



**LANDAIR  
PROPERTY  
ADVISORS**

## CORNER DEVELOPMENT SITE

2,920 SF ZONED R7-1  
~10,044 BSF

**927 HOME ST, BRONX, NY, 10459**

*Presented By:*

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# PROPERTY SUMMARY

## PROPERTY DESCRIPTION

Landair Advisors ("Landair") has been retained as the exclusive broker to arrange the sale of 927 Home St, Bronx, NY – Block 2974, Lot 177 (the "Property").

The Property consists of a 27 Ft wide corner site totaling 2,920 Sq. Ft., with overall lot dimensions of approximately 27' x 107'. Zoned R7-1, the site permits the development of a 10,044 Sq. Ft. market-rate residential building with (14) units. Alternatively, a 14,629 Sq. Ft. residential building can be built using the Universal Affordability Preference ("UAP").

Positioned just 316 feet from the Freeman Street subway station, the property offers immediate and convenient access to Manhattan. Located within the Crotona neighborhood, the area is experiencing steady demand for residential development, supported by ongoing urban revitalization and a growing population—driving continued momentum and long-term upside for investors and developers alike.

Ongoing development along the block underscores the area's proven viability for new construction. Recent projects serve as direct evidence of achievable execution, highlighting both developer confidence and sustained demand for new residential product in the immediate vicinity.

## PROPERTY HIGHLIGHTS

- **2,920 Sq. Ft. Total Lot size. Dimensions of 27' x 107'.**
- **Zoned R7-1, allowing for a 10,044 Sq. Ft. As-of-Right. 14,629 Sq. Ft. with UAP.**
- **Allows for a (14) unit Residential Building with Up to 14,629 ZFA.**
- **Conveniently located 316 feet from the Freeman St subway station.**
- **Delivered Vacant**
- **Corner designation allows for a 100% Lot Coverage Ratio.**

**DELIVERED VACANT**



## OFFERING SUMMARY

Asking Price:	<b>\$1,250,000</b>
Lot Size:	2,920 Sq. Ft.
Zoning District:	R7-1
Market-Rate Residential ZFA:	10,044
UAP ZFA:	14,629
Price Per Buildable S.F. (Market):	<b>\$124</b>
Corner/Midblock/Through Lot:	Corner Lot
Street Frontage:	27 ft
Tenancy:	Vacant



# PROPERTY DETAILS

## PROPERTY INFORMATION

	927 Home St
Area	Bronx
Block/Lot	2974/177
Lot Dimensions	27.76x107.48
Lot Sq. Ft.	2,920

## BUILDING INFORMATION

	927 Home St
Building Type	Residential
Building Sq. Ft.	1,188
Total Units	1

## NYC FINANCIAL INFORMATION

	927 Home St
Assessed Value	\$24,544
Tax Rate	19.84%
Gross Taxes	\$4,601.28

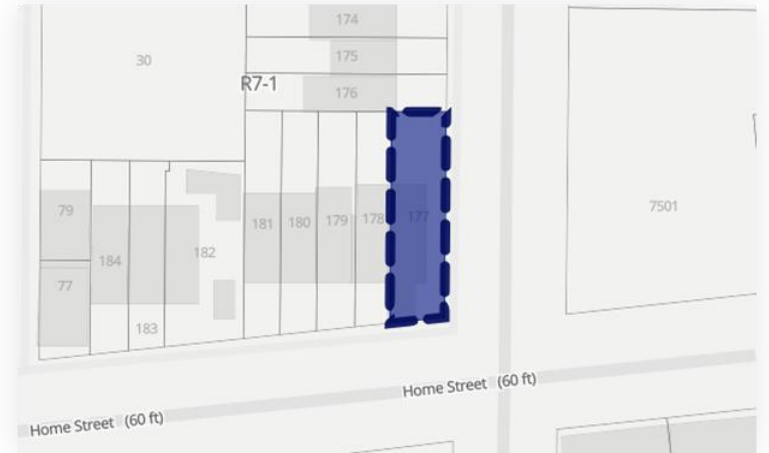
## ZONING INFORMATION

	927 Home St
Zoning District	R7-1
Base Floor Area Ratio (FAR)	3.44
Residential Buildable Sq. Ft.	10,044
Commercial FAR	-
Commercial Buildable Sq. Ft.	-
Inclusionary FAR	5.01
Inclusionary Buildable Sq. Ft.	14,629
Community Facility FAR	4.8
Community Facility Buildable Sq. Ft.	14,016
Industrial FAR	-
Industrial Buildable Sq. Ft.	-

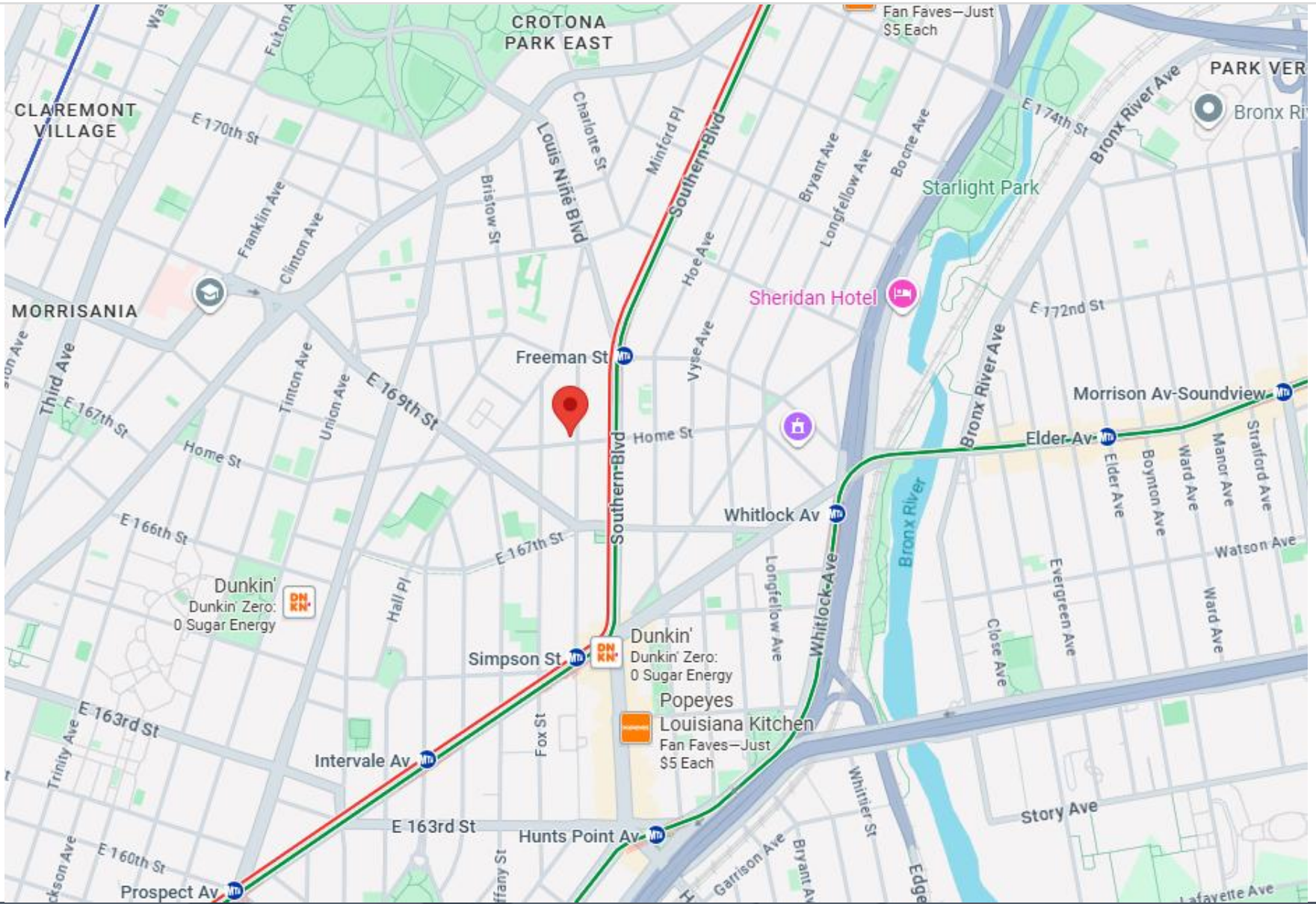
## Tax Map



## Zola



# LOCATION MAP



# ADVISORY TEAM

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