



Office of The Bronx Borough President Vanessa L. Gibson
Topographical Bureau

The Bronx 2025 Annual Development Report

Tracking Growth, Investment, and Housing Across The Bronx



Executive Summary

2025 broke a new record for development in The Bronx with over \$6.27 billion invested across 798 development sites. The range of investment in our borough underscores the ongoing commitment to rebuilding and revitalizing our communities.

We are proud to announce that more than 16,700 new residential units are planned for construction this year, contributing to efforts to alleviate the housing crisis and ensure that all Bronxites have a place to call home.

This report highlights key maps & statistics from this past year, covering commercial, mixed-use, residential, and institutional developments. We hope this report both informs and celebrates the progress in our great borough, and we look forward to continued growth in 2026!



2025 Highlights

\$6.27B
Total Investment

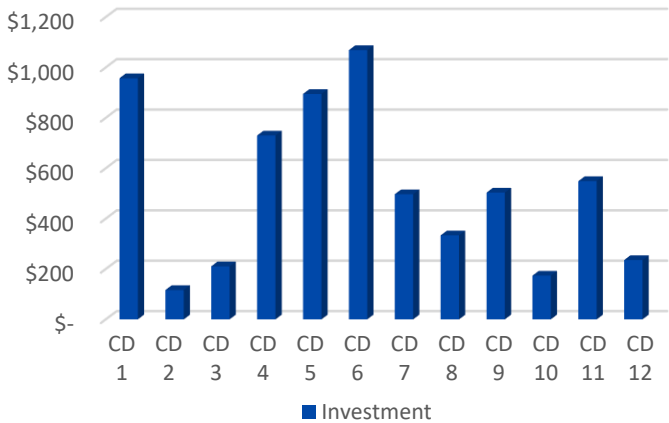
19.1M
Total Square Feet

16.7K
Total Units

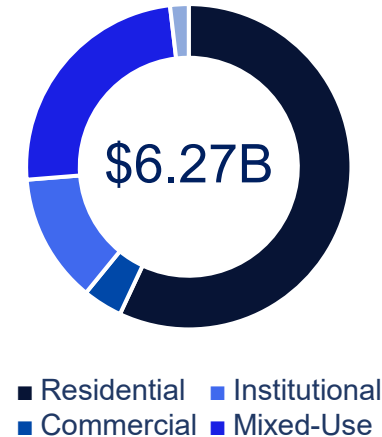
354
New Buildings

798
Total Projects

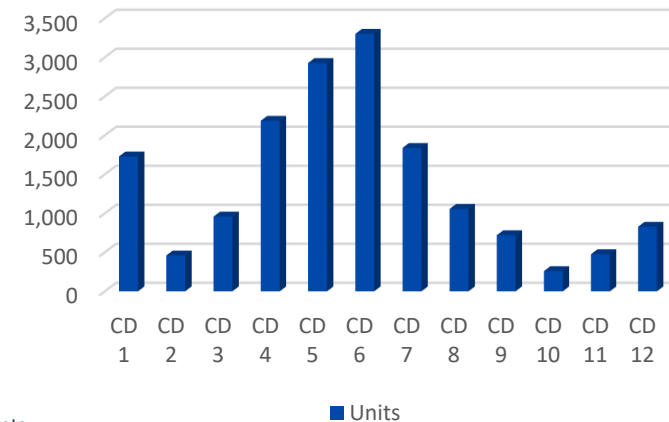
Investment by Community District (\$M)



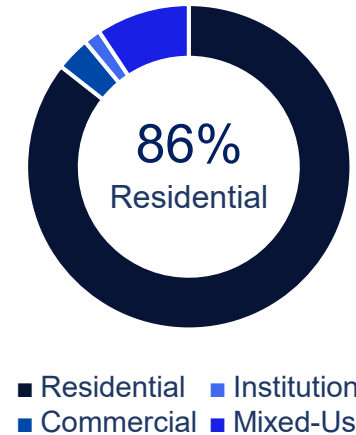
Investment by Land Use



Units by Community District



New Buildings by Land Use



*Previous years may not factor in Mixed-Use Developments
**The entirety of this report does not include the \$2.9 billion investment for the Boro-based Jail site in CD 1. The total investment would be \$9.17 billion if included.

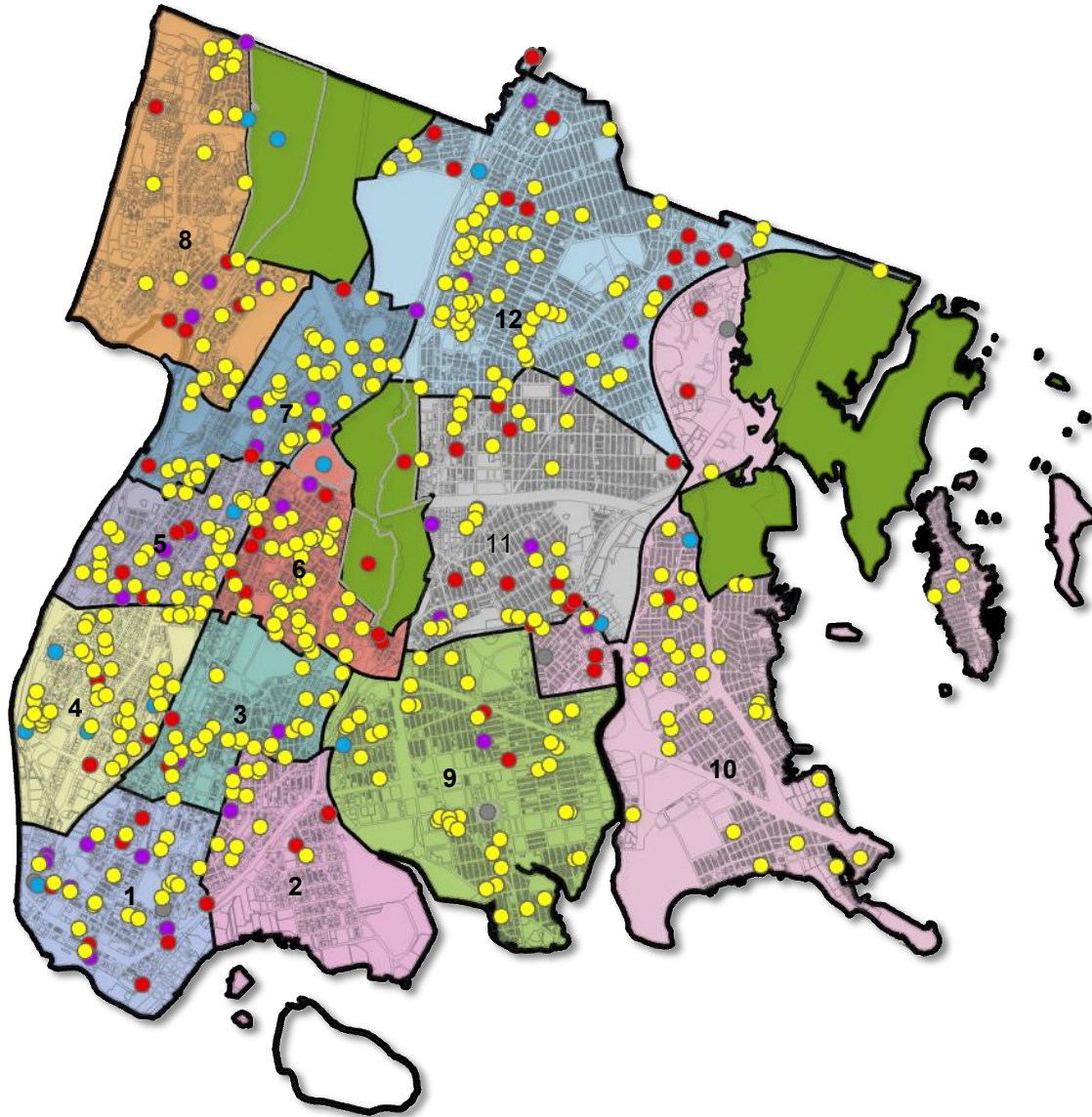
Data and graphs represented in this report are from house number application records of The Bronx Borough President's Office

DEVELOPMENTS BY LAND USE





Total Developments in 2025



Land Use

 Residential	553	77%
 Commercial	127	12%
 Institutional	18	3%
 Mixed-use	93	7%
 Vacant	7	1%

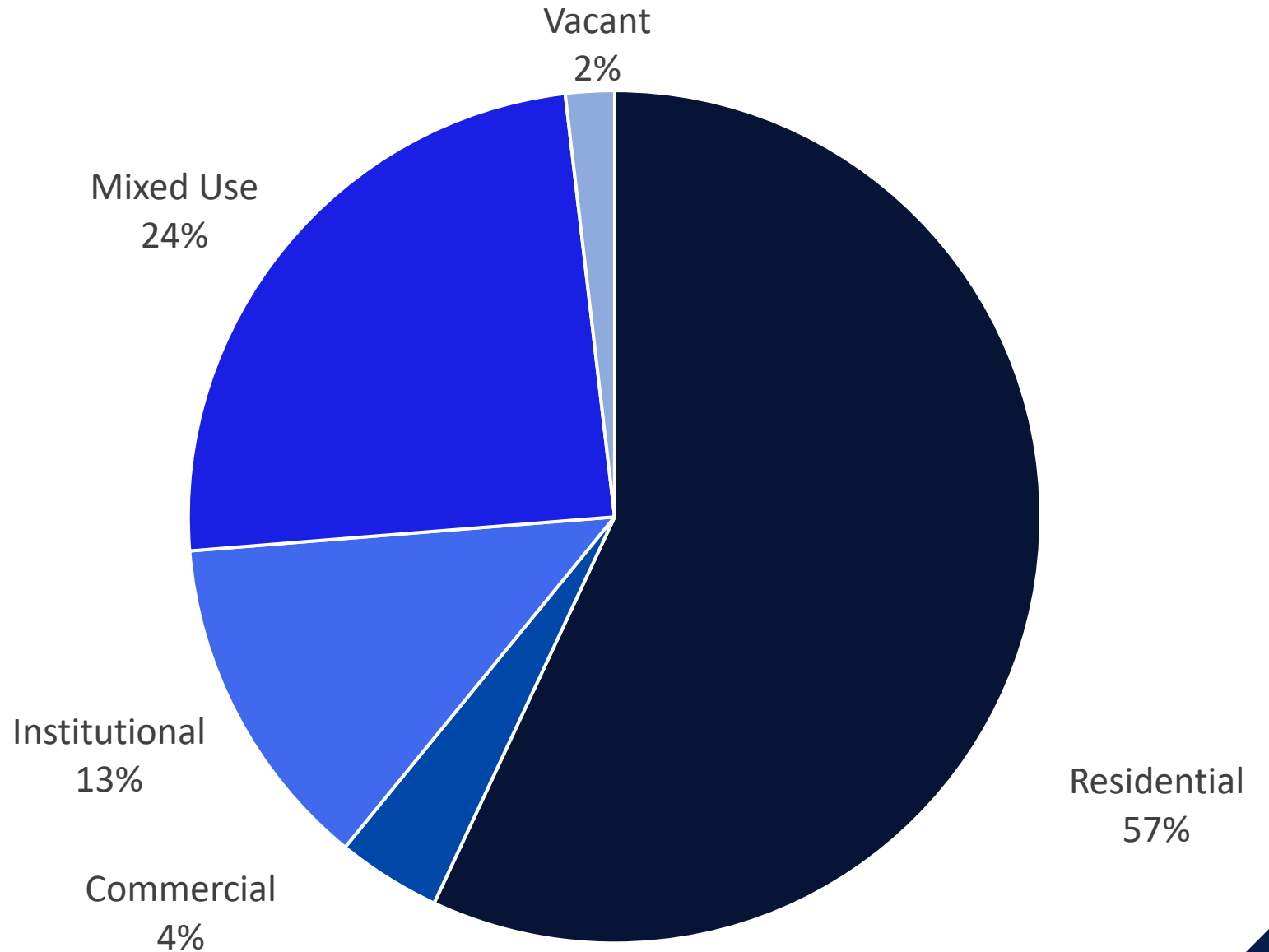
Total Developments: 798



Total Investment by Land Use

■ Residential	\$3.57B
■ Commercial	\$247M
■ Institutional	\$805M
■ Mixed-Use	\$1.53B
■ Vacant	\$116M

Total: \$6.27B

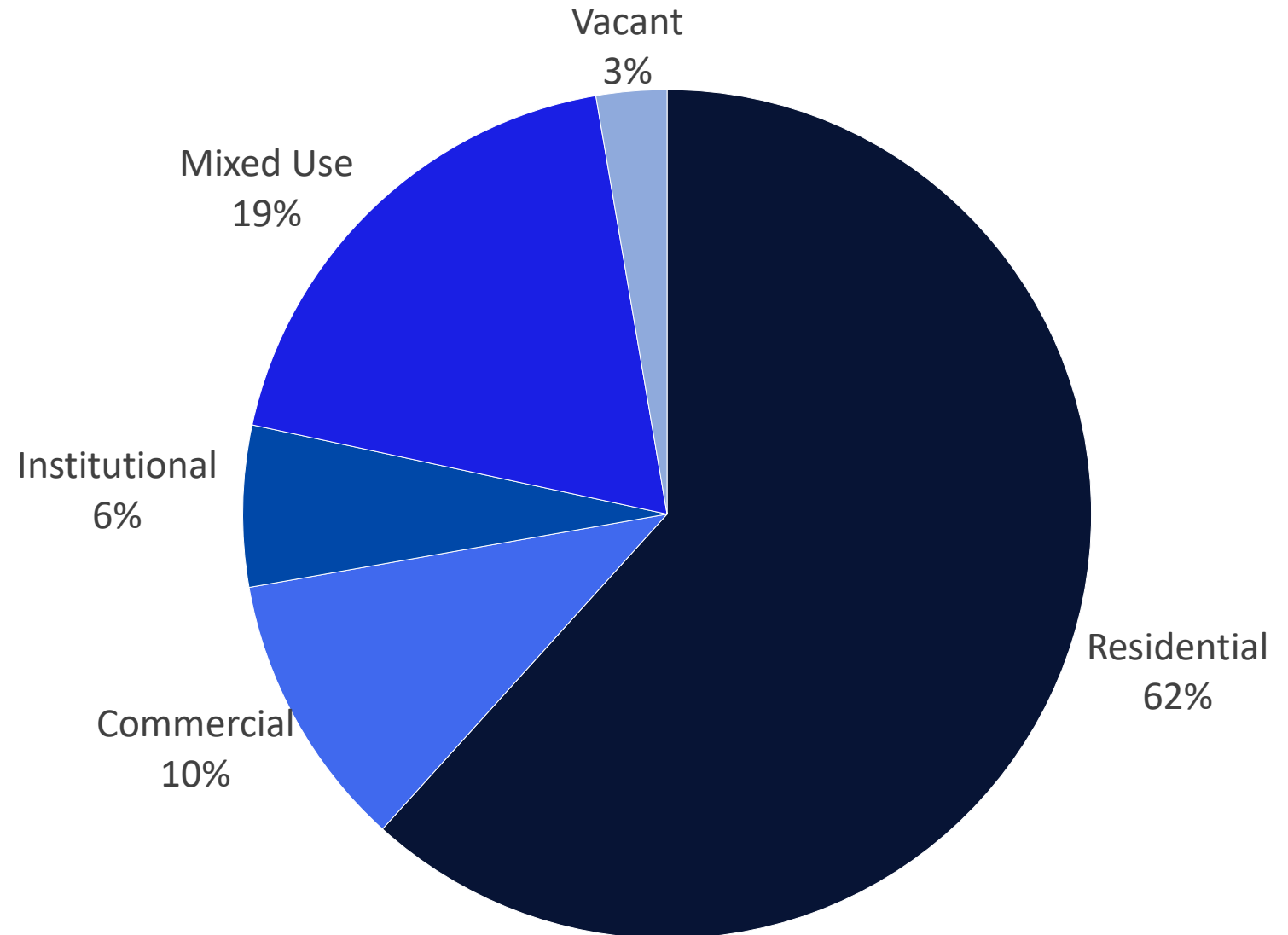




Square Footage by Land Use

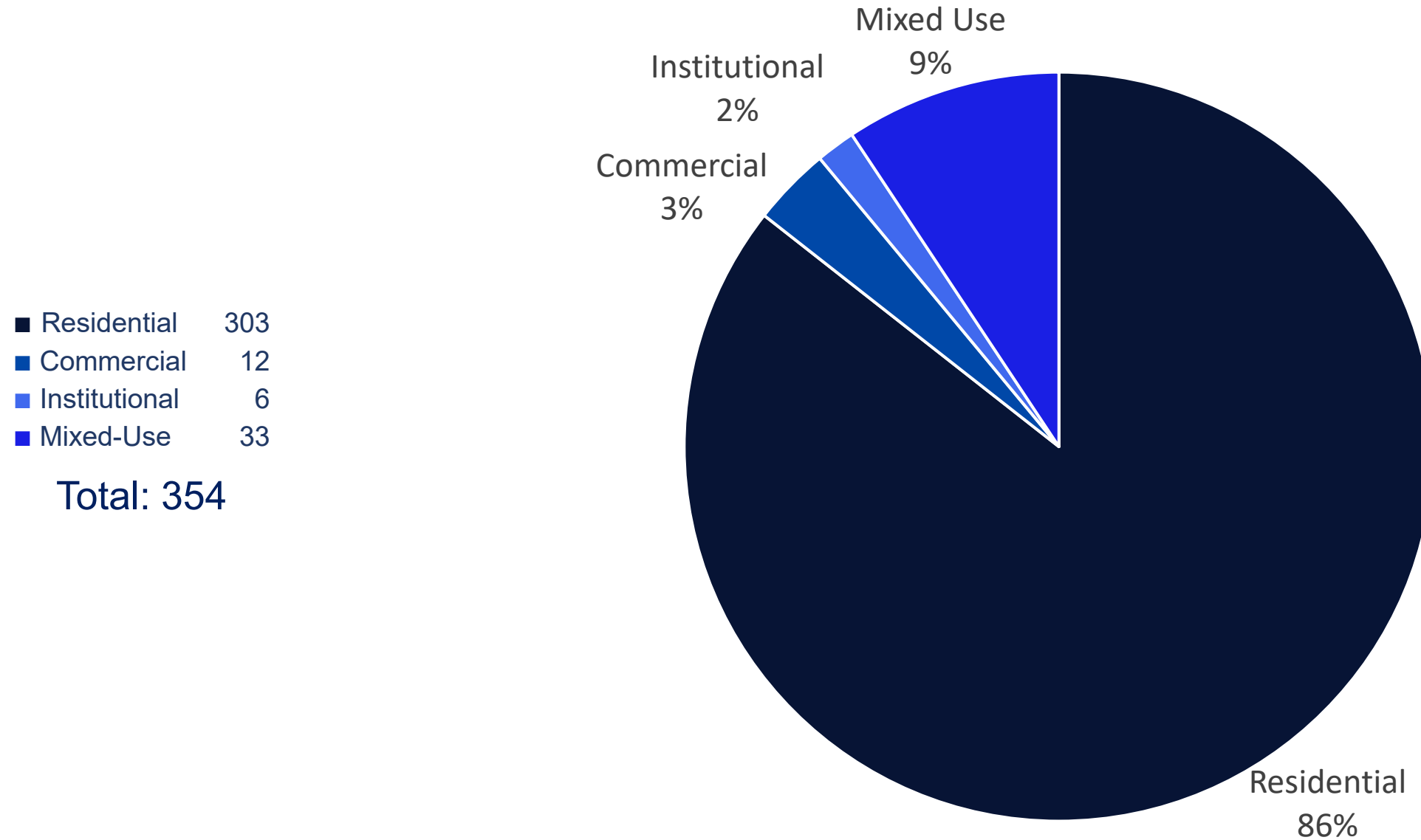
■ Residential	11.8M SF
■ Commercial	2M SF
■ Institutional	1.2M SF
■ Mixed-Use	3.6M SF
■ Vacant	513K SF

Total: 19.1M SF





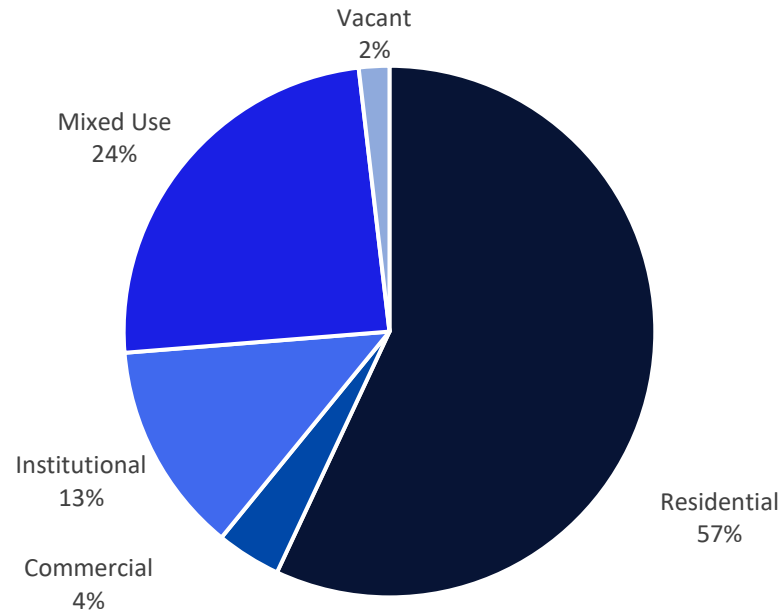
New Buildings by Land Use





Bronx Investment in 2025

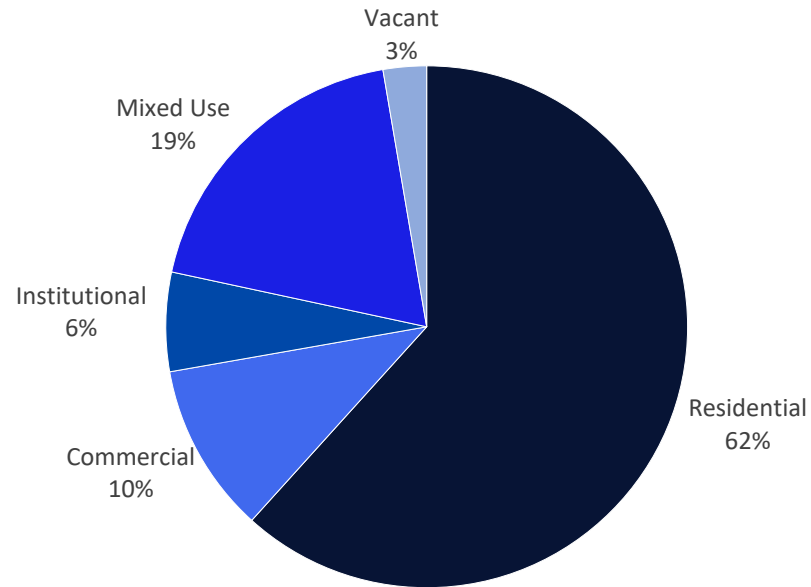
Total Investment



Residential	\$3.57B
Commercial	\$247M
Institutional	\$805M
Mixed-Use	\$1.53B
Vacant	\$116M

Total: \$6.27B

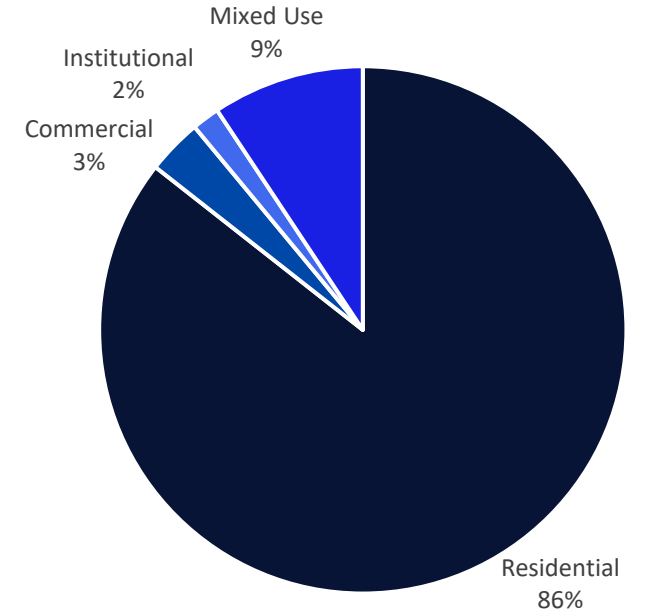
Square Footage



Residential	11.8M SF
Commercial	2M SF
Institutional	1.2M SF
Mixed-Use	3.6M SF
Vacant	513K SF

Total: 19.1M SF

New Buildings



Residential	303
Commercial	12
Institutional	6
Mixed-Use	33

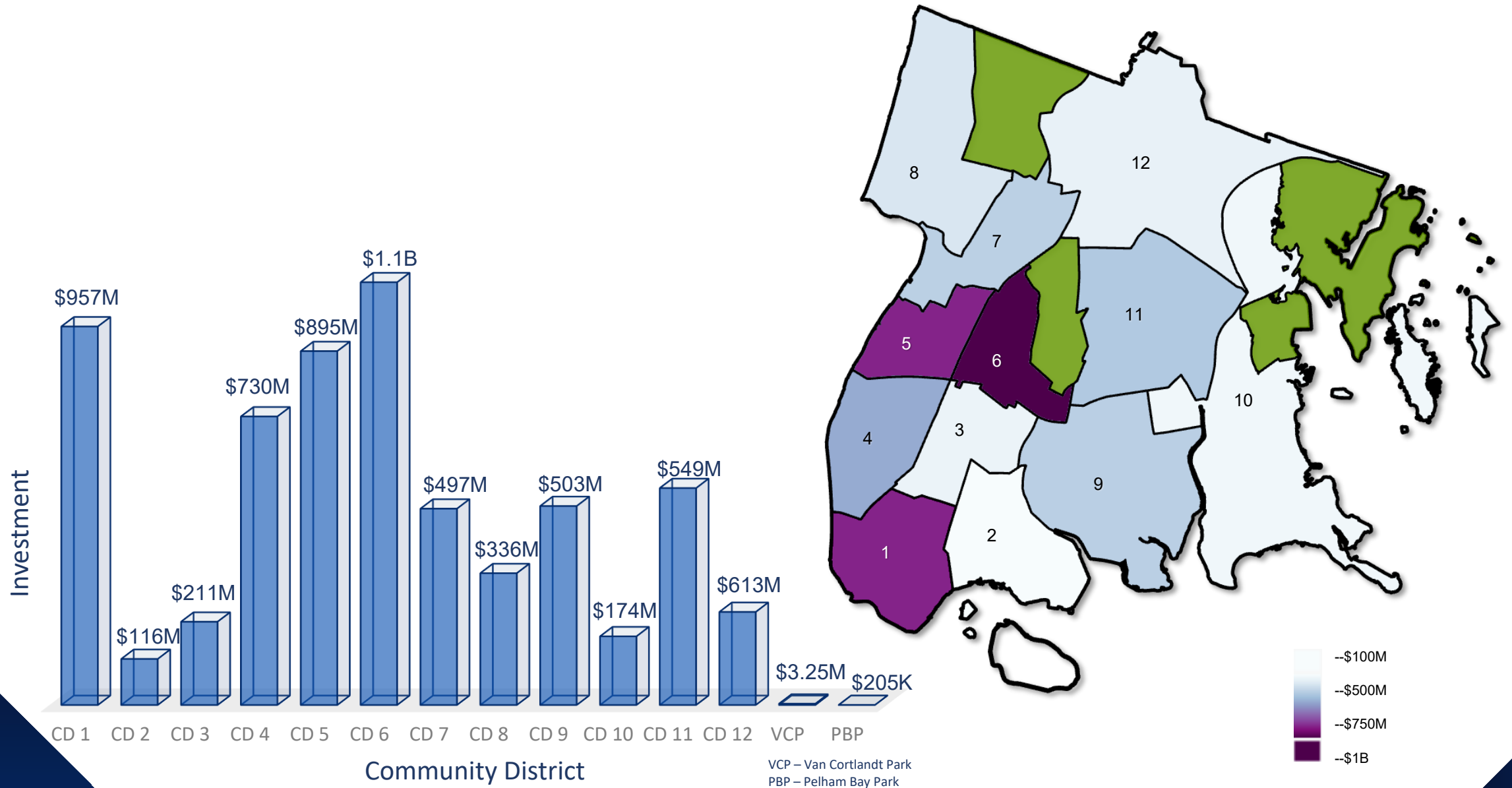
Total: 354

DEVELOPMENTS BY COMMUNITY DISTRICT



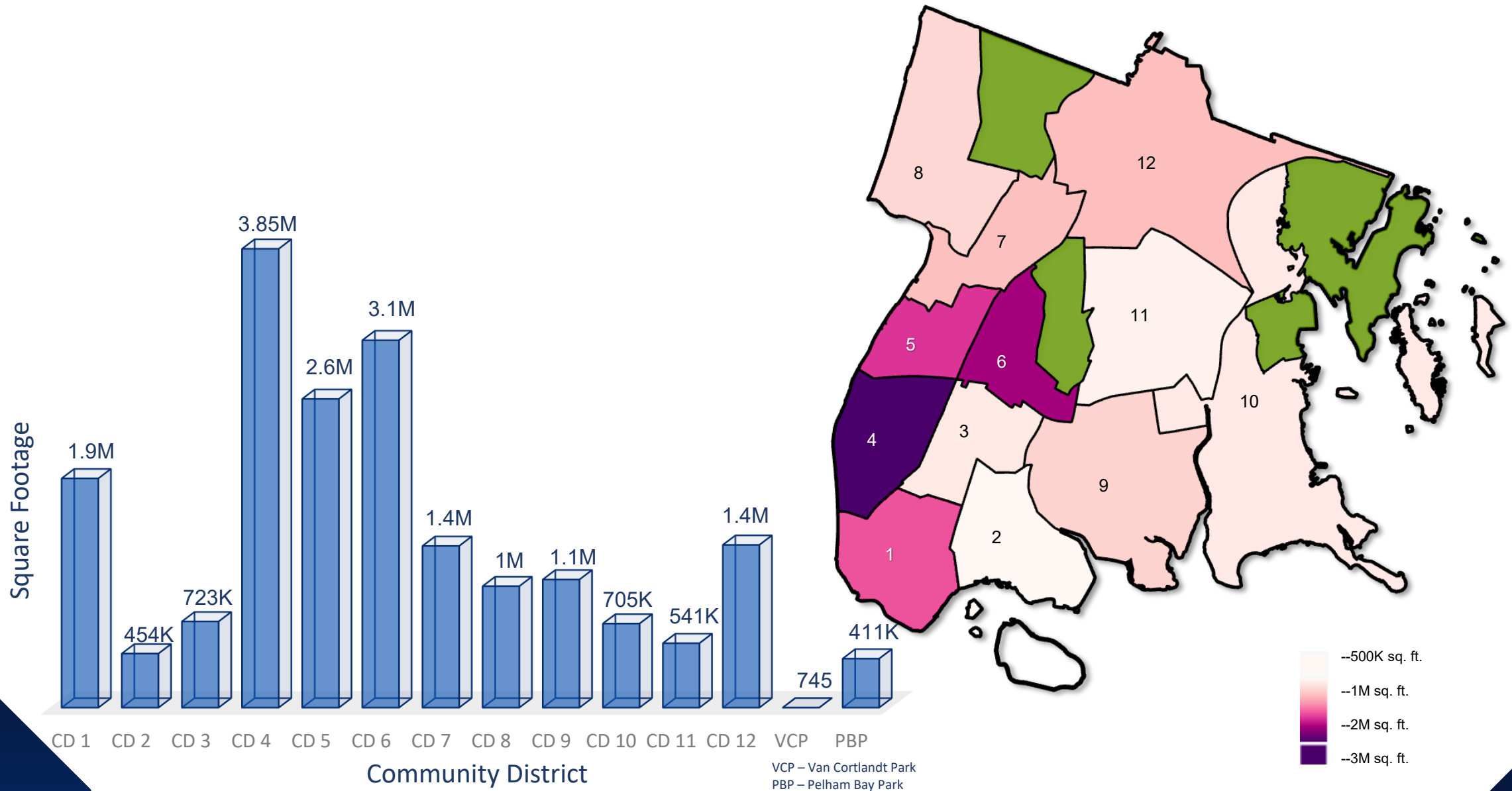


Investment by Community District



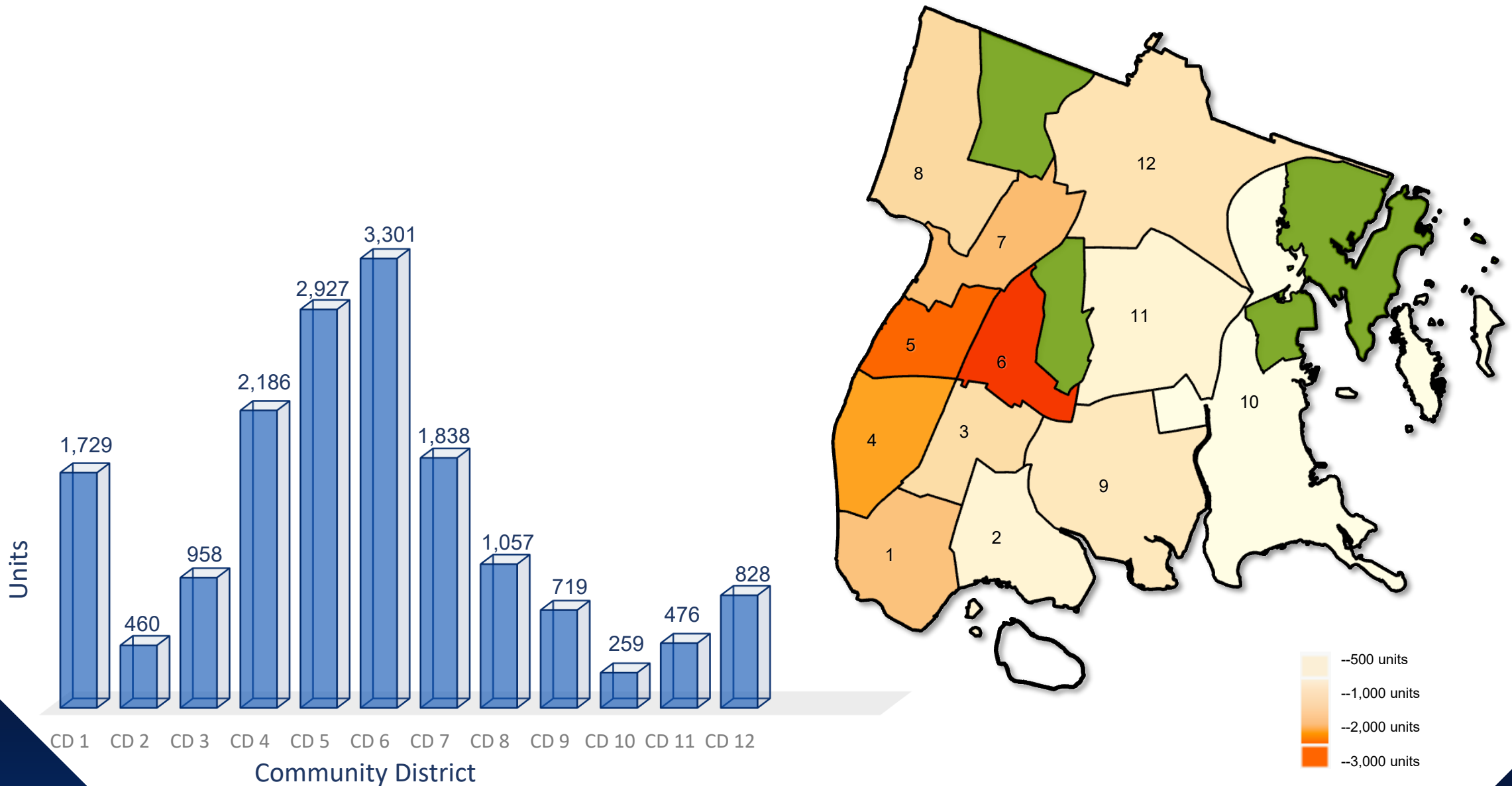


Square Footage by Community District





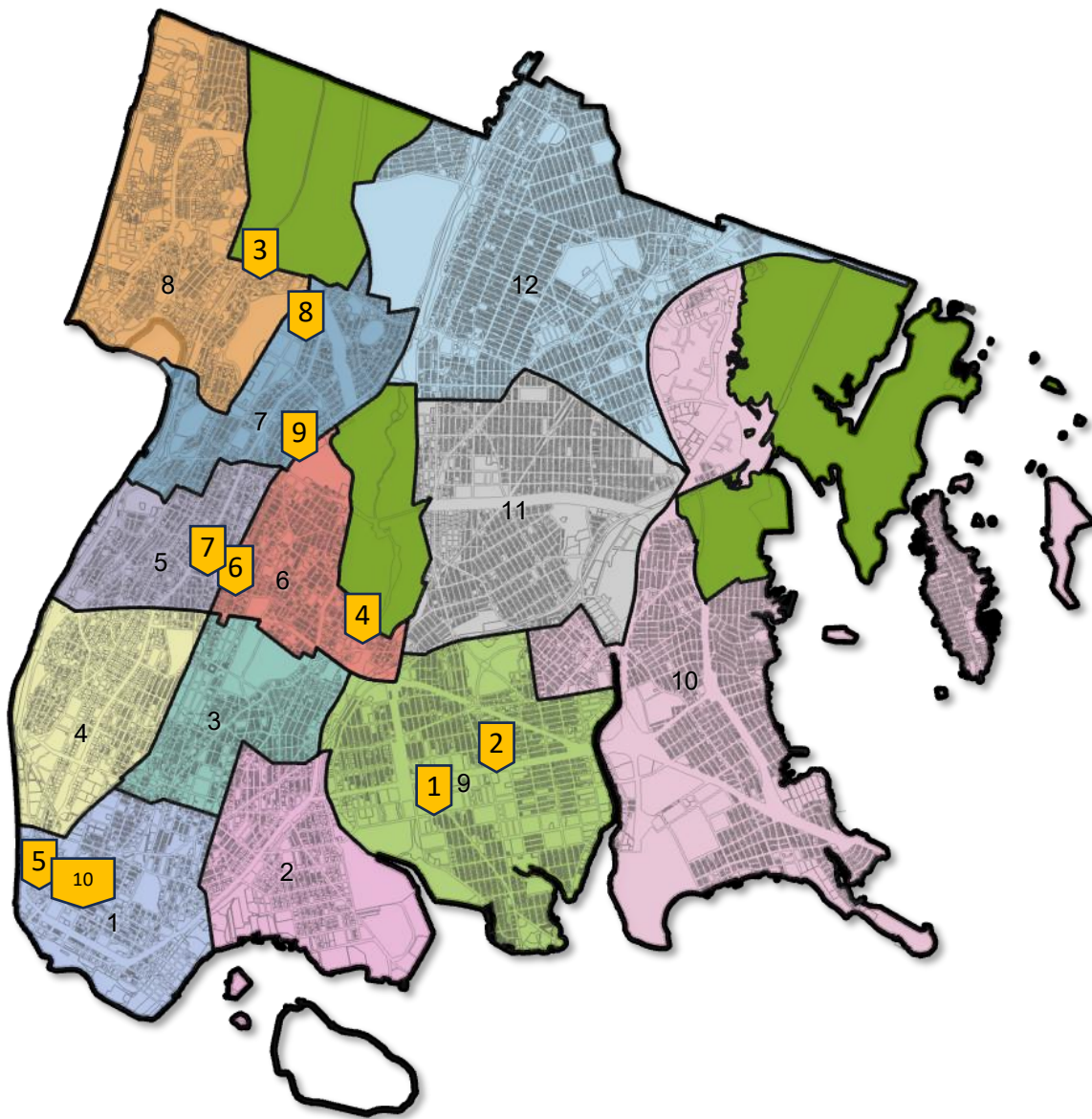
New Residential Units by Community District







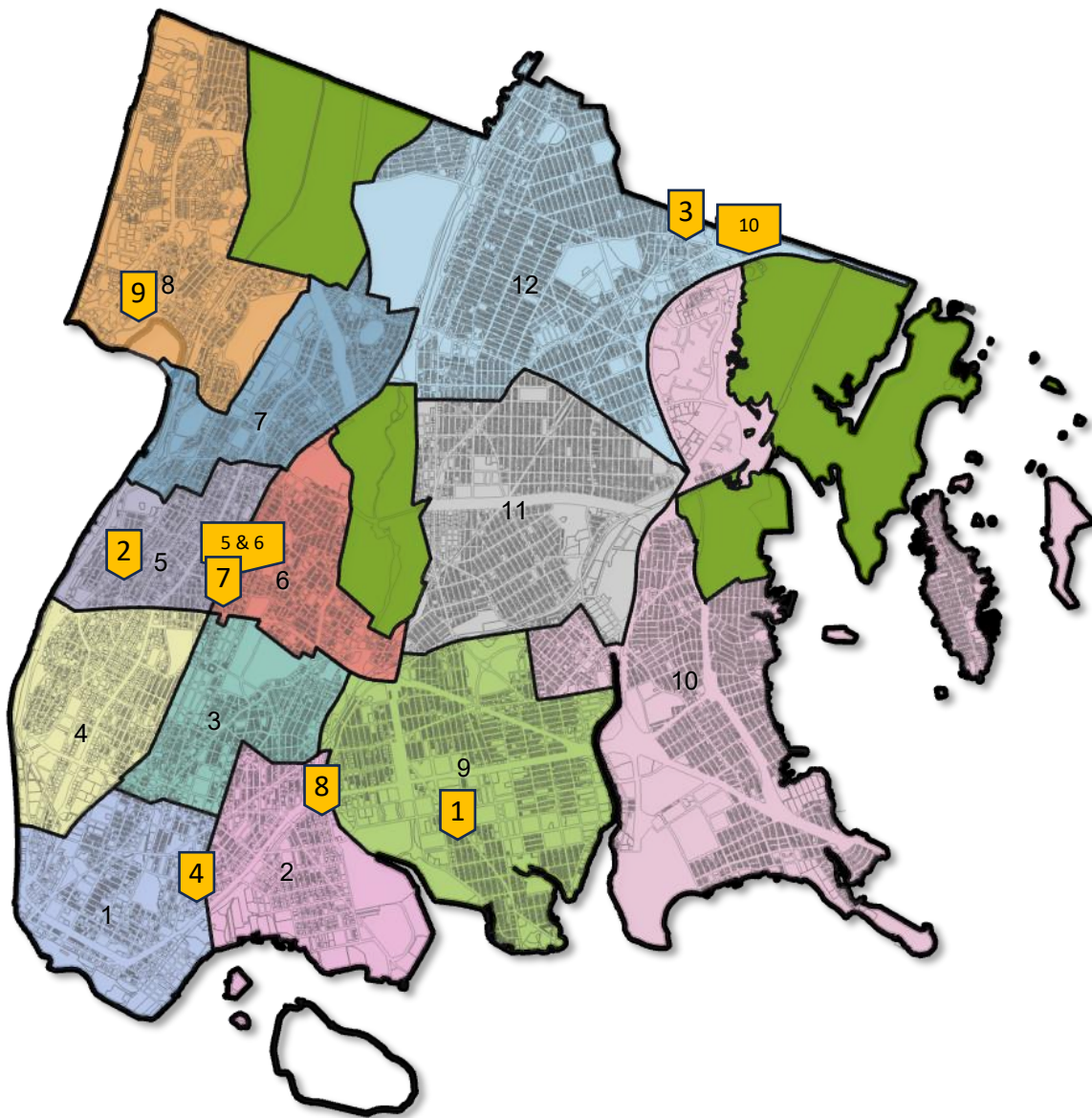
Top Ten Residential Developments



	Project	Investment
1	720 Theriot Avenue	\$217,000,000
2	1920 Turnbull Avenue	\$174,199,323
3	160 Van Courtlandt Park South	\$100,000,000
4	1026 East 180th Street	\$93,841,500
5	307 Grand Concourse	\$82,677,600
6	1981 Webster Avenue	\$60,000,000
7	1974 Valentine Avenue	\$60,000,000
8	10 Van Cortlandt Avenue East	\$55,000,000
9	2738 Webster Avenue	\$48,000,000
10	286 Rider Avenue	\$41,585,600



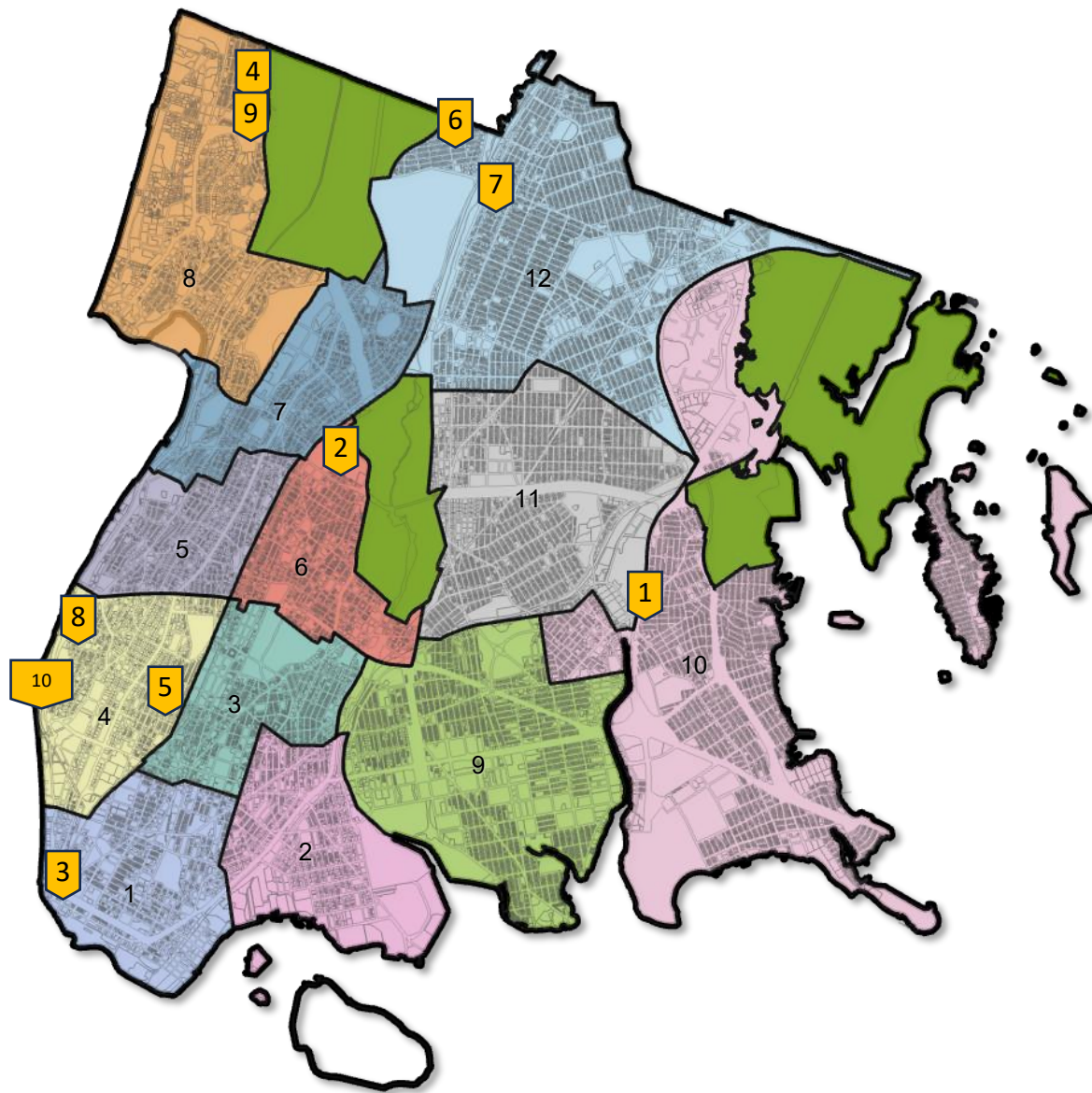
Top Ten Commercial Developments



	Project	Investment
1	851 Metcalf Avenue	\$73,484,977
2	1701 Macombs Road	\$19,536,560
3	3501 Hutchinson Avenue	\$18,000,000
4	902 East 149th Street	\$16,765,000
5	4448 Park Avenue	\$12,300,000
6	4452 Park Avenue	\$12,300,000
7	490 East Tremont Avenue	\$11,700,000
8	901 Edgewater Road	\$8,500,000
9	230 West 230th Street	\$7,500,000
10	1626 East 233rd Street	\$6,087,000

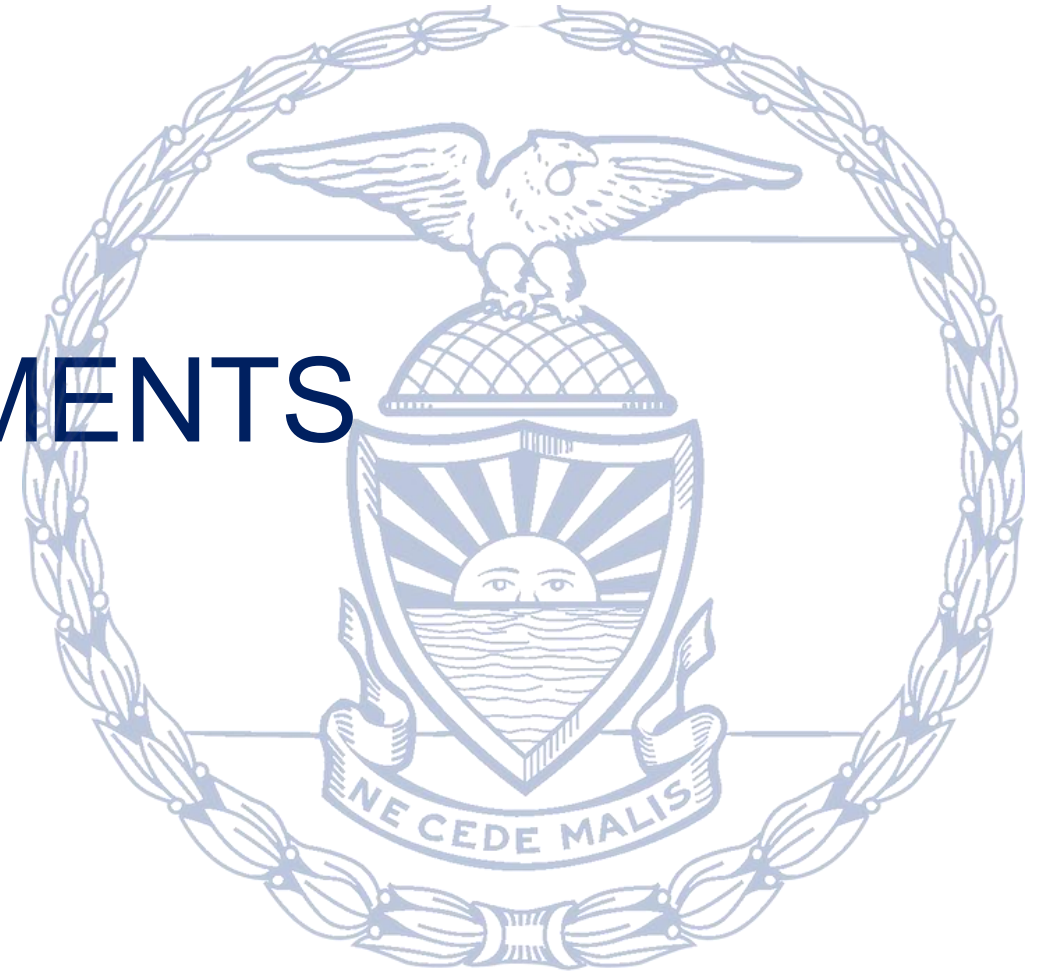


Top Ten Institutional Developments



	Project	Investment
1	1374 Blondell Avenue	\$430,000,000
2	457 East Fordham Road	\$129,558,246
3	200 East 138th Street	\$117,000,000
4	6387 Broadway	\$70,000,000
5	341 East 168th Street	\$20,000,000
6	4355 Katonah Avenue	\$10,800,000
7	4239 Bronx Boulevard	\$9,193,700
8	1239 Ogden Avenue	\$7,650,000
9	6250 Broadway	\$3,250,035
10	160 West 161st Street	\$2,725,000

FEATURED DEVELOPMENTS IN THE BRONX





2025 Featured Developments

Care Found Here – Blondell Avenue

Institutional | 1400 Blondell Avenue, Bronx, NY

\$430M Investment
200 beds

Developer: ESKW/Architects

- 200-bed purpose-built men's shelter
- NYS-Certified on-site community health clinic
- Dormitory wings organized into micro-communities
- Rooftop recreation terrace and green space

“ This project provides comprehensive on-site services, micro-community living arrangements, and dignified design that promote safety and well-being. ”

- NYC DHS Nonprofit-Owned Shelter Program



© ESKW/Architects – Michael Grimm Photography



2025 Featured Developments

Stevenson Square Phase 2

Institutional | 720 Thieriot Avenue, Bronx, NY

\$217M Investment
241 units

Developer: Camber Property Group

- 100% affordable mixed-use development
- 18,000 SF community facility with fitness programming
- 30% supportive housing set-aside (formerly homeless)
- Passive House, all-electric design
- Includes new community tennis facilities

“Stevenson Square Phase 2 delivers affordable housing and community-centered amenities that support long-term health, sustainability, and neighborhood stability in Soundview.”

- NYC DHS Nonprofit-Owned Shelter Program.





2025 Featured Developments

Starhill Phase 2

Mixed-Use | 49 Featherbed Lane, Bronx, NY

\$143M Investment
244 units

Developer: Bronx Pro Group & Services
for the Underserved

- 100% affordable housing development
- Includes 75 supportive units for formerly homeless individuals
- 10,000 SF Federally Qualified Health Center (FQHC)
- Part of the broader Starhill development (570 total units)

“Starhill Phase 2 expands access to affordable housing and essential services, strengthening long-term stability for residents and the surrounding community.”

- Bronx Pro Group





2025 Featured Developments

The McShane Campus Center

Institutional | 457 East Fordham Road, Bronx, NY

\$130M Investment
Student Services Hub

Developer: Fordham University

- 80,000+ SF expansion and renovation of campus center
- Consolidates student services, dining, wellness, and career resources
- Central hub for student life at Fordham's Rose Hill Campus
- Modernizes and strengthens campus identity

“ The McShane Campus Center centralizes essential student services within a modern facility, enhancing campus life and reinforcing Fordham's long-term investment in student experiences. ”

- Fordham University



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2025 Featured Developments

2740/2768 Webster Avenue

Institutional | 2768 Webster Avenue, Bronx, NY

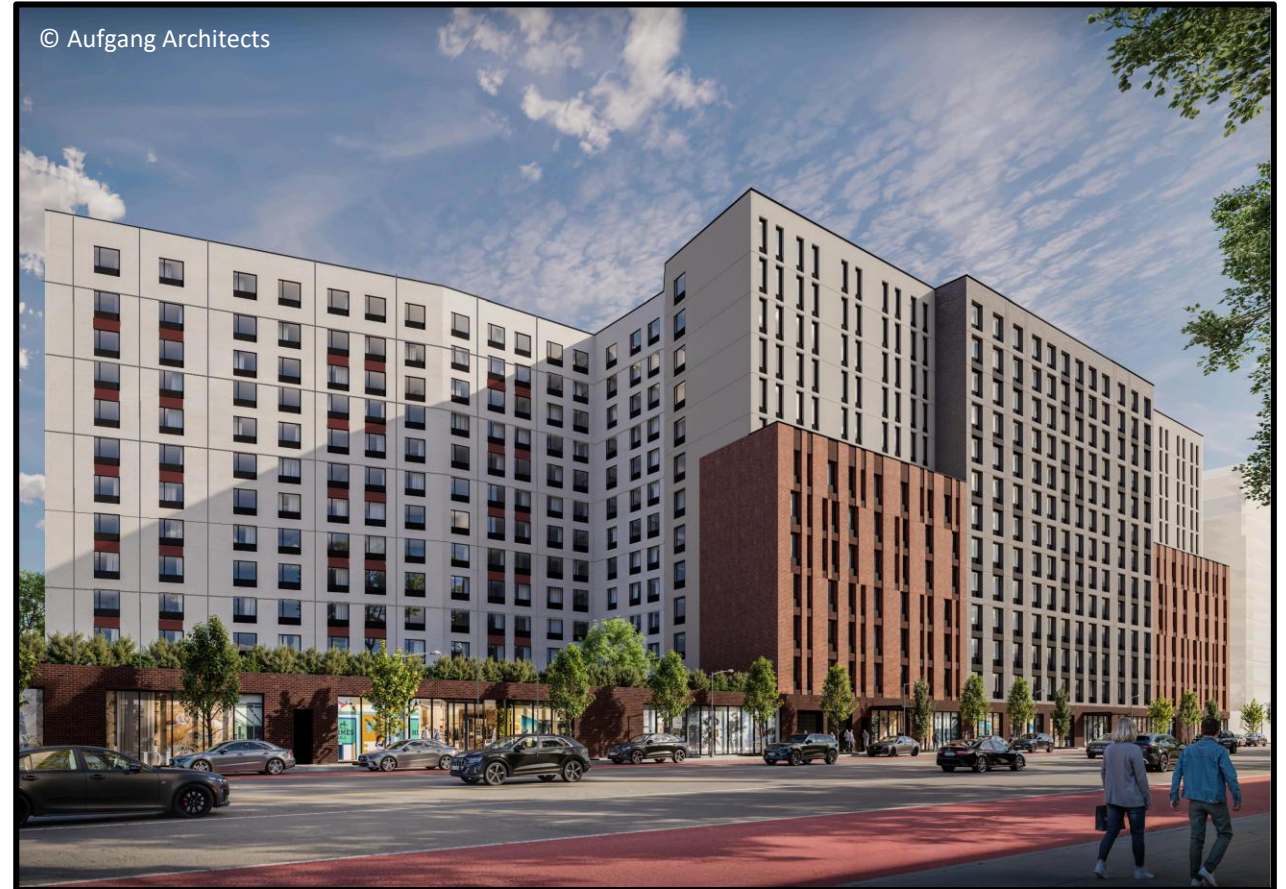
\$130M Investment
510 units

Developer: MADDD Equities & Stagg Group

- Transit-oriented affordable housing development
- 13-story building with ground floor commercial space
- Includes indoor recreation, bike storage, and tenant amenities
- On-site parking supporting residential and local activity

“ This project expands access to affordable housing at scale while reinforcing transit-oriented growth and neighborhood connectivity in the Bronx. ”

- Aufgang



The seal of the City of New York is a large, faint watermark in the background. It features an eagle with wings spread, perched atop a shield with vertical stripes. The shield is encircled by a wreath of olive and arrows. A banner at the bottom of the seal reads "NE CEDE MALIS".

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