

FOR SALE

1227-1231 Pacific Street Brooklyn, NY 11216

Transit-Oriented, Block-Thru Brooklyn Development Opportunity

Ariel
CREA Partner



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Ariel Property Advisors presents 1227-1231 Pacific Street, a unique and architecturally significant development opportunity at the nexus of Bed-Stuy and Crown Heights.

Spanning 3 tax lots, the Property is a 30,781 square foot block-thru parcel with 189.75' of frontage along Pacific Street and 119.67' feet of frontage along Atlantic Avenue between Bedford Nostrand Avenues.

The site consists of two existing buildings totaling approximately 22,671 square feet, including a vacant church designated as an NYC Individual Landmark by the Landmarks Preservation Commission, as well as a third building that is slated for demolition and effectively represents a vacant development parcel. Notably the buildings on lot 72 and lot 80 are not subject to landmark designations.

Premier Development Potential

Following the 2025 approval of the Atlantic Avenue Mixed-Use Plan (AAMUP) rezoning, the Property's potential has been dramatically unlocked. It now offers approximately 181,317 buildable square feet as-of-right, allowing for:

- **Mixed-Use Flexibility:** Suitable for high-density residential, commercial, or community facility projects.
- **Flexible Execution:** The scale of the site allows developers to pursue one massive flagship development or a curated combination of smaller, phased projects.
- **Strategic Air Rights:** Under the "City of Yes" initiative, development rights from lot 16 only can be transferred to eligible receiving sites on the surrounding blocks, providing a path to value realization beyond the physical footprint.

A Dynamic & Connected Location

Located in one of Brooklyn's most sought-after corridors, the Property is surrounded by the borough's signature culture, nightlife, and green spaces. The site enjoys exceptional transit connectivity, which is provided by the A/C subway and LIRR stations at Nostrand Avenue, the C/S train at Franklin Avenue and the B44-SBS, B65, and B45 buses.

With its rare scale, landmark prestige, and the massive density afforded by the recent rezoning, 1227-1231 Pacific Street is a cornerstone opportunity in the ever-evolving Brooklyn landscape.

Ownership Requests Proposals



Exclusively Represented By
212.544.9500 | arielpa.nyc

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30,781

Lot Sq. Ft.

181,317

Max ZFA



Transportation

R6A / C6-3A;AAM

Zoning

*AAM - Special Atlantic Avenue Mixed Use District

Lot	C6-3A/R9A Equivalent - MIH	R6A - Non MIH	Full Assemblage
Combined Lot Area	11,967	18,814	30,781
Max. FAR Residential	9.02	3.90	
Maximun ZFA	107,942	73,375	181,317
Existing ZFA	14,225	8,446	22,671
Potential Remaining ZFA	93,717	64,929	158,646

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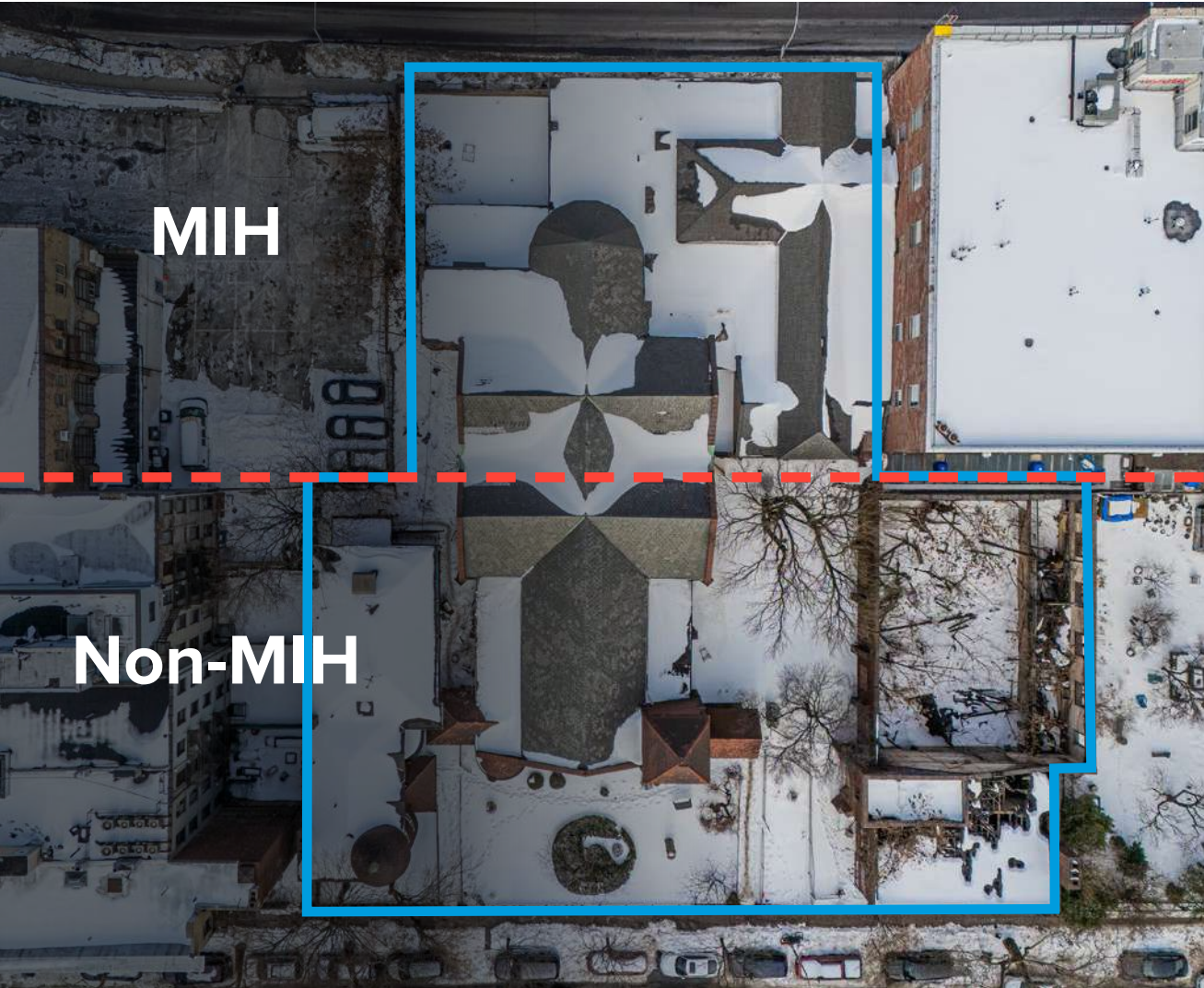
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Property Information	Total
Block / Lot	1200 / 16,80,72
Lot Sq. Ft.	30,781
Number of Buildings	2
Building Sq. Ft.	22,671
Zoning	R6A / C6-3A; AAM
FAR (MIH)	3.90 / 9.02
Buildable Sq. Ft.	181,317
Air Rights Sq. Ft.	158,646
Tax Class	4
Assessment (25/26)	\$835,290
Real Estate Taxes (25/26)	\$90,612

*All square footage/buildable area calculations are approximate

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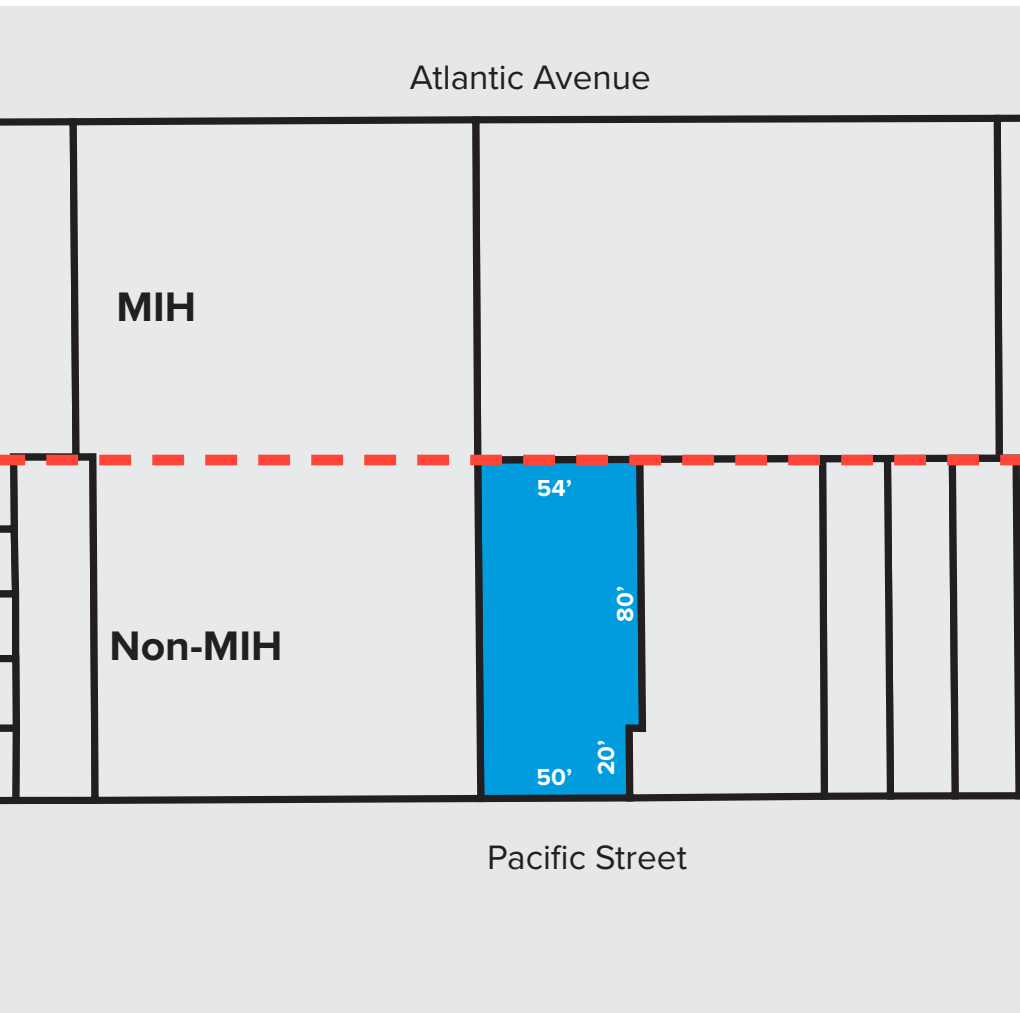
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Alternative Scenario: Subdivided Development of Lot 72

Lot Area	Proposed FAR	Proposed ZFA
5,340	4.20	22,680

*ZFA includes development rights from adjacent parcels. Please inquire for zoning study

Property Information	1231 Pacific Street
Block / Lot	1200 / 72
Lot Dimensions	50' x 100' Irr.
Lot Sq. Ft.	5,340
Building Dimensions	44.67' x 100' Irr.
Zoning	R6A; AAM
Tax Class	4
Assessment (25/26)	\$69,120
Real Estate Taxes (25/26)	\$7,498

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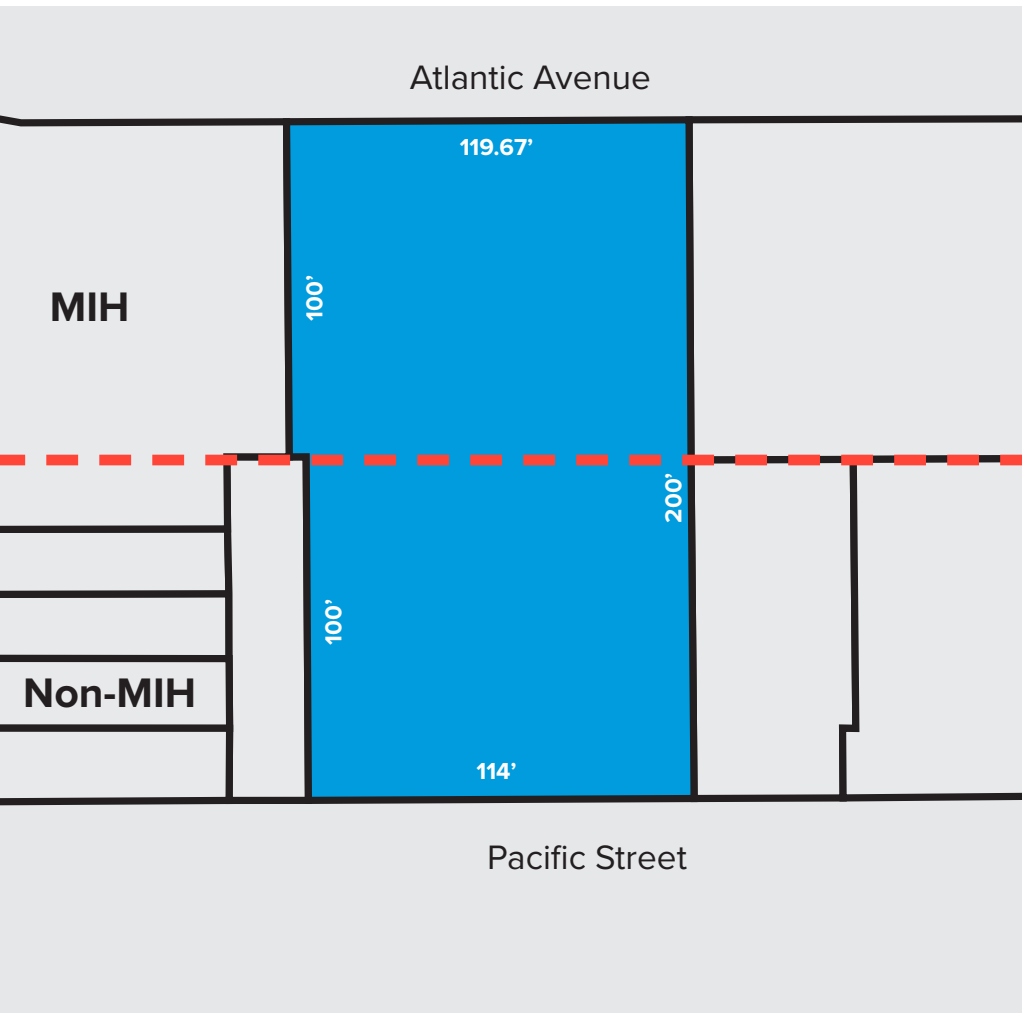
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Property Information

1230-1234 Atlantic Avenue, Only

Block / Lot	1200 / 16		
Lot Dimensions	119.67' x 200' Irr.		
Building Dimensions	85' x 70' Irr.		
Building Sq. Ft.	18,353		
		Pacific St Side – Non-MIH	Atlantic Ave Side – MIH
Lot Sq. Ft.	22,941	10,974	11,967
Split Zoning	R6A / C6-3A; AAM	R6A	C6-3A (R9A Eq.) - Rezoned
FAR	3.90 / 9.02	3.90	9.02
Buildable Sq. Ft.	150,741	42,799	107,942
Air Rights Sq. Ft.	132,388		
Tax Class	4		
Assessment (25/26)	\$657,990		
Real Estate Taxes (25/26)	\$71,379		

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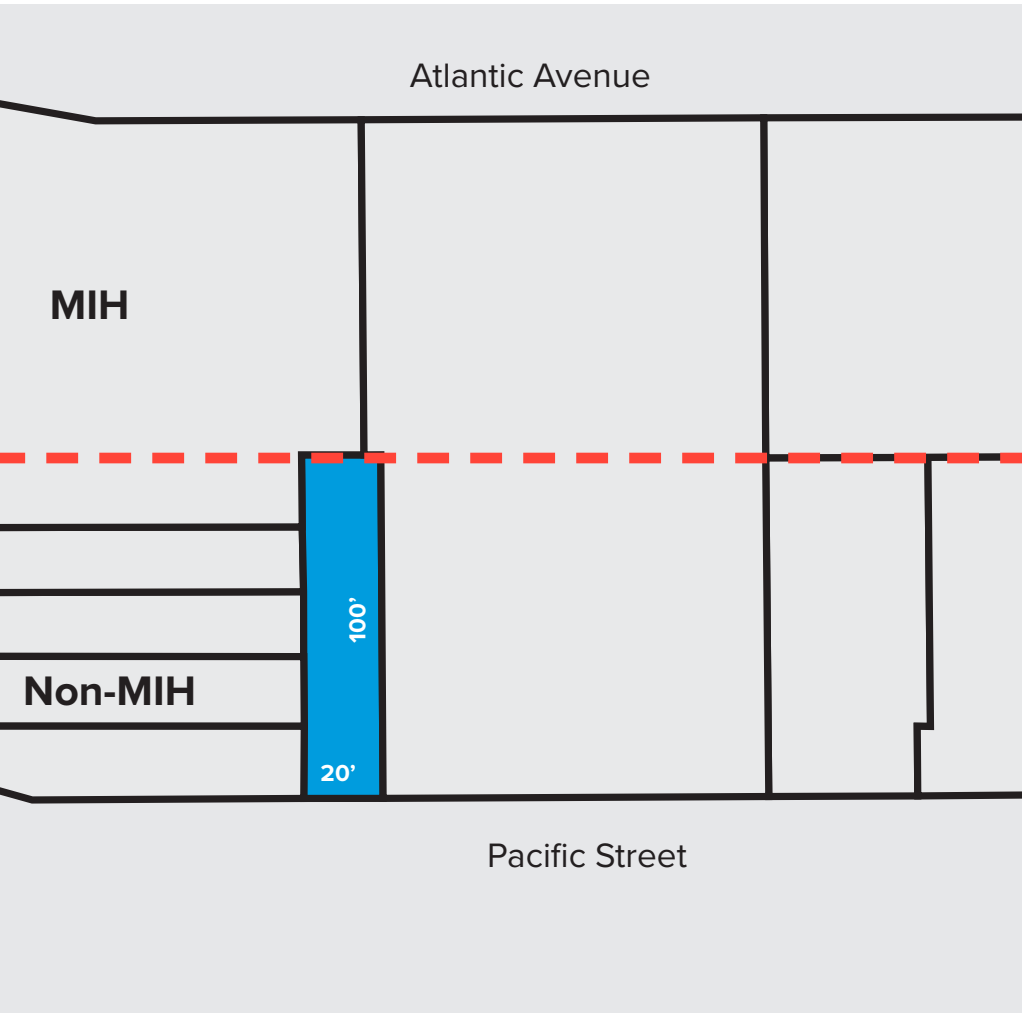
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Property Information	1227 Pacific Street, Only
Block / Lot	1200 / 80
Lot Dimensions	25' x 100' Irr.
Lot Sq. Ft.	2,500
Building Dimensions	25' x 76'
Building Sq. Ft.	3,800
Zoning	R6A; AAM
FAR (MIH)	3.90
Buildable Sq. Ft.	9,750
Air Rights Sq. Ft.	5,950
Tax Class	4
Assessment (25/26)	\$108,180
Real Estate Taxes (25/26)	\$11,735
Assessment (25/26)	\$108,180

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Welcome to Crown Heights

Crown Heights is a diverse and lively neighborhood in central Brooklyn, known for its rich cultural history, beautiful brownstones, and strong sense of community. It features a mix of historic landmarks, cultural institutions, and vibrant local businesses, making it a dynamic place to live and visit.



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Brooklyn Museum

The Brooklyn Museum is one of the largest and oldest art museums in the United States, located near Eastern Parkway in Crown Heights. It features a vast collection of art spanning ancient cultures to contemporary works and is known for its engaging exhibitions and community programs.



Brooklyn Children Museum

The Brooklyn Children's Museum is a hands-on museum designed for kids, offering interactive exhibits that explore culture, science, and the arts. It was the first museum in the world created specifically for children.



Brooklyn Botanic Garden

The Brooklyn Botanic Garden is a beautiful 52-acre garden located next to Prospect Park in Crown Heights. It is known for its seasonal flowers, especially the cherry blossoms, and offers peaceful landscapes, themed gardens, and educational programs for visitors of all ages.

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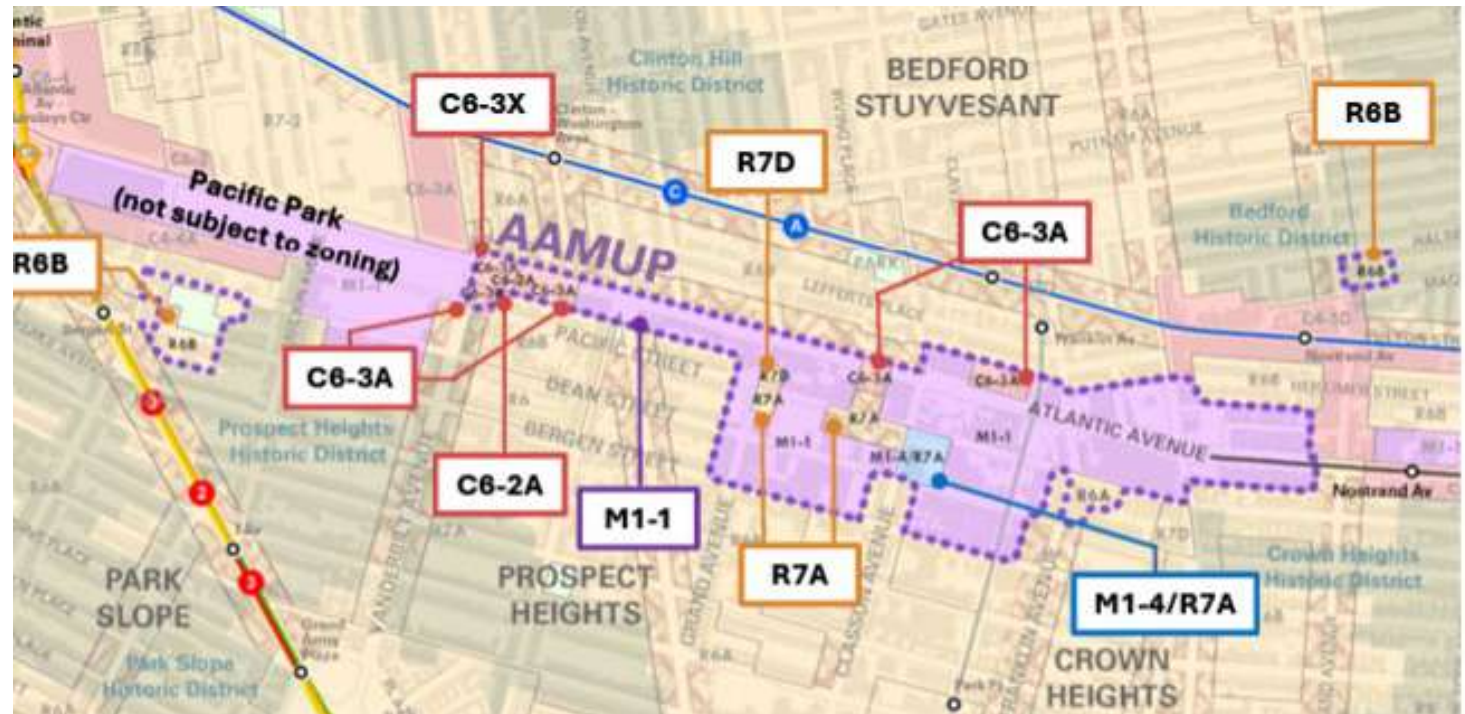
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The Atlantic Avenue Mixed-Use Plan – An Accessible, Growing Neighborhood

Approved in 2025, the Atlantic Avenue Mixed-Use Plan is a rezoning initiative designed to modernize a 21-block stretch of Atlantic Avenue by replacing industrial designations with mixed-use frameworks.

The plan is projected to bring 4,600 new homes—including 1,900 income-restricted units—and 2,800 permanent jobs to the area. It will be supported by a \$135 million redesign of Atlantic Avenue that will incorporate new bike lanes, sidewalk expansions and curb extensions. Another \$100 million is slated to go towards open space upgrades, including renovations to playgrounds and community gardens.

The plan will fully leverage the area's excellent transit access, which is provided by the Long Island Railroad station at Nostrand Avenue, the A/C train at Nostrand Avenue, and the C/S train at Franklin Avenue.



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Neighborhood Amenities and Transportation

● Food & Beverage

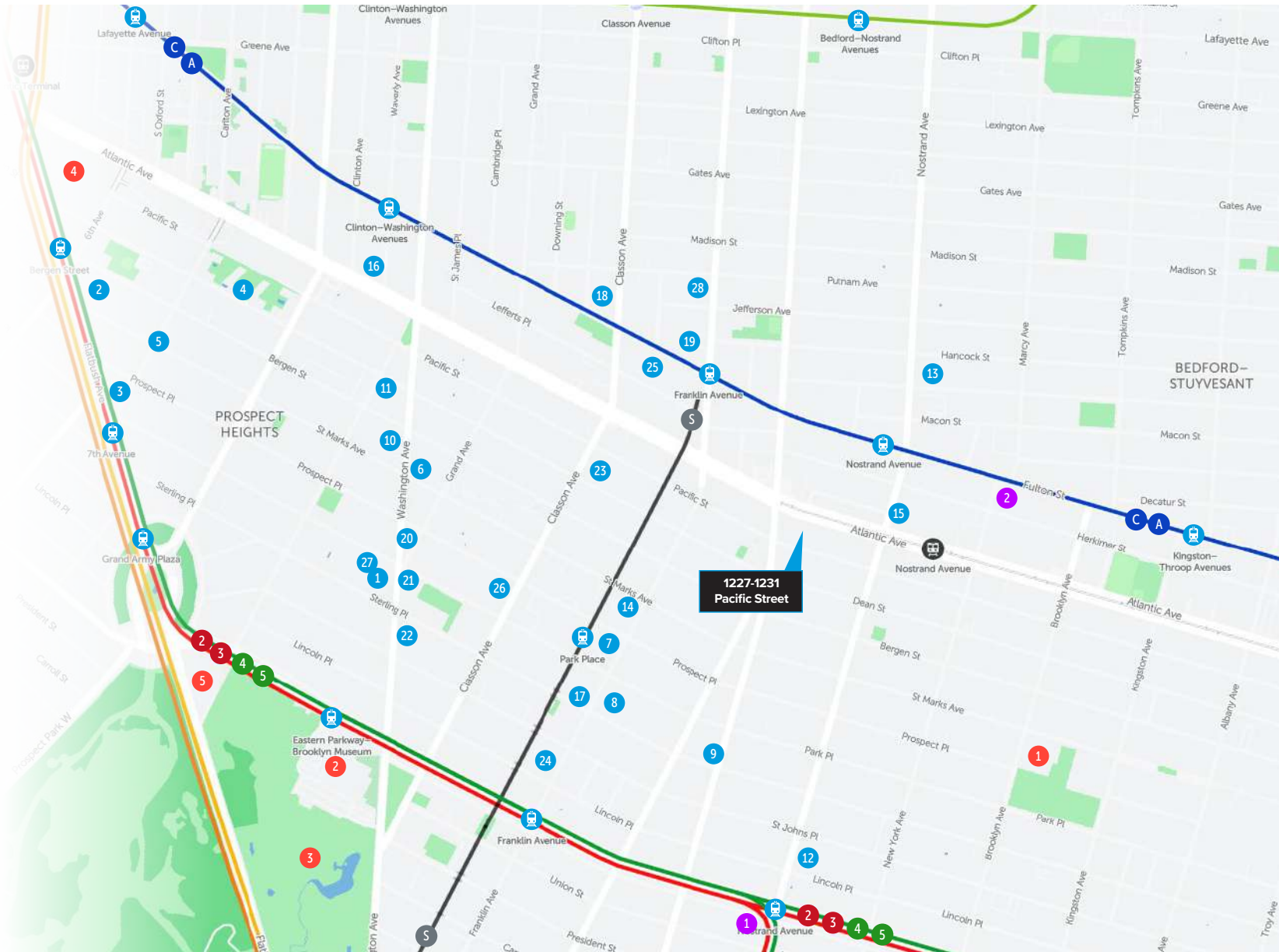
1. Lowerline
2. Sofreh
3. Sushi Lin Park Slope
4. Nin Hao
5. gertrude's
6. Little Egg
7. Mayfield
8. RAS Plant Based
9. Kingstown Cafe & Wine Bar
10. Nimbooda
11. Underhill Cafe Brooklyn
12. The Suite
13. Bunny
14. Black Milk Coffee and Crepe
15. Furman's Coffee
16. Burly Coffee
17. Chavela's
18. Bati Ethiopian Kitchen
19. Hart's
20. Bar Meridian
21. The Barlow
22. Eve's Lounge
23. Friends and Lovers
24. Drink Lounge & Café
25. Doris
26. Covenhoven
27. Washington Commons
28. The Franklin

● Entertainment and Activities

1. Brooklyn Children's Museum
2. Brooklyn Museum
3. Brooklyn Botanic Garden
4. Barclays Center
5. Central Library Brooklyn

● Bank

1. TD Bank
2. Santander Bank



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Confidentiality & Conditions

This is a confidential brochure intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of

1227-1231 Pacific Street, Brooklyn, NY 11216 (the "Property").

This brochure was prepared by Ariel Property Advisors, and has been reviewed by representatives of Ownership. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which prospective purchasers may desire. It should be noted that all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Ariel Property Advisors or Owner and, therefore, are subject to material variation. Additional information and an opportunity to inspect the Property and plans will be made available to interested and qualified investors. Neither Owner, Ariel Property Advisors nor any of their respective officers nor employees, have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this brochure or any of its contents, and no legal commitments or obligations shall arise by reason of this brochure or any of its contents. All square footage measurements must be independently verified.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this brochure or making an offer to purchase the Property unless and until a written agreement satisfactory to Owner has been fully executed, delivered, and approved by Owner and any conditions to Owner obligations thereunder have been satisfied or waived.

By receipt of this brochure, you agree that this brochure and its contents are of a confidential nature, that you hold and treat it in the strictest confidence, and that you will not disclose this brochure or any of its contents to any other entity without the prior written authorization of Owner nor will you use this brochure or any of its contents in any fashion or manner detrimental to the interest of Owner or Ariel Property Advisors.

It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. Ariel Property Advisors does not conduct investigations or analysis of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions, are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

While this brochure contains physical description information, there are no references to condition. Neither Owner nor Ariel Property Advisors make any representation as to the physical condition of the Property. Prospective purchasers should conduct their own independent engineering report to verify property condition.

In this brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all relevant documents.

The terms and conditions stated in this section will relate to all of the sections of the brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Properties at this time, kindly return this brochure to Ariel Property Advisors at your earliest possible convenience. Photocopying or other duplication is not authorized. This brochure shall not be deemed an indication of the state of affairs of Owner, nor constitute an indication that there has been no change in the business or affairs of Owner since the date of preparation of this brochure.

Neither Ariel Property Advisors or the Owner are zoning experts and make no representations regarding the zoning of the property. Zoning should be independently verified.



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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates, and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. March 4, 2026 12:31 pm