

# LAND FOR SALE

**\$499,000**

177A BUFFALO AVENUE (BLOCK: 1363, LOT: 6),  
BROOKLYN, NY 11213

**CROWN HEIGHTS DEVELOPMENT SITE  
ZONED R6**

FOR MORE INFORMATION

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**Reliable Real Estate**

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## CROWN HEIGHTS DEVELOPMENT SITE ZONED R6

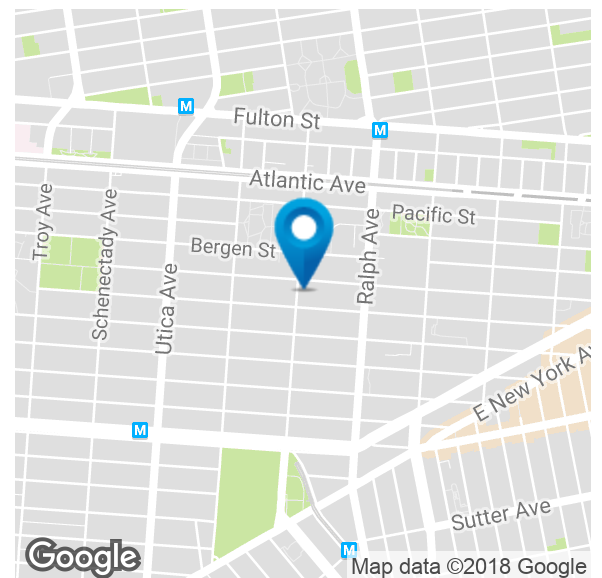


## 177A BUFFALO AVENUE (BLOCK: 1363, LOT: 6), BROOKLYN, NY 11213 CROWN HEIGHTS DEVELOPMENT SITE ZONED R6

### Property Description

Coldwell Banker Commercial Reliable Real Estate is pleased to offer For Sale Block: 1369 Lot: 6 an R6 zoned development site in the Crown Heights section of Brooklyn. The site is situated on a 17.83 x 100 lot, features a residential FAR of 2.43 allowing for a total of 4,332 SF of residential buildable SF as well as a facility FAR of 4.8 allowing for a total of 8,558 SF of facility SF. Close proximity to public transportation Crown Heights is bounded by Washington Avenue to the west, Atlantic Avenue to the north, Ralph Avenue to the east, and Empire Boulevard/East New York Avenue to the south.

Neighborhoods bordering Crown Heights include Prospect Heights to the west, Flatbush and Prospect Lefferts Gardens to the south, Brownsville to the east, and Bedford-Stuyvesant to the north. For additional information please contact Exclusive Broker Coldwell Banker Commercial Reliable Real Estate.



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### OFFERING SUMMARY

Sale Price:	\$499,000
Lot Size:	1,783 SF
Zoning:	R6
Residential FAR:	2.43
Facility FAR:	4.8

### PROPERTY HIGHLIGHTS

- Crown Heights Development Site
- Densely Populated Area
- R6 Zoning
- Residential FAR 2.43
- Facility FAR 4.8
- Up to 4,332 Residential SF Buildable
- Up to 8,558 Facility SF Buildable
- Close Proximity to Ralph Ave A and C and Utica Ave 2, 3, 4 and 5 Train Stations
- Price: Residential Buildable SF: \$115.19
- Price Facility Buildable SF: \$58.3

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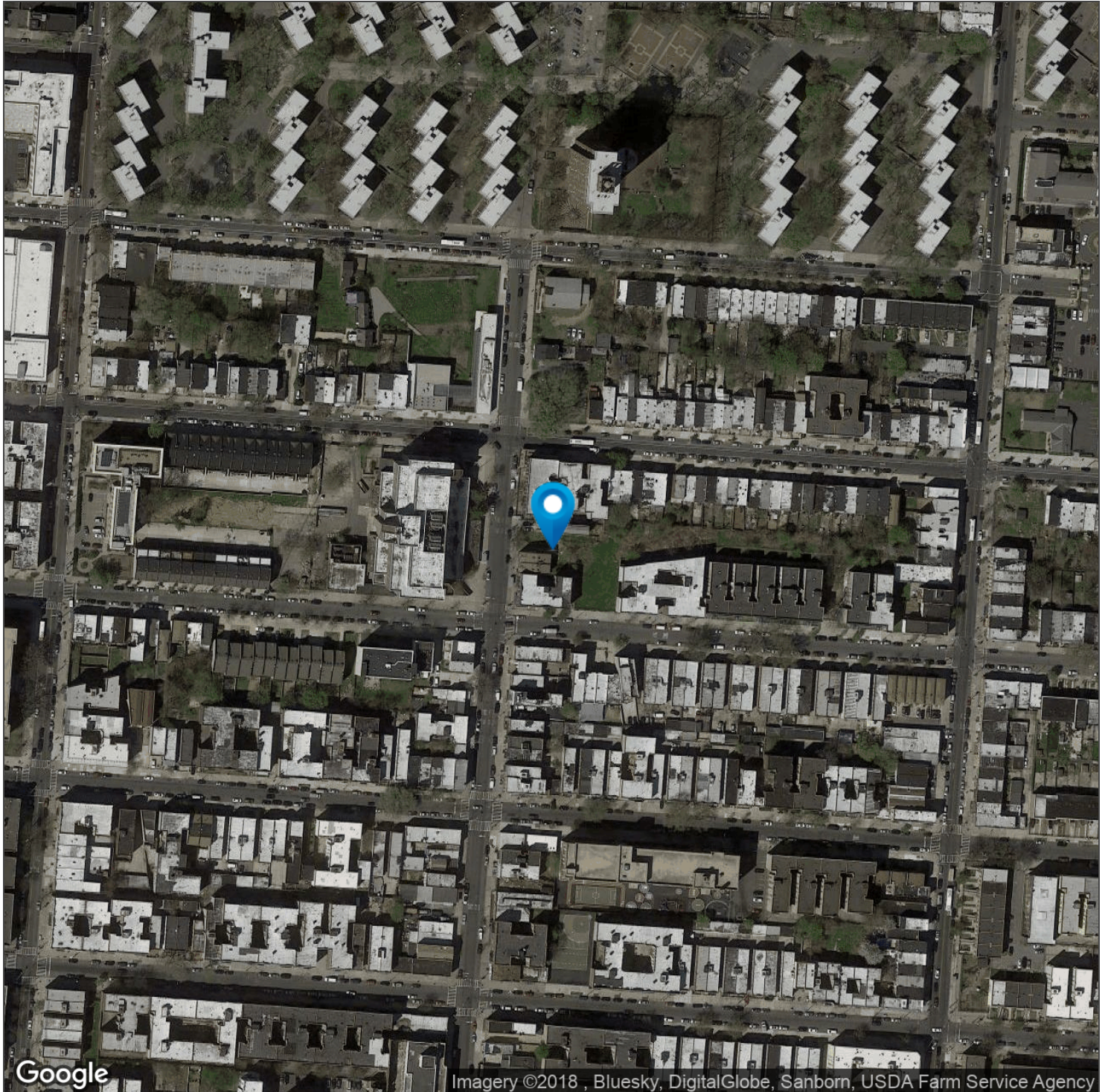
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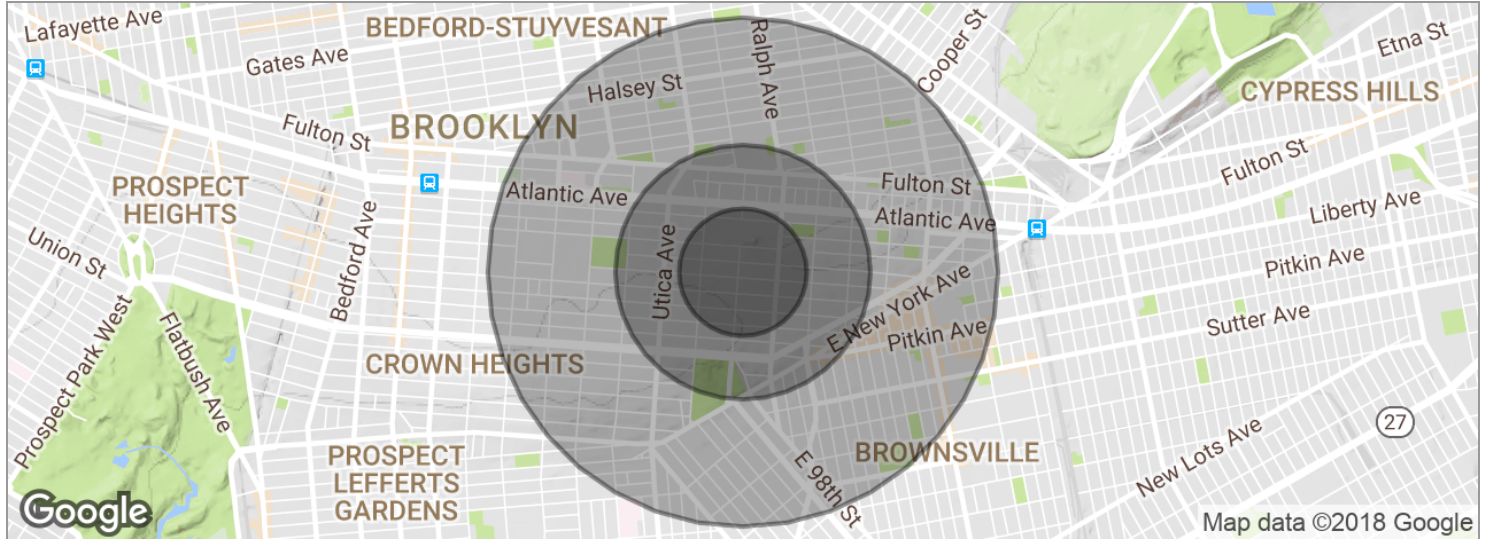


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## CROWN HEIGHTS DEVELOPMENT SITE ZONED R6



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	10,719	38,363	161,797
Median age	29.3	29.8	32.2
Median age (male)	28.0	27.7	29.7
Median age (Female)	31.0	32.1	34.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	4,241	14,676	62,032
# of persons per HH	2.5	2.6	2.6
Average HH income	\$33,271	\$36,170	\$44,205
Average house value	\$434,710	\$464,229	\$534,066

\* Demographic data derived from 2010 US Census

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177A Buffalo Ave, Brooklyn, NY 11213

Building Type: **Land**

Class: -

RBA: -

Typical Floor: -

Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2022 Projection	186,850		1,354,216		2,762,211	
2017 Estimate	180,354		1,306,918		2,667,882	
2010 Census	170,600		1,235,936		2,522,446	
Growth 2017 - 2022	3.60%		3.62%		3.54%	
Growth 2010 - 2017	5.72%		5.74%		5.77%	
<b>2017 Population by Hispanic Origin</b>	23,446		319,385		619,677	
<b>2017 Population</b>	180,354		1,306,918		2,667,882	
White	21,316	11.82%	433,577	33.18%	1,297,767	48.64%
Black	150,467	83.43%	758,260	58.02%	934,021	35.01%
Am. Indian & Alaskan	1,528	0.85%	15,911	1.22%	29,776	1.12%
Asian	2,587	1.43%	60,612	4.64%	330,992	12.41%
Hawaiian & Pacific Island	165	0.09%	2,192	0.17%	4,048	0.15%
Other	4,292	2.38%	36,366	2.78%	71,277	2.67%
U.S. Armed Forces	105		386		844	
<b>Households</b>						
2022 Projection	68,383		486,734		1,013,037	
2017 Estimate	66,134		470,249		978,608	
2010 Census	63,315		447,804		925,322	
Growth 2017 - 2022	3.40%		3.51%		3.52%	
Growth 2010 - 2017	4.45%		5.01%		5.76%	
Owner Occupied	10,978	16.60%	95,459	20.30%	257,529	26.32%
Renter Occupied	55,155	83.40%	374,790	79.70%	721,079	73.68%
<b>2017 Households by HH Income</b>	66,134		470,248		978,610	
Income: <\$25,000	25,076	37.92%	140,713	29.92%	257,281	26.29%
Income: \$25,000 - \$50,000	15,998	24.19%	104,772	22.28%	196,412	20.07%
Income: \$50,000 - \$75,000	10,602	16.03%	73,927	15.72%	150,975	15.43%
Income: \$75,000 - \$100,000	5,970	9.03%	52,285	11.12%	111,089	11.35%
Income: \$100,000 - \$125,000	3,334	5.04%	35,173	7.48%	82,593	8.44%
Income: \$125,000 - \$150,000	1,935	2.93%	20,338	4.32%	50,062	5.12%
Income: \$150,000 - \$200,000	1,908	2.89%	22,378	4.76%	61,068	6.24%
Income: \$200,000+	1,311	1.98%	20,662	4.39%	69,130	7.06%
<b>2017 Avg Household Income</b>	\$52,055		\$67,717		\$79,627	
<b>2017 Med Household Income</b>	\$35,753		\$46,921		\$55,629	

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**Demographic Market Comparison Report**

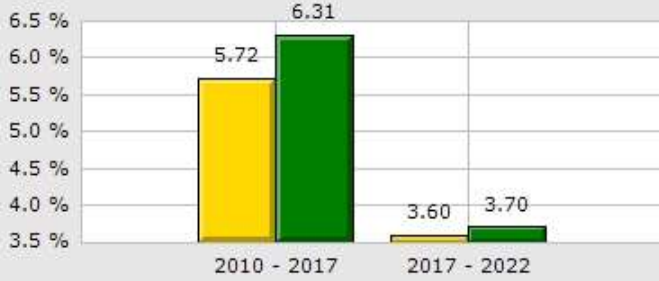
1 mile radius

177A Buffalo Ave, Brooklyn, NY 11213

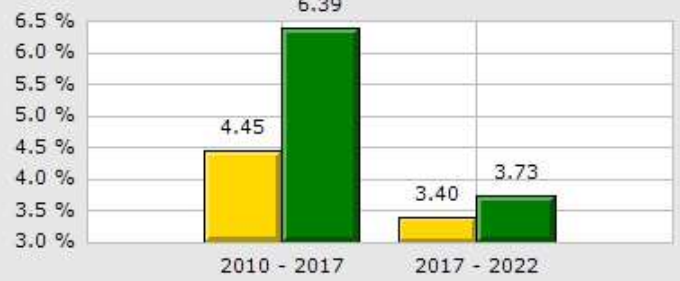
Type: **Land**  
County: **Kings**

1 Mile  
 County

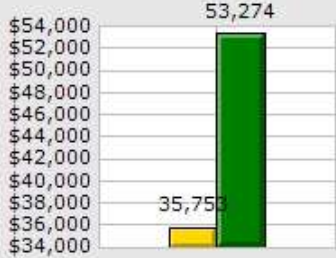
**Population Growth**



**Household Growth**



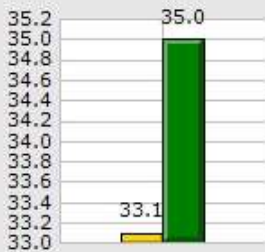
**2017 Med Household Inc**



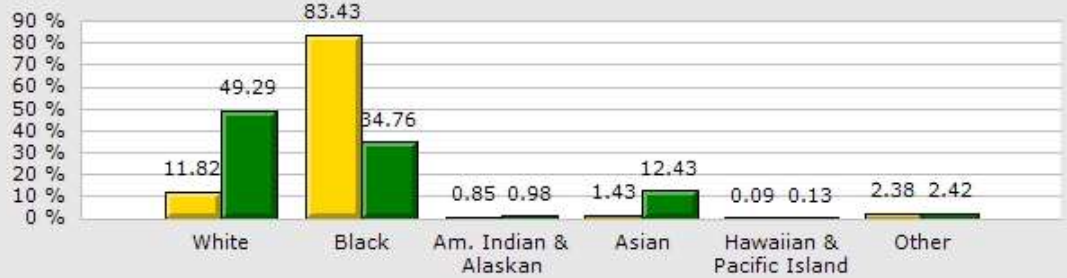
**2017 Households by Household Income**



**2017 Median Age**



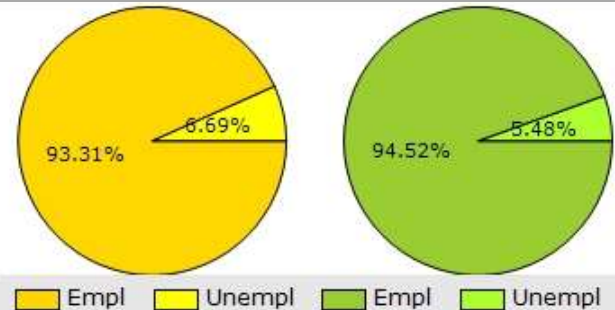
**2017 Population by Race**



**2017 Renter vs. Owner**



**2017 Employed vs. Unemployed**



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**Demographic Market Comparison Report**

1 mile radius

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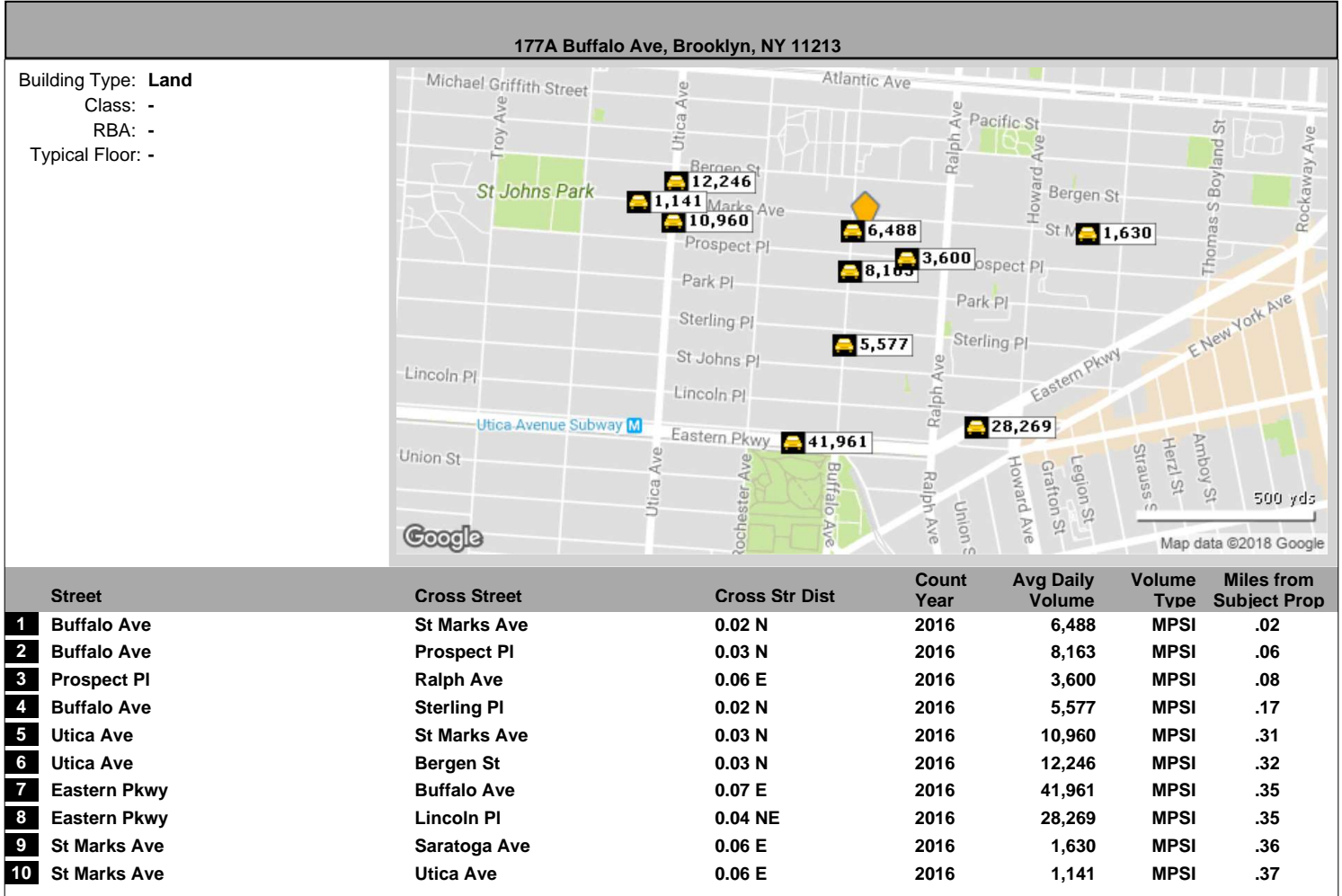
Type: **Land**  
County: **Kings**

	1 Mile		County	
<b>Population Growth</b>				
Growth 2010 - 2017	5.72%		6.31%	
Growth 2017 - 2022	3.60%		3.70%	
Empl	75,855	93.31%	1,238,008	94.52%
Unempl	5,437	6.69%	71,789	5.48%
<b>2017 Population by Race</b>	<b>180,351</b>		<b>2,662,869</b>	
White	21,315	11.82%	1,312,409	49.29%
Black	150,466	83.43%	925,582	34.76%
Am. Indian & Alaskan	1,528	0.85%	25,970	0.98%
Asian	2,587	1.43%	330,928	12.43%
Hawaiian & Pacific Island	164	0.09%	3,414	0.13%
Other	4,291	2.38%	64,566	2.42%
<b>Household Growth</b>				
Growth 2010 - 2017	4.45%		6.39%	
Growth 2017 - 2022	3.40%		3.73%	
Renter Occupied	55,155	83.40%	715,332	73.34%
Owner Occupied	10,978	16.60%	260,076	26.66%
<b>2017 Households by Household Income</b>	<b>66,134</b>		<b>975,408</b>	
Income <\$25K	25,076	37.92%	267,493	27.42%
Income \$25K - \$50K	15,998	24.19%	199,514	20.45%
Income \$50K - \$75K	10,602	16.03%	148,303	15.20%
Income \$75K - \$100K	5,970	9.03%	106,624	10.93%
Income \$100K - \$125K	3,334	5.04%	80,016	8.20%
Income \$125K - \$150K	1,935	2.93%	49,028	5.03%
Income \$150K - \$200K	1,908	2.89%	58,977	6.05%
Income \$200K+	1,311	1.98%	65,453	6.71%
2017 Med Household Inc	\$35,753		\$53,274	
2017 Median Age	33.10		35.00	

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**Traffic Count Report**



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## CROWN HEIGHTS DEVELOPMENT SITE ZONED R6

## Confidentiality Statement

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Interested lessees should be aware that the lessor is leasing the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to lease, as appropriate, lessee will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the lessee's choosing.

The Owner reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to lease or purchase must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract to lease or purchase and prepared by the Owner or their representatives and executed by both parties; and (iii) approved by the Owner and such other parties who may have an interest in the Property. Neither the prospective tenant or purchaser nor Owner shall be bound until execution of a formal lease or contract of sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective tenants or purchasers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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