

STATEN ISLAND | NEW YORK

1380 ARTHUR KILL ROAD



 **PREREAL**
PRENDAMANO REAL ESTATE

IMPORTANT DISCLOSURES

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EXECUTIVE SUMMARY

The land at 1380 Arthur Kill Road presents an exciting opportunity for development and growth. This prime location offers 6 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

6

ACRES

265,333

SQUARE FEET

5735

BLOCK

50

LOT

R3-2

ZONING



1380 ARTHURKILL ROAD | STATEN ISLAND, NY

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>.



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