

➤ ±197,816 OF LAND AREA ACROSS
FOUR CONTIGUOUS BLOCKS

The Coney

CONEY ISLAND · BROOKLYN





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The Coney

 CONEY ISLAND · BROOKLYN

±197,816 OF LAND AREA ACROSS
FOUR CONTIGUOUS BLOCKS

The Coney is a prime development site located within the Coney East Subdistrict of the iconic Coney Island neighborhood in Brooklyn, New York with Atlantic Ocean views. The assemblage spans approximately 197,816 square feet of land across four contiguous blocks:

- Block 7074 - 53,466 SF
- Block 8694 - 55,835 SF
- Block 8695 - 55,594 SF
- Block 8696 - 32,921 SF

As of fiscal year 2025/2026, the full site is assessed at \$9,704,990, with annual real estate taxes estimated at \$933,001.

Strategically positioned along the Coney Island waterfront and adjacent to the world-famous Coney Island amusement district, The Coney represents a rare opportunity to develop a large-scale, transformative project with exceptional frontage, flexibility, and long-term value potential. With strong zoning momentum, direct waterfront access, and proximity to major attractions and public transit, The Coney stands as one of New York City's most compelling large-scale development opportunities.



PROPERTY INFORMATION

Address:	Coney Island (Buildings A - D)
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BLOCK 7074
 256, 310, 360

BLOCK 8694
 1, 5, 11, 12, 414, 419, 14, 25, 30, 33

BLOCK 8695
 61, 64, 72, 433

BLOCK 8696
 35, 37, 44, 47, 48, 49, 50

BUILDING INFORMATION

	Block 1 • 7074	Block 2 • 8694	Block 3 • 8695	Block 4 • 8696	Total
Lot Square Footage:	53,466	55,835	65,627	22,888	197,816
Current Zoning:	C7	C7	C7	C7	C7
Proposed Rezoning:	R7D/ C2-4	R7D/ C2-4	R7D/ C2-4	R7D/ C2-4	R7D/ C2-4
Existing Building:	0	49,329	12,816	0	54,144

CURRENT ZONING AS OF RIGHT - C7:

Block:	7074	8694	8695	8696	Total
FAR:	2.60	4.32	2.60	4.00	3.32
ZFA:	139,012	241,404	144,544	131,684	656,644

FULL ASSEMBLAGE: PROPOSED REZONING - R8A / C6-2A:

	Residential (MIH)	Commercial	Community Facility	Total
FAR:	7.20	6.00	6.50	7.20
ZFA:	1,424,275	1,186,896	1,285,804	1,424,275

	BLOCK 7074	BLOCK 8694	BLOCK 8695	BLOCK 8696	TOTAL
Assessment (25/26):	\$1,894,320	\$4,086,470	\$1,961,550	\$1,762,650	\$9,704,990
Property Tax (25/26)	\$161,451	\$439,786	\$180,793	\$150,971	\$933,001

THE OPPORTUNITY



CONEY ISLAND MOMENTUM

The peninsula is in the midst of a generational transformation, with thousands of residential units delivered or in the pipeline, major public infrastructure investment, and year-round destination traffic driving demand for large-format entertainment and mixed-use development.



IMMENSE LAND OPPORTUNITY

±197,816 SF of contiguous land assemblage fronting Surf Avenue, one of the largest controlled sites in the amusement district, steps from the boardwalk, Luna Park, Maimonides Park, and the Stillwell Avenue terminal (D/F/N/Q).



PRIME REZONING CANDIDATE

Positioned within an area of sustained public and private investment, the site presents a compelling ULURP rezoning case for residential development, consistent with the city's push to unlock housing on underutilized commercial corridors.



RARE C7 ZONING FLEXIBILITY

One of the only C7-zoned districts in New York City, permitting large-scale entertainment, amusement, and commercial uses as-of-right — an ideal fit for a stadium, arena, concert venue, hospitality, or institutional user seeking transit-served waterfront land.





LOCATION OVERVIEW

The Coney

 CONEY ISLAND, BROOKLYN



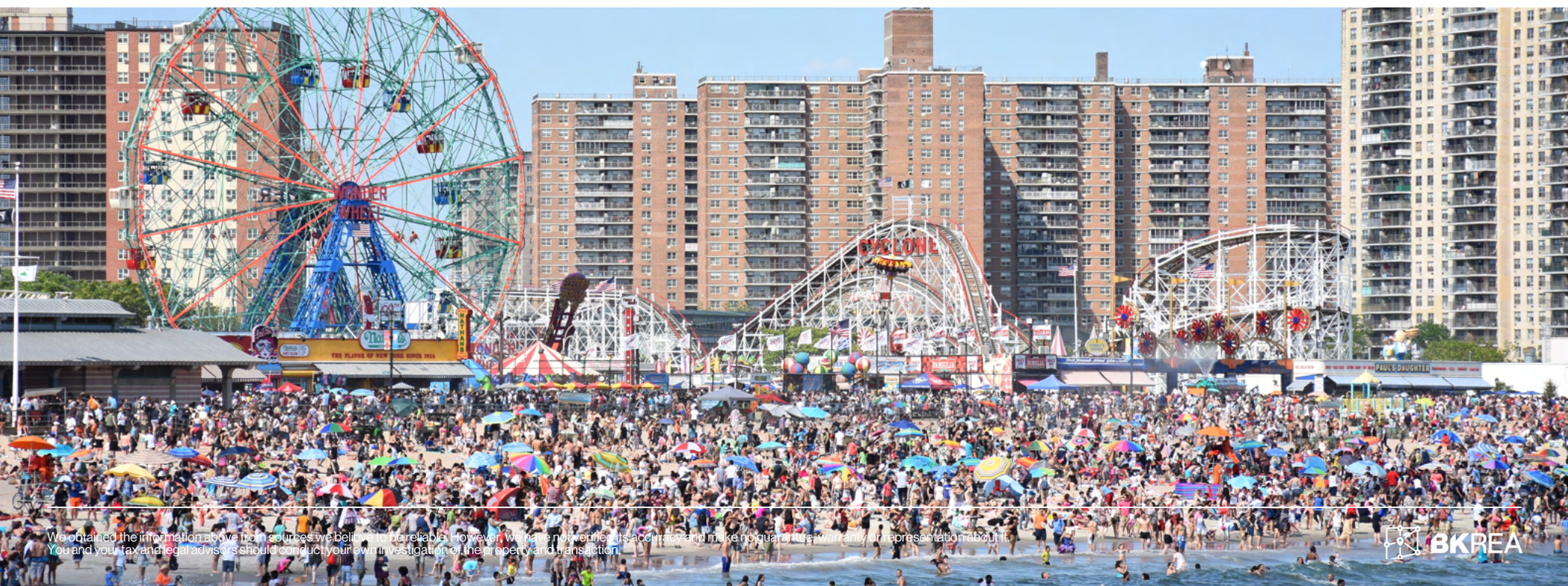
Coney Island

NEW YORK CITY'S MOST ICONIC WATERFRONT DESTINATION

Coney Island, located at the southern tip of Brooklyn along the Atlantic Ocean, has evolved from a historic seaside amusement district into one of New York City's most iconic and eclectic waterfront destinations. Known for its boardwalk, beaches, and nostalgic charm, Coney Island continues to captivate both locals and visitors with its mix of timeless attractions, ocean views, and enduring sense of fun.

Energy and entertainment define the area, with Luna Park at its heart; a modern revival of the classic amusement park that made Coney Island famous. The Cyclone, a legendary wooden roller coaster dating back to 1927, remains a rite of passage for thrill-seekers, while the Wonder Wheel offers sweeping views of the shoreline and skyline. Just steps away, the Riegelmann Boardwalk stretches for nearly three miles, connecting sunbathers, street performers, and food stands serving Nathan's Famous hot dogs — a Coney Island staple for over a century.

Beyond the amusements, the neighborhood celebrates its local spirit through events like the Mermaid Parade, an annual explosion of art, costume, and community that perfectly captures Coney Island's whimsical character. The nearby New York Aquarium, one of the city's oldest, adds an educational and family-friendly touch to the oceanfront experience. Whether for summer fireworks, a stroll along the beach, or a taste of old New York, Coney Island remains a living symbol of the city's enduring playfulness and diversity.



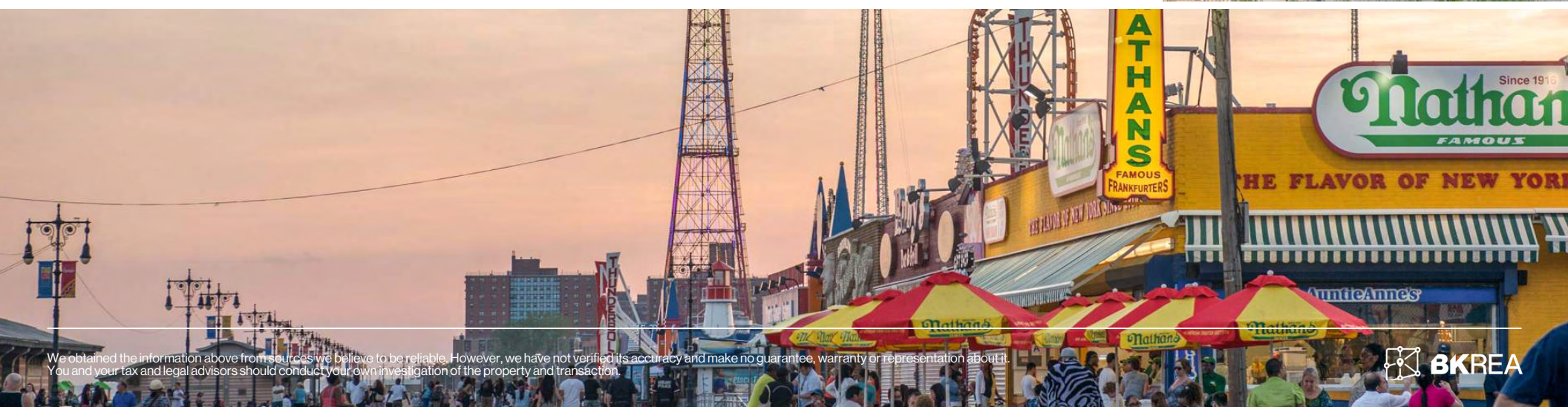
CULTURAL ATTRACTIONS

Coney Island's cultural fabric is as colorful and spirited as its boardwalk. The Coney Island Museum preserves the neighborhood's eccentric past, showcasing vintage artifacts, sideshow memorabilia, and exhibitions that celebrate its place in New York's entertainment history. Just steps away, the Coney Island USA Theater keeps the city's vaudeville and burlesque traditions alive with performances that are as bold and unfiltered as the neighborhood itself. Along the waterfront, the Ford Amphitheater hosts concerts and community events through the summer, blending live music with ocean breezes and sweeping views of the Atlantic. For families, Asser Levy Park and the beachfront promenade offer open space for play, sports, and picnics—balancing Coney Island's high-energy attractions with moments of relaxation. Together, these spaces embody the neighborhood's enduring mix of nostalgia, artistry, and seaside vibrance.

DINING & SHOPPING

Coney Island's cultural energy is as vibrant as its seaside spirit. The Coney Island Museum stands as a tribute to the neighborhood's storied past, celebrating its legacy of amusement, art, and eccentricity through rotating exhibits and interactive displays. Nearby, the Coney Island USA Theater keeps the area's creative pulse alive with avant-garde performances, sideshows, and local arts programming that honor its tradition of bold, boundary-pushing entertainment.

Anchoring the neighborhood's connection to the ocean, the Coney Island Boardwalk and beachfront offer an unmatched blend of recreation and community. Stretching for nearly three miles along the Atlantic, the boardwalk links Luna Park, the New York Aquarium, and open spaces like Asser Levy Park, creating a lively network of leisure and culture. From summer concerts at the Ford Amphitheater to sunset strolls by the shore, Coney Island continues to balance nostalgia and renewal—embodying the timeless character that has made it one of New York City's most distinctive waterfront destinations.

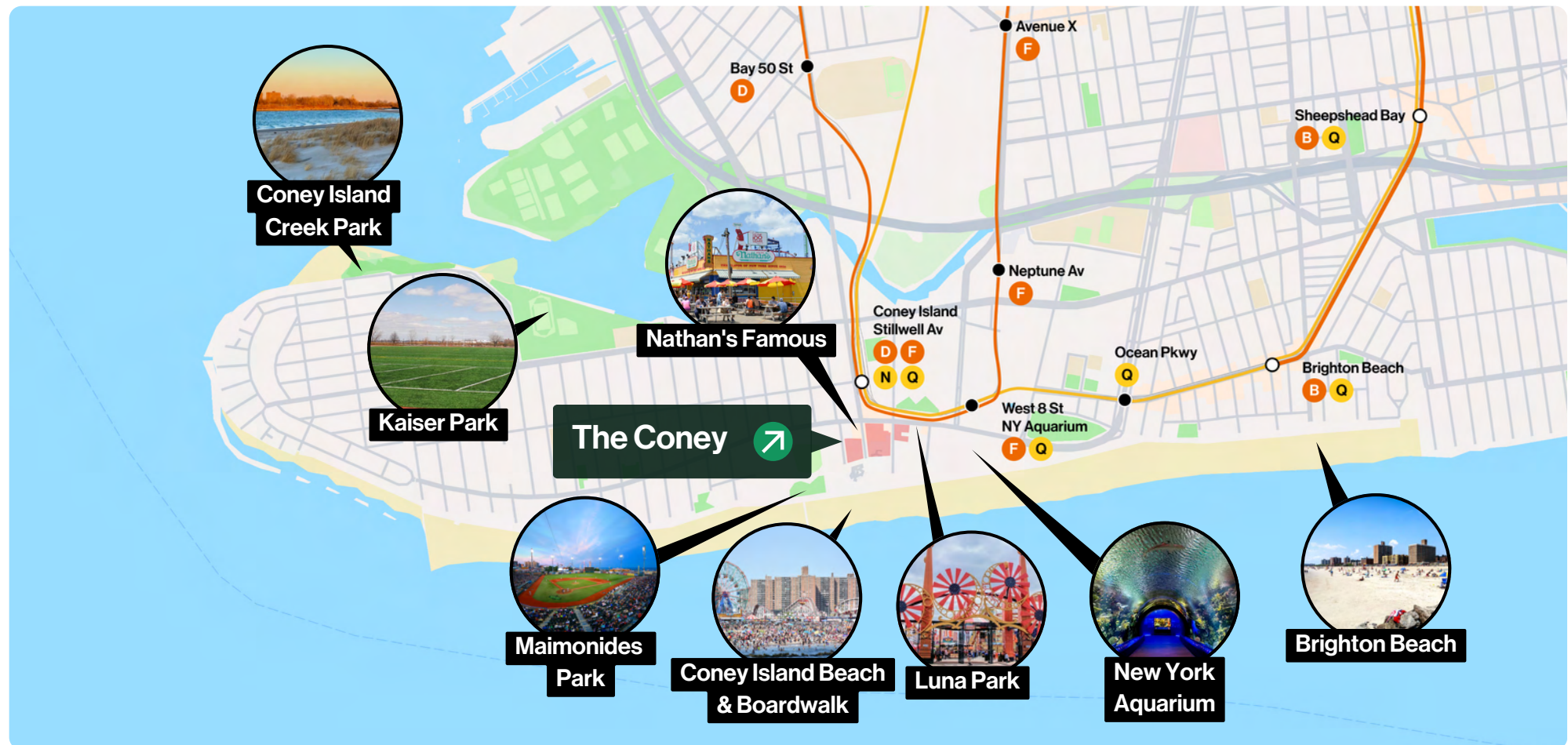


TRANSIT OVERVIEW

Located in the heart of Coney Island, the property offers outstanding transit connectivity in one of Brooklyn's premier waterfront destinations. Just steps from the Coney Island–Stillwell Avenue subway terminal, it provides direct access to the **D**, **F**, **N**, and **Q** subway lines, offering convenient service to Downtown Brooklyn, Midtown Manhattan, the Upper West Side, Queens, and the Bronx with minimal transfers. The station's close proximity makes this one of the most transit-accessible locations in Southern Brooklyn.

In addition to the Stillwell Avenue terminal, the West 8th Street–New York Aquarium station is within walking distance, providing another access point to the **F** and **Q** lines. Multiple MTA bus routes—including the B36, B68, B74, and B82—serve the surrounding area, offering convenient connections throughout southern Brooklyn and neighboring communities.

The location is also within walking distance of many of Brooklyn's most recognizable destinations, including the Coney Island Boardwalk, Luna Park, Maimonides Park, the New York Aquarium, and the beach. This combination of extensive subway service, local bus connections, and year-round visitor activity makes the area highly accessible for residents, employees, businesses, and visitors alike.





MEET THE TEAM



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The Coney



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