

LAND FOR SALE - DEVELOPMENT LOT



3495 Third Ave, Bronx, NY 10456



SALE PRICE:	\$1,995,000
PRICE PER ACRE:	\$13,904,352
LOT SIZE:	0.14 Acres
APN #:	
ZONING:	M1-1/R7-2; MX-7
MARKET:	SOUTH BRONX
CROSS STREETS:	E 167th & E 168th St

PROPERTY OVERVIEW

The South Bronx has been a hotbed for investment in recent years. There has been placement of both private and public funding for the redevelopment of the area. South Bronx named one of 2017's hottest destinations by the Times. Openings in 2016 included artisanal coffee shops, galleries and boutiques like To_Bridges and 9J, La Grata Neapolitan pizzoteca, and Milk Burger. This year's arrivals will include the Bruckner Market food hall, with a rooftop beer garden and a distillery and brewery; the Bronx Post Place retail and dining complex; Latin-inspired restaurants from the chef Douglas Rodriguez; and a riverfront hotel by Somerset Partners.

PROPERTY FEATURES

- Double Lot: Lot #30: 30x100, Lot #31: 30x108
- Zoning: M1-1/R7-2; Special Mixed Use District (MX-7)
- FAR: 3.44 - 4.0
- TRANSPORTATION: the B, D, 2 subway trains are several blocks away. BX15 stop is steps away.

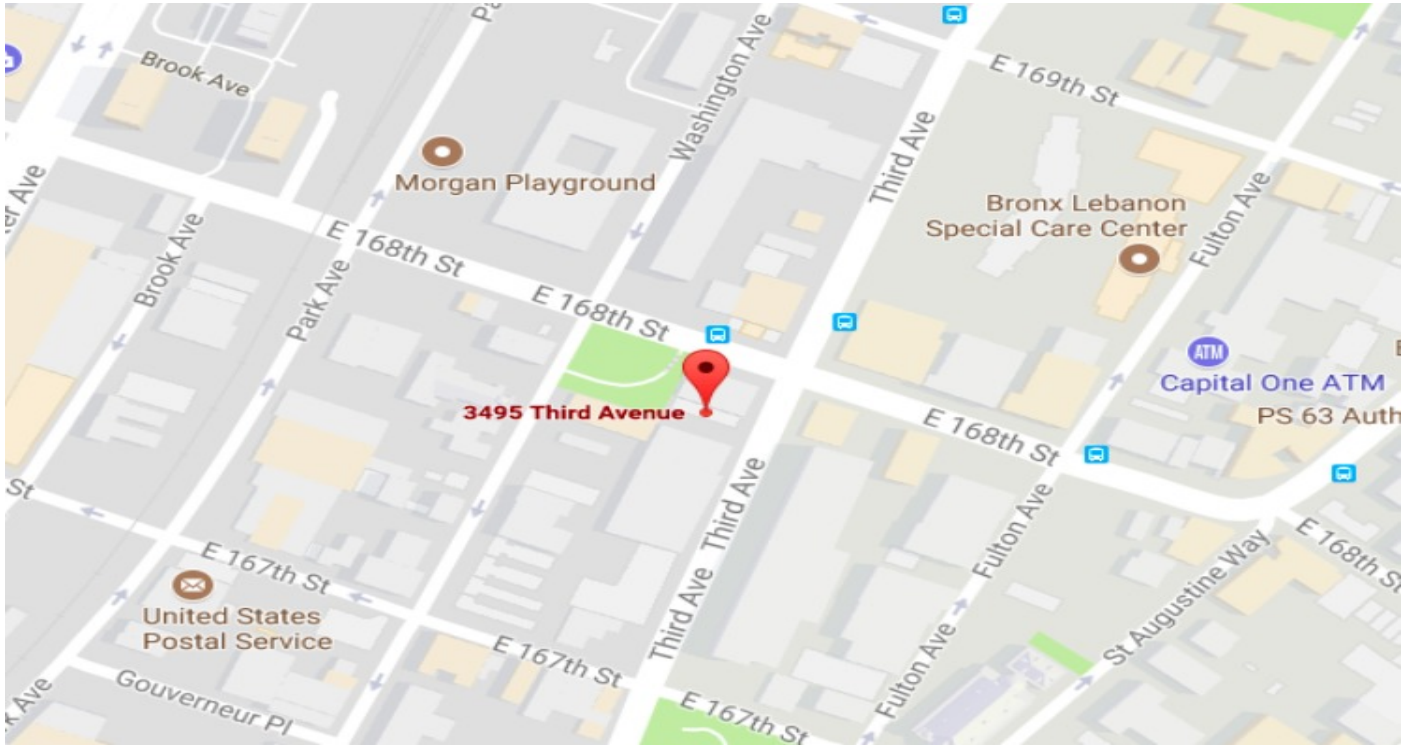
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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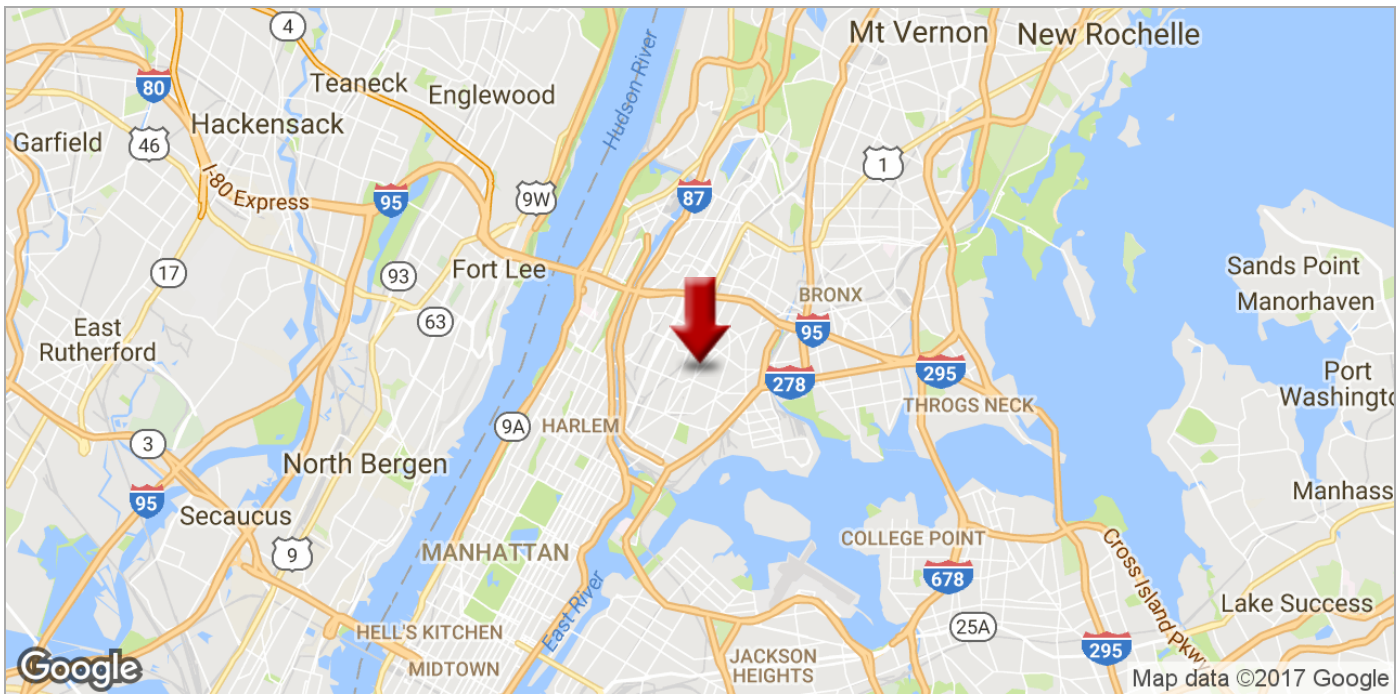
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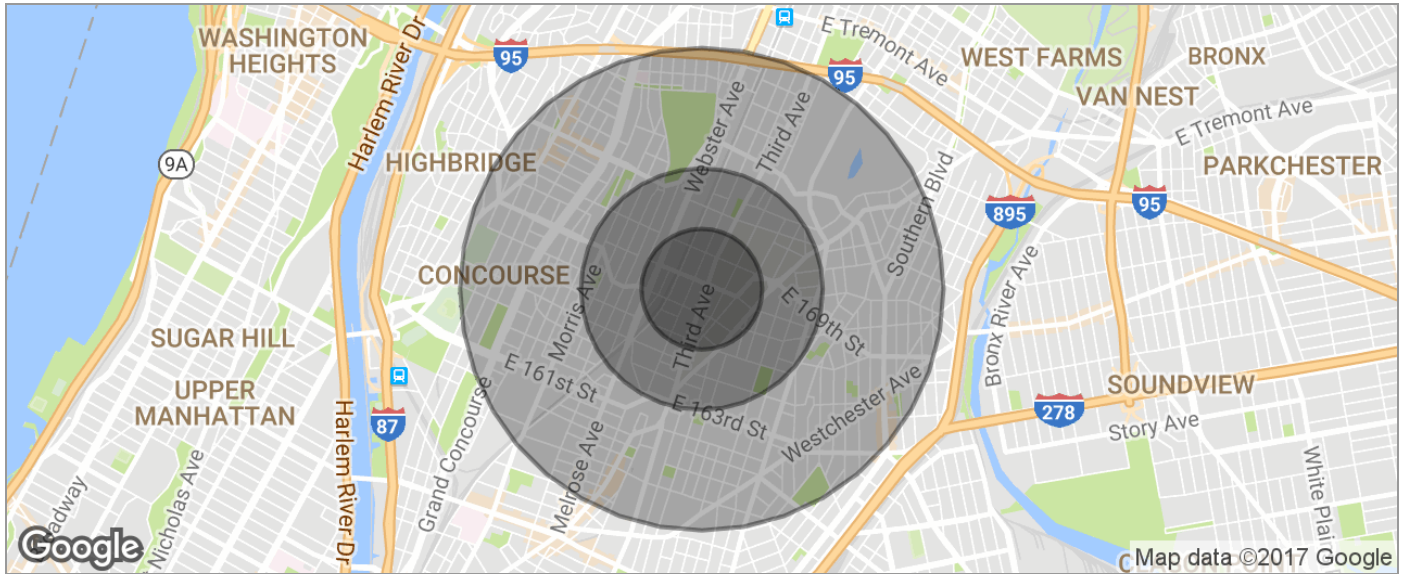
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	13,374	53,167	209,957
MEDIAN AGE	27.1	29.0	29.8
MEDIAN AGE (MALE)	22.4	24.6	26.3
MEDIAN AGE (FEMALE)	31.1	32.4	32.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	4,504	18,208	69,316
# OF PERSONS PER HH	3.0	2.9	3.0
AVERAGE HH INCOME	\$27,588	\$27,888	\$32,898
AVERAGE HOUSE VALUE	\$447,442	\$410,155	\$385,751
RACE	0.25 MILES	0.5 MILES	1 MILE
% WHITE	6.8%	7.7%	12.8%
% BLACK	47.0%	48.0%	40.0%
% ASIAN	0.2%	0.2%	1.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.4%	0.8%	0.6%
% OTHER	41.7%	40.6%	42.8%
ETHNICITY	0.25 MILES	0.5 MILES	1 MILE
% HISPANIC	54.7%	54.1%	62.2%

* Demographic data derived from 2010 US Census

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