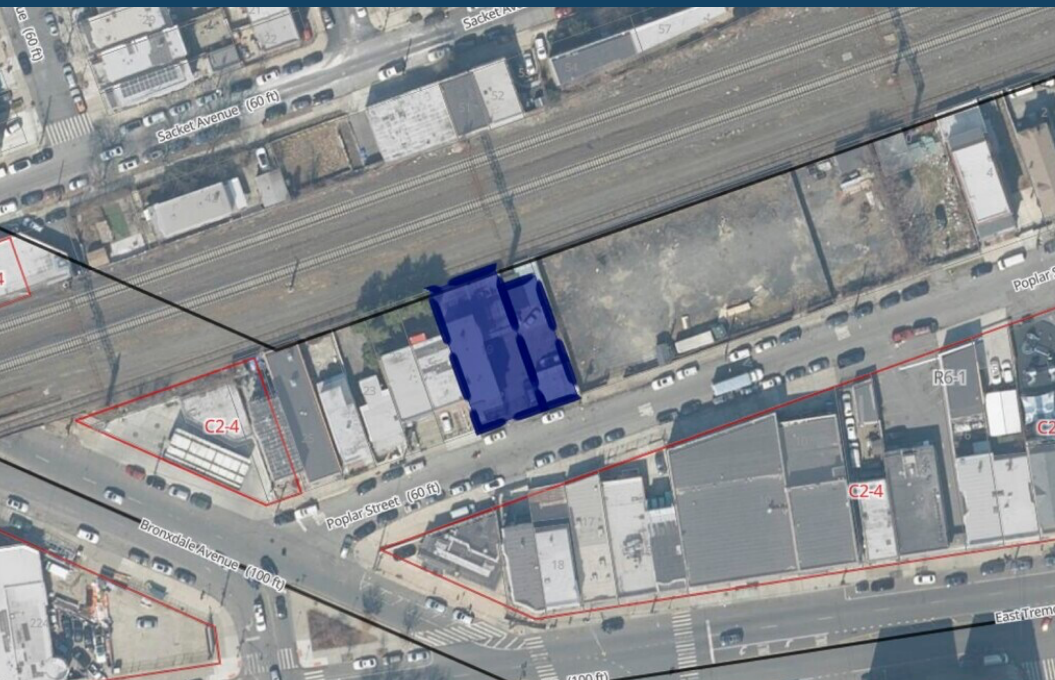


FOR SALE

7,125 SF DEVELOPMENT SITE

2419 POPLAR ST, BRONX, NY



7,125 SF DEVELOPMENT SITE

- Newly rezoned R6-1 district
- Income-producing three-family home
- Close to future metro-north station
- Suitable for residential development
- Seller seeking offers

Development Site - 2419 Poplar St, Bronx, NY

Prime 7,125 SF Development Site With Existing Income & Exceptional Growth Potential — Seller Seeking Offers

LOT & ZONING: 7,125 SF lot recently rezoned to R6-1, allowing for expanded density and a wide range of development options.

EXISTING INCOME: Property includes a three-family home generating immediate rental revenue—ideal for investors seeking cash flow during the planning phase.

TRANSIT-ORIENTED LOCATION: Located within the new Metro-North Rezone Area, just steps from the future Metro-North station. This is a rare opportunity to secure a site in one of the most attractive upcoming transit hubs.

DEVELOPMENT MOMENTUM: Surrounded by active residential and mixed-use development, the area is experiencing significant growth driven by new transportation infrastructure and expanding neighborhood amenities.

IDEAL FOR: Developers, investors, or end-users looking to capitalize on rezoning, proximity to mass transit, and strong market demand.

PRICING: Property is not priced. Ownership is actively seeking offers and open to discussing terms with qualified buyers.

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