

BID DEADLINE
WED. SEPT. 2ND | 5PM

1210 WOODYCREST AVENUE

Bronx, NY, 10452 | **High Bridge**

VACANT LOT WITH 23.5K BSF AS OF RIGHT & UP
TO 51K BSF WITH UAP

FOR SALE
ASKING PRICE **\$2,500,000**

 **DEAL ROOM LINK**



RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Proposed Lot Size:

7,500 SF | 75' x 100' proposed lot

#2

Zoning:

R7-1 zoning, 23,533 Buildable SF for as of right, and up to 51,008 Buildable SF with City of Yes

#3

Transportation:

Steps to the subway at 167 St station with access to the   &  trains

#4

Location:

Walking distance to Yankee Stadium and approximately 4 miles from Midtown Manhattan, with nearby transportation providing access there in 20 minutes

#5

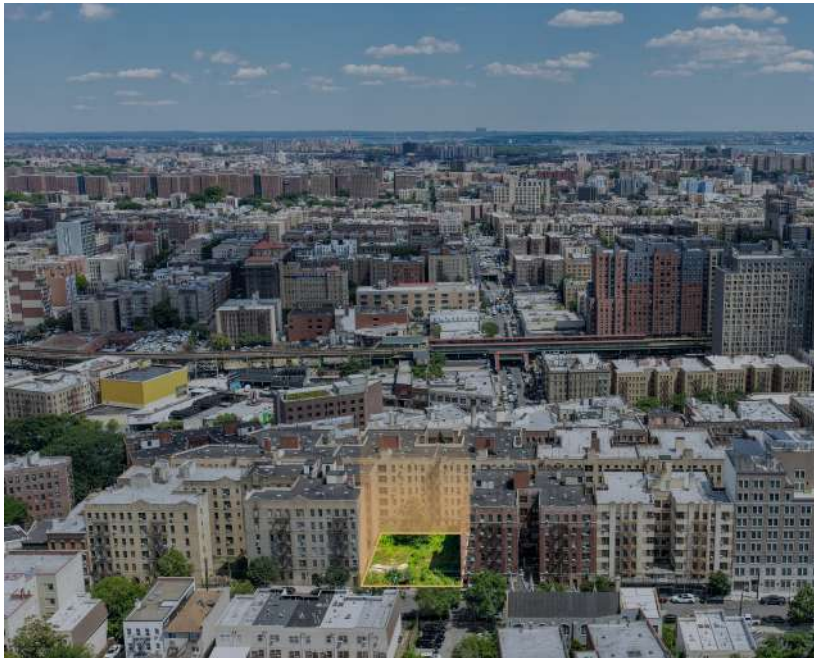
Surroundings:

Highbridge neighborhood of the Bronx offers quick access to city transit, local universities and sprawling parklands

PROPERTY OVERVIEW

RIPCO Real Estate has been retained on an exclusive basis to arrange for the sale of **1210 Woodycrest Avenue** — Bronx, NY.

The Property is a vacant lot for a proposed 75' x 100' development site located in the Highbridge neighborhood of the Bronx.



FINANCIAL SNAPSHOT

Asking Price	\$2,500,000
Price Per Buildable SF (As-of-Right)	\$106
Price Per Buildable SF (With Community Facility)	\$53
Price Per Buildable SF (With UAP)	\$49

PROPERTY SUMMARY

THE OFFERING

Address	1210 Woodycrest Ave, Bronx, NY 10452
County	Bronx
Location	Located on the east side of Woodycrest Avenue between West 167th & West 168th Street
Block(s)	2510
Lot(s)	10
Property Type	Land

PROPOSED PROPERTY INFORMATION

Lot Dimensions	75' x 100'
Lot SF	7,500 SF (approx.)

EXISTING PROPERTY INFORMATION

Lot Dimensions	175' x 100'
Lot SF	17,500 SF (approx.)
Building Dimensions	100' x 88'
Stories	6
Total Gross SF	36,667 SF (approx.)
Residential Units (DOF)	34

ZONING INFORMATION (EXISTING LOT)

Zoning	<u>R7-1</u>
Street Width	60'
Street Width Classification	Narrow

	FAR	BSF (Existing)
Buildable SF (Residential)	3.44	60,200 SF (approx.)
Buildable SF (Facility)	4.80	84,000 SF (approx.)
Buildable SF (UAP)	5.01	87,675 SF (approx.)

AVAILABLE AIR RIGHTS (PROPOSED LOT)

	Existing	Available
Available Air Rights (As-of-Right)	(36,667)	23,533 SF (approx.)
Available Air Rights (Facility)	(36,667)	47,333 SF (approx.)
Available Air Rights (UAP)	(36,667)	51,008 SF (approx.)

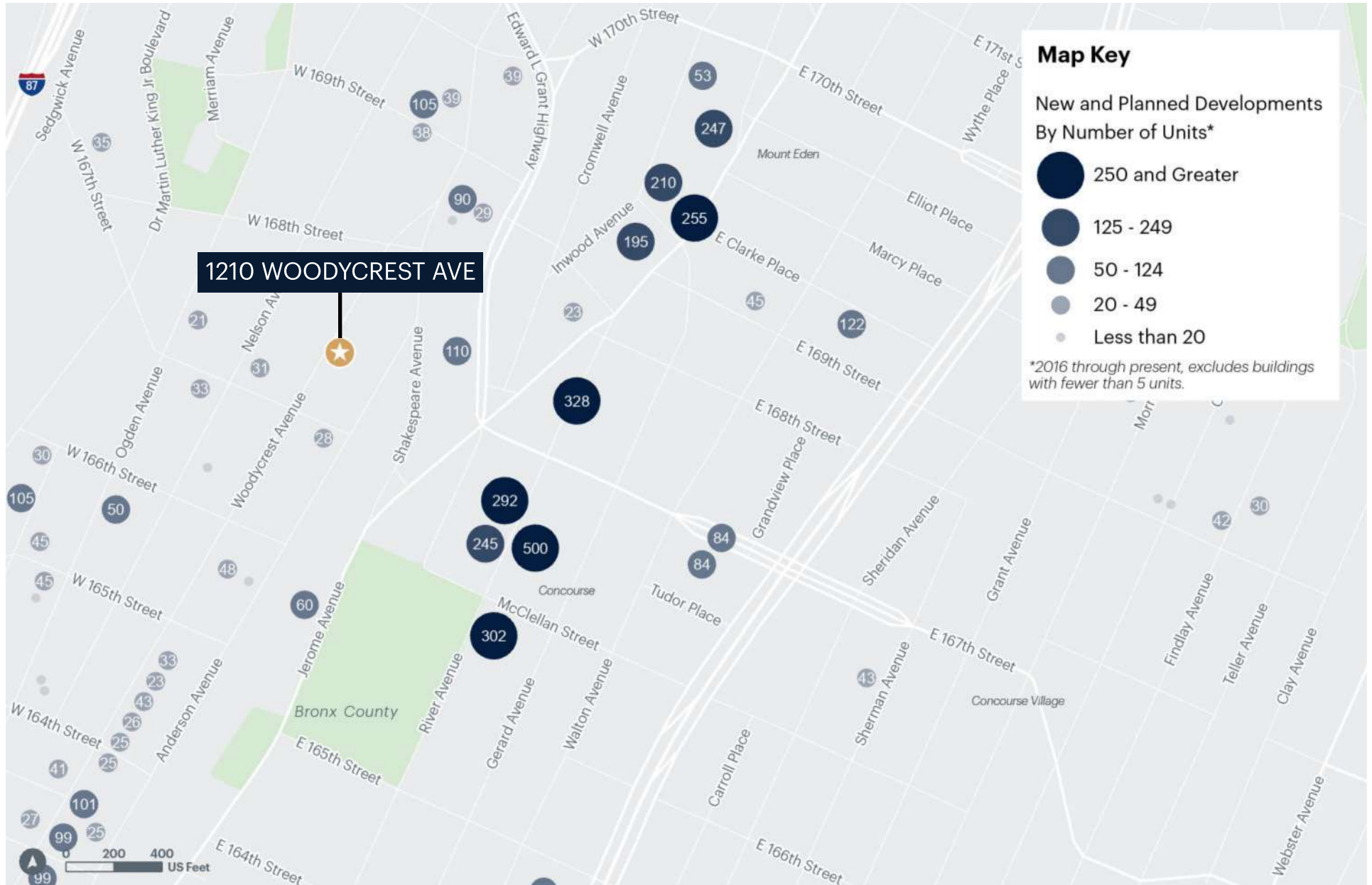
PROJECTED TAX INFORMATION (PROPOSED LOT)

Proj. Taxable Value	\$8,550
Tax Rate (26/27)	19.843%
Annual Property Tax (26/27)	\$1,697
Tax Class	1B

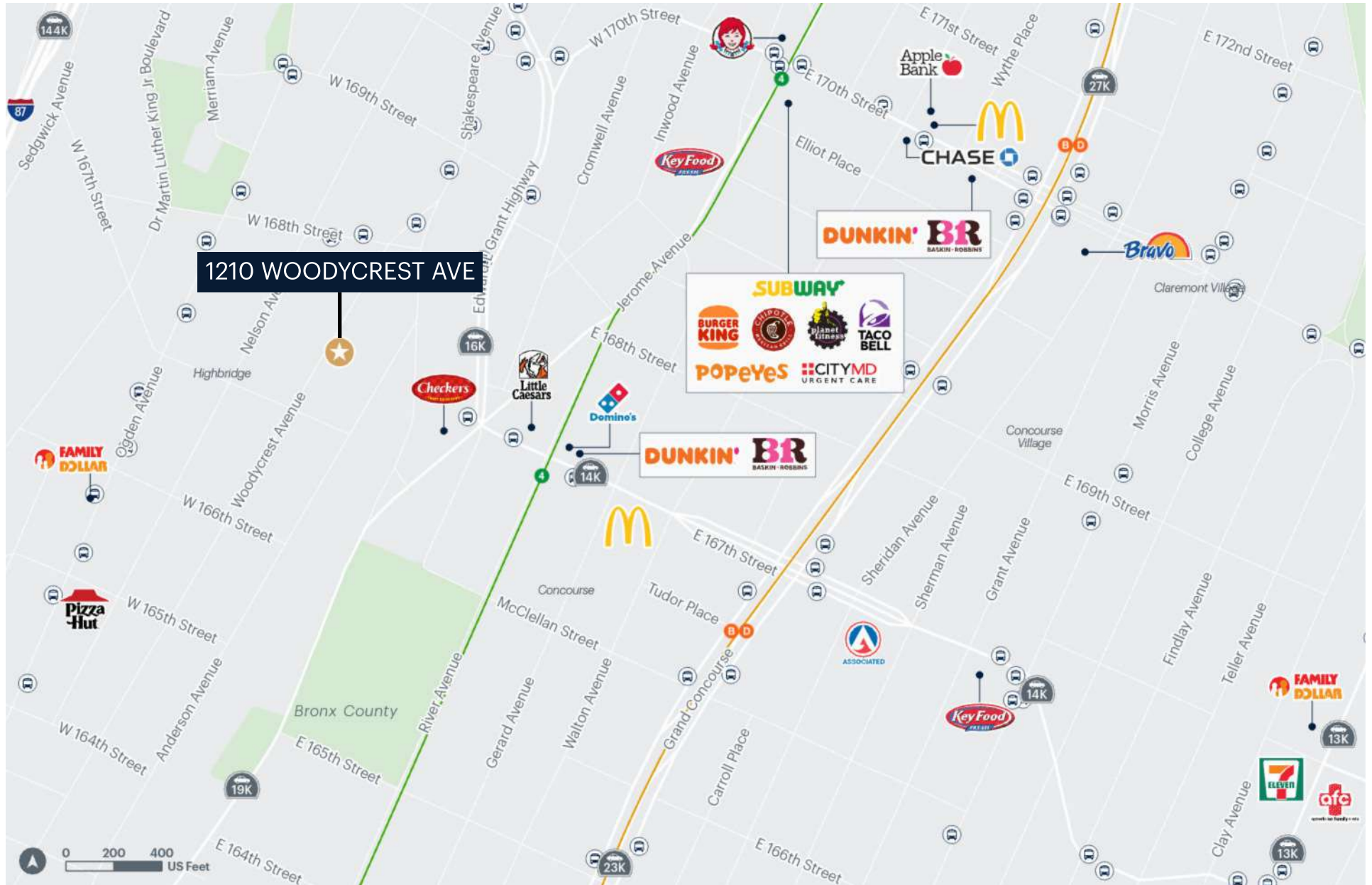
DEVELOPMENT SITE PHOTOS



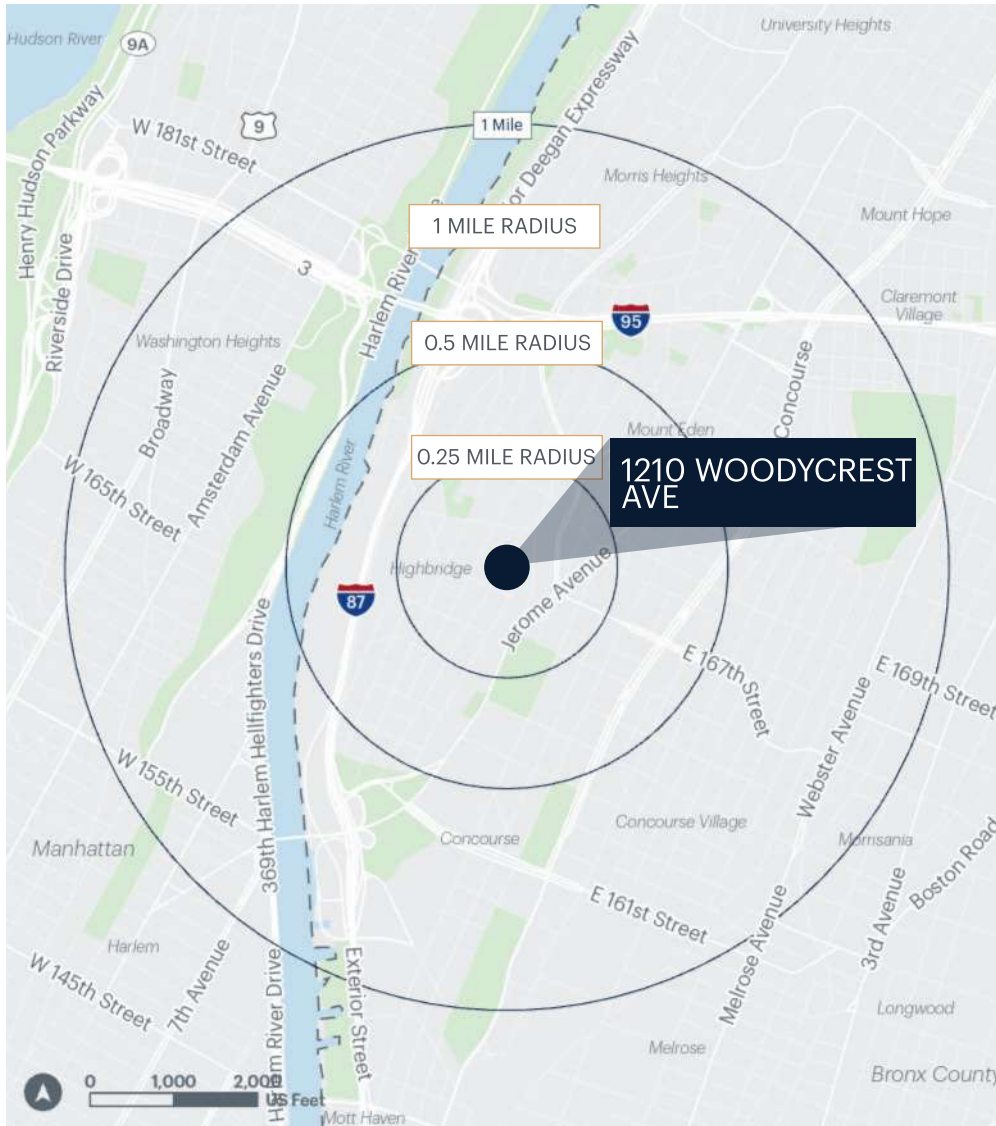
NEARBY DEVELOPMENT MAP



RETAIL MAP



AREA DEMOGRAPHICS



	0.25 MILE	0.5 MILES	1 MILES
Population	17,146	66,219	239,542
Number of Households	6,102	23,093	86,604
Average Household Income	\$53,281	\$54,574	\$60,255
Median Household Income	\$36,537	\$39,313	\$43,743
College Graduates	13.3%	16.7%	21.0%
Total Businesses	215	740	3,318
Total Employees	3,911	10,865	90,014
Daytime Population Density	74,803	68,745	79,564

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