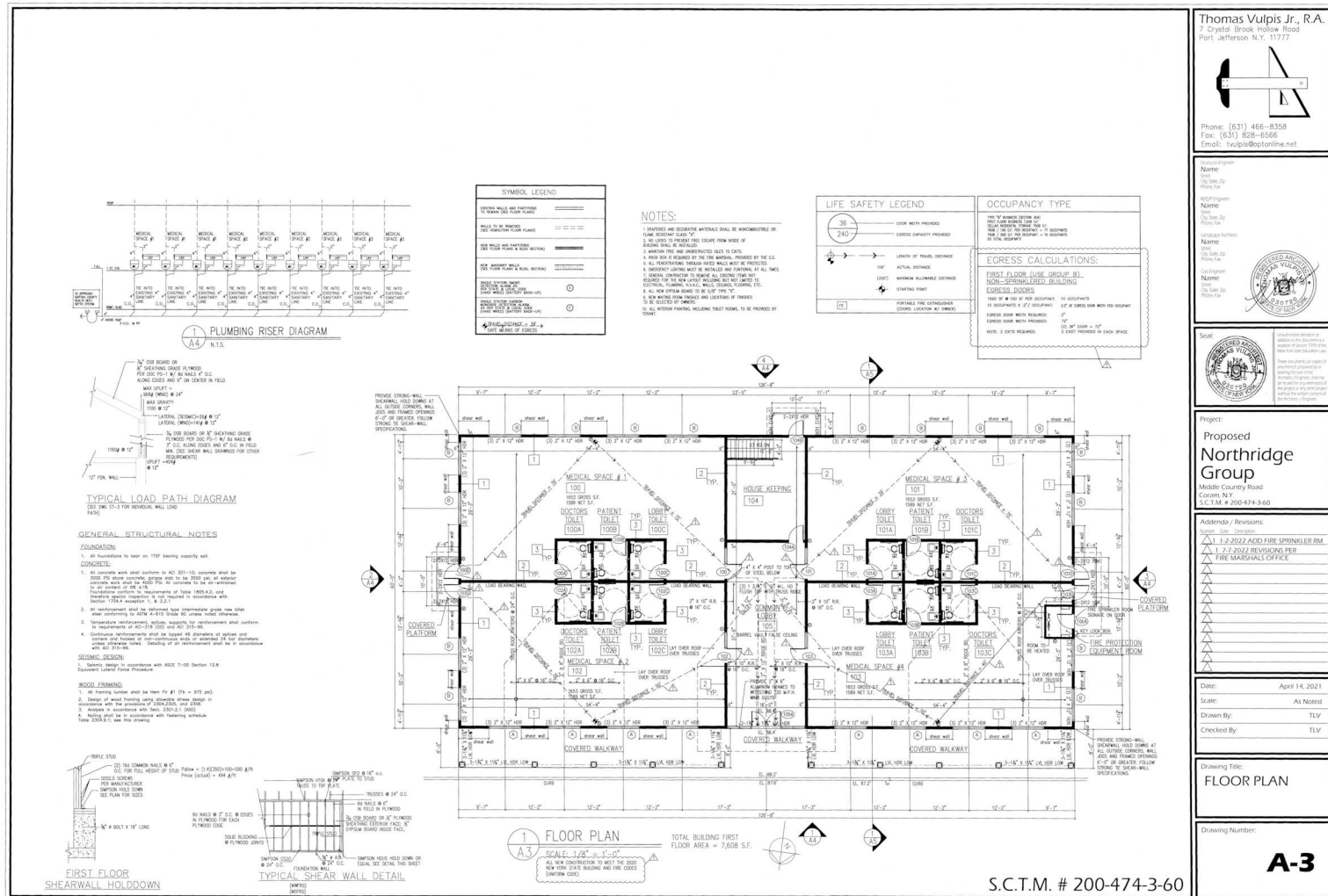
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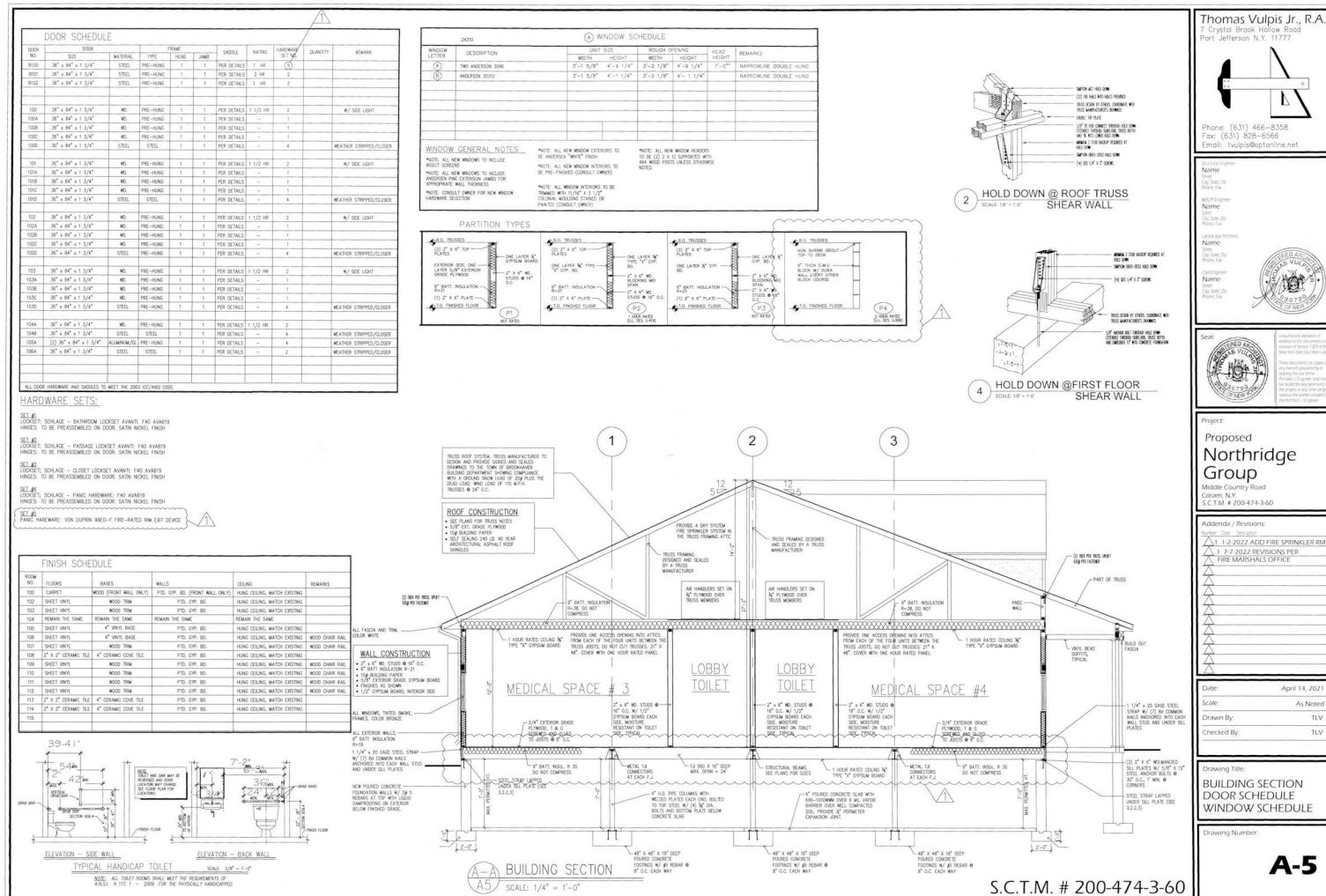
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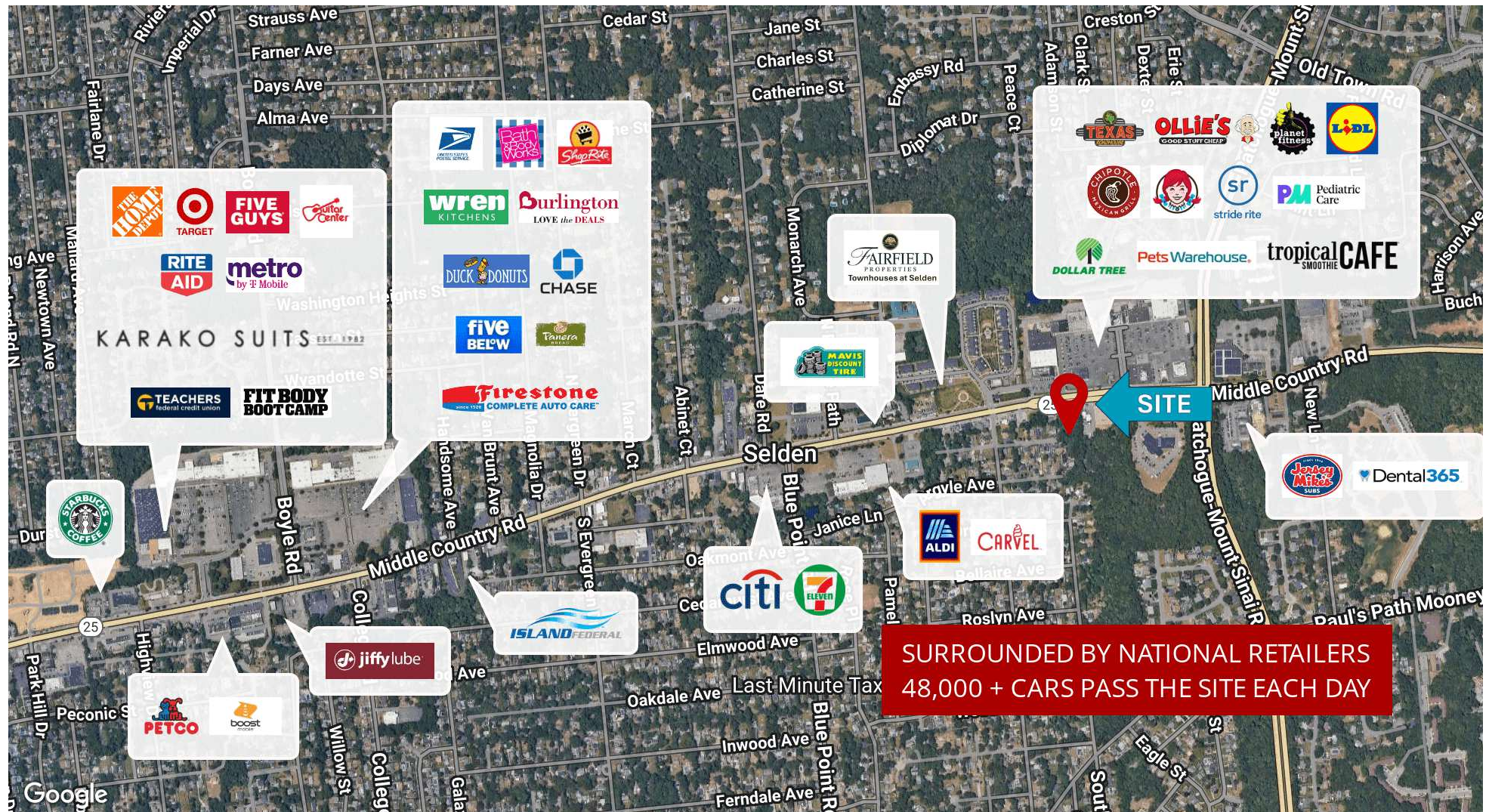
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RETAILER MAP

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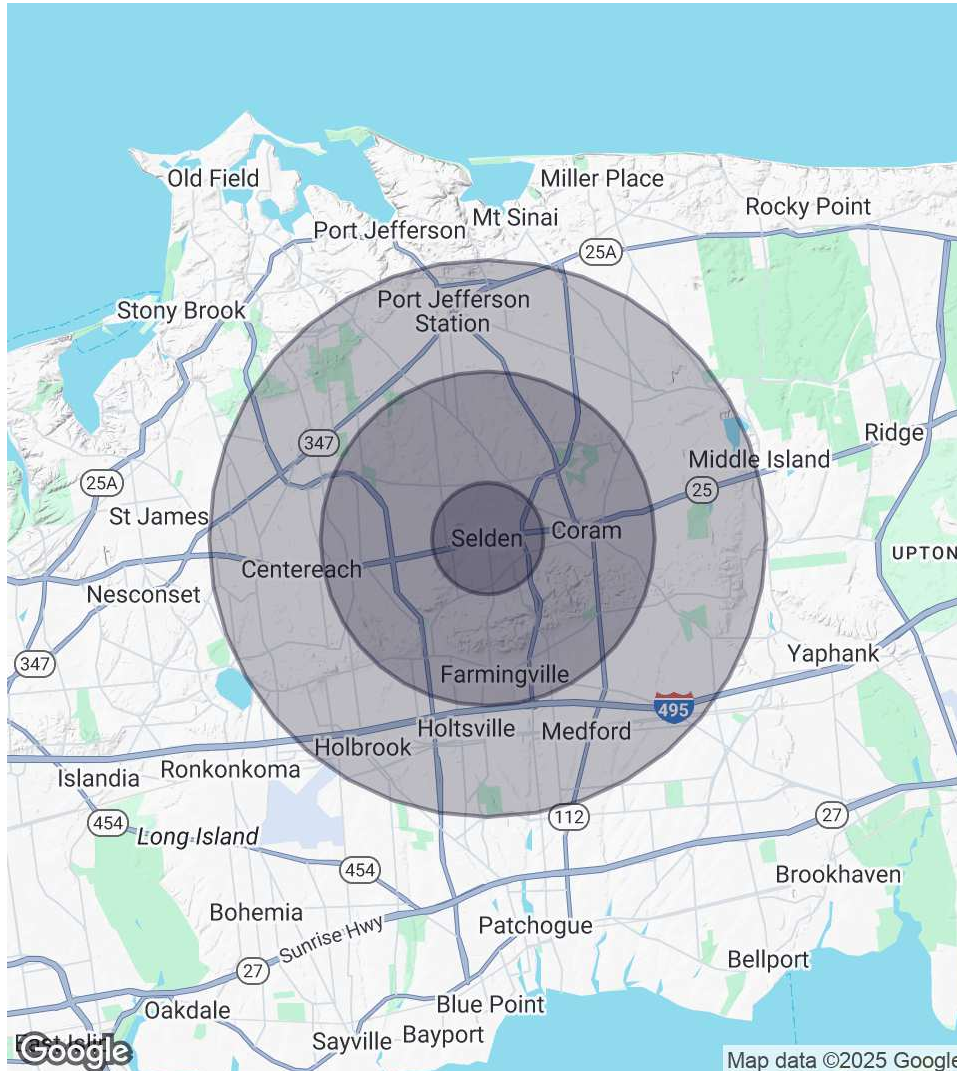
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DEMOGRAPHICS MAP & REPORT

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1 Mile Radius

Population

12,744

Households

4,202

Average HH Income

\$137,757

3 Miles Radius

Population

101,434

Households

34,590

Average HH Income

\$144,883

5 Miles Radius

Population

238,117

Households

82,691

Average HH Income

\$152,404

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EXCLUSIVELY REPRESENTED BY



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Michael G. Murphy

President | Commercial Division

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Professional Background

Michael G. Murphy is the President of Douglas Elliman Real Estate's Commercial Division, a leading full-service commercial brokerage firm. In addition to his role overseeing the day-to-day operations of the multibillion-dollar Commercial office, Michael also sits on the Senior Executive Advisory Board at Elliman, one of the leading real estate firms in the world. In his innumerable roles Michael is responsible for strategic planning and the company's day-to-day commercial operations that involve overseeing more than 100 offices spanning across the five boroughs. He plays a pivotal role in the recruitment of top talent, business development, and integrating the company's real estate brokerage activities with project management and facilities management.

A trendsetter in the world of real estate, Murphy is responsible for the inception of a full-service commercial real estate division at Douglas Elliman. In 2003, it was Michael who shaped the idea of a commercial unit to take advantage of the referrals that were filtering out of the company's residential offices. Since its commencement, Michael has developed an exceptional referral base of loyal clients, completing more than a billion dollars in real estate transactions which include Hotels, Shopping centers, Triple Net opportunities, Land deals, several noteworthy office/ industrial leases and retail developments with national chains. Having represented some of the most recognized names in the Real Estate and Business arena, Michael brings a depth of knowledge to the Commercial Division that is second to none.

A self-starter, creative problem solver and an expert negotiator, Murphy has proven to be a trailblazer and is an iconic figure in the business industry. Prior to joining Douglas Elliman, he was a managing principal at Global Commercial Realty. He also co-owned and operated the "Dublin" Group, a chain of successful restaurant/bars throughout the Long Island area including Dublin Down, Dublin Over, Dublin Deck, Planet Dublin, Murphy's Law, Venue 56, as well as his newest venture in the hospitality, Industry Prato 850, A Gastro Pub, and hot spot in Commack.

In 2007 Michael was a recipient of Long Islands Prestigious 40 under 40 award, which is given to outstanding members of the business community who are under the age of 40. For well over a decade Michael has consistently been honored with numerous TOP Broker awards such as the Pinnacle Award, Platinum award and has consecutively been presented with the Award for # 1 Commercial Broker for GCI and Transactions within the Elliman network. Michael was also the Recipient of the CoStar Power Broker Award in 2016, 2017, 2018 and 2019, 2021 and was honored as Long Island Business News Top Commercial Broker for 2017.

Michael has an extensive academic background receiving his MBA in International Business from Franklin College, in Lugano Switzerland where he was selected from an elite group of scholars to participate in a one year accelerated program after first receiving his B.A. from CW Post Long Island University, where he played football on scholarship.

His professional affiliations include Commercial Industry Brokers Society of Long Island (CIBS), International Council of Shopping Centers (ICSC), Long Island Commercial Network (LICN) and LIBI. He participates in several philanthropic activities donating both time and financial aid to various charities including the Sunshine Kids, American Heart Association, Toys for Tots, St. Jude, All Inclusive Lacrosse, the Philanthropy Network of NY, and more.

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We Are Commercial Real Estate

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Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.