

FUTURE WHITE PLAINS RD, BRONX NEIGHBORHOOD PLAN

***Bronx Development Opportunity**

Positioned for Future Growth

A long-term vision to deliver homes, jobs and neighborhood investments along White Plains Road in the Bronx

2916-2926 White Plains Road, Bronx NY 10467



***Bronx Development Opportunity**

Positioned for Future Growth

The White Plains Road corridor has been identified by City officials as a “transit-rich corridor constrained by outdated zoning rules,” with proposed initiatives aimed at creating new housing, supporting job growth, and encouraging long-term neighborhood investment.

Current proposed zoning initiatives north of Allerton Avenue highlight the City’s focus on increasing density and expanding development opportunities along this important Bronx corridor.

While 2916–2926 White Plains Road is not currently included in the proposed rezoning area, future consideration or expansion of these initiatives could create additional upside and enhanced redevelopment potential for strategically located properties along White Plains Road.



HOULIHAN LAWRENCE

399 Main St, Armonk NY 10504

**For more information pricing or to view this property
Contact Exclusive Agent: Bruce Wenig 914.844-2478 or
on-line at Bwenig@houlihanlawrence.com**

www.brucewenig.com

The information contained in this document has been obtained from owner and outside sources and is believed to be accurate. Houlihan Lawrence, makes no representations as to the correctness and accuracy of the information contained in this document.

Prime Bronx End-User, Investment & Development Opportunity

Property Highlights:

- ±51,200 SF existing building (2 stories)
- 37,740 SF lot (3 combined parcels)
- Corner property with exceptional frontage and visibility
- Parking lot with multiple curb cuts
- Flexible Zoning R6 C2-3

Ideal for End Users:

- Immediate occupancy with substantial existing space
- Rare on-site parking for customers, staff, and operations
- Ideal for retail, medical, educational, or institutional use
- Long-term upside through future expansion or redevelopment

Ideal for Potential Investment or Development:

- Potential investment with high 9% plus cap rate
- Significant unused air rights
- Strong candidate for mixed-use or community facility development
- Corner exposure on a major commercial corridor
- Positioned for long-term growth and value creation

Location Highlights:

- High-traffic corridor on White Plains Road
- Prime White Plains Road heavy foot, public transit and vehicle traffic
- 275 Ft frontage with excellent visibility and accessibility
- Surrounded by national retailers, local businesses, and dense residential population

Opportunity:

A rare combination of scale, parking, and development potential in one of the Bronx's most active commercial corridors



HOULIHAN LAWRENCE

399 Main St, Armonk NY 10504

For more information pricing or to view this property

Contact Exclusive Agent: Bruce Wenig 914.844-2478

or on-line at Bwenig@houlihanlawrence.com

www.brucewenig.com

The information contained in this document has been obtained from owner and outside sources and is believed to be accurate. Houlihan Lawrence, makes no representations as to the correctness and accuracy of the information contained in this document.



BUS STOP

WHITE PLAINS ROAD

ROAD

ARROW AVENUE

2 - ONE STORY BRICK (STORE)

2 - ONE STORY BRICK (STORE)

LOT # 7
AREA = 16,911.82 SQ.FT.

LOT # 12
AREA = 13,274.31 SQ.FT.

LOT # 15
AREA = 6,667.12 SQ.FT.

SURVEYED
JUNE 4, 2024



UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENT AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION, GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

BLOCK: 4546
LOT (S): Z12 & 15
COUNTY: BRONX
DMA BY: AA

APPLE SURVEYING
16 FLAG PLACE
STATEN ISLAND, NY 10314
TEL: (718) 980-5900
WWW.APPLESURVEYING.COM

- 1) ELEVATIONS AND DISTANCES SHOWN HEREON REFER TO THE MEAN SEA LEVEL (MSL) DATUM.
- 2) LOCAL SURVEYORS SHOULD BE AWARE OF THE FACT THAT THE ELEVATIONS SHOWN HEREON ARE BASED ON THE MEAN SEA LEVEL (MSL) DATUM, AND NOT ON THE NAVD83 DATUM.
- 3) THE HORIZONTAL DATA ON THIS SURVEY PREPARED TO DATE AND FOR THE PURPOSES OF THE SURVEY, IS BASED ON THE NAD83 DATUM.
- 4) NO WARRANTY OR GUARANTEE IS MADE BY THE SURVEYOR FOR THE ACCURACY OF THE DATA SHOWN ON THIS SURVEY, UNLESS IT IS SPECIFICALLY STATED OTHERWISE.
- 5) THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACTUAL COST OF THE SURVEY, AND NOT TO THE VALUE OF THE PROPERTY SURVEYED.
- 6) THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACTUAL COST OF THE SURVEY, AND NOT TO THE VALUE OF THE PROPERTY SURVEYED.
- 7) THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACTUAL COST OF THE SURVEY, AND NOT TO THE VALUE OF THE PROPERTY SURVEYED.

ARCHITECTURAL SURVEY

- LEGEND
- 1. SURVEYED LOT
 - 2. UNIMPROVED LOT
 - 3. IMPROVED LOT
 - 4. LOT AREA
 - 5. LOT PERIMETER
 - 6. LOT CORNER
 - 7. LOT CENTER
 - 8. LOT AREA
 - 9. LOT PERIMETER
 - 10. LOT CORNER
 - 11. LOT CENTER
 - 12. LOT AREA
 - 13. LOT PERIMETER
 - 14. LOT CORNER
 - 15. LOT CENTER
 - 16. LOT AREA
 - 17. LOT PERIMETER
 - 18. LOT CORNER
 - 19. LOT CENTER
 - 20. LOT AREA
 - 21. LOT PERIMETER
 - 22. LOT CORNER
 - 23. LOT CENTER
 - 24. LOT AREA
 - 25. LOT PERIMETER
 - 26. LOT CORNER
 - 27. LOT CENTER
 - 28. LOT AREA
 - 29. LOT PERIMETER
 - 30. LOT CORNER
 - 31. LOT CENTER
 - 32. LOT AREA
 - 33. LOT PERIMETER
 - 34. LOT CORNER
 - 35. LOT CENTER
 - 36. LOT AREA
 - 37. LOT PERIMETER
 - 38. LOT CORNER
 - 39. LOT CENTER
 - 40. LOT AREA
 - 41. LOT PERIMETER
 - 42. LOT CORNER
 - 43. LOT CENTER
 - 44. LOT AREA
 - 45. LOT PERIMETER
 - 46. LOT CORNER
 - 47. LOT CENTER
 - 48. LOT AREA
 - 49. LOT PERIMETER
 - 50. LOT CORNER
 - 51. LOT CENTER
 - 52. LOT AREA
 - 53. LOT PERIMETER
 - 54. LOT CORNER
 - 55. LOT CENTER
 - 56. LOT AREA
 - 57. LOT PERIMETER
 - 58. LOT CORNER
 - 59. LOT CENTER
 - 60. LOT AREA
 - 61. LOT PERIMETER
 - 62. LOT CORNER
 - 63. LOT CENTER
 - 64. LOT AREA
 - 65. LOT PERIMETER
 - 66. LOT CORNER
 - 67. LOT CENTER
 - 68. LOT AREA
 - 69. LOT PERIMETER
 - 70. LOT CORNER
 - 71. LOT CENTER
 - 72. LOT AREA
 - 73. LOT PERIMETER
 - 74. LOT CORNER
 - 75. LOT CENTER
 - 76. LOT AREA
 - 77. LOT PERIMETER
 - 78. LOT CORNER
 - 79. LOT CENTER
 - 80. LOT AREA
 - 81. LOT PERIMETER
 - 82. LOT CORNER
 - 83. LOT CENTER
 - 84. LOT AREA
 - 85. LOT PERIMETER
 - 86. LOT CORNER
 - 87. LOT CENTER
 - 88. LOT AREA
 - 89. LOT PERIMETER
 - 90. LOT CORNER
 - 91. LOT CENTER
 - 92. LOT AREA
 - 93. LOT PERIMETER
 - 94. LOT CORNER
 - 95. LOT CENTER
 - 96. LOT AREA
 - 97. LOT PERIMETER
 - 98. LOT CORNER
 - 99. LOT CENTER
 - 100. LOT AREA



Subway (2 / 5 Lines – White Plains Rd Line)

Allerton Ave, Burke Ave, Gun Hill Rd, and Pelham Pkwy stations are all within walking distance (approx. 4–16 minutes), providing direct access to Manhattan, the Bronx, and Brooklyn via the 2/5 express/local lines.

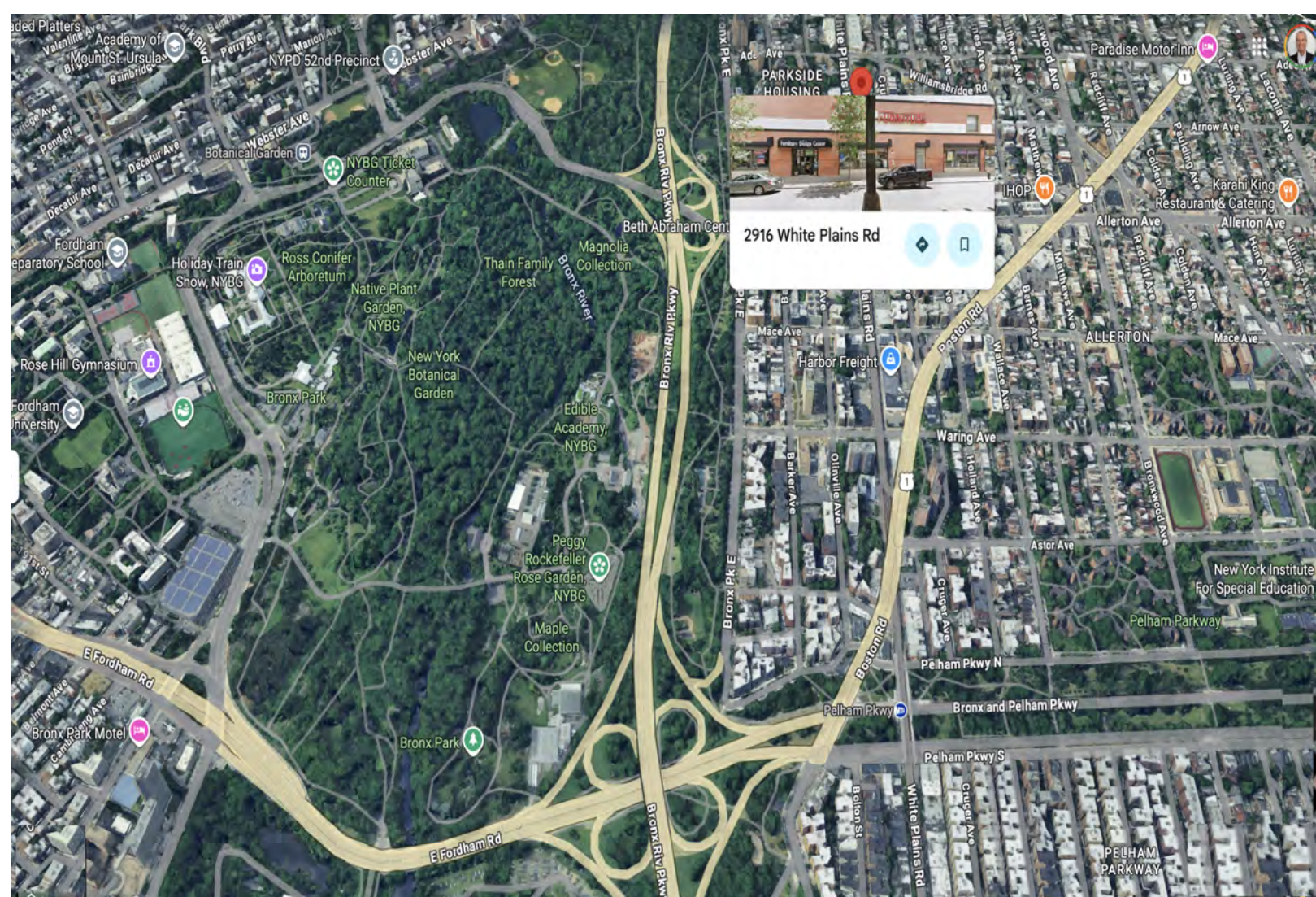
Bus Transit (Frontage on White Plains Road)

Multiple high-frequency routes run directly along the corridor, including BX39 and BXM11 express service to Midtown, plus BX12, BX30, BX41, and BX31 nearby connections.

Strong daily commuter flow with direct street-level transit access and high retail exposure along White Plains Road.



**For more information pricing or to view this property,
Contact Exclusive Agent: Bruce Wenig 914.844-2478
or on-line at Bwenig@houlihanlawrence.com
www.brucewenig.com**



PRIME BRONX DEVELOPMENT / OWNER-USER OPPORTUNITY **INVESTMENT PROFILE:**

Corner Commercial Property | White Plains Road Exposure |
Strong Redevelopment Upside. .

This is a rare opportunity to acquire a large, highly visible site combining scale, parking, and long-term upside in one of the Bronx's most established and active commercial corridors. Flexible zoning allowing multiple use scenarios and redevelopment potential. The property is well-positioned for both immediate end-user occupancy and future value creation through redevelopment or repositioning.

For more information pricing or to view this property,
Contact Exclusive Agent: Bruce Wenig 914.844-2478
or on-line at Bwenig@houlihanlawrence.com
www.brucewenig.com

The information contained in this document has been obtained from owner and outside sources and is believed to be accurate. Houlihan Lawrence, makes no representations as to the correctness and accuracy of the information contained in this document.