



S 2ND

Wythe Ave

S 2nd Street

50-54 S 2nd Street

— DEVELOPMENT OPPORTUNITY —

40,950 BSF Residential Development Site in Williamsburg, Brooklyn

S 2ND



Aerial view of property 50-54 S 2nd Street

JLL has been retained on an exclusive basis to represent the sale of 50-54 S 2nd Street. The offering represents an opportunity to develop ~41K BSF of residential, commercial, mixed-use, or manufacturing allowed in a prime Williamsburg location.

FULL-SCALE DEVELOPMENT SITE

Flexible residential zoning allows for 40,950 SF of residential, commercial, mixed-use, or manufacturing in Williamsburg, Brooklyn. The large, combined footprint of 13,500 SF allows for a flagship development opportunity in a highly sought after Williamsburg location.

UNPARALLELED TRANSPORTATION

The Property is a short walk from the Bedford Avenue L train and Marcy Avenue J M Z trains, offering seamless access to Downtown and Midtown Manhattan in less than 15 minutes. The Property's convenient location also offers easy access to the Williamsburg Bridge for both cars and bikes.

PREMIER WILLIAMSBURG LOCATION

Williamsburg offers residents Michelin-starred restaurants, various clubs and bars, and the Bedford Avenue retail corridor. Domino Waterfront Park, one block west of the Property, offers world-class views of the Manhattan Skyline, an elevated walkway, a playground, a dog run, volleyball courts, and five acres of lush green-way.

SIGNIFICANT RESIDENTIAL DEMAND

Residential demand has come roaring back post pandemic in Brooklyn, with Williamsburg being one of the most desirable places to live in all of the borough. Apartments in Williamsburg often have multiple applications within 24-hours.

2415 / 16, 19, 119, & 136
Block / Lot

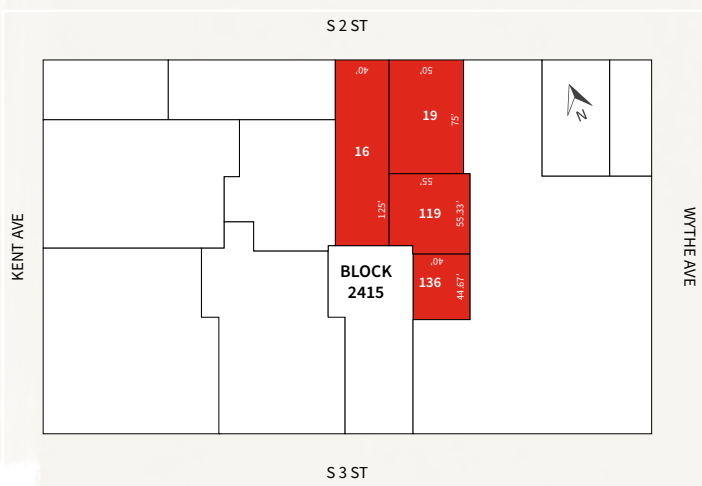
13,500 SF
Lot Size

M1-4 / R6A, MX-8
Zoning Designation

2.70 FAR
**Residential, Commercial, Mixed-Use or Manufacturing*

40,950 BSF
As-Of-Right Existing Development Rights (approx)

Tax Map



Property Detail

S 2ND

Block / Lot	2415 / 16, 19, 119, 136
Lot Dimensions	90' x 175' Varies, irregular
Lot Size	13,500 SF
Total Buildable Square Footage	40,950 BSF*
Total Assessment (21/22)	\$528,390
Average Tax Rate (21/22)	10.755%
Total Taxes	\$56,828

All measurements and square footage estimates are approximate and sourced through city records.

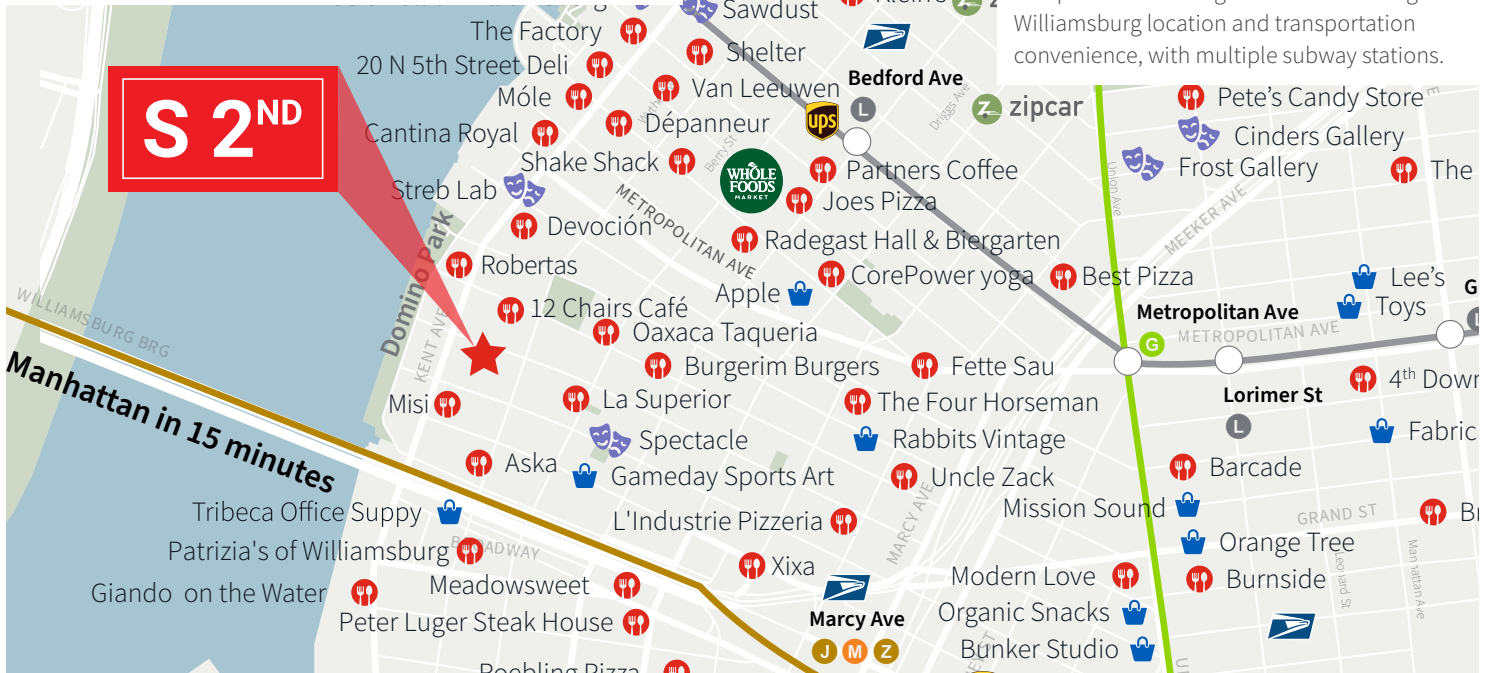
*4,500 BSF of market-rate inclusionary air rights included in offering

Tax Map



Connectivity

SUBWAY	LINES SERVICED
Bedford Avenue	L
Marcy Avenue	J M Z
Metropolitan Avenue	G





The **L** train at Bedford Avenue is a short walk away as is the Marcy Avenue **J M Z** train, providing exceptional connectivity to Downtown and Midtown Manhattan and throughout Brooklyn.

The Property offers convenient access throughout Brooklyn and Queens via the expanded ferry network offering a quick commute to majority of tenants' workplaces.

By car, 50-54 S 2nd Street two blocks from both the Williamsburg Bridge and Brooklyn-Queens Expressway, which connects the area to both LaGuardia and JFK airports in 30 minutes.

Manhattan

LOWER
EAST SIDE

EAST RIVER

S 2ND

GREENPOINT



Domino & River Ring

The Domino project and its remaining three developments, along with the recently approved River Ring will bring additional financial investment to the Williamsburg waterfront, including another impressive public park.

NORTH
WILLIAMSBURG
EAST RIVER



TRADER
JOE'S

WILLIAMSBURG

BEDFORD AVE



DOMINO PARK



APPLE
STORE

WHOLE
FOODS
MARKET

S 2ND

Williamsburg
Bridge

MARCY AVE



WILLIAMSBURG OVERVIEW

Over the past decade, Williamsburg has emerged as one of the most popular neighborhoods in New York City. Residents and employers choose Williamsburg for its many offerings of dining, shopping, and entertainment, all easily accessible within just a few minutes. This coveted part of the borough brings a distinctive blend of new and old, cultivating a dynamic urban environment unlike any other within New York City.

Williamsburg underwent a dramatic transformation over the past two decades. The large warehouses of New York City's former manufacturing hub have been transformed into spacious, high ceiling loft apartments, hotels, and creative office spaces. These newly re-purposed properties are complemented by an abundance of unique shops, boutiques, art galleries, bars, restaurants, and other retail corridors throughout the surrounding area. Nearby parks and greenery include Domino Park, East River State Park, McCarren Park and the soon to be built River Ring Park.

NYS HOUSING AND ANTI-DISCRIMINATION NOTICE

Federal, State and Local Fair Housing and Anti-discrimination Laws protect individuals from housing discrimination. It is unlawful to discriminate based on certain protected characteristics, which include, but are not limited to: race, creed, color, national origin, sexual orientation, gender identity or expression, military status, sex, age, disability, marital status, lawful source of income or familial status.

THE FOLLOWING ARE SOME EXAMPLES OF POTENTIAL FAIR HOUSING VIOLATIONS:

- Refusing to rent, sell or show a property based on a potential tenant or purchaser's protected characteristic.
- Quoting a higher price to a purchaser or renter because of the potential purchaser or tenant's protected characteristic.
- Refusing to rent to a tenant who has children or increasing a security deposit based on the number of children who will be living in the apartment.
- Steering prospective tenants or purchasers to certain neighborhoods based on any protected characteristics.
- Refusing to rent to a potential tenant because of their source of income, including but not limited to, Section 8 vouchers or other government subsidies.
- Refusing to waive a "no pet" policy for tenants that require a service, assistance or emotional support animal.
- Discriminating at the direction of a seller or landlord or because it is the preference of a seller or landlord.
- Refusing to rent to a renter who is a victim of domestic violence.

YOU HAVE THE RIGHT TO FILE A COMPLAINT

- New York State, Department of State: (518) 474-4429
- New York State, Division of Human Rights: (844) 862-8703

ALBANY OFFICE: One Commerce Plaza, 99 Washington Avenue, P.O. Box 22001, Albany, NY 12201-2001
• Customer Service: (518) 474-4429 • Website: <https://dos.ny.gov> • E-Mail: licensing@dos.ny.gov

REGIONAL OFFICES:

• BINGHAMTON • BUFFALO • HAUPPAUGE • NEW YORK CITY • UTICA

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and at all public open houses.***

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[Click here for information regarding the New York State Human Rights Law, as required by the State of New York.](#)

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