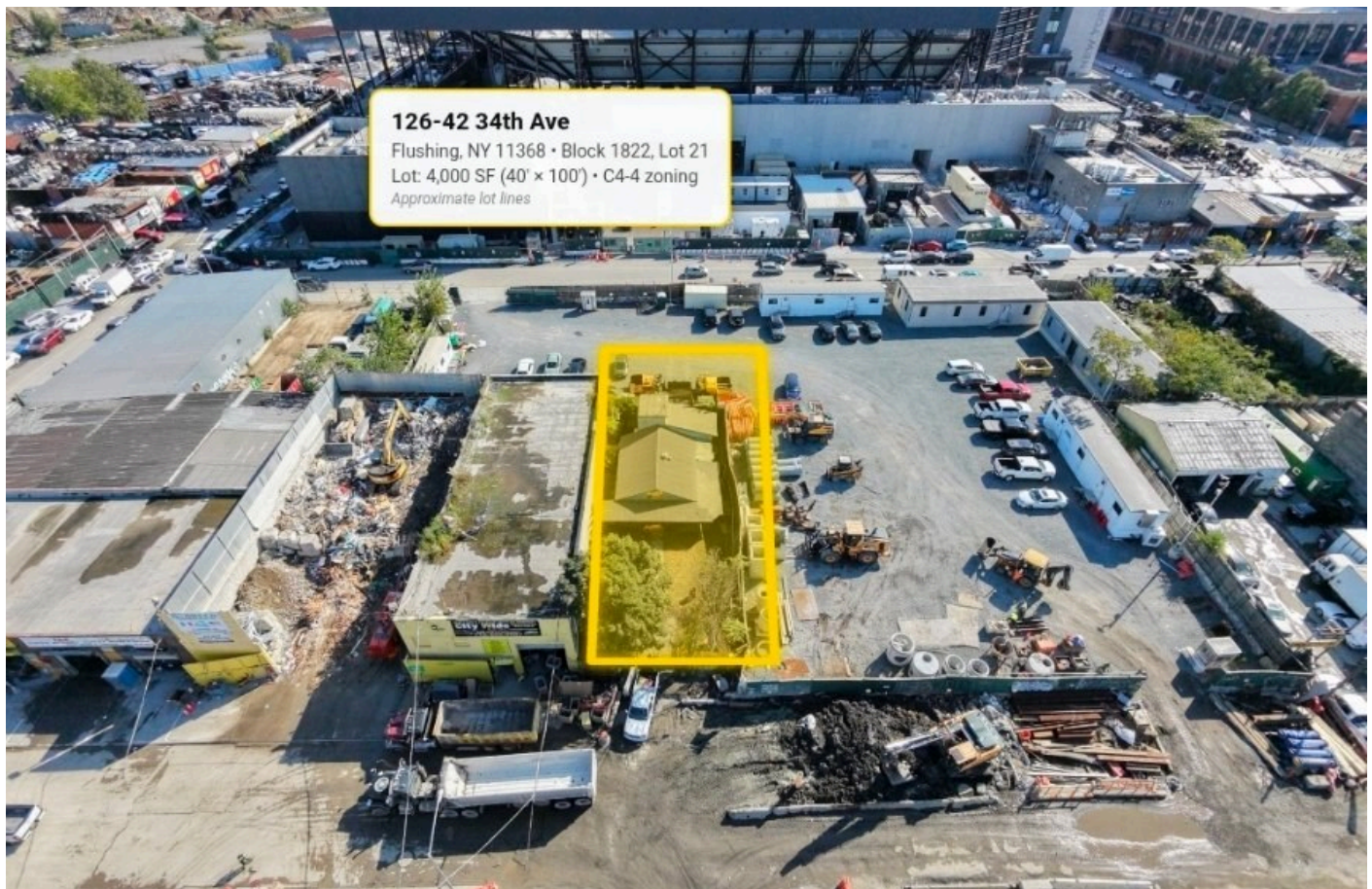


A by-right residential development site

126-42 34th Avenue, Corona (Willets Point), NY 11368 - Block 1822, Lot 21

\$1,600,000 ASKING PRICE	\$200 PER BUILDABLE SF	4,000 SF LOT - 40 FT X 100 FT	8,000 BSF AS-OF-RIGHT - 2.0 FAR	9,600 BSF WITH AFFORDABLE - 2.4 FAR
------------------------------------	----------------------------------	---	---	---



The subject site, outlined in yellow (lot lines approximate). The new NYCFC stadium rises directly across 34th Avenue, with Citi Field at upper right.

Rezoned in 2024 from industrial to C4-4, this lot now allows mixed-use residential development as-of-right - inside the city's Willets Point redevelopment, steps from the new soccer stadium and Citi Field.

Dimitry Roulette

The Roulette Properties Team
Keller Williams Realty Elite
(718) 825-8042
dimitry.roulette@kw.com

What changed in 2024 - and why it matters

ADDRESS	126-42 34th Ave, Corona, NY 11368
BLOCK / LOT	1822 / 21
LOT SIZE	4,000 SF (40 ft x 100 ft; long axis east-west)
ZONING	C4-4, Special Willets Point District
REZONING	Effective July 18, 2024 (C 220185 ZMQ)
GOVERNING RULE	ZR 124-21, amended December 5, 2024
ASKING PRICE	\$1,600,000 - \$200 / buildable SF, \$400 / lot SF
TRANSIT	Mets-Willets Point 7 train; LIRR Port Washington station



Closer drone view of the lot and existing structure, looking north toward the stadium site.

The one-sentence pitch: the 2024 rezoning turned a 4,000 SF industrial lot into a by-right residential development site inside the city's flagship Queens megaproject.

Before the 2024 rezoning, this pocket was industrial - the M districts that still surround it on the zoning map are the giveaway. Industrial zoning allowed no housing. The rezoning mapped C4-4 inside the Special District, and the December 2024 amendment to ZR 124-21 locked in the floor-area rules that govern this lot today.

Development envelope

As-of-right: 4,000 SF x 2.0 FAR	8,000 BSF
With affordable / senior: 4,000 SF x 2.4 FAR	9,600 BSF

- **The affordable bonus is real money.** The extra 1,600 buildable SF at the \$200/BSF asking basis is about \$320,000 of additional envelope value.
- **Assemblage upside.** Larger district sites south of 34th Avenue carry FARs up to 5.0, so a buyer aggregating parcels plays in a richer envelope.
- **No variance, no special permit for the base envelope.** The 2.0 FAR is as-of-right for lots under the district's 200,000 SF threshold.

Buying into a transformation the city already funded



District rendering: the new soccer stadium flanked by new residential buildings, with Citi Field at lower left. Rendering is illustrative of the district plan.

2,500

AFFORDABLE
HOMES PLANNED
DISTRICT-WIDE

25,000

SEATS - NYCFC
SOCCER-
SPECIFIC
STADIUM

250

HOTEL ROOMS
PLANNED
BESIDE THE
STADIUM

650

SEATS - NEW
PUBLIC
ELEMENTARY
SCHOOL

3.3M SF

TOTAL DISTRICT
DEVELOPMENT

The Willets Point plan, led by Queens Development Group (Related Companies and Sterling Equities) with NYCEDC, replaces the former industrial blocks with a complete neighborhood: 100% affordable housing in the residential phases, retail, a hotel, a public school, new streets and sewers, and public open space.

Phase 1 is already visible on the ground - the first residential buildings are up beside Roosevelt Avenue, and the stadium is under construction directly across from this lot.



Phase 1 aerial: Citi Field in the foreground, Phase 1 buildings at right, and the Phase 2 stadium and housing area beyond.

Priced at the comp, on the district's main street



Market aerial: Willets Point sits between LaGuardia Airport and Downtown Flushing, served by the 7 train, LIRR, and the Van Wyck and Whitestone expressways.

Valuation

- **\$200 per buildable SF** at the 2.0 FAR envelope.
- Anchored on the January 2024 same-street sale (Benaim to Related / Sterling / NYCFC interests) at **\$205 per buildable SF**.

Access

- Mets-Willets Point station: 7 train and LIRR Port Washington line.
- Adjacent to Citi Field and the USTA National Tennis Center (US Open).
- Minutes to LaGuardia Airport, Downtown Flushing and the Shops at Skyview.

Terms

- Exclusive co-listing: Dimitry Roulette and Vanessa Ingrao, Keller Williams Realty Elite.
- Seller will convey and vacate after closing; no relocation contingency.

Contact

Dimitry Roulette - (718) 825-8042
dimitry.roulette@kw.com
Keller Williams Realty Elite
695 Broadway, Massapequa, NY 11758
NY License 10301221595

Due diligence note: The 2024 rezoning map notes that some district lots carry CEQR environmental requirements (Appendix C) or "D" restrictive declarations (Appendix D); buyer's counsel should confirm this lot's status. Given the area's former industrial use, a Phase I environmental assessment is recommended. Lot lines in aerial imagery are approximate, renderings are illustrative of the district plan and do not depict a proposed building on the subject lot, and all figures are per public records and the zoning resolution cited - buyer to verify independently. This memorandum is for information only and is not an appraisal or legal advice.