



2024 Annual Development Report

Topographic Bureau



Opening Remarks

2024 was another banner year for development in The Bronx. With over \$3.7 billion invested in 575 new developments, the scale of growth in our borough underscores our ongoing commitment to rebuilding and revitalizing the community.

We are proud to announce that more than 12,200 new residential units were constructed this year. The Bronx is continuing to do its fair share to alleviate the housing crisis and ensure that all Bronxites have a place to call home.

This Annual Development Report highlights key statistics by providing information on new commercial, mixed-use, residential, and institutional developments. We hope this report not only informs but also celebrates the progress in our great borough, and we look forward to continued growth in 2025!

Highlights 2024

Total Investment: \$ 3,664,916,390

Investments by Land Use:

Residential:	\$ 1,679,046,292	46%	of total investment
Commercial:	\$ 247,316,205	7%	of total investment
Institutional:	\$ 112,840,584	3%	of total investment
Mixed-Use:	\$ 1,625,713,309	44%	of total investment

Square Footage: 15,027,309 sq. ft.

Square Footage by Land Use:

Residential:	6,131,101	41%	of total development
Commercial:	1,228,093	8%	of total development
Institutional:	2,401,080	16%	of total development
Mixed-Use:	4,345,001	29%	of total development
Vacant:	922,034	6%	of total development

Residential Units: 12,217 units

Unsubsidized:	8,926	73%	of total units
Subsidized:	3,291	27%	of total units

* Previous years do not factor in Mixed-Use Developments

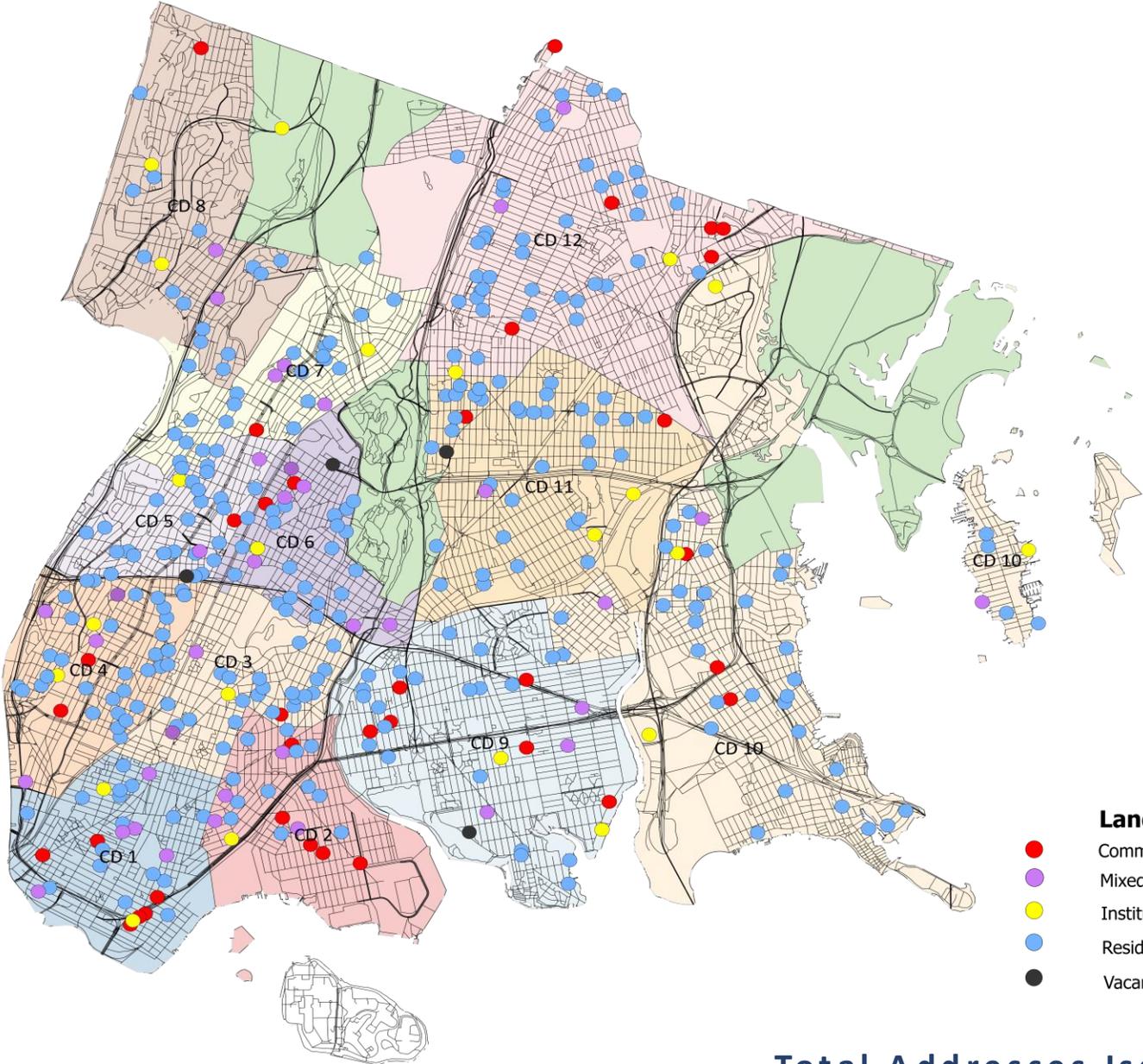
Developments *by Land Use*



Addresses Issued by Land Use

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Land Use	SQ. Ft.	Percent
Commercial	1,228,092.61	8%
Mixed Use	4,345,001	29%
Institutional	2,401,080.24	16%
Residential	6,131,101.42	41%
Vacant	922,034	6%

Total Addresses Issued in 2024: 684

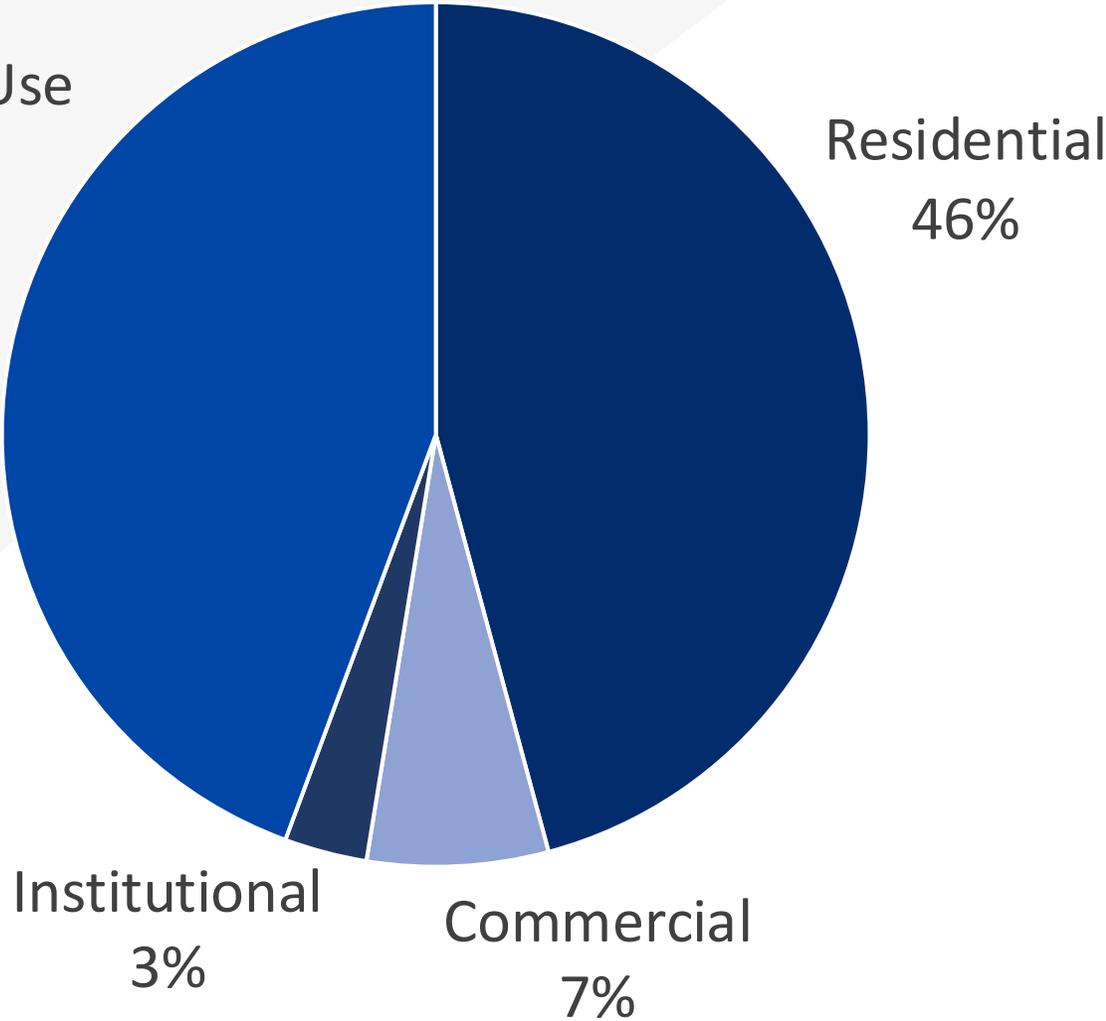
Total Investment by Land Use

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Land Use	Total Investment
Residential	\$ 1,679,046,292
Commercial	\$ 247,316,205
Institutional	\$ 112,840,584
Mixed-Use	\$ 1,625,713,309



Total Investment in 2024: \$ 3,664,916,390

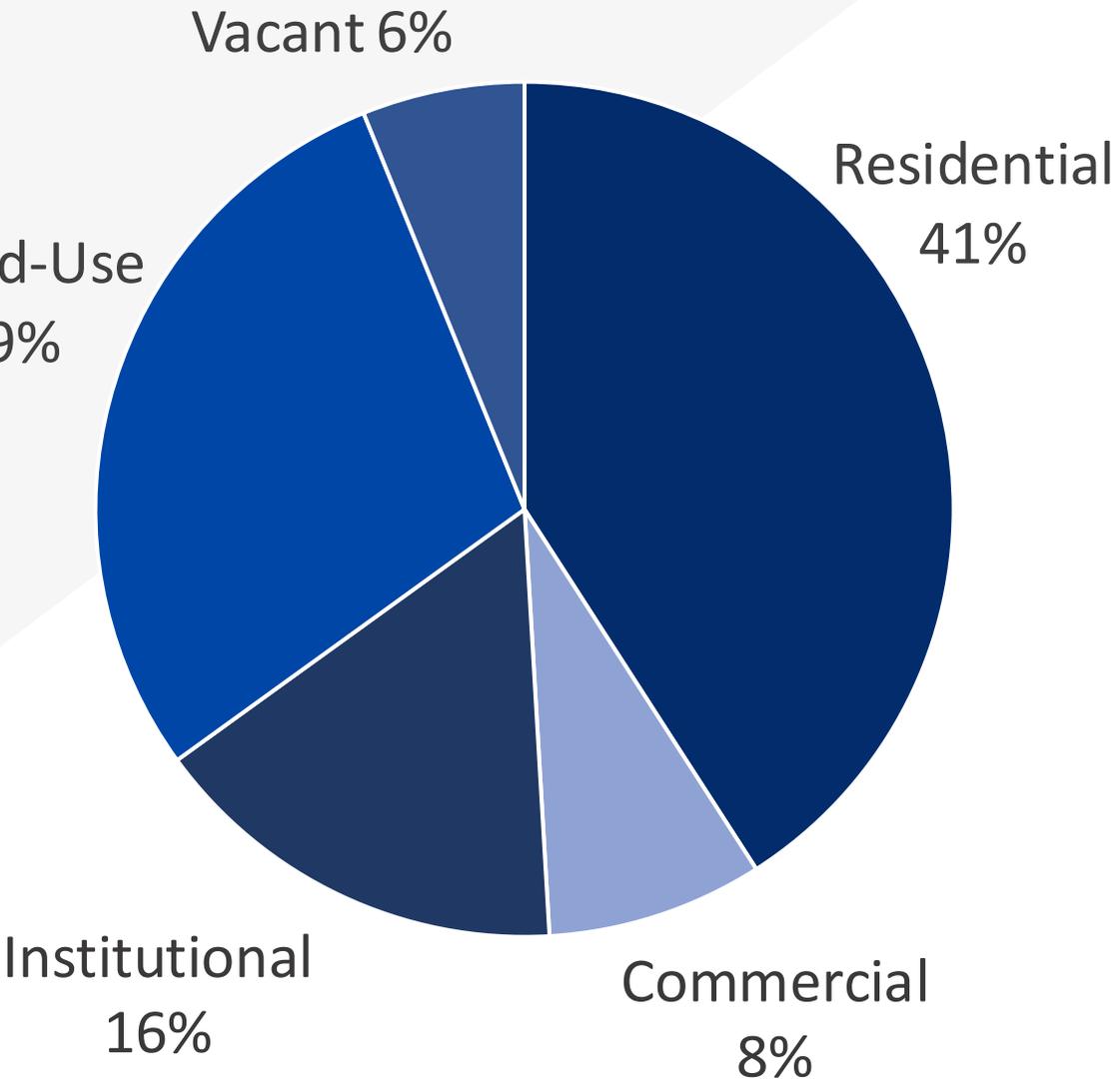
Square Footage by Land Use

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Land Use	Total Square Footage
Residential	6,131,101
Commercial	1,228,093
Institutional	2,401,080
Mixed-Use	4,345,001
Vacant	922,034



Total Square Footage in 2024: 15,027,309

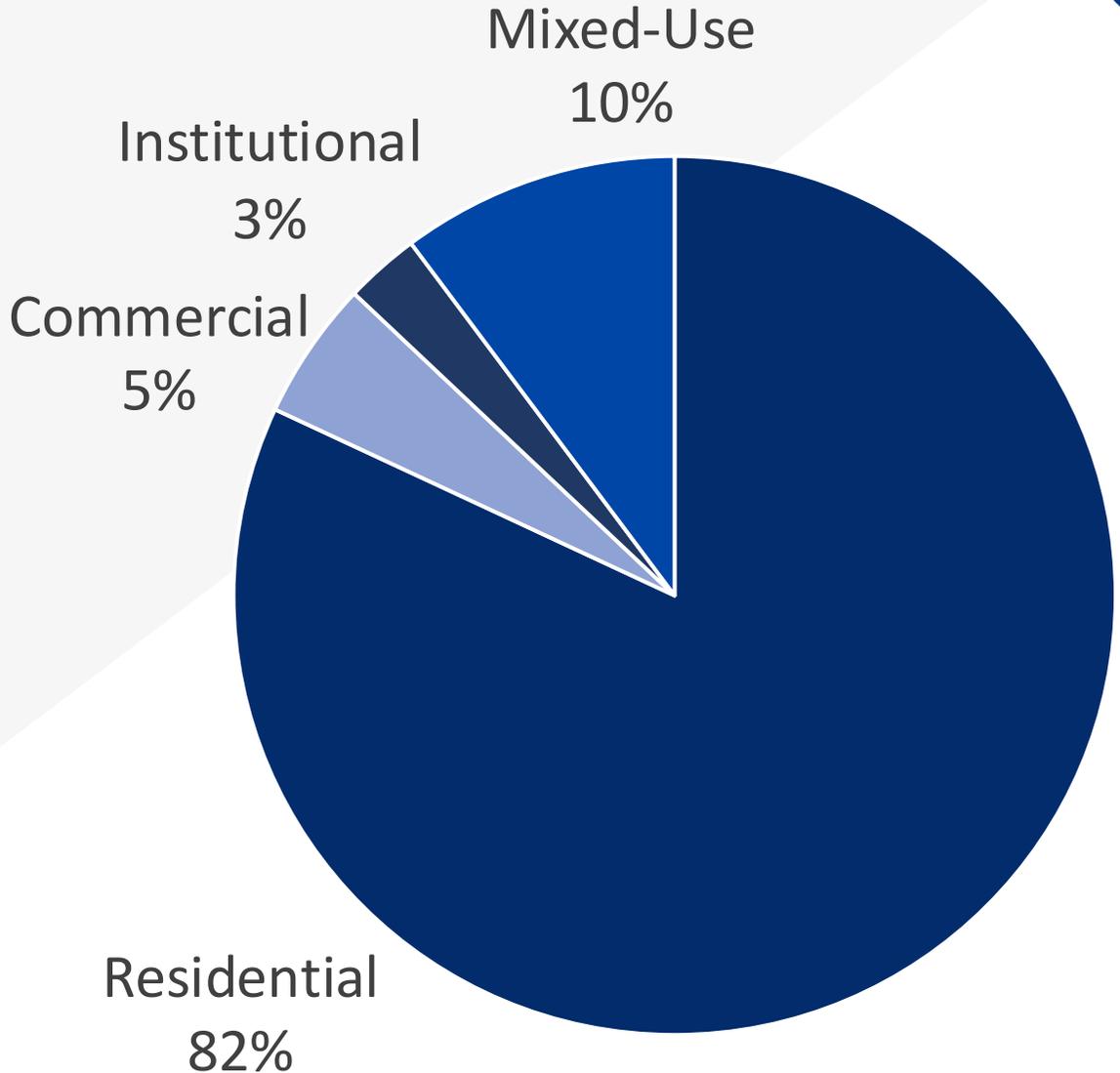
New Buildings by Land Use

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Land Use	Total New Buildings
Residential	209
Commercial	13
Institutional	7
Mixed-Use	26

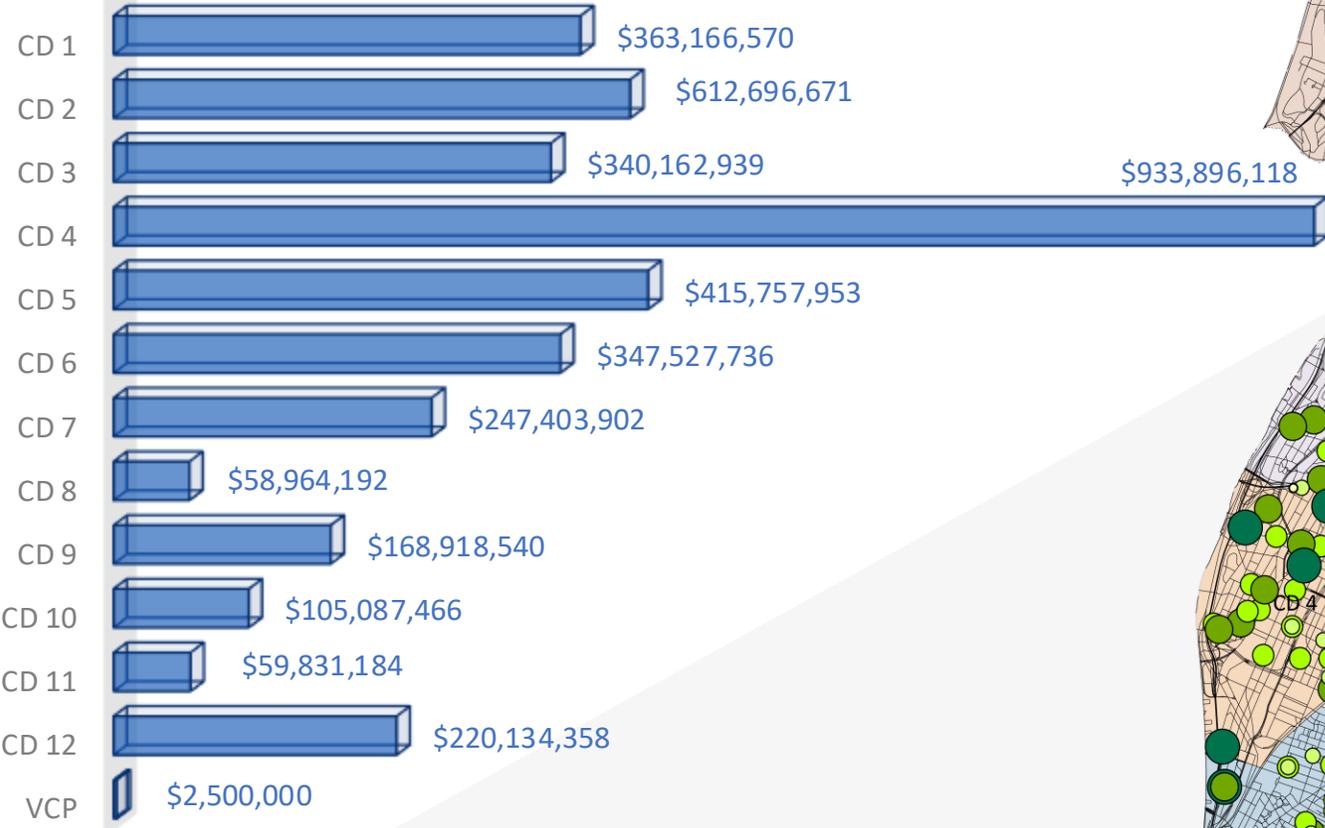


Total New Buildings in 2024: 255

*Developments
by Community
Districts*

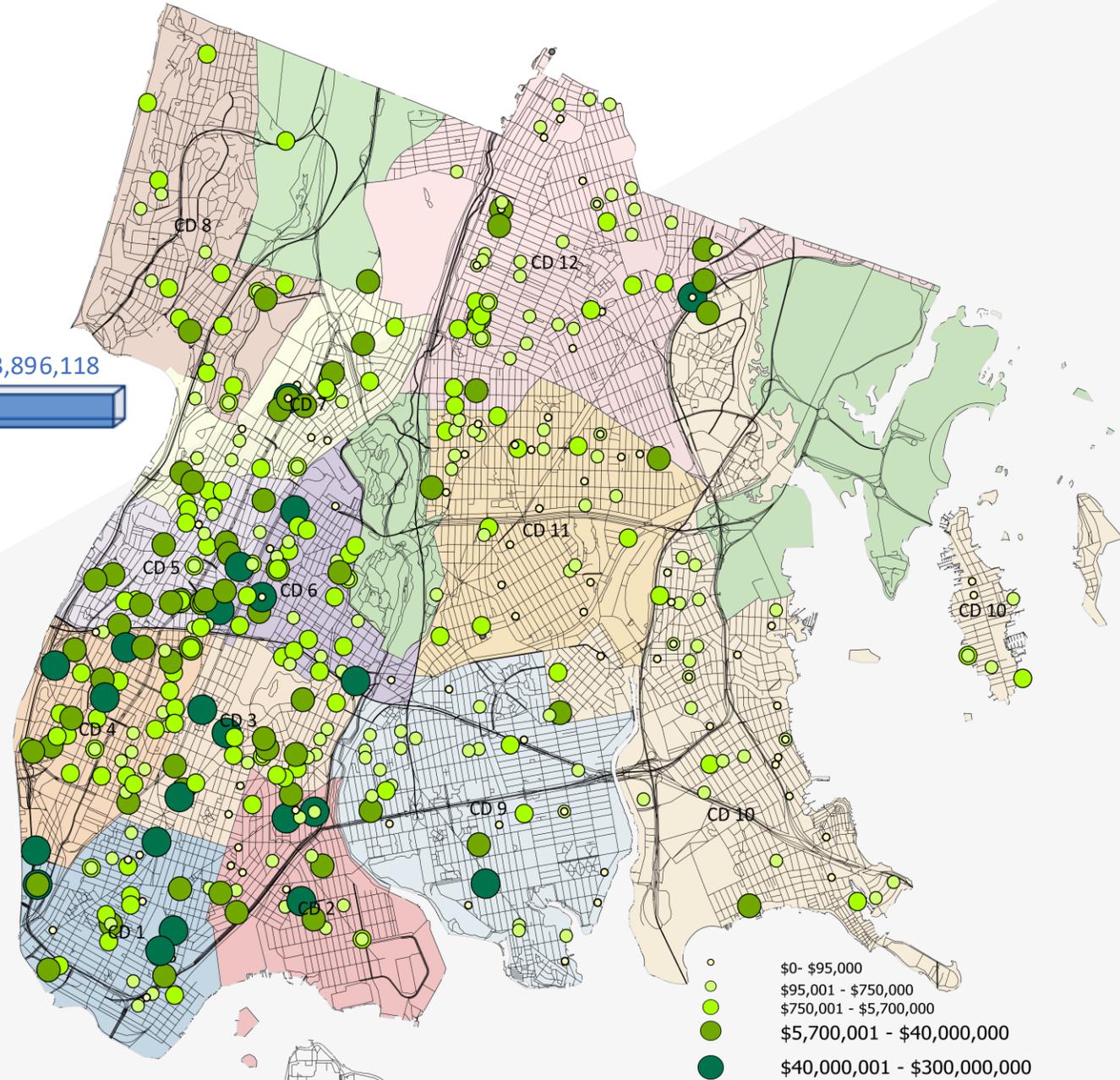


Investment by Community District



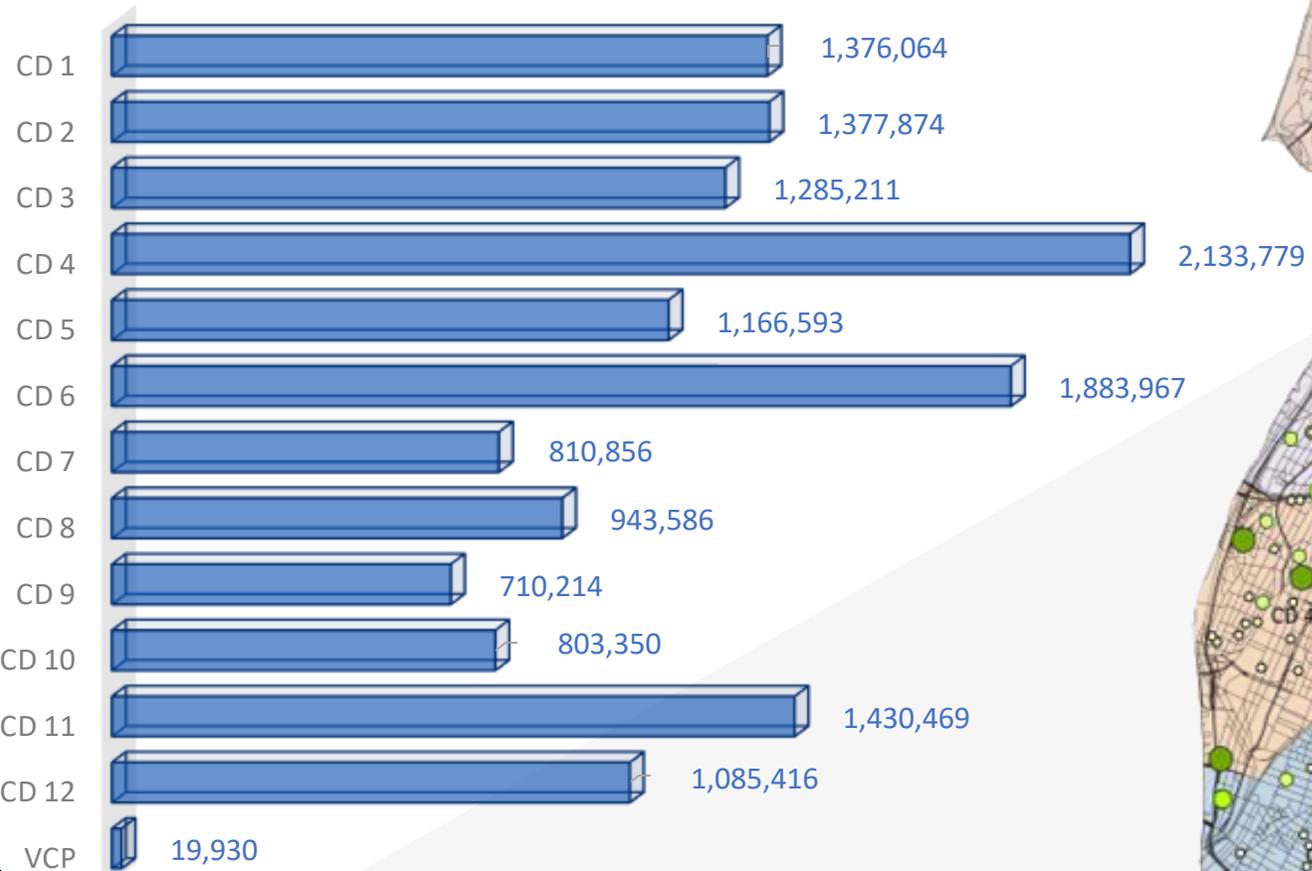
Investment

Total Investment in 2024: \$3,664,918,390

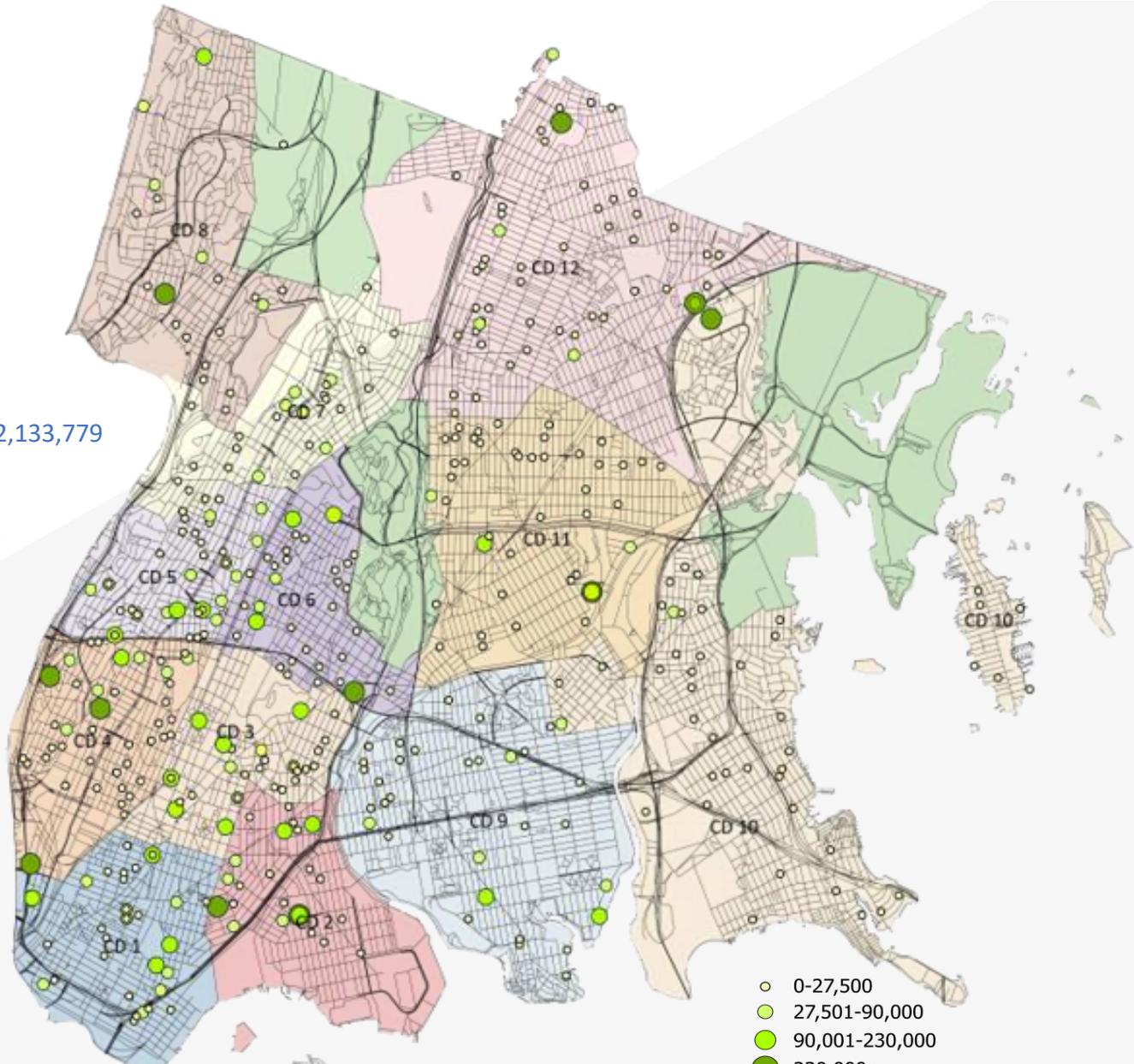


*Each point represents an individual project

Square Footage by Community District



Square Footage

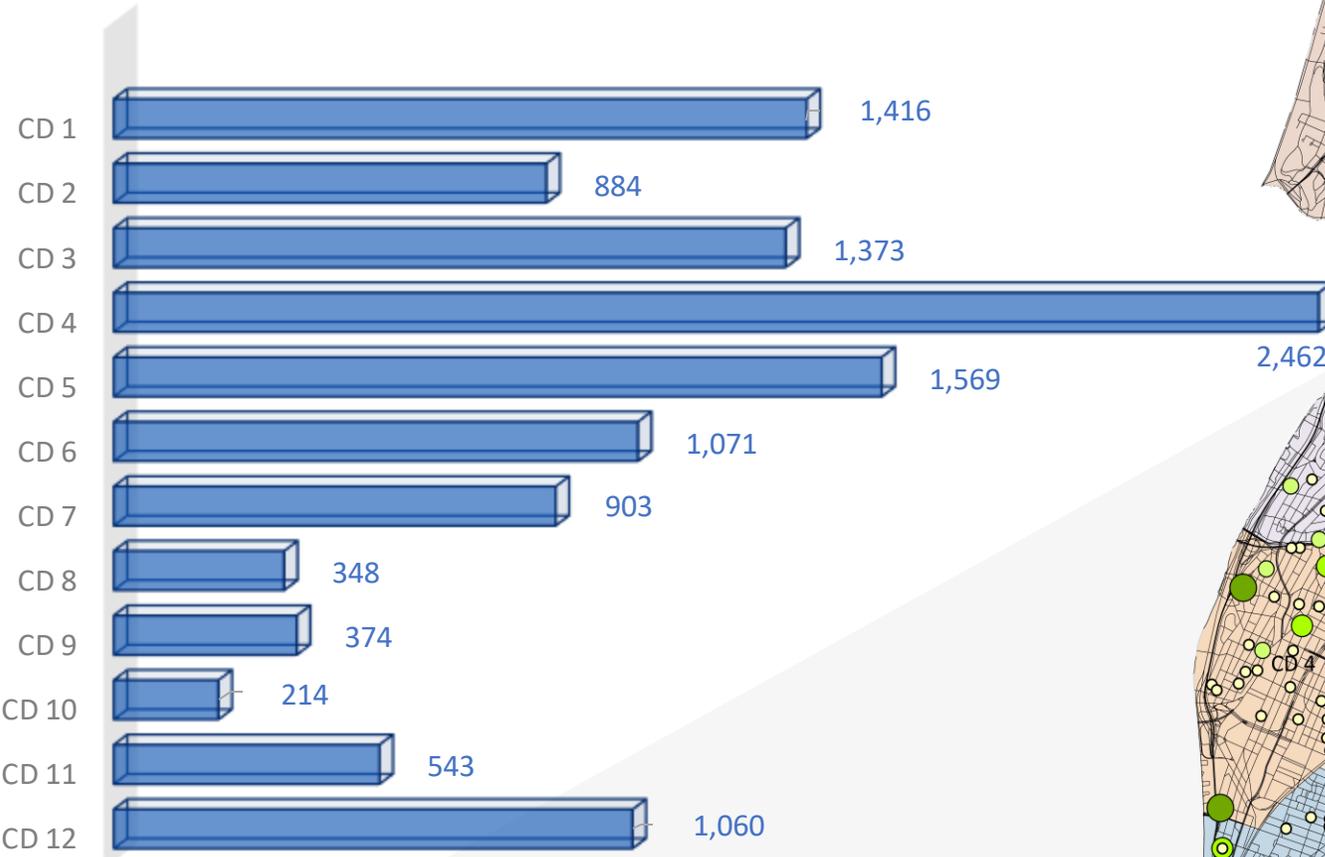


- 0-27,500
- 27,501-90,000
- 90,001-230,000
- 230,000+

Total Square Footage in 2024: 15,027,309 Sq. Ft.

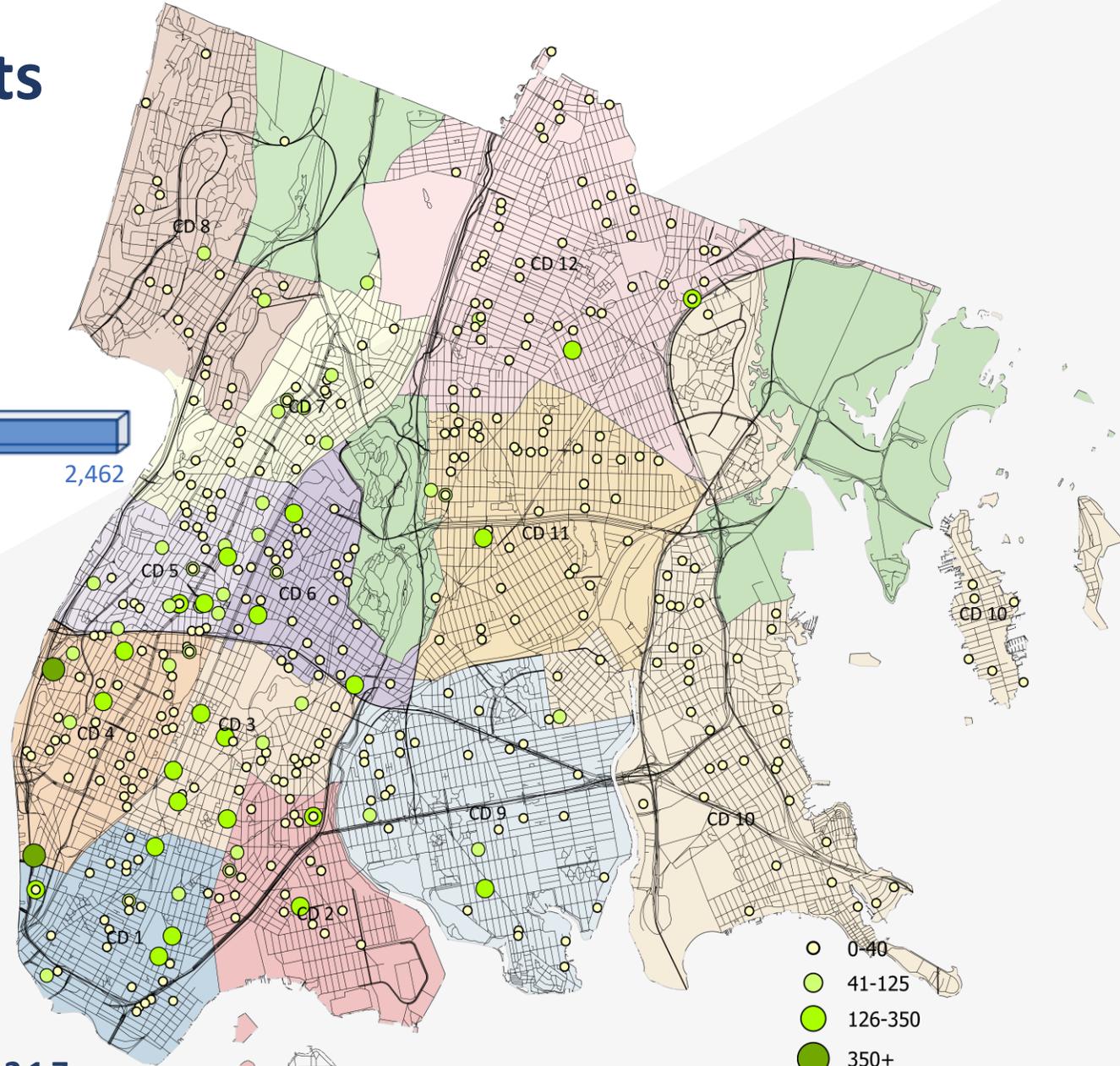
*Each point represents an individual project

New Residential Units by Community District



of New Residential Units

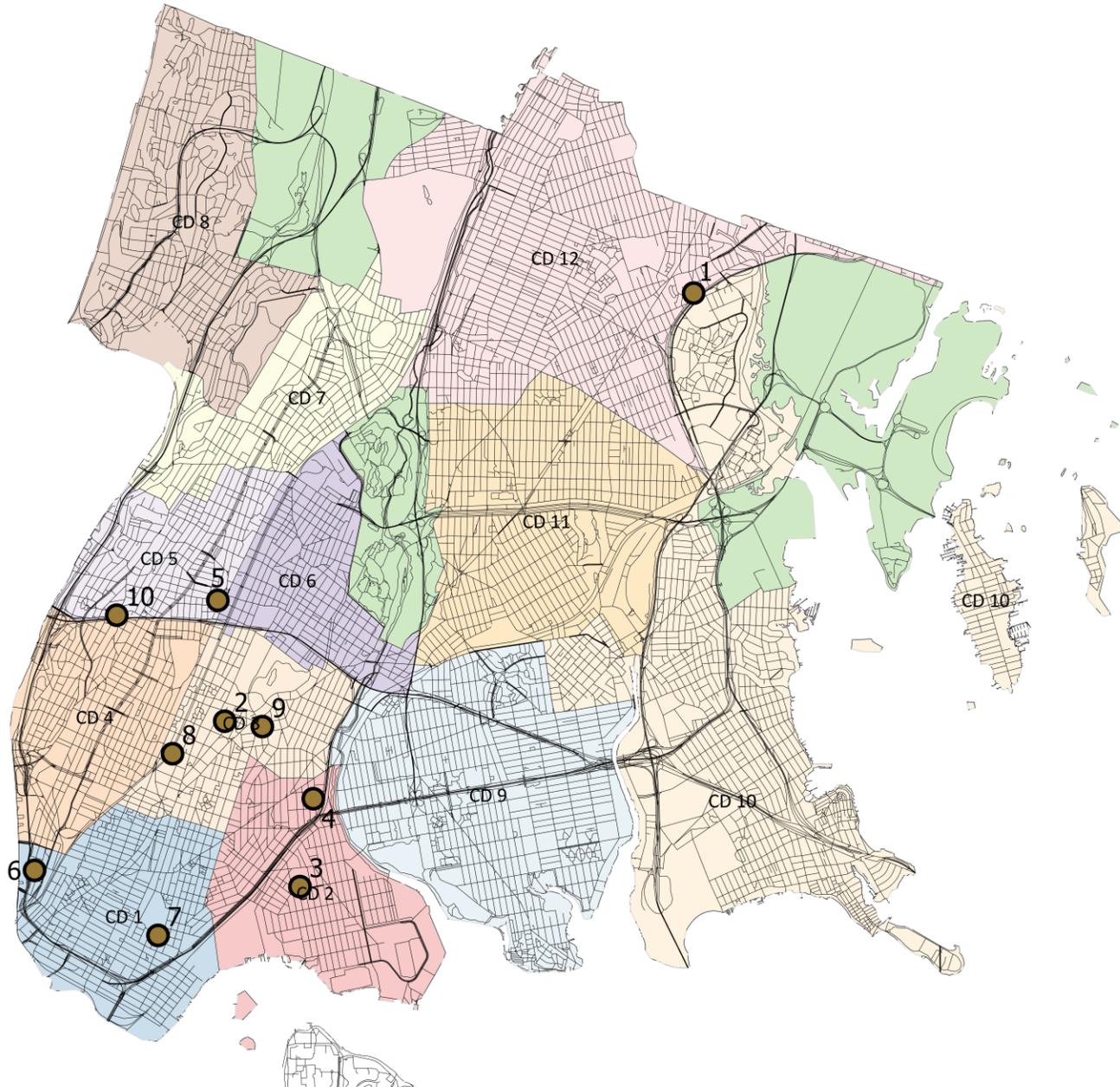
Total New Residential Units in 2024: 12,217



- 0-40
- 41-125
- 126-350
- 350+

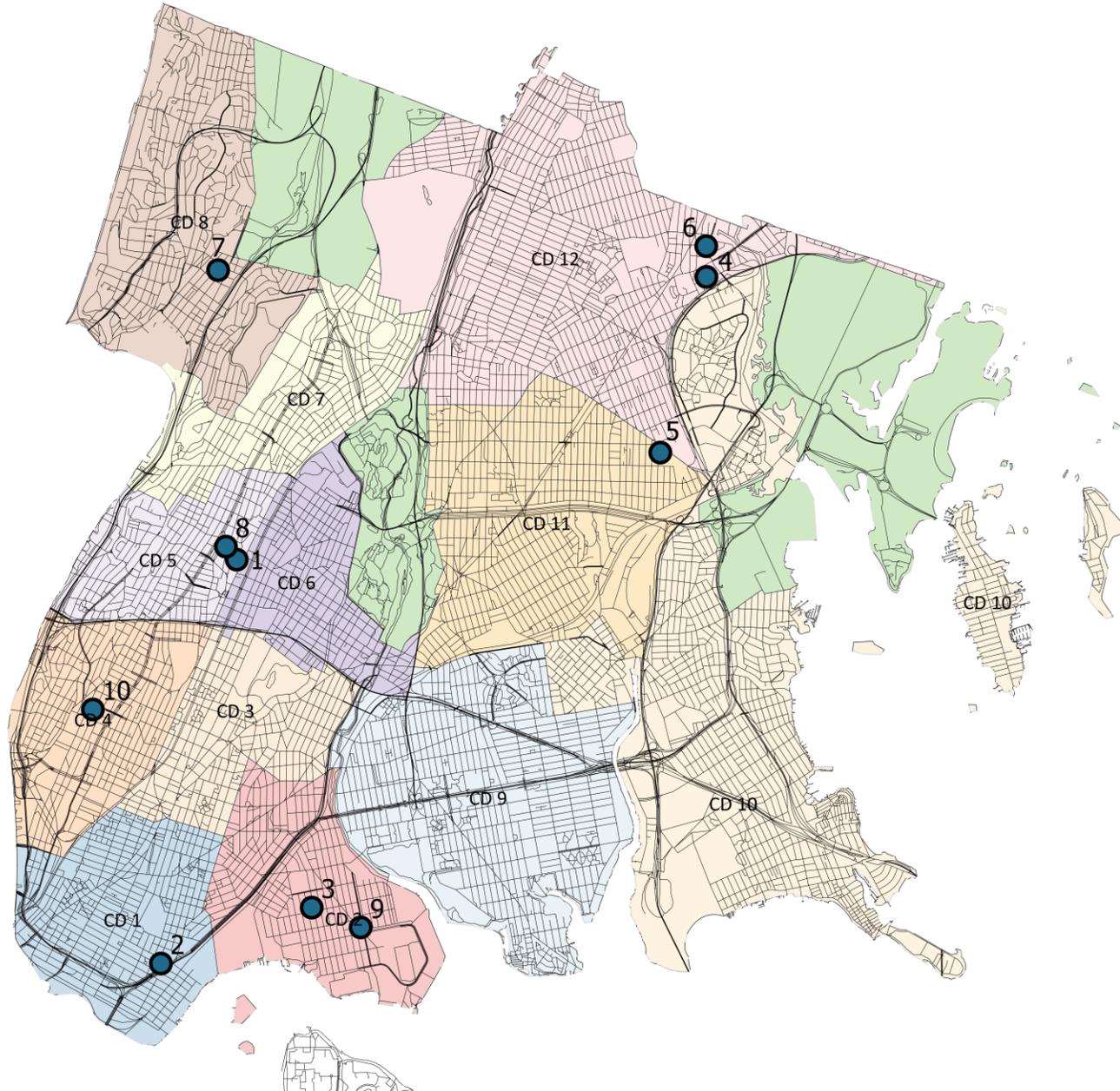
*Each point represents an individual project

Top Ten Residential Developments



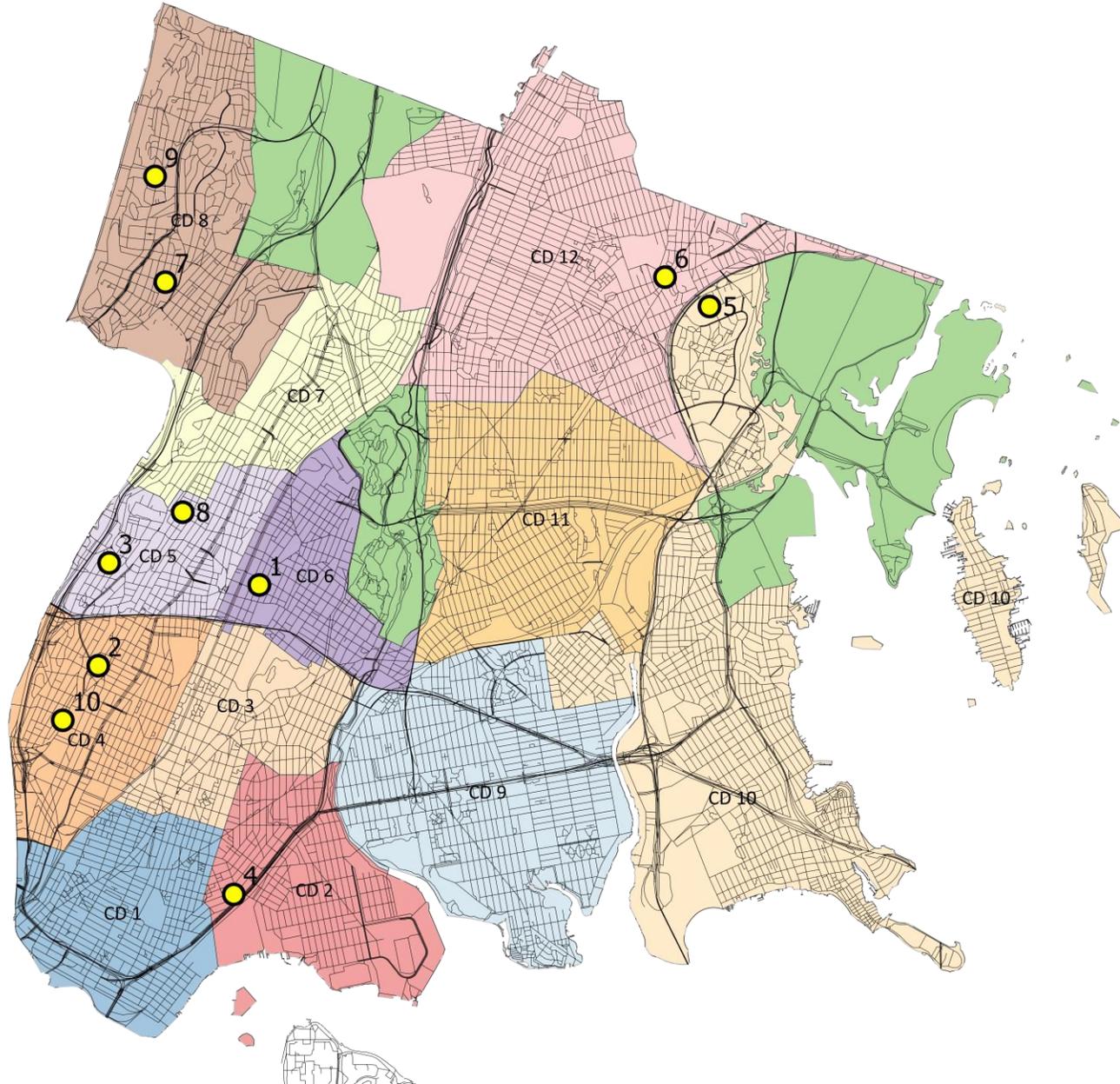
#	Project	Investment
1	3550 Bivona Street	\$ 96,000,000
2	1356 Fulton Avenue	\$ 92,351,000
3	1217 Spofford Avenue	\$ 87,109,920
4	1051 Whitlock Avenue	\$ 65,000,000
5	1806 Anthony Avenue	\$ 60,057,411
6	271 Walton Avenue	\$ 58,300,000
7	346 Powers Avenue	\$ 44,027,000
8	453 East 166 th Street	\$ 37,904,700
9	806 East 170 th Street	\$ 35,000,000
10	1544 Shakespeare Avenue	\$ 34,345,200

Top Ten Commercial Developments



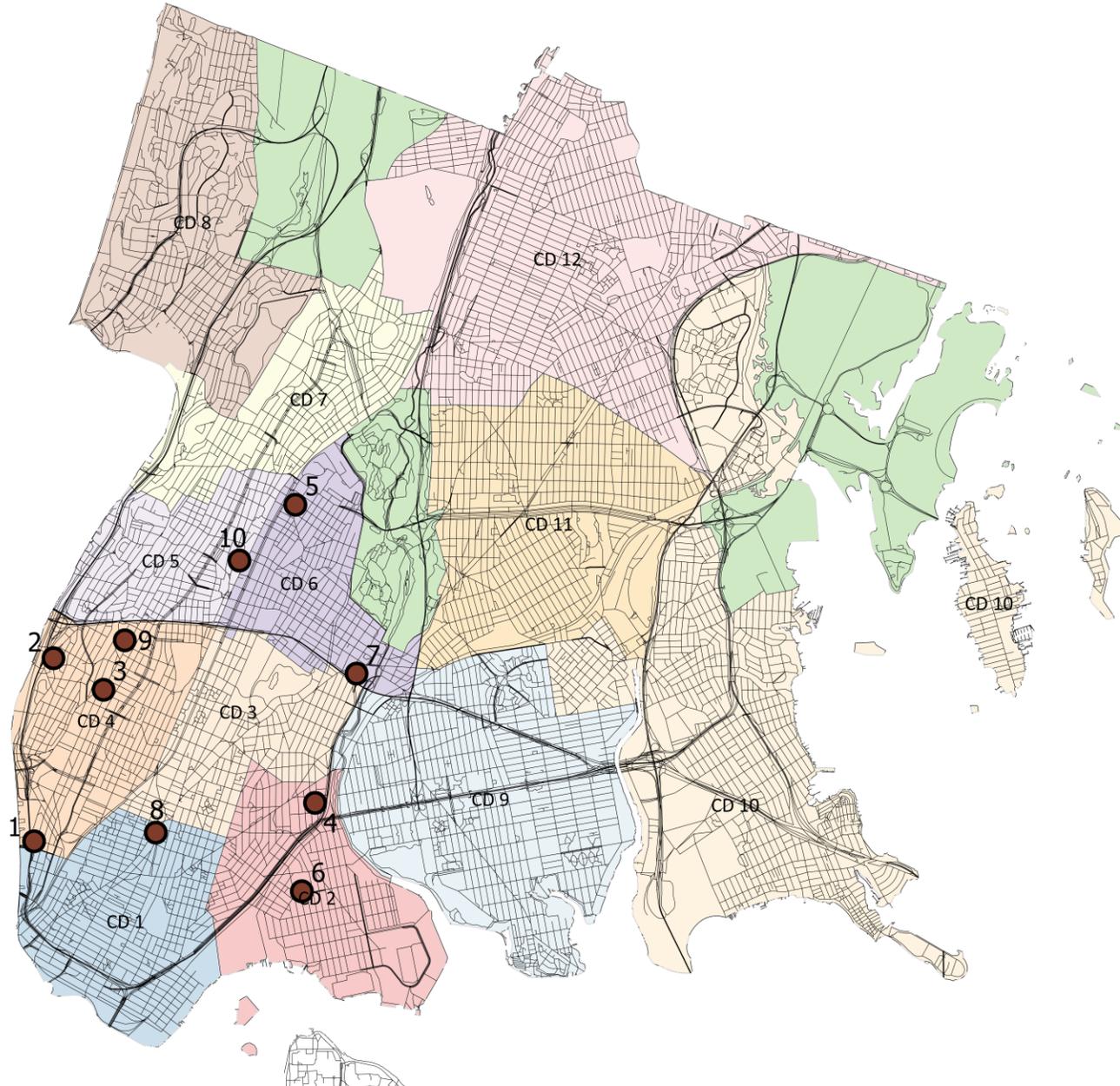
#	Project	Investment
1	330 East 180 th Street	\$ 90,000,000
2	750 East 141 st Street	\$ 20,500,000
3	635 Casanova Street	\$ 13,900,000
4	3528 De Lavall Avenue	\$ 11,000,000
5	2540 Gunther Avenue	\$ 6,087,000
6	3701 Provost Avenue	\$ 6,087,000
7	3657 Kingsbridge Avenue	\$ 5,500,000
8	2092 Grand Concourse	\$ 4,000,000
9	1271 East Bay Avenue	\$ 3,500,000
10	48 East 167 th Street	\$ 3,354,916

Top Ten Institutional Developments



#	Project	Investment
1	4263 Third Avenue	\$ 51,000,000
2	1366 Cromwell Avenue	\$ 12,000,000
3	200 West Tremont Avenue	\$ 10,000,000
4	650 Southern Boulevard	\$ 10,000,000
5	821 Co-Op City Boulevard	\$ 6,000,000
6	2101 Needham Avenue	\$ 4,582,400
7	3036 Johnson Avenue	\$ 3,000,000
8	2170 Aqueduct Avenue East	\$ 2,800,000
9	640A West 249 th Street	\$ 2,500,000
10	1020REAR Anderson Avenue	\$ 2,450,000

Top Ten Developments



#	Project	Investment
1	Bronx Point	\$ 349,000,000
2	1385 University Avenue	\$ 335,000,000
3	1240 River Avenue	\$ 244,000,000
4	1001 Whitlock Avenue Phase 1	\$ 171,000,000
5	4720 Third Avenue	\$ 125,000,000
6	La Peninsula Phase 1	\$ 125,000,000
7	Compass Residence 6 West Farms Redevelopment	\$ 113,000,000
8	3116 Third Avenue	\$ 100,000,000
9	1541 Jerome Avenue	\$ 100,000,000
10	330 East 180 th Street	\$ 90,000,000

Featured
Developments
in the Bronx



2024 Featured Developments



Photographer: Albert Vecerka

Project	Bronx Point
Architect	S9 Architecture
Land Use	Mixed-Use
Total Units	542 Units
Investment	\$ 349,000,000

Bronx Point is a key component of a \$194 million capital investment strategy for the Lower Concourse neighborhood, led by NYCEDC. The project will include 542 units of permanently affordable housing that will target households with incomes ranging from extremely low to moderate. In addition to the over two acres of world-class public open space that will connect seamlessly to the adjacent Mill Pond Park, the project will also include retail space and educational programming.

2024 Featured Developments

Project	1385-1387 University Avenue
Architect	Fernando Villa
Land Use	Mixed-Use (Residential/Community Facility)
Total Units	422 Units
Investment	\$ 335,000,000

"We are excited to deliver 422 permanent and transitional housing units to the Highbridge community through the Samaritan Daytop Foundation Highbridge Development. This project is made possible through key partnerships with city and state agencies, including NYC HDC, HPD, DHS, NYSHHAC, and NYSERDA alongside financial support from Citi Community Capital, Citigroup Global Markets, and Richman Housing Resources. With predevelopment funding from The Leviticus Fund, Down Payment Assistance Fund, and Deutsche Bank's DB Share Program, this development represents a strong investment in housing stability and community support." - Mitchell Netburn, President & CEO of Samaritan Daytop Foundation



2024 Featured Developments



Project	1240 River Avenue
Architect	Bernheimer Architecture PLLC
Land Use	Mixed-Use
Total Units	328 Units
Investment	\$ 244,000,000

This Mixed-Use project will deliver 328 housing units, developed by Bernheimer Architecture PLLC with funding sources from NYC HPD. It will bring much-needed housing and support to the Concourse community.

2024 Featured Developments

Project	1001 Whitlock Avenue Phase 1
Architect	Mitchell D. Newman
Land Use	Mixed-Use (Residential/Commercial)
Total Units	265 Units
Investment	\$ 171,000,000

“The Stagg Group is very proud to have another project near completion for the Bronx with 265 units in this beautifully designed 100% affordable residence where tenants will be proud to be able to call this their home, we believe all persons deserve a place to call home.” - Staggroup



2024 Featured Developments



Project	4720 Third Avenue
Architect	Ismael Leyva Architects
Land Use	Mixed-Use (Residential/Commercial)
Total Units	165 Units
Investment	\$ 125,000,000

“Vertical Community Development & the Sioni Group are thrilled to bring 165 units of high-quality housing, along with a new FRESH supermarket, to the heart of the Fordham neighborhood along Third Avenue. 50 of these units are affordable under the Affordable New York Housing Program, and 35 are permanently affordable under the City’s Mandatory Inclusionary Housing program. We believe strongly in the Bronx and its future and look forward to many future collaborations in the Borough.” – Vertical Community Development

2024 Featured Developments

Project	La Peninsula Phase 1
Architect	Ismael Leyva Architects
Land Use	Mixed-Use (Residential/Commercial)
Total Units	165 Units
Investment	\$ 125,000,000

“The Peninsula is a powerful testament to what’s possible when development is driven by community needs. Transforming the former Spofford Juvenile Detention Center into a hub for affordable housing, local businesses, and public space is not just revitalization—it’s a commitment to building a stronger, more inclusive Hunts Point.” – Sally Gilliland



Photographer: Albert Vecerka/Esto

2024 Featured Developments



Project	Compass Residences 6 West Farms Redevelopment
Architect	Dattner Architects
Land Use	Mixed-Use
Total Units	261 Units
Investment	\$ 113,000,000

“Compass 6 is the final phase of the multi-building Compass Residences development, which has transformed a derelict industrial area in the West Farms - Crotona Park East neighborhood into a vibrant, mixed-use community. The 14-story, 261-unit building provides quality affordable housing and community facilities. The L-shaped building encloses a landscaped courtyard for use by residents. Its brick facades in contrasting colors reinforce the residential dignity of the project. The project was developed by Monadnock Development and Signature Urban Properties and designed by Dattner Architects (now certified as WBE by NYC).” – Dattner Architects

2024 Featured Developments

Project	3116 Third Avenue
Architect	Map Architects
Land Use	Mixed-Use (Residential/Commercial)
Total Units	321 Units
Investment	\$ 100,000,000

This project will deliver 321 housing units, developed in partnership with MAP Architects with funding sources from NYC HPD through the ELLA Program, it will bring much-needed housing and support to the Melrose community.



2024 Featured Developments



Project	1541 Jerome Avenue
Architect	ESKW / Architects
Land Use	Mixed-Use (Residential/Commercial)
Total Units	222 Units
Investment	\$ 100,000,000

"We are excited to provide over 200 high-quality 100% affordable family units and robust supportive services and programs on Jerome Avenue in the Mt. Eden neighborhood, made possible with funding from NYS HCR and NYC HPD and in partnership with Joy Construction, Services for the Underserved, and Blue Sky Bronx." - ESKW

2024 Featured Developments

Project	330 East 180 th Street
Architect	Dattner Architects/NYC SCA
Land Use	Commercial
Investment	\$ 90,000,000

“The new PS 163 Arthur A. Schomburg Elementary School will provide an energy-efficient, modern building for Pre-K through fifth grade students in Fordham Heights. It will replace the outdated structure and optimize the site with terraced playgrounds and open space. The school will serve 688 students, with grade levels organized across multiple floors. It will feature a gymnasium, library, and shared learning spaces throughout.” – Dattner Architects



The seal of the Bronx Borough President is a circular emblem. It features a central shield with a sunburst at the top, a globe in the middle, and a banner at the bottom with the Latin motto "NE CEDE MALIS". Above the shield is an eagle with its wings spread. The shield is surrounded by a laurel wreath.

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