



OFFICE OF THE
BRONX BOROUGH PRESIDENT
VANESSA L. GIBSON

2023 Annual Development Report

Topographic Bureau

Opening Remarks

2023 was another great year for development within The Bronx. With over 4.3 billion dollars of investment into 357 individual properties, the scale of development in our borough reflects positively for our continued effort to rebuild and revitalize the Bronx.

We are also happy to report that over 10,000 residential units have been built this year, as we continue to do our part to help address the housing crisis, ensuring that all Bronxites have somewhere to call home.

This report breaks down the vital statistics of this momentous year of development, including commercial, mixed-use, residential and institutional development.

We hope that this report informs and celebrates all the development in our great borough, and that 2024 will continue to be another year of growth for The Bronx!

Highlights 2023

Total Investment: \$ 4,301,288,973 **Highest Annual Development to date**

Investments by Land Use:

Residential:	\$ 1,551,194,320	28%	of total investment
Commercial:	\$ 219,103,122	14%	of total investment
Institutional:	\$ 777,233,734	12%	of total investment
Mixed-Use:	\$ 1,720,567,155	46%	of total investment
Vacant:	\$ 33,190,642	1%	of total investment

Square Footage: 12,368,338 sq. ft.

Square Footage by Land Use:

Residential:	4,139,245	33%	of total development
Commercial:	2,726,556	22%	of total development
Institutional:	834,049	7%	of total development
Mixed-Use:	4,600,978	37%	of total development
Vacant:	67,510	1%	of total development

Residential Units: 10,372 units

Unsubsidized:	7,460	72%	of total units
Subsidized:	2,912	28%	of total units

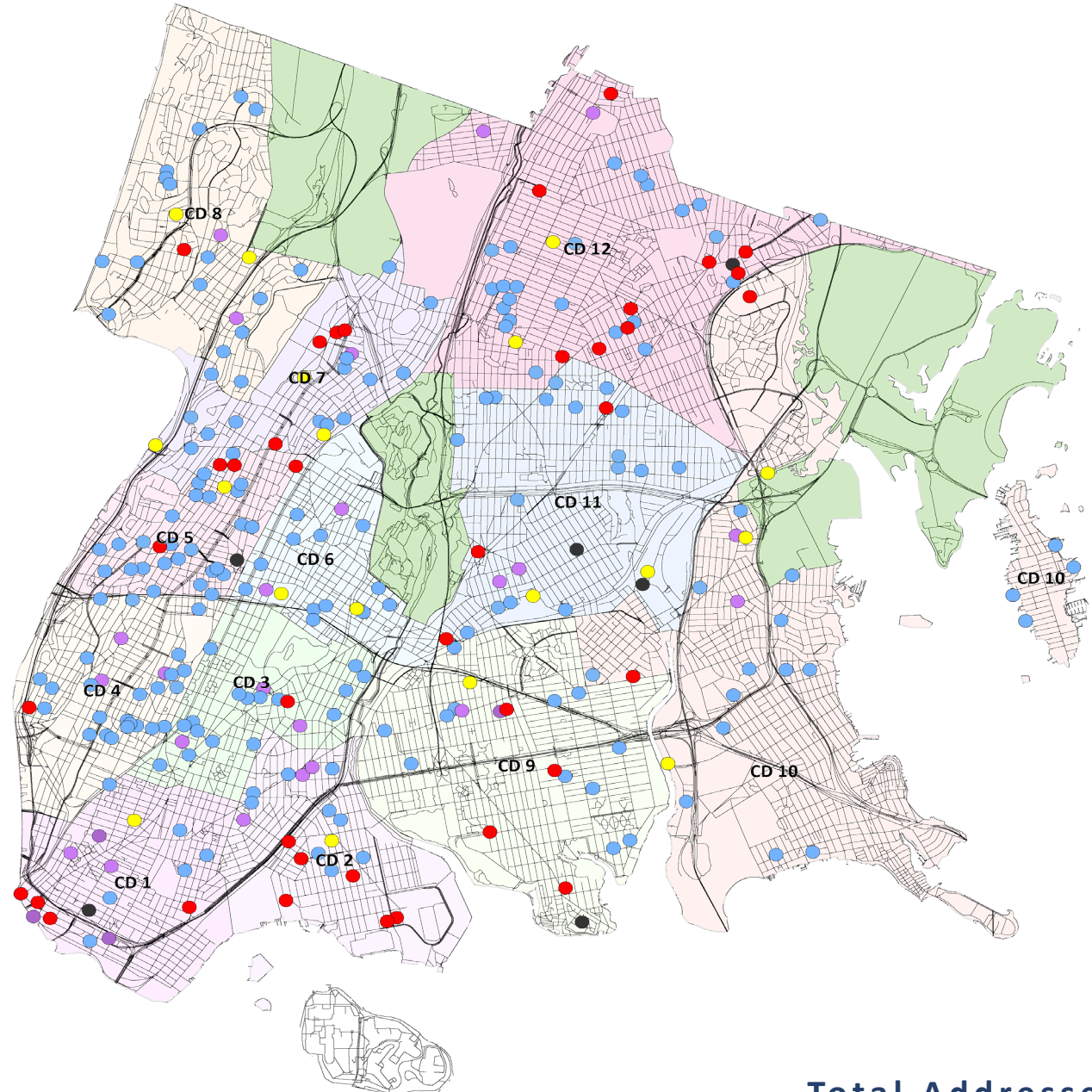
***Developments
by Land Use***



Addresses Issued by Land Use

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VANESSA L. GIBSON

TOPOGRAPHIC BUREAU



Land Use	SQ. Ft.	Percent
Commercial	4,139,245	33%
Mixed Use	2,726,556	22%
Institutional	834,049	7%
Residential	4,600,978	37%
Vacant	67,510	1%

Total Addresses Issued in 2023: 357

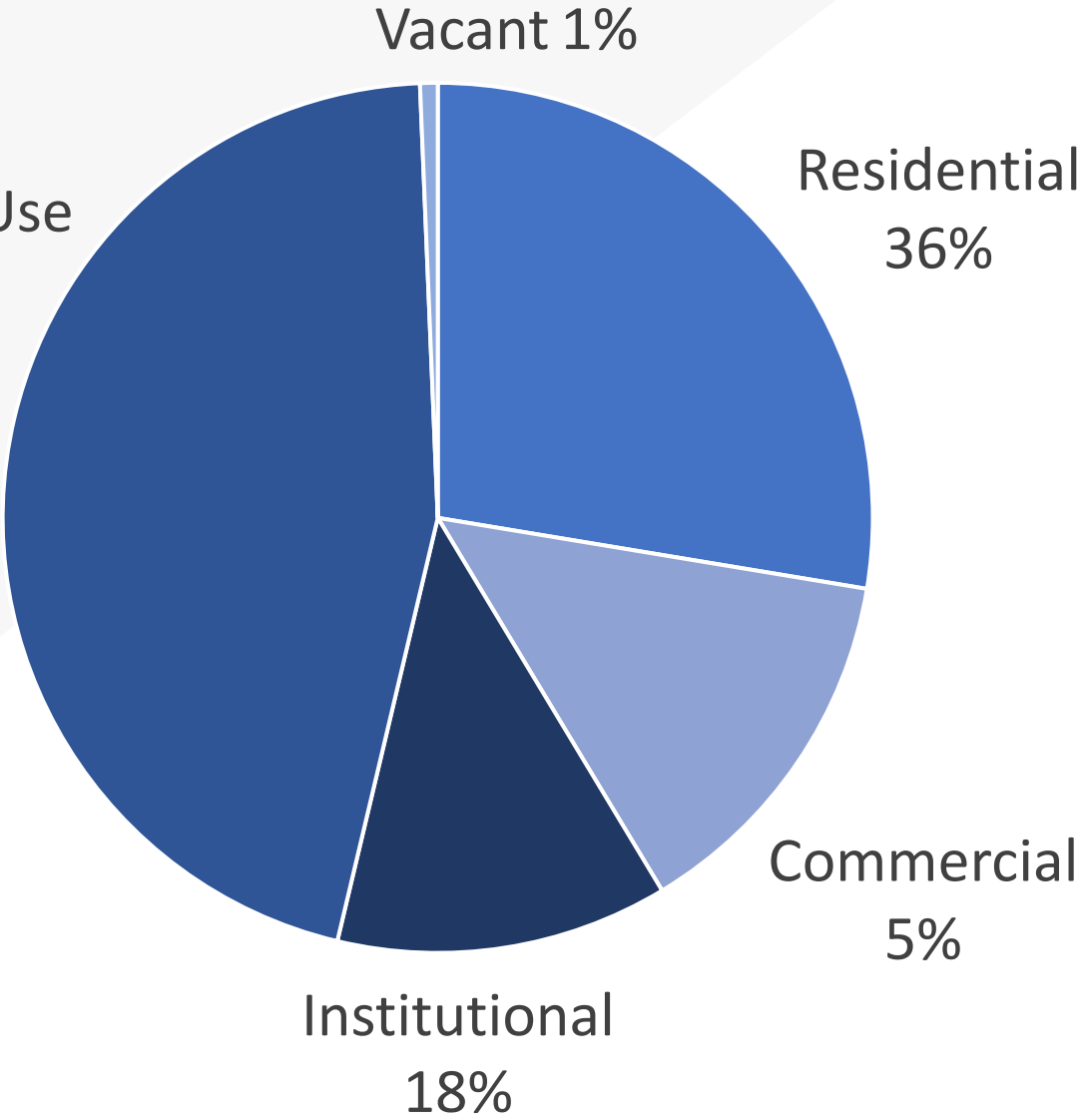
Total Investment by Land Use

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TOPOGRAPHIC BUREAU



Land Use	Total Investment
Residential	\$ 1,551,194,320
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Total Investment in 2023: \$ 4,301,288,973

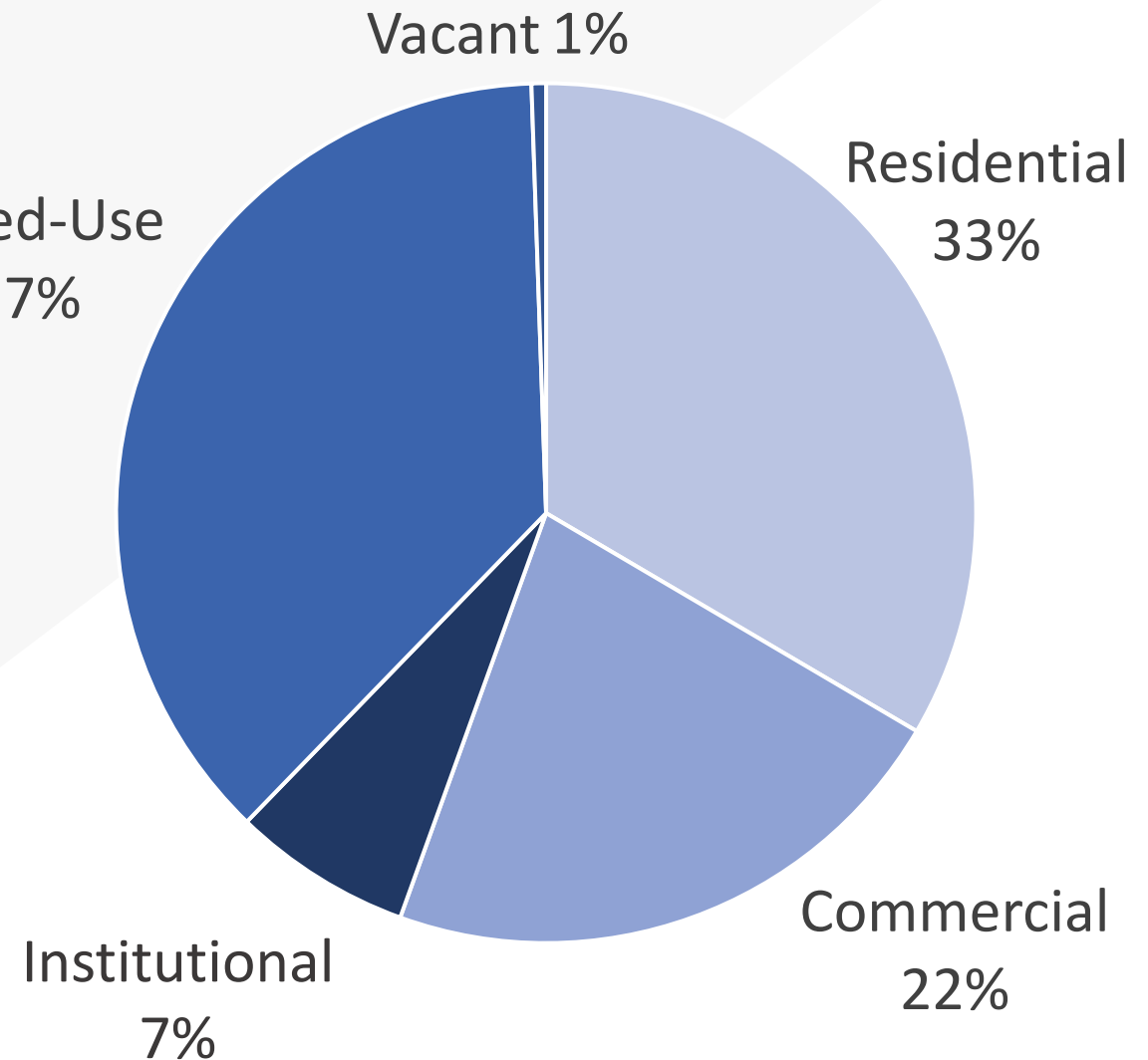
Square Footage by Land Use

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TOPOGRAPHIC BUREAU



Land Use	Total Square Footage
Residential	4,139,245
Commercial	2,726,556
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Total Square Footage in 2023: 12,368,338

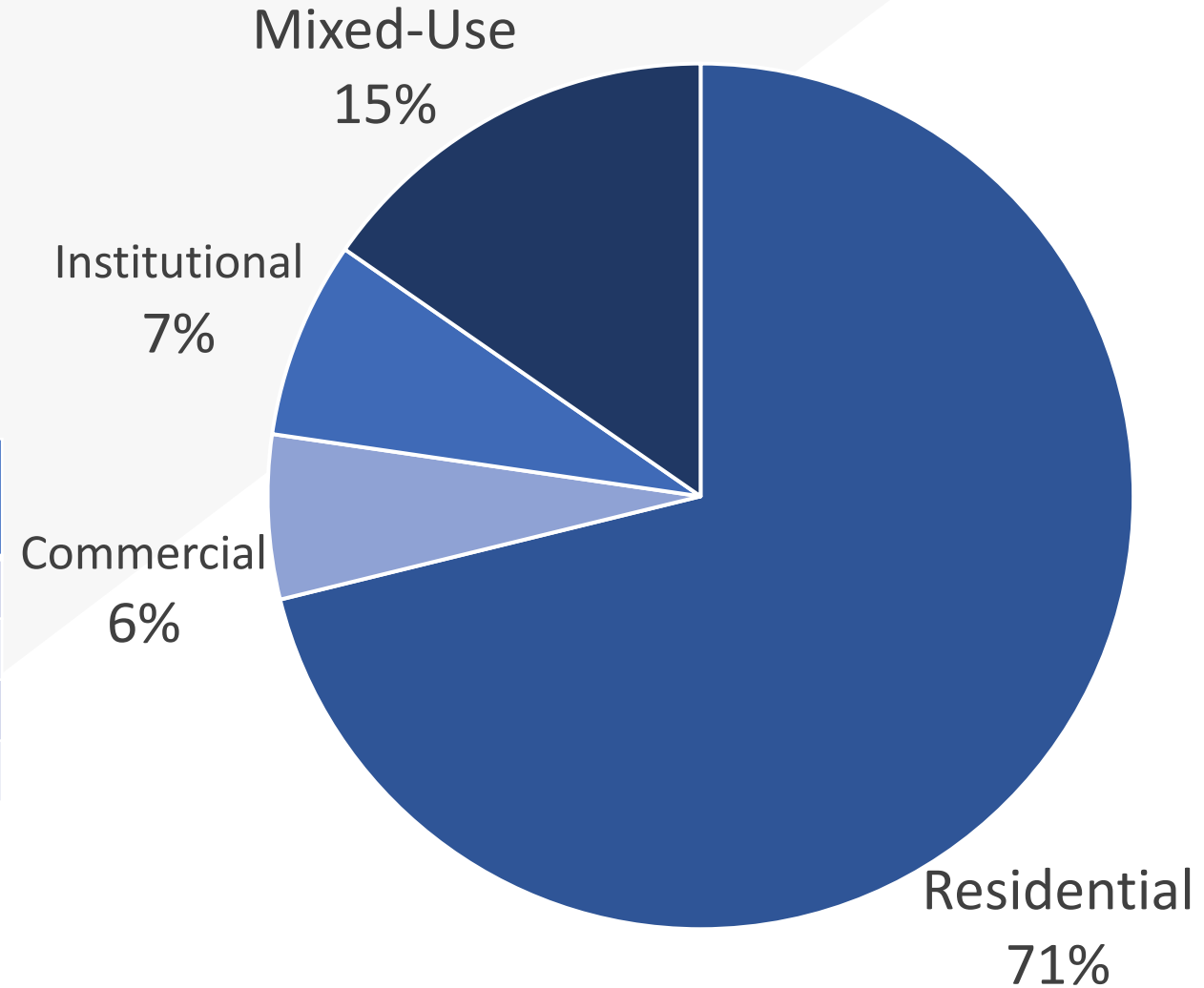
New Buildings by Land Use

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TOPOGRAPHIC BUREAU



Land Use	Total New Buildings
Residential	116
Commercial	10
Institutional	12
Mixed-Use	25

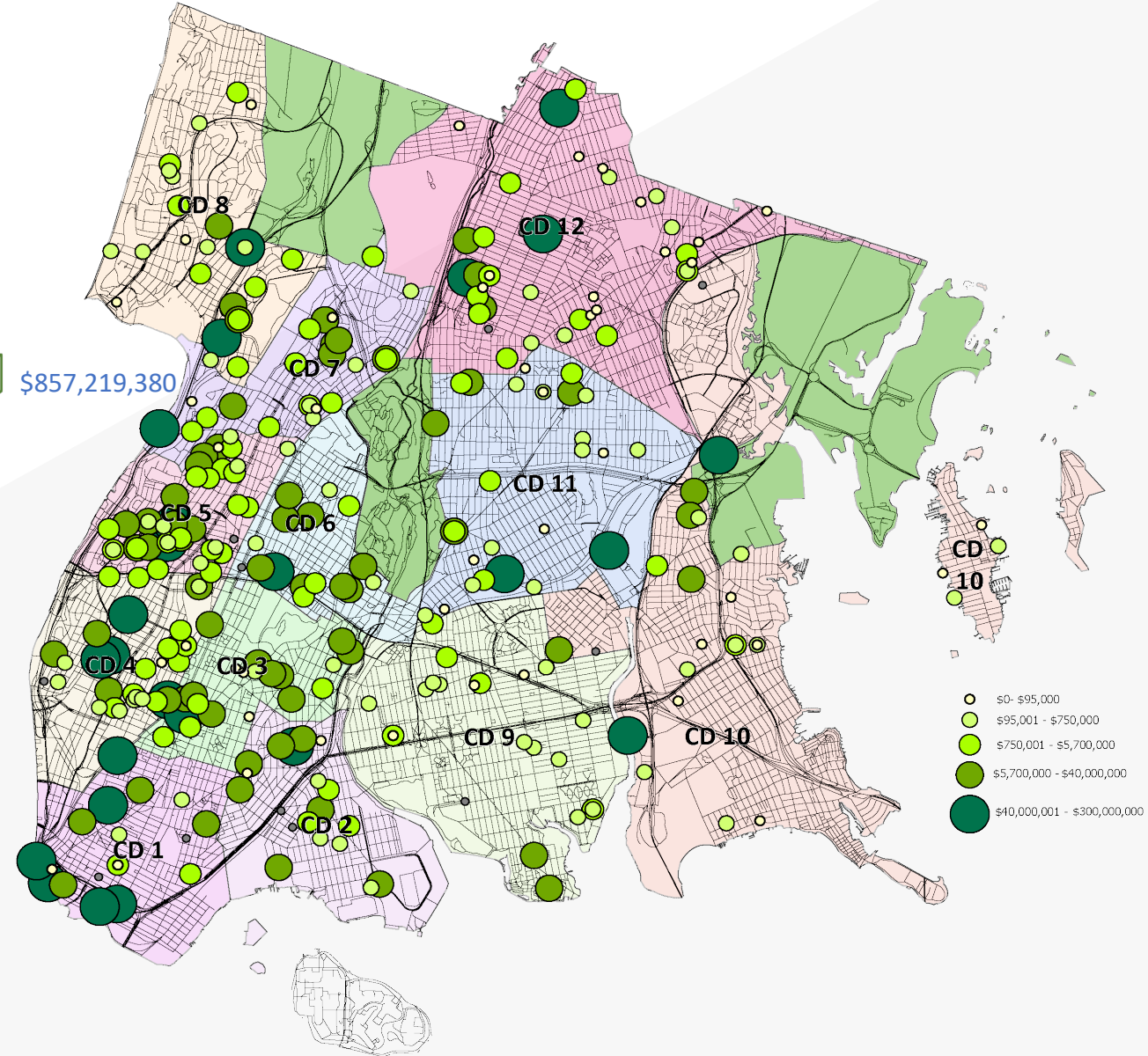
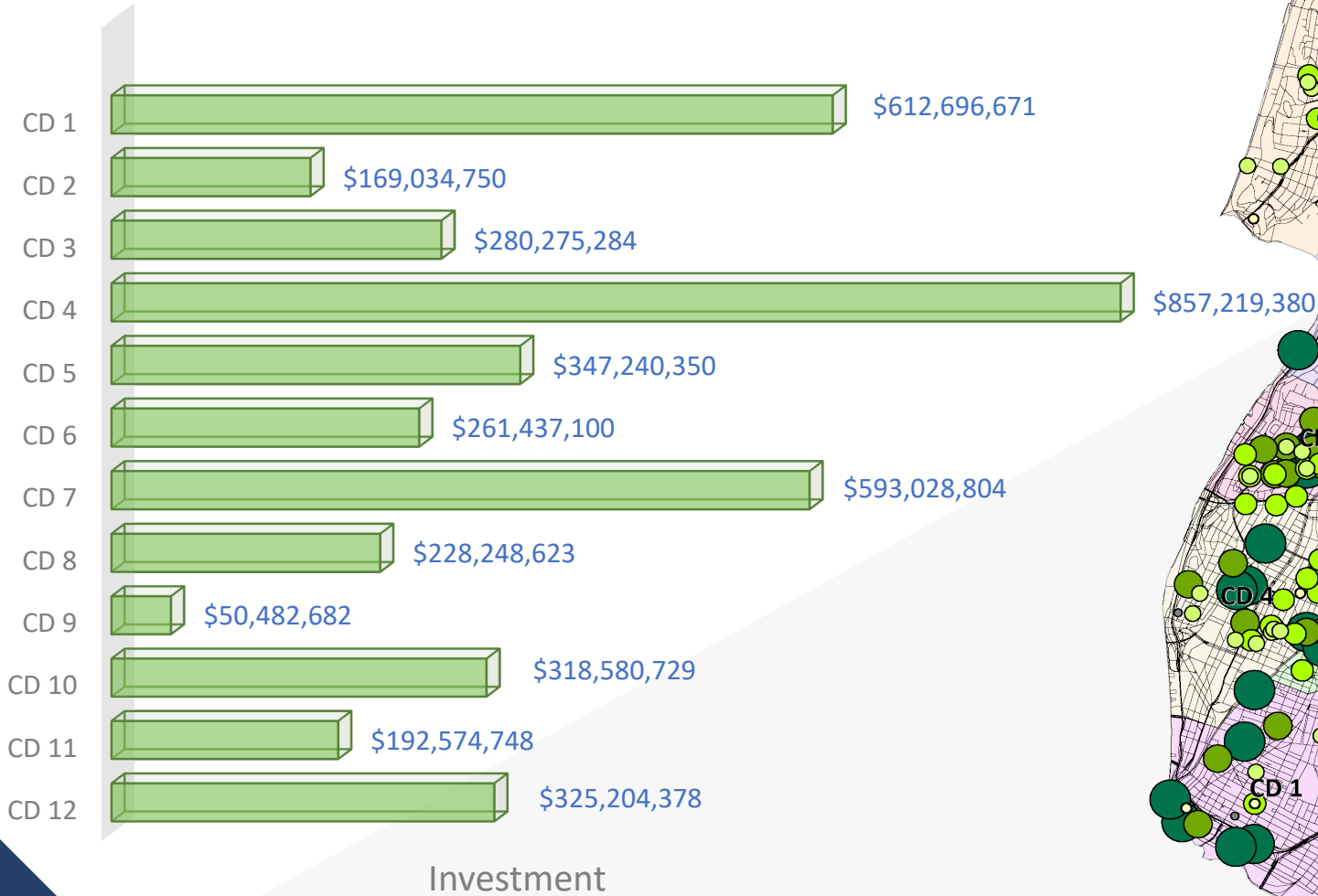


Total New Buildings in 2023: 163

***Developments
by Community
Districts***



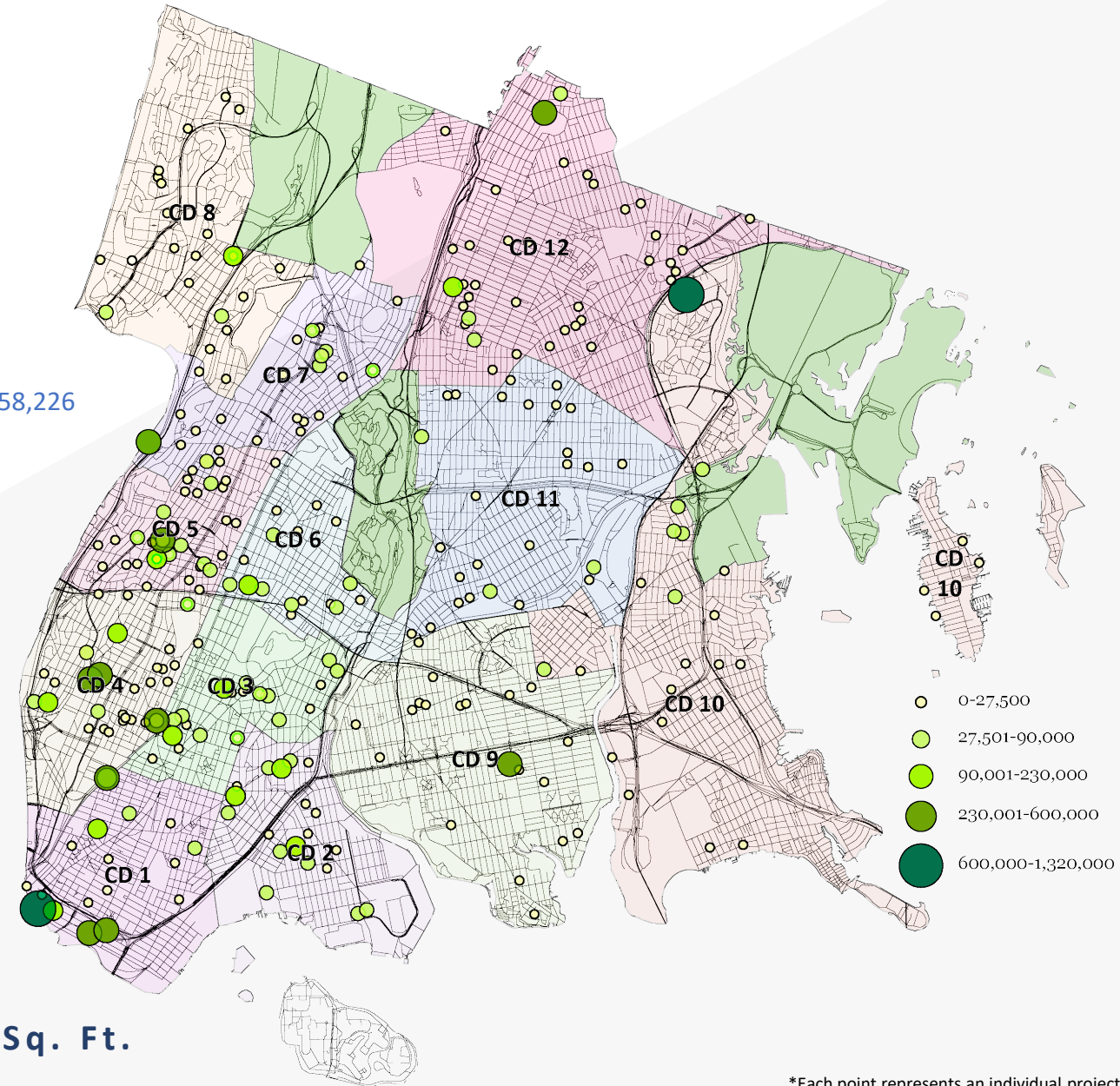
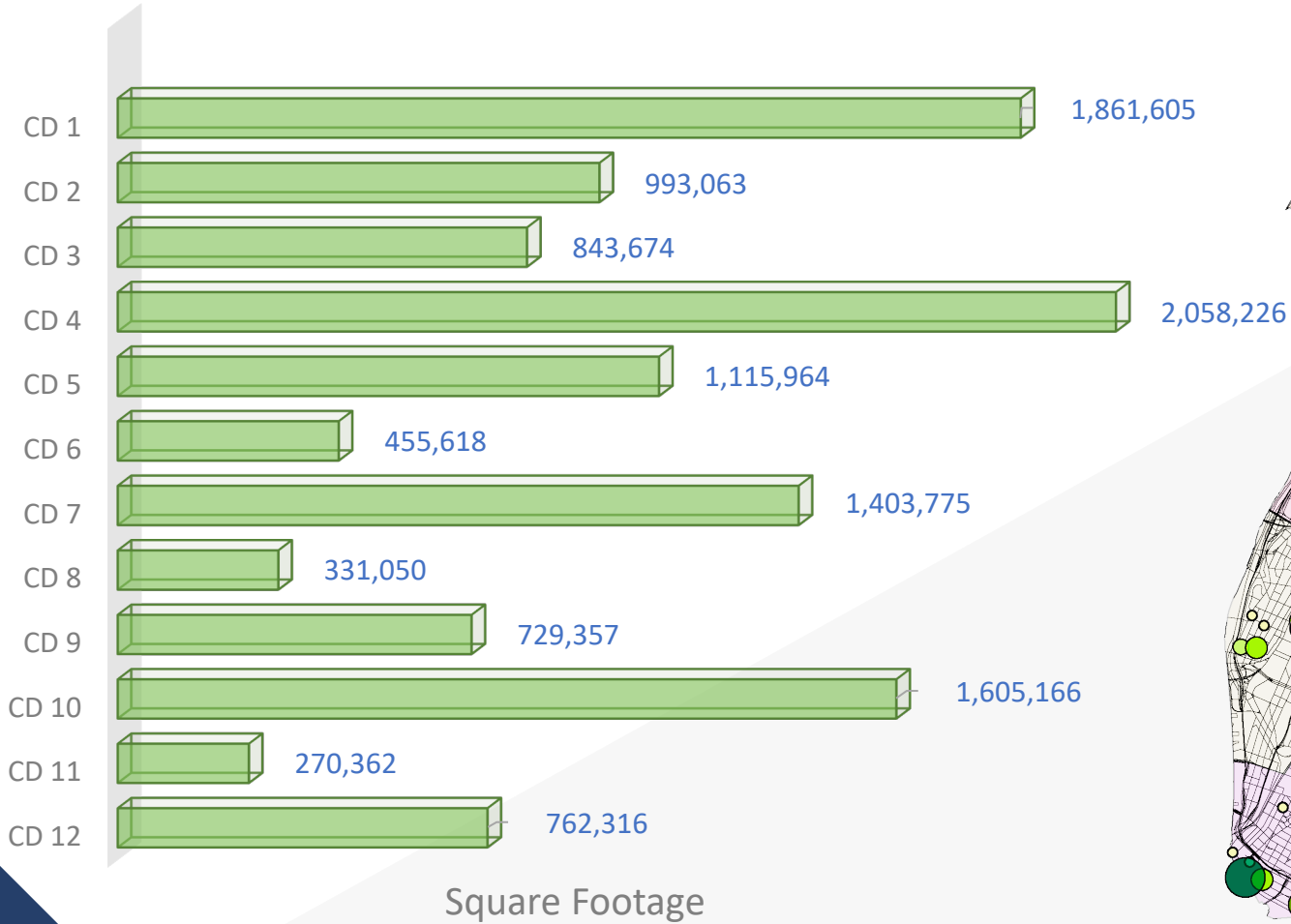
Investment by Community District



Total Investment in 2023: \$4,301,288,973

*Each point represents an individual project

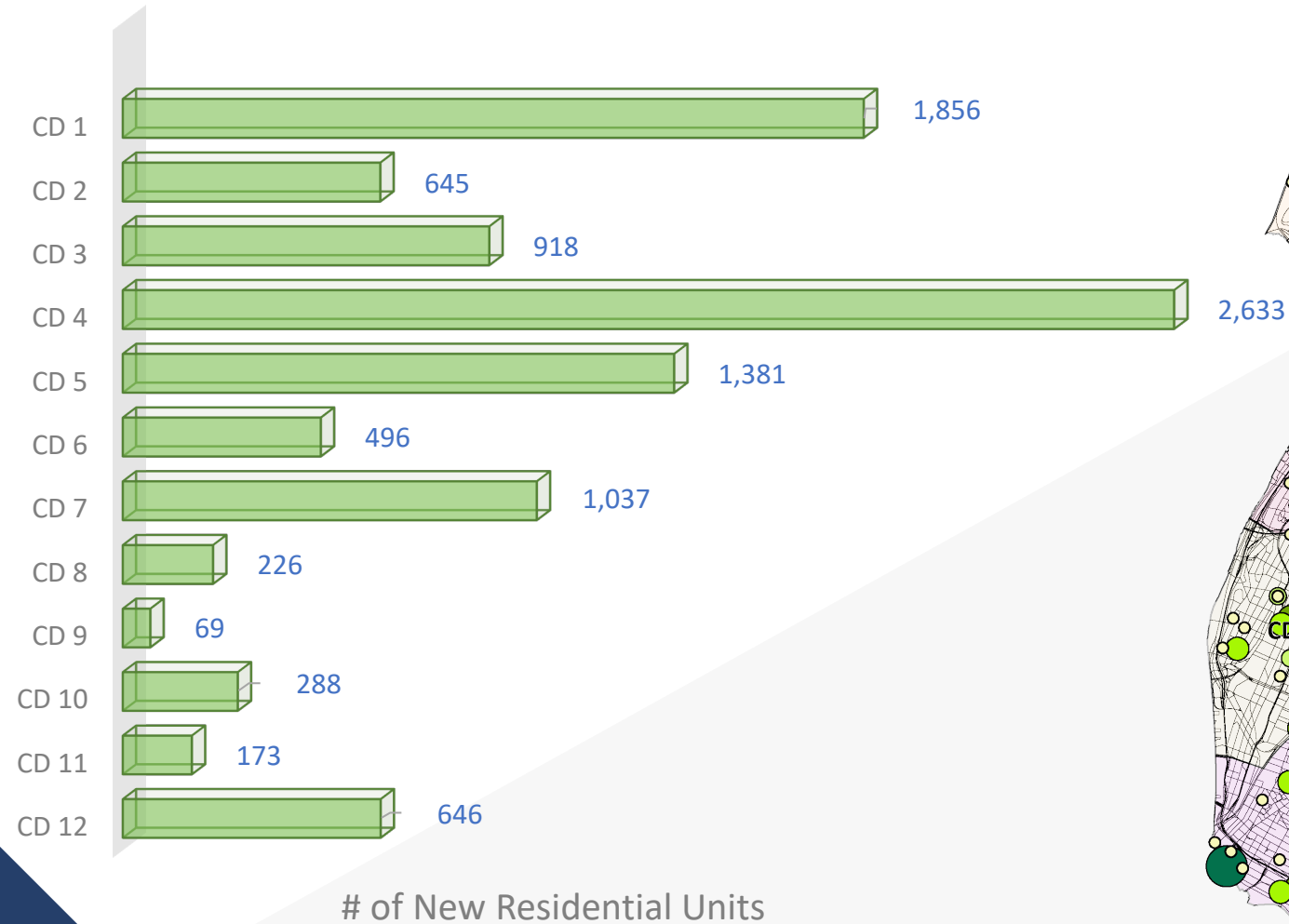
Square Footage by Community District



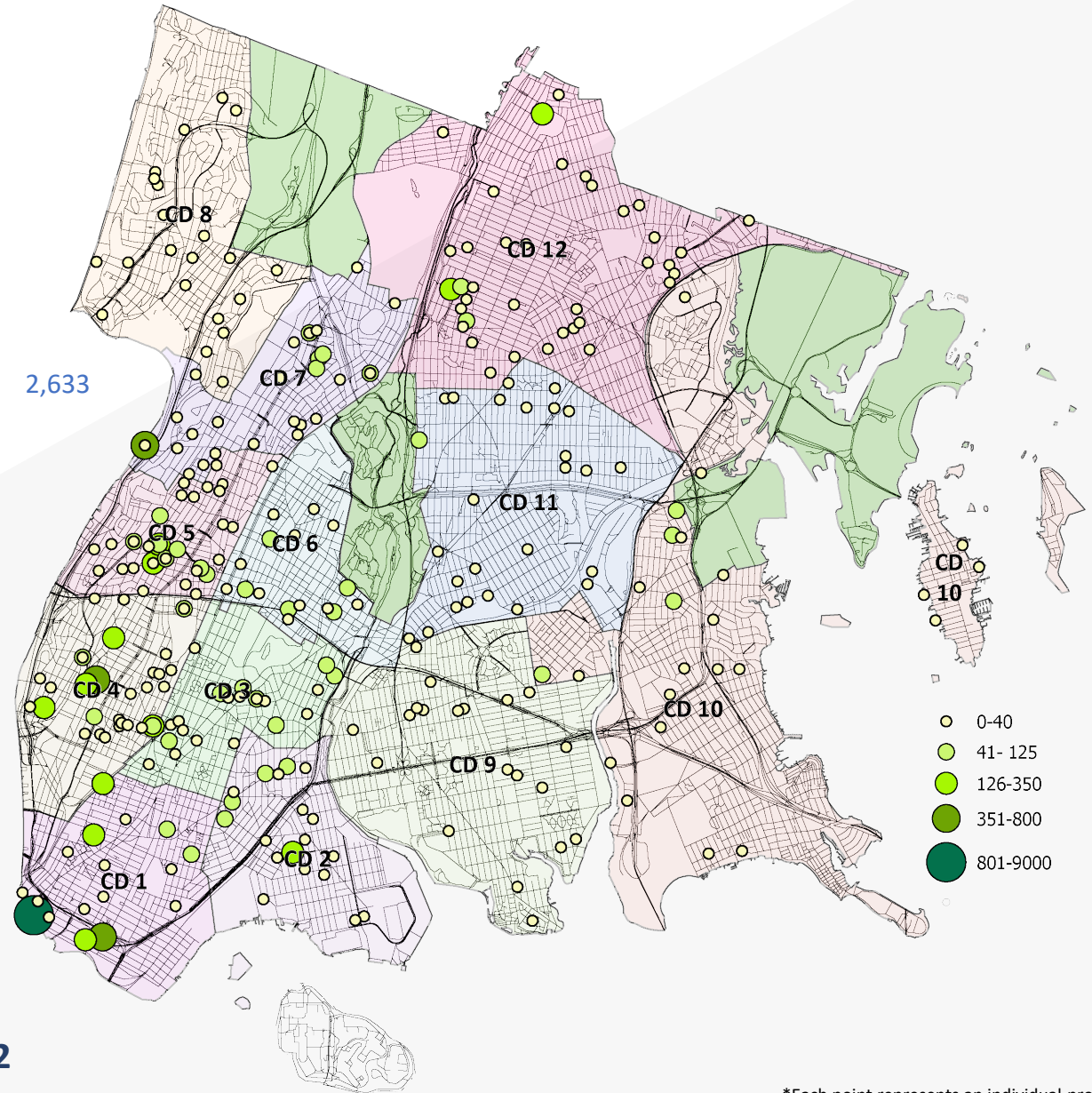
Total Square Footage in 2023: 12,368,338 Sq. Ft.

*Each point represents an individual project

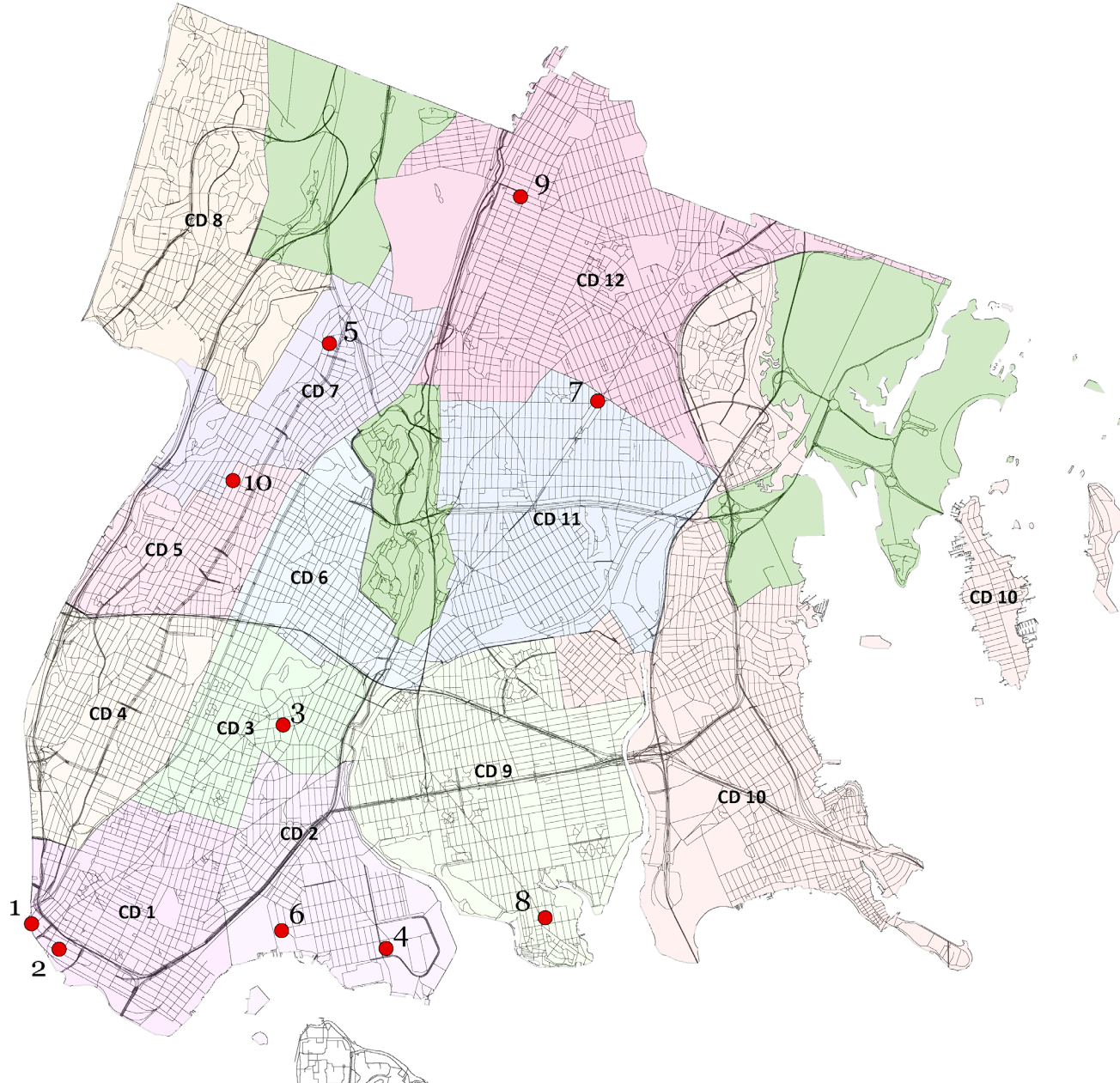
New Residential Units by Community District



Total New Residential Units in 2023: 10,372

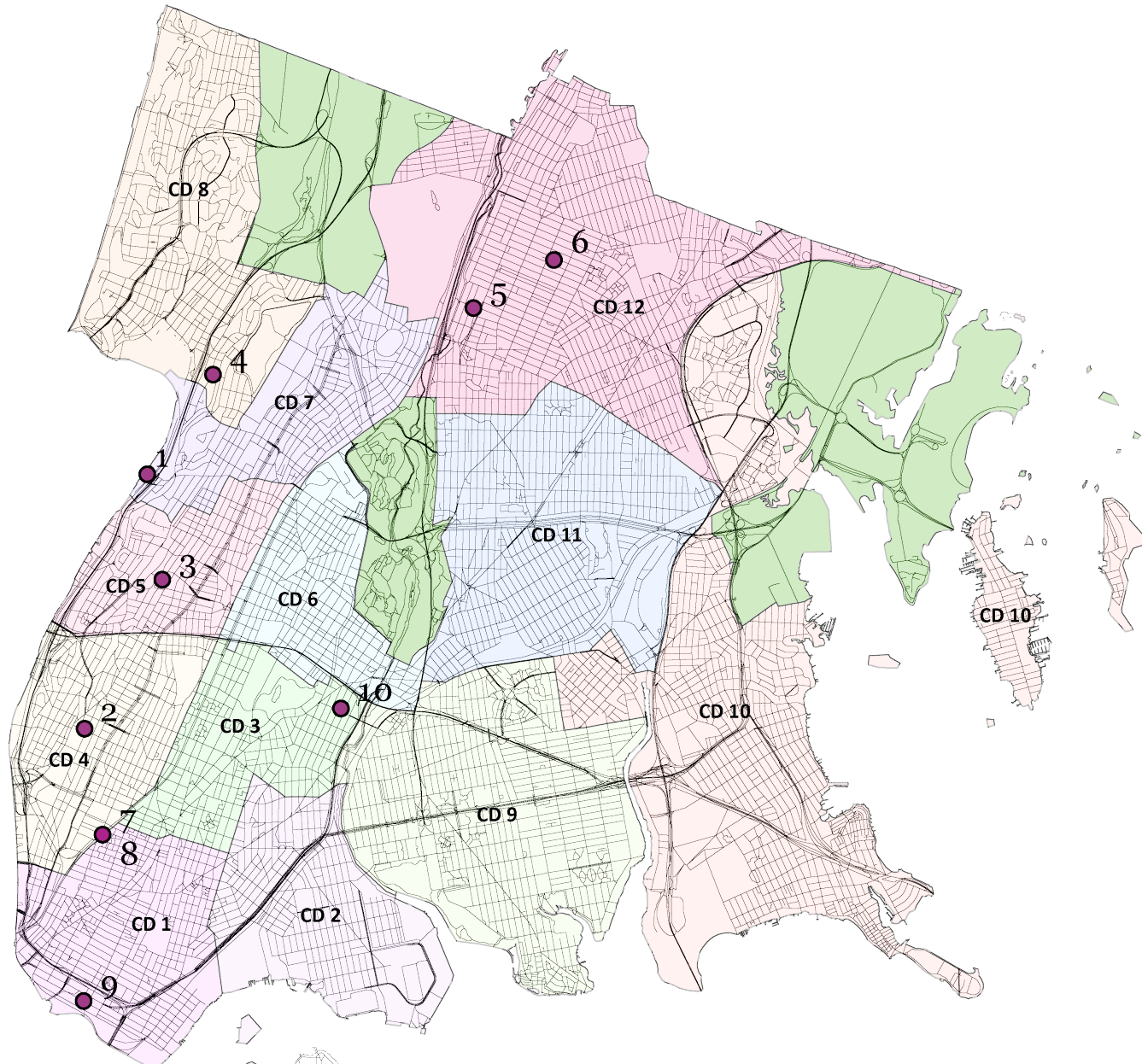


Top Ten Commercial Developments



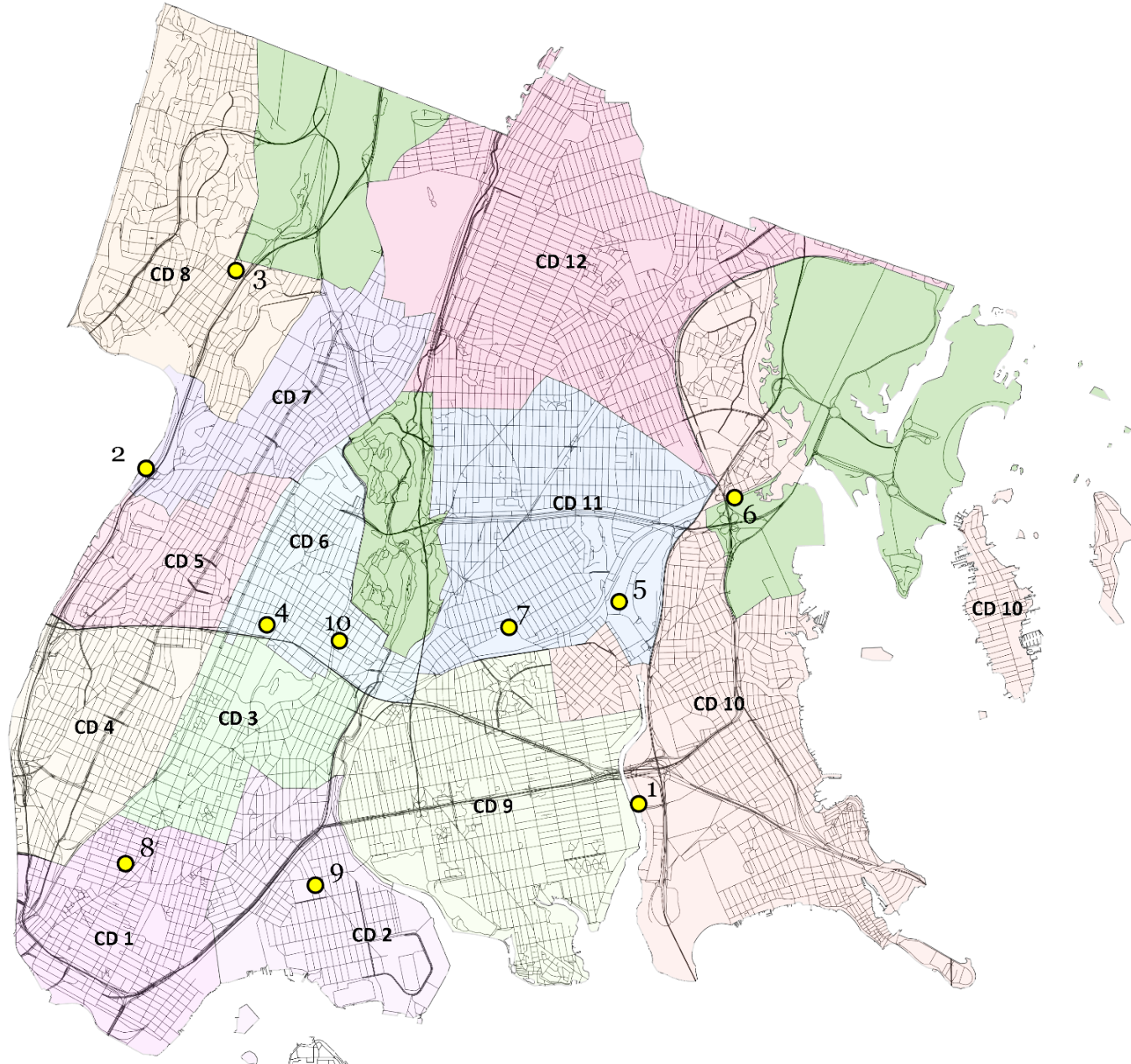
#	Project	Investment
1	2417 3 rd Avenue	\$ 61,500,000
2	24 Bruckner Boulevard	\$ 36,828,000
3	1472 Boston Road	\$ 30,000,000
4	298 Halleck Street	\$ 27,000,000
5	3166 Jerome Avenue	\$ 12,000,000
6	1100 Leggett Avenue	\$ 12,000,000
7	1352 Gun Hill Road	\$ 9,600,780
8	1927 Gildersleeve Avenue	\$ 9,208,160
9	620 East 233 rd Street	\$ 3,766,768
10	2386 Jerome Avenue	\$ 3,500,000

Top Ten Residential Developments



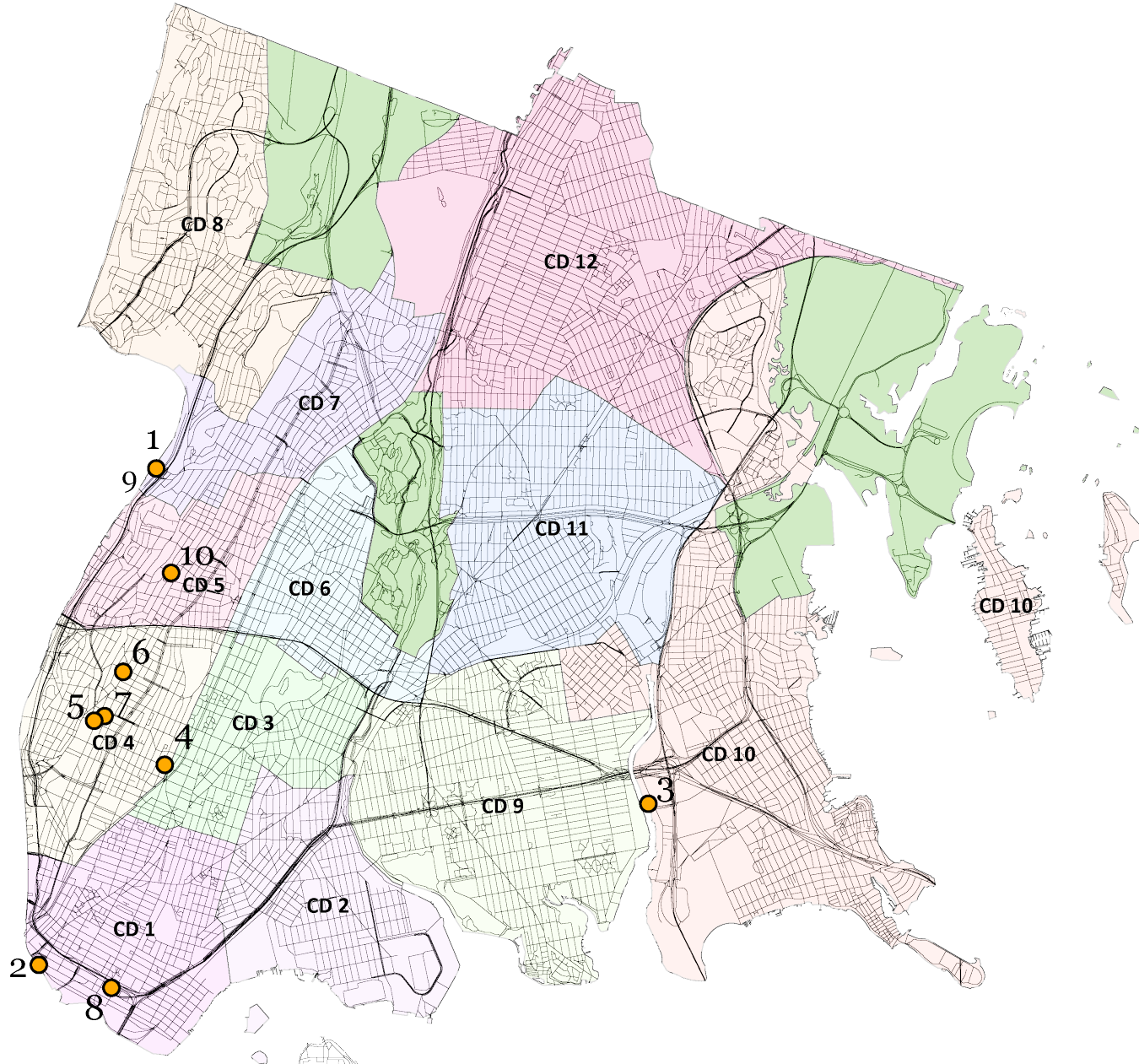
#	Project	Investment
1	330 West Fordham Road	\$ 300,000,000
2	1185 River Avenue	\$ 138,700,000
3	1941 Jerome Avenue	\$ 99,900,000
4	215 West Kingsbridge Road	\$ 80,500,000
5	3663 White Plains Road	\$ 79,000,000
6	965 East 226 th Street	\$ 65,000,000
7	310 East 161 st Street	\$ 65,000,000
8	860 Concourse Village East	\$ 55,000,000
9	102 Bruckner Boulevard	\$ 48,000,000
10	1848 Vyse Avenue	\$ 40,000,000

Top Ten Institutional Developments



#	Project	Investment
1	911 Brush Avenue	\$ 235,309,769
2	360 West Fordham Road	\$ 120,000,000
3	3850 Review Place	\$ 94,450,000
4	550 East Tremont Avenue	\$ 90,000,000
5	1450 Basset Avenue	\$ 68,000,000
6	2050 Erskine Place	\$ 65,000,000
7	2005 East Tremont Avenue	\$ 55,924,000
8	647 Elton Avenue	\$ 14,000,000
9	1264 Lafayette Avenue	\$ 8,113,965
10	870 East 180 th Street	\$ 7,500,000

Top Ten Developments

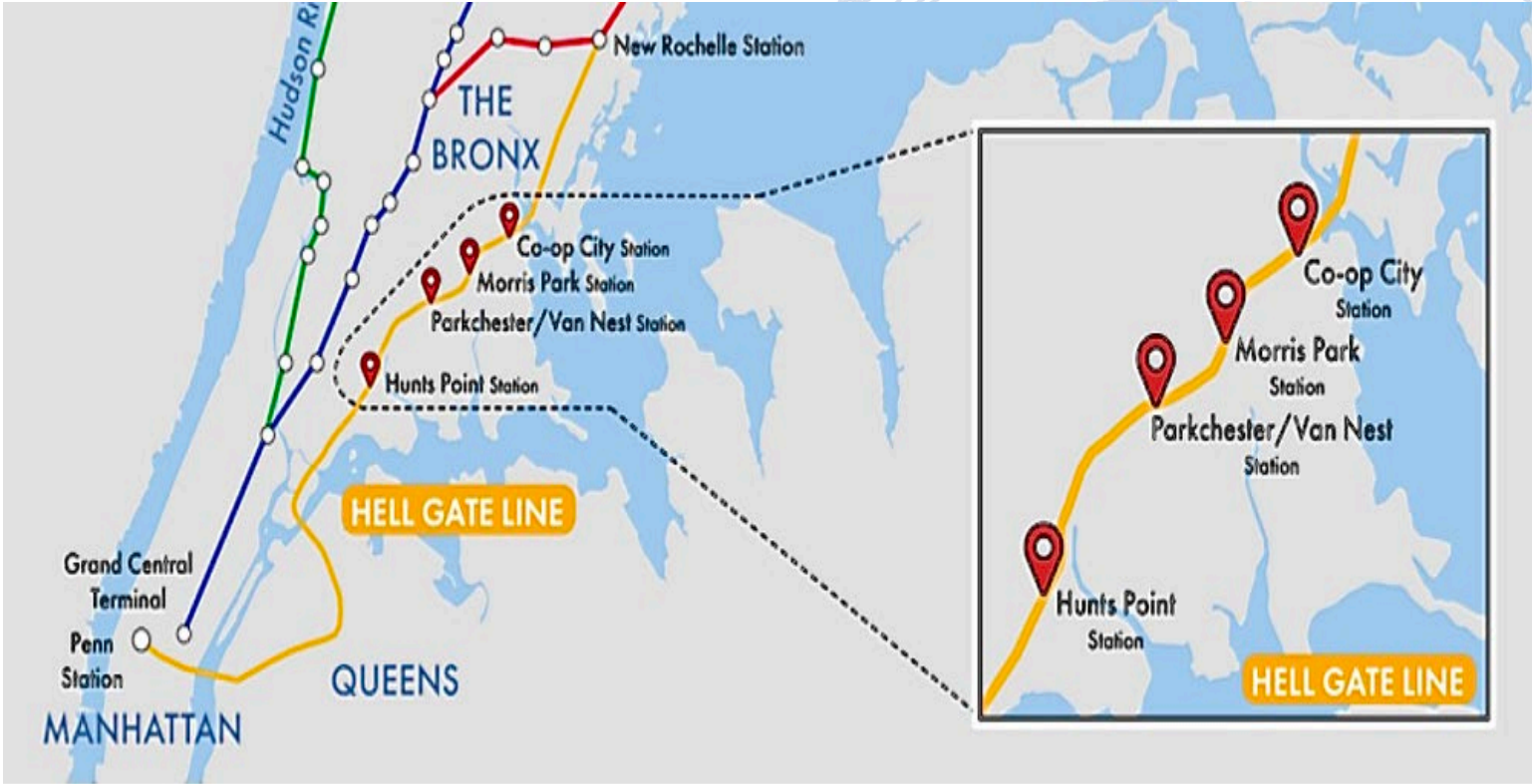


#	Project	Investment
1	330 West Fordham Road	\$ 300,000,000
2	1 Lincoln Avenue	\$ 250,000,000
3	911 Bush Avenue	\$ 235,309,769
4	391 East 166th Street	\$ 182,887,566
5	1185 River Avenue	\$ 138,700,000
6	1320 Inwood Avenue	\$ 126,000,000
7	1160 River Avenue	\$ 125,000,000
8	136 Bruckner Boulevard	\$ 120,871,920
9	360 West Fordham Road	\$ 120,000,000
10	1941 Jerome Avenue	\$ 99,900,000

***Featured
Developments
in the Bronx***



2023 Featured Developments



Project	Penn Access Project
Land Use	Institutional
Investment	\$ 255,924,000
Developer	MTA Capital Construction

2023 Featured Developments

Project	1320 Inwood Avenue
Land Use	Mixed-Use (Res/Inst)
Investment	\$ 126,000,000
Developer	Elizabeth Lunde



Concern Inwood
Concern for Independent Living \\ Dattner Architects

2023 Featured Developments



Project	McClellan Apartments
Land Use	Mixed-Use (RES/INST)
Investment	\$ 125,000,000
Developer	Jorge Madruga/ Madd Equities

2023 Featured Developments

Project	138 Bruckner Boulevard
Land Use	Mixed-Use (RES/COM/INST)
Investment	\$120,871,920
Developer	Jacob Swimmer



138 BRUCKNER BLVD / 448 APARTMENTS AND 6 RETAILS
BRONX, NY / IN TWO 12-STORY MIXED-USE BUILDINGS.

2023 Featured Developments



Project	Fordham Landing South
Land Use	Institutional
Investment	\$120,000,000
Developer	Brad Zackson/Dynamic Star

2023 Featured Developments

Project	4641 Furman Avenue
Land Use	Institutional
Investment	\$ 96,000,000
Developer	Dan Rad



2023 Featured Developments



Project	3850 Review Place
Land Use	Institutional
Investment	\$ 94,450,000
Developer	Robert Murphy/NYCSA

22.053 NYCSA
PS X515
3850 REVIEW PLACE, BRONX, NY 10463

NORTHWEST VIEW
REVIEW PLACE - VAN CORTLANDT PARK S

15 Southway Street
New Brunswick, NJ 08901
732.249.6242
digrouparchitecture.com

DIGroupArchitecture
ARCHITECTURE FOR CHANGE

DATE: 7/17/2023 EXTERIOR FINISHES

2023 Featured Developments

Project	550 East Tremont Avenue
Land Use	Institutional
Investment	\$ 90,000,000
Developer	Therese Braddick



2023 Featured Developments



Project	1111 Webster Avenue
Land Use	Mixed-Use (RES/COM)
Investment	\$ 90,000,000
Developer	Therese Braddick

2023 Featured Developments

Project	3663 White Plains Road
Land Use	Residential
Investment	\$ 79,000,000
Developer	Karen Gorman/ White Plains Road HDFC



The seal of the Bronx Borough President is centered in the background. It features an eagle with wings spread, perched atop a shield. The shield is divided into four quadrants, with a sunburst in the upper left and a river in the lower right. A banner at the bottom of the shield reads "NE CEDE MALIS". The entire seal is encircled by a laurel wreath.

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