

4302 Westshore Avenue



For Sale

17 Acre Site



Development Site

Guidance Upon Request



4302 Westshore Avenue, Brooklyn, NY 11214, USA



BKREA



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Property Description



BKREA has been exclusively retained to facilitate the sale of 4302 Westshore Avenue, a prime nearly 17-acre waterfront development site in Gravesend, Brooklyn. This Site offers direct waterfront access and is currently undergoing a rezoning process, positioning it as a premier candidate for large-scale residential development. Its unique waterfront location and potential for increased zoning capacity present a rare opportunity for developers to capitalize on the evolving Gravesend real estate market.

Current Zoning and Development Potential:

Under the existing zoning regulations and environmental constraints, the property has an as-of-right Zoning Floor Area (ZFA) totaling 226,512 square feet.

These three lots are currently buildable as-of-right, making them attractive development opportunities in their current state. However, the true potential lies in the upside that a rezoning could unlock. With a strategic rezoning effort, the site could support significantly greater density.

Proposed Rezoning and Enhanced Development Program:

The current owner is going through a ULURP and the ongoing rezoning effort aims to unlock substantially greater development potential, enabling higher-density residential and mixed-use projects. The proposed development program includes:

- **Lot Area:** 709,552 SF
- **Floor Area Ratio (FAR):** 2.21
 - **Total Zoning Floor Area:** 1,568,482 ZFA
 - **Residential:** 1,478,000 ZFA, delivering approximately 1,457 units
 - **Retail:** 10,448 ZFA, providing commercial opportunities along the waterfront
 - **Community Facility (Non-School):** 5,034 ZFA, supporting neighborhood services
 - **School:** 75,000 ZFA (If a school tenant is not secured, this space can be converted into 5,000 SF of retail and 70,000 SF of residential use)
- **Parking:** 994 spaces, ensuring ample on-site availability
- **Public Open Space:** Approximately 135,000 SF, enhancing waterfront access and community engagement

Environmental and Regulatory Considerations:

Parts of the Site fall within the Coastal Erosion Hazard Area (CEHA) and Tidal Wetland Adjacent Areas, both under the jurisdiction of the New York State Department of Environmental Conservation (DEC). Development in these areas requires careful planning and permitting before undertaking any regulated activities. Additionally, if a marina is included in the project, approvals from the Army Corps of Engineers will be necessary.

Project Status:

The project is in the early stages of the City Planning application process, which includes seeking a rezoning, special permits, authorizations, a certification, a city map amendment, and a zoning text amendment. This requires the preparation and submission of an Environmental Impact Statement, that, when accepted, would allow the Department of City Planning to certify the application into public review and commence the statutory 7-month Uniform Land Use Review Procedure (“ULURP”).

Given these factors, it's crucial to work closely with environmental consultants and regulatory bodies to navigate the permitting process effectively. Understanding and respecting the Site's environmental constraints will be key to moving the project forward successfully.

With its prime waterfront access, large-scale residential potential, and the ongoing City Planning application, 4302 Westshore Avenue represents a transformational development opportunity in Brooklyn's Gravesend neighborhood. As demand for high-quality waterfront living continues to grow, this Site is positioned to become a landmark mixed-use project.

Other Potential ULURP Requirements:

It is expected that new streets will be built in accordance with the proposed plans, including the reconstruction of the drainage system as part of the scope. The existing roads are oversized and one leads directly into wetlands, making the current layout less than ideal for the proposed development. The requirement to construct a school remains unconfirmed at this time although part of the proposed development.

Mandatory Inclusionary Housing (MIH) Requirements:

The proposed rezoning incorporates MIH with two proposed options to address affordability:

- **Option 1:** 25% of the residential floor area affordable at an average of 60% Area Median Income (AMI)
- **Option 2:** 30% of the residential floor area affordable at an average of 80% AMI

Property Information	
Address:	4302 Westshore Avenue
Neighborhood:	Gravesend
Development Block / Lot:	6944, / 10, 80, 290, 325, 330, 333, 458, 466 and 480

Current Zoning:	C3 and R4
Proposed Zoning:	R6/C2-2 and R5

Current Total Zoning Lot Size:	737,118 SF
Proposed Total Zoning Lot Size:	709,552 SF (due to reconfiguration of the streets to efficiently serve the proposed development)

Under Current Zoning			
Zoning Lot	Lot Area (SF)	FAR	Zoning Floor Area (SF)
Lot 1	578,587	0.15	89,191
Lot 2	87,455	1.07	93,860
Lot 3	43,510	1.00	43,461
Total (Residential)			226,512

Proposed Program Summary	
Total FAR	2.21
Residential ZFA	1,478,000
Retail ZFA	10,448
Community Facility (Non-School) ZFA	5,034
School ZFA	75,000
Total ZFA	1,568,482
Public Open Space	135,000
Assessment (24/25):	\$5,788,091
Taxes (24/25):	\$617,618

*All square footages are approximate, based on public records and client materials.

Highlights & Tax Map



Prime Waterfront Location

Situated along Westshore Avenue in Gravesend, Brooklyn, the Site offers 17 acres of direct waterfront access, making it one of the most attractive large-scale residential development opportunities in the borough.



Large-Scale Development Potential

The proposed rezoning would allow for 1,601,117 GSF, including 1,478,000 SF of residential space, 10,448 SF of retail, and 135,000 SF of public open space, shaping a vibrant waterfront master development.



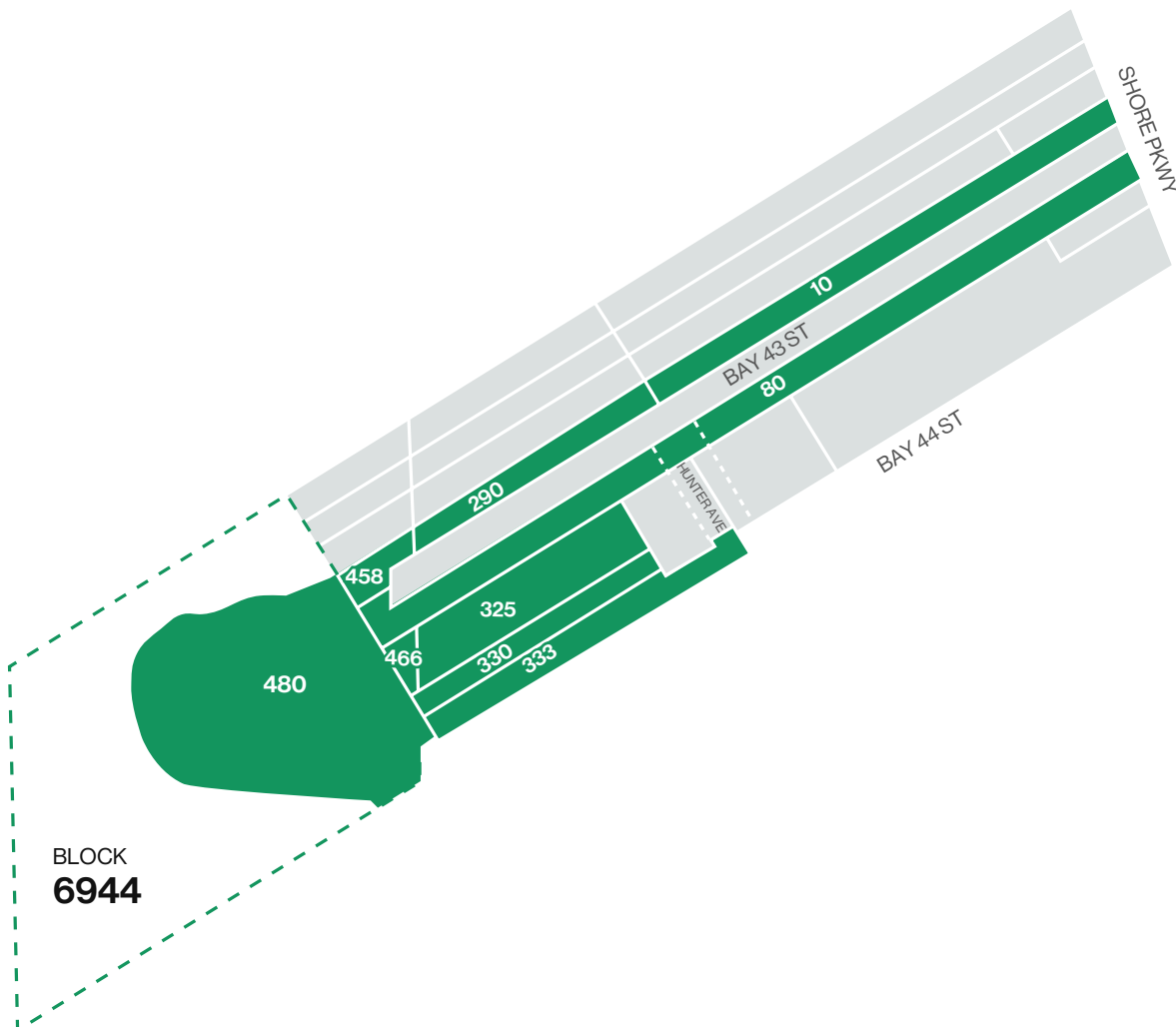
Rezoning Candidate

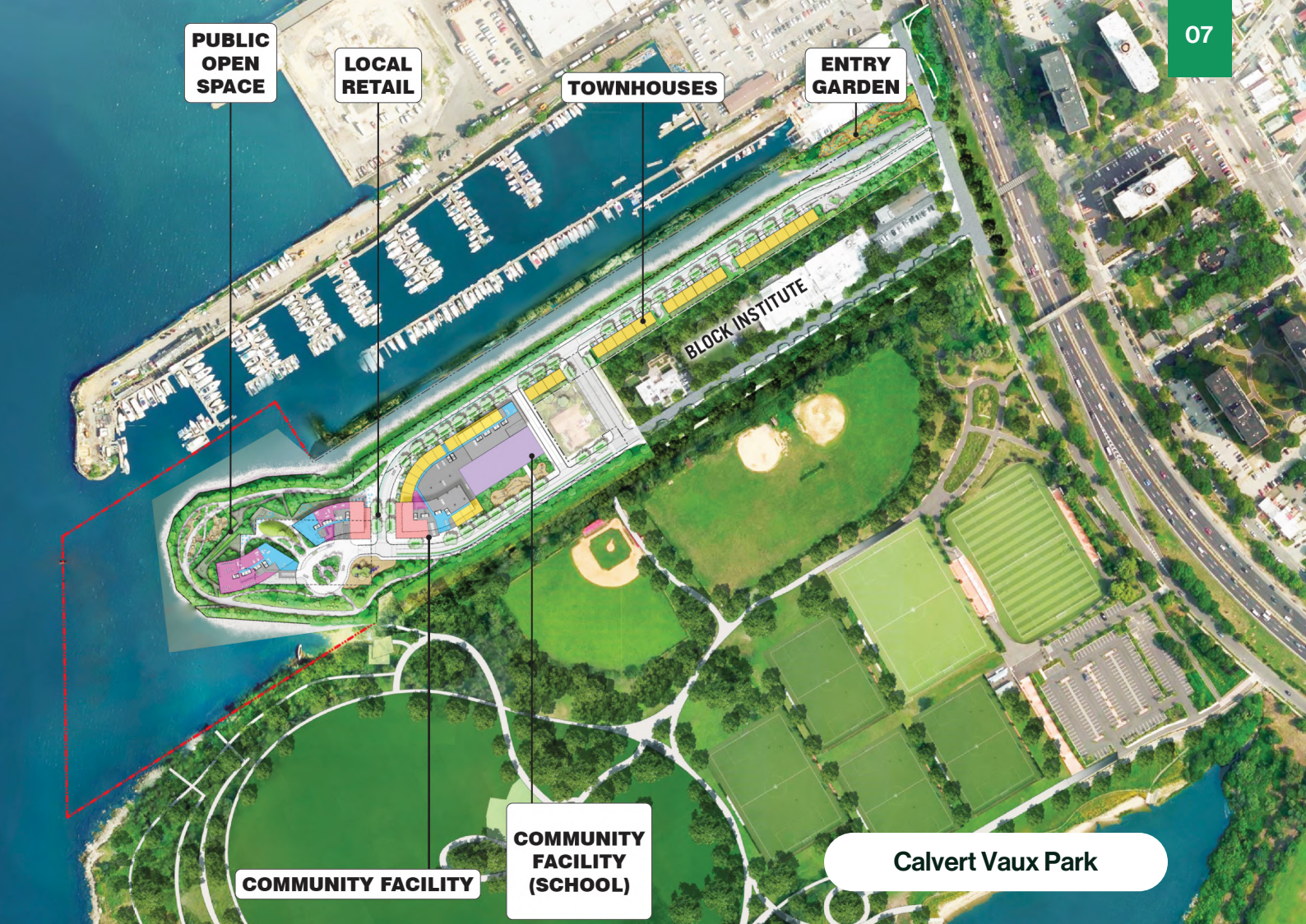
A prime rezoning candidate, this Site will allow higher-density residential and mixed-use development. The special permit and authorizations mandate adherence to the proposed site plan, including building unbuilt streets and installing water/sewer systems.



Strategic Growth & Connectivity

Aligned with Brooklyn's waterfront revitalization, the Site benefits from major public and private investment and offers seamless access to key areas, including South Brooklyn, Manhattan, and JFK Airport, making it a prime destination for residents and businesses.





Rendering



4302 Westshore Avenue

Neighborhood Overview

Gravesend's community is rich in history, culture, and diversity. The area has a mix of long-time residents and newcomers who enjoy a strong sense of belonging. The neighborhood's historical landmarks, like the Gravesend Cemetery, offer a glimpse into the area's colonial past, while newer developments bring fresh energy. Residents embrace a diverse range of cultures, with the area's dining scene reflecting a blend of Italian, Middle Eastern, and other international flavors. Local pizzerias, bakeries, and family-owned restaurants are central to Gravesend's cultural fabric, offering an inviting atmosphere for all who visit.



Bay 53rd St



Gravesend Cemetery

Community & Culture

Gravesend's community is rich in history, culture, and diversity. The area has a mix of long-time residents and newcomers who enjoy a strong sense of belonging. The neighborhood's historical landmarks, like the Gravesend Cemetery, offer a glimpse into the area's colonial past, while newer developments bring fresh energy. Residents embrace a diverse range of cultures, with the area's dining scene reflecting a blend of Italian, Middle Eastern, and other international flavors. Local pizzerias, bakeries, and family-owned restaurants are central to Gravesend's cultural fabric, offering an inviting atmosphere for all who visit.

Transformation

Gravesend is a dynamic neighborhood that marries old-world charm with modern life. Historic homes, including grand Victorian houses, coexist with newer constructions that infuse the area with fresh vitality. The Lundy's restaurant—once a seafood institution—is now a landmark, preserving the area's maritime roots while evolving with the times. Green spaces like Calvert Vaux Park and access to Gravesend Bay offer peaceful retreats, while the neighborhood's proximity to Coney Island provides exciting recreational opportunities. As Gravesend transforms, it retains its deep connection to history while embracing modern developments that make it an increasingly sought-after place to live.



Dining & Entertainment

The dining scene in Gravesend is an exciting part of its transformation, showcasing a vibrant mix of culinary influences. Whether you're craving Italian delicacies, sampling Middle Eastern flavors, or enjoying a slice of pizza, the neighborhood offers a wide array of options. Traditional eateries and innovative new spots coexist, creating a culinary landscape that reflects the diverse communities that call Gravesend home. The neighborhood is also close to some of Brooklyn's most iconic landmarks, such as the Coney Island Boardwalk and beach, offering ample entertainment options. From relaxing in Calvert Vaux Park to dining at local gems, Gravesend offers both peaceful retreats and lively spots to explore.

Calvert Vaux Park



Coney Island Boardwalk



Calvert Vaux Park

Located adjacent to the site, Calvert Vaux Park stands as one of Brooklyn's most under-the-radar treasures—an expansive 85-acre waterfront park that seamlessly blends unrefined natural beauty with a dynamic array of athletic and recreational amenities. Nestled along Gravesend Bay, it offers panoramic views of the

Verrazzano-Narrows Bridge, delivering a dramatic backdrop that rivals the most iconic parks in the five boroughs. Named after the legendary 19th-century landscape architect who co-designed both Central and Prospect Parks, Calvert Vaux Park is rooted in a legacy of public space envisioned for all New Yorkers. What was once a mix of marshland and landfill has since been transformed into a vibrant park where the city's edge meets the heart of the community.

The park is a recreational powerhouse: home to six baseball fields, eight full-sized soccer fields, three basketball courts, a roller hockey rink, and a dedicated cricket pitch—making it one of the most amenity-rich parks in New York City. It's where local teams, youth leagues, and weekend athletes converge, surrounded by open skies and the salty breeze off the water. One of its most unique features is a model aircraft field, one of the last of its kind in the city, where aviation enthusiasts gather to fly remote-controlled planes and helicopters. Beyond the high-energy sports zones, the park also offers tranquil walking paths, preserved wetlands, and peaceful corners ideal for fishing or simply watching ships drift across the bay.



Transit Overview

The site offers strong transit connectivity with two subway stations and multiple bus stops within walking distance:

Subway Access

Bay 50 St Station (D line) – Located 0.7 miles from the site, this station is accessible via a short 13-minute walk or 6-minute bike ride, providing a direct link to Brooklyn's commercial hubs and Manhattan.

25th Avenue Station (D line) – Just 0.8 miles away, reachable in approximately 14 minutes on foot or 6 minutes by bike, this station offers another convenient access point to the D train.

Bus Access

In addition, the site is served by four key bus routes:

B6, B82, X28, and X38—offering robust east-west and north-south service. The B6 and B82 connect to nearby neighborhoods and shopping corridors, while the X28 and X38 provide express service to Midtown Manhattan, making the site ideal for commuters.

A dedicated bus stop and layover area have been incorporated into the proposed project—improving local transit infrastructure and ensuring long-term connectivity.

Access by Car

The property also has direct access to both the Belt Parkway and Shore Parkway, making it easy to reach destinations across Brooklyn, Queens, and beyond by car.



Meet the Team



Bob Knakal

Chairman & CEO



Cell: 917.509.9501

bk@bkrea.com



Seth Samowitz

Chief Operating Officer



Cell: 203.581.1216

seth@bkrea.com



Ryan Candel

Senior Vice President, Transactions



Cell: 917.887.4976

ryan@bkrea.com



Genessy Jaramillo

Managing Director



Cell: 352.978.6110

genessy@bkrea.com



Contact

Bob Knakal

Chairman & CEO
[917.509.9501](tel:917.509.9501)
bk@bkrea.com

Seth Samowitz

Chief Operating Officer
[203.581.1216](tel:203.581.1216)
seth@bkrea.com

Ryan Candel

Senior Vice President, Transactions
[917.887.4976](tel:917.887.4976)
ryan@bkrea.com

Genessy Jaramillo

Managing Director
[352.978.6110](tel:352.978.6110)
genessy@bkrea.com



BKREA

 Knakal Map Room, New York, NY 10018

 [BKREA.COM](https://www.bkrea.com)

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