



- Project Site**
- 400-Foot Radius Boundary
  - Zoning District Boundary
  - Zoning - C1-5 Commercial Overlay
  - Zoning - C2-5 Commercial Overlay
  - Zoning District
  - Building Footprints
  - Number of Stories
  - Tax Lot Lines
  - Tax Block Number
  - Tax Lot Number
  - Transportation Structures
  - Street Width
  - Traffic Direction
  - Special Long Island City Mixed Use District
- Land Use**
- R Residential
  - C Commercial
  - X Residential with Ground-Floor Retail
  - M Manufacturing/Industrial
  - PF Public Facilities/Institution
  - T Transportation/Utility
  - Pkg Parking Facilities
  - V Vacant Land
  - OS Open Space or Greenstreets
- 514**
- 50'**
- LIC**



# Area Map

## DEVELOPER BIOS

### JERRY WOLKOFF

Jerry Wolkoff has been involved in the real estate industry for over 50 years. Mr. Wolkoff is the true embodiment of the American success story and a real estate visionary. Having grown up poor in Brooklyn NY, Mr. Wolkoff had to go to work by the age of 10, while going to grade school and high school. By the time Mr. Wolkoff was seventeen years old he had built the largest floor waxing company in New York City.

After watching his older brother build a couple of houses in Oceanside NY, Mr. Wolkoff decided he would use the money from his floor waxing business and invest in building two family homes. Within a few years Mr. Wolkoff had built the largest home building company in Brooklyn. In the late 1960s he was the largest home builder in Staten Island, NY having built hundreds of homes in a development known as Heartland Village, and built the first private sewer plant in the City of New York.

By the early 1970s Mr. Wolkoff started to develop industrial parks in Suffolk County, Long Island, NY. The first park was the Heartland Executive Park consisting of over 250 plus acres in Hauppauge, New York, where Mr. Wolkoff constructed over 5,000,000 square feet of industrial warehouse and office buildings with distinctive architecture. In 1983, Mr. Wolkoff started construction of the Heartland Business Center in Edgewood, New York. The Heartland Business Center consists of approximately 400 acres, with over 5,000,000 square feet of industrial and warehouse buildings and is home to many national companies. Over the last forty years Mr. Wolkoff has become the largest private land owner and developer in Suffolk County having built over 10 million square feet of buildings that he also currently manages. He also owns and managed several offices, industrial and retail properties throughout the United States.



Mr. Wolkoff and his family are currently focused on two large developments. The first is the Heartland Town Square development in Brentwood Long Island. Heartland Town Square is a 450 plus acre smart growth community consisting of 9,000 housing units, 3 million square feet of office and 1 million square feet of a lifestyle center. Also, in 2014 the Wolkoff family will break ground in Long Island City Queens on two residential rental towers (48 and 41 stories) consisting of 1,000 plus units, 50,000 square of retail, a 250 car garage, a public park and an amenity package that include such things as a gym, indoor swimming pool, meeting and media rooms, party and billiard rooms, golf simulators, just to name a few. Mr. Wolkoff has owned the entire block in Long Island City block upon where the buildings will be constructed, for over 40 years.

During this period Mr. Wolkoff has built properties that have created thousands of permanent and temporary jobs.

Mr. Wolkoff' unique vision, knowledge, skill and passion in developing large projects in the Suffolk County and New York City markets make him and his family ideal to navigate and complete projects like Heartland Town Square and the 1.3 million square foot mixed use project on Jackson Avenue in Queens New York.



**Entrance on Jackson Avenue**

## DAVID WOLKOFF

Mr. David Wolkoff has been in the Real Estate industry for over 20 years. Mr. Wolkoff started his career at Chemical Bank in the Corporate Real Estate Group. From 1989-1993 David was responsible for the management of specific customer relationships and projects, as well as, analyzing faltering and failed loans.

Mr. Wolkoff is now a principal at Heartland Business Center, a privately owned real estate Company in the New York tri-state area. Heartland has built and manages over 10 million square feet of industrial and office space in Suffolk county Long Island. He oversees the acquisition, financing, management and development of major real estate projects.

Mr. Wolkoff and his family's two largest projects that he is currently focused on is the Heartland Town Square development in Brentwood Long Island. This is a 450 acre smart growth project consisting of 9,000 housing units, 3 million square feet of office and 1 million square feet of a lifestyle center. Mr. Wolkoff bought this property from the State of New York over 12 years ago. Also, in 2013 the Wolkoff Family will break ground in Long Island City Queens on two residential rental towers (47 and 41 stories) consisting of a little over 1,000 units, 50,000 square of retail, 250 car garage, a small park and huge amenity package. Mr. Wolkoff' family has owned the entire city block in Long Island City for over 40 years.

David is a graduate of Harvard University and received his MBA from Columbia Business School.



**Park Behind 5Pointz Towers**

