

Development opportunity



3072 Bailey Avenue Bronx, NY 10463



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NEW YORK CITY

Transit-Oriented Development Potential

This 3,900-square-foot lot, situated moments from a 1 train station, offers compelling development potential in a transit-rich location. The site benefits from strong accessibility, making it an attractive candidate for a value-driven development strategy in a supply-constrained market.

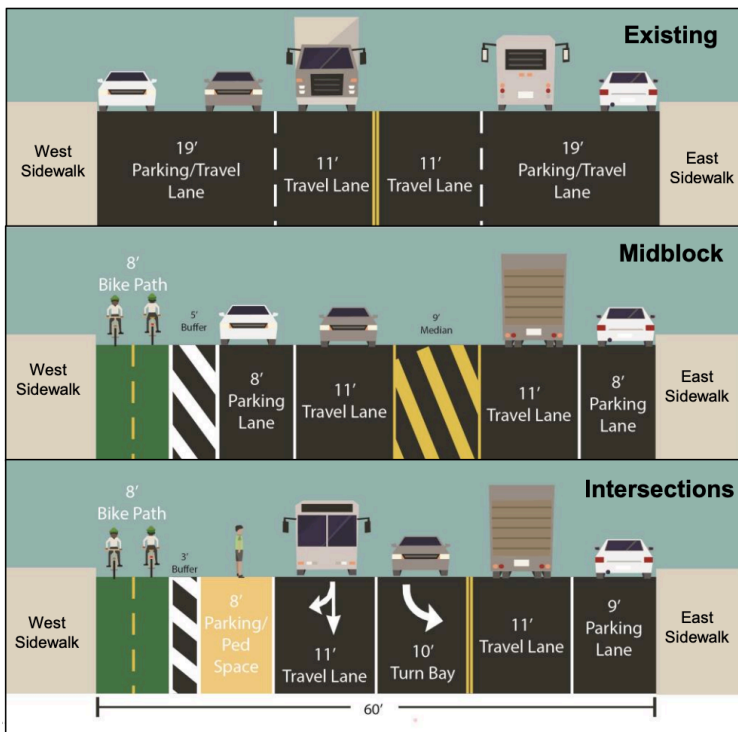
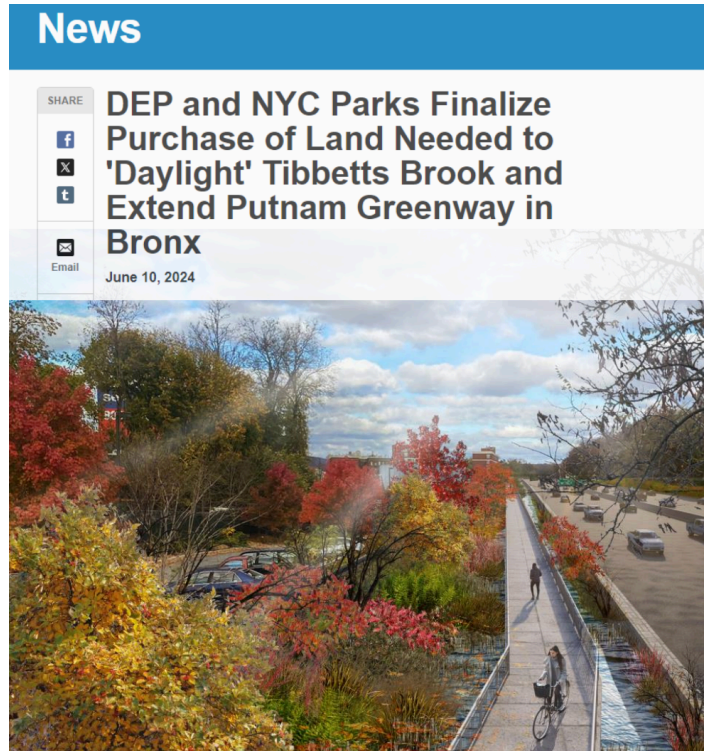
Offered Privately and Exclusively by Yeo Real Estate



Neighborhood Enhancements & Public Investment

Environmental & Green Infrastructure

Nestled at the northern edge of the Bronx near Van Cortlandt Park, the area is poised for transformational public realm enhancements driven by the Tibbetts Brook Daylighting Project — one of New York City’s most ambitious green infrastructure initiatives. This long-planned effort will restore the historic fresh watercourse above ground, significantly reduce combined sewer overflows into the Harlem River, and extend the Putnam Greenway and Harlem River greenway network. The project will introduce new recreational green space, integrate with existing parkland, and amplify connectivity across the surrounding neighborhoods.



Street Connectivity Improvements

In the immediate vicinity, the Bailey Avenue corridor is undergoing a major public improvements strategy designed to enhance mobility, and multi-modal connectivity. The city’s Department of Transportation has implemented protected bike lanes, expanded pedestrian islands, wider sidewalks, and redesigned intersections along Bailey Avenue — improving access between Van Cortlandt Park, Kingsbridge Heights, and the forthcoming Harlem River Greenway. These enhancements create more attractive public streets for communities and align with broader pedestrian and cyclist priority infrastructure in the Bronx.

Building Snapshot

Address	3072 Bailey Avenue, Bronx NY 10463
Block / Lot	3261 / 22
Cross Street	Bailey Avenue / W 231st Street
Lot Dimensions	50 ft (Frontage) X 78 ft (Depth)
Lot Size	3,900 sq ft
Zoning	R6
Rear Yard Setback	30 ft (QH only)
Street Type	Wide Street (Bailey Avenue-100 ft)
Landmarks	n/a
Flood Zone	n/a
City of Yes	Outer Transit Zone



Development Potential

Use	Max FAR	Max ZFA	# of Stories	Building Height	Required Parking
R6:Residential	2.20	8,580 sq ft	4 (approx, 2,145 sq ft per floor)	n/a	Not required if total units are 5 or less*. Or min. 70% of DU, 25% of IRHU
R6:QH	3.00	11,700 sq ft	4 (approx, 2,340 sq ft per floor)	Max. 70 (75) ft	Not required if total units are 5 or less*. Or min. 50% of DU, 25% of IRHU
R6:QH+Inclusionary	3.60	14,040 sq ft	6 (approx, 2,340 sq ft per floor)	Max 125 ft	** City of Yes: Transit Zone: Not required (Qualifying Developments under 75 units)
R6:Qualifying Affordable Housing (City of Yes:UAP)	3.90	15,210 sq ft	7 (approx, 2,172 sq ft per floor)	Max 125 ft	** City of Yes: Transit Zone: Not required (Qualifying Developments under 75 units)

*Parking can be waived if five or fewer spaces are required if it is within the Transit Zone or for lots less than 10,000 square feet.

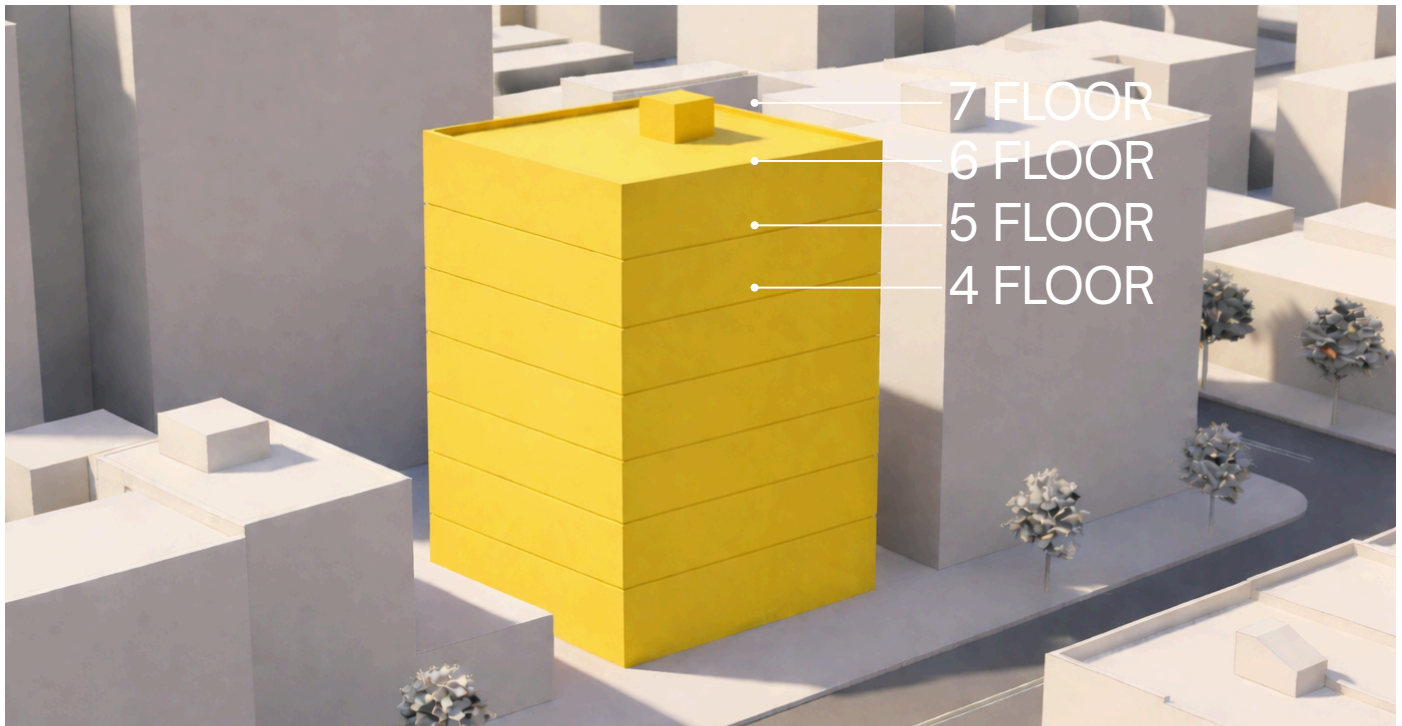
** In the Outer Transit Zone, the amount of parking required is significantly reduced from before City of Yes. Certain housing types do not have any parking requirements: affordable housing, ADUs, houses of worship, and qualifying developments under 75 units.

ABBREVIATION: QH:Quality Housing / DU: Dwelling Unit / IRHU: Income-Restricted Housing Units / UAP: Universal Affordability Preference

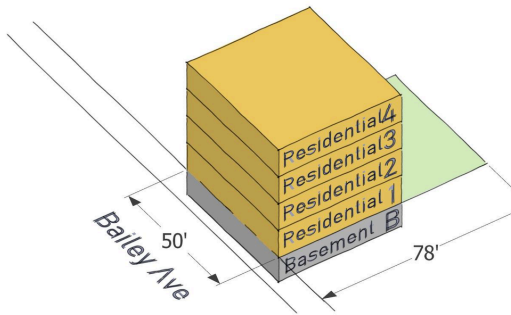
<p>Special Floor Area Provisions for Multiple Dwelling Residents</p>	<p>Please note that additional FAR exemptions may be available under the following provisions; a detailed code review during the design phase is required to confirm eligibility.</p> <ul style="list-style-type: none"> ● Amenities ● Corridor ● Refuse storage and disposal ● Elevated ground floor units
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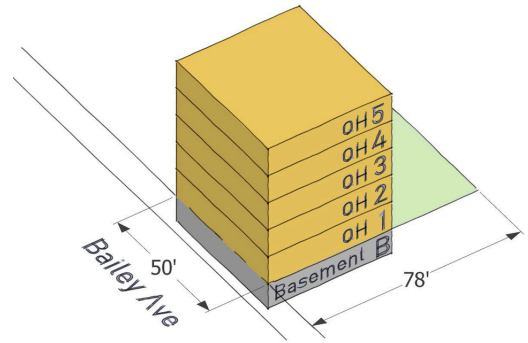
Development Potential: 3D AXON



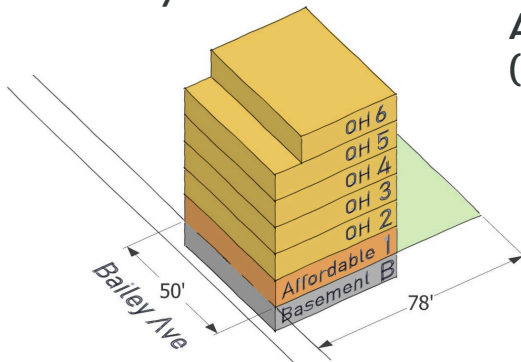
R6: Residential



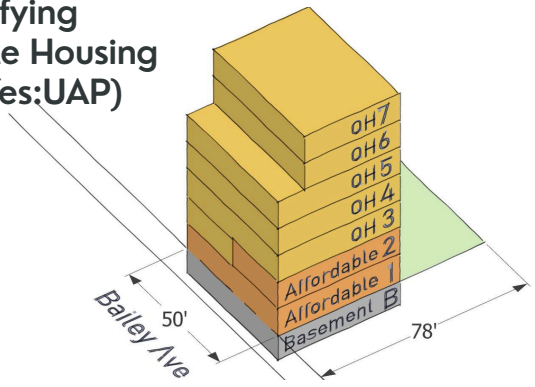
R6: QH



R6: QH+Inclusionary



R6: Qualifying Affordable Housing (City of Yes:UAP)



DISCLAIMER: ALL INFORMATION AND ILLUSTRATIVE MATERIALS ARE PROVIDED FOR DISCUSSION PURPOSES ONLY AND ARE SUBJECT TO VERIFICATION. NO GUARANTEES OR REPRESENTATIONS ARE MADE REGARDING ZONING, BUILDABLE AREA, APPROVALS, OR DEVELOPMENT FEASIBILITY. BUYERS ARE RESPONSIBLE FOR CONDUCTING THEIR OWN INDEPENDENT DUE DILIGENCE.



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Appendix

1.The Inclusionary Housing Program (IHP) is designed to promote and preserve affordable housing where zoning has been modified to encourage new development. The Division of Housing Incentives administers the Inclusionary Housing Program which includes the following program areas:

2.Universal Affordability Preference, enacted on December 5, 2024, allows buildings in all medium and high-density districts outside of Mandatory Inclusionary Housing areas to add at least 20% more housing, provided the additional homes are permanently income-restricted and affordable to households earning an average of 60% of the Area Median Income (AMI). HPD is responsible for the administration of UAP.

IHP & UAP

<https://www.nyc.gov/site/hpd/services-and-information/inclusionary-housing.page>

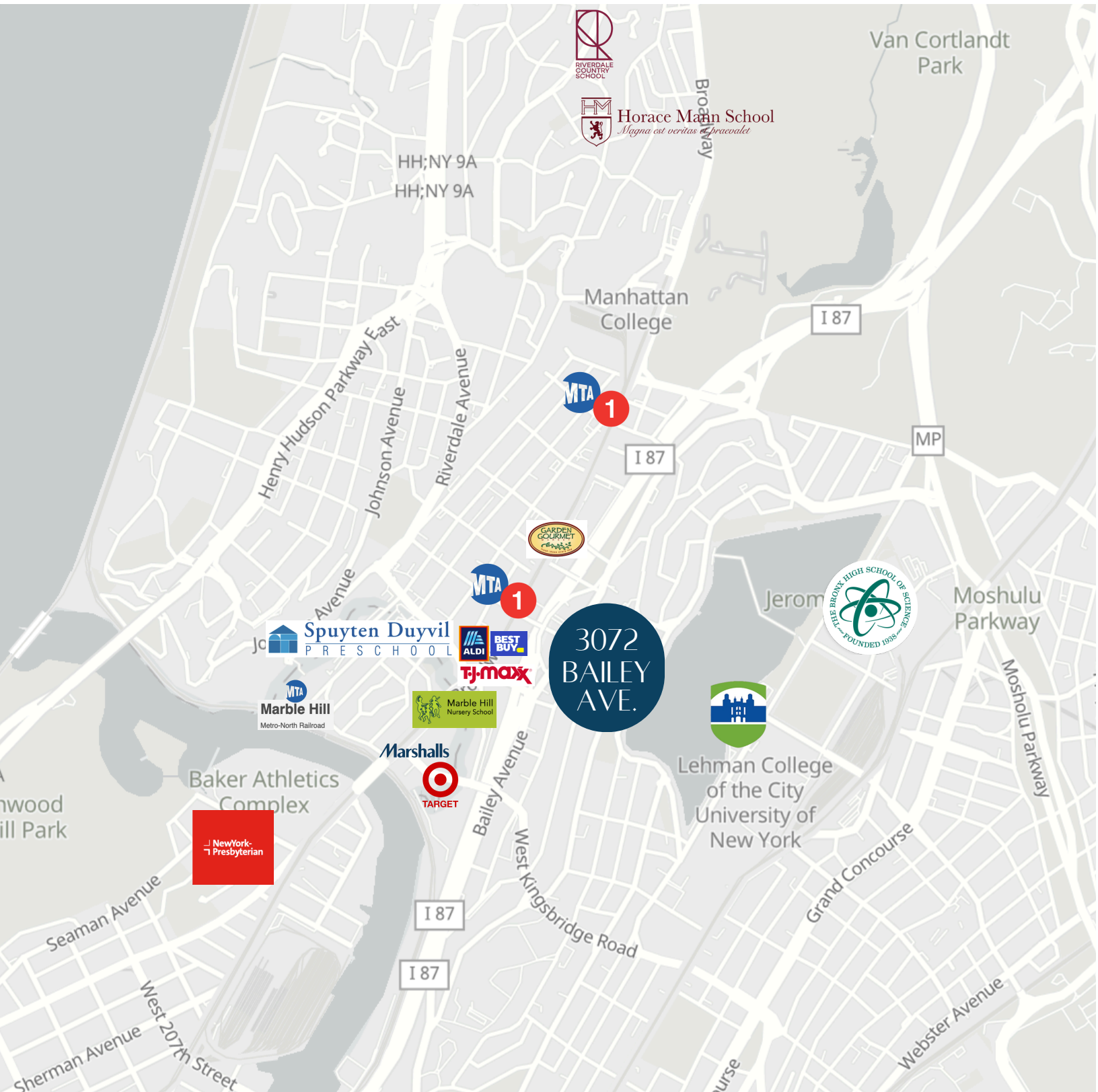
Residence District R6

<https://www.nyc.gov/content/planning/pages/zoning/zoning-districts-guide/residence-districts>



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Map



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Thank you for your review and consideration. Please advise whether you intend to submit an offer. A sample offer submission sheet is attached for reference. We look forward to the opportunity to proceed.

Tony Inje Yeo
Principal Broker



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NEW YORK CITY

For more information, please contact:

Tony Inje Yeo

Principal Broker

646-940-0166 (direct)

Yeo@yeonyc.com

OFFER SUBMISSION SHEET

PROPERTY: 3702 BAILEY AVE. BRONX NY 10463
OFFERED EXCLUSIVELY BY: YEO REAL ESTATE

BUYER INFORMATION

BUYER NAME(S): _____
ENTITY (IF APPLICABLE): _____
PRIMARY CONTACT: _____
EMAIL / PHONE: _____

OFFER TERMS

OFFER PRICE: \$ _____
DEPOSIT AMOUNT: \$ _____
PROPOSED CLOSING TIMELINE: _____
CONTINGENCIES (IF ANY):
 FINANCING DUE DILIGENCE ZONING / FEASIBILITY OTHER: _____

FINANCIAL CAPACITY

PLEASE INCLUDE THE FOLLOWING WITH YOUR SUBMISSION:
 PROOF OF FUNDS (BANK STATEMENT OR FINANCIAL LETTER)
 SOURCE OF FUNDS SUMMARY (EQUITY, CASH, FINANCING, OTHER)
 LENDER INFORMATION (IF FINANCING IS CONTEMPLATED)

DUE DILIGENCE & ASSUMPTIONS

INTENDED USE / DEVELOPMENT STRATEGY (IF APPLICABLE):

ASSUMPTIONS OR NOTES:

ADDITIONAL INFORMATION (OPTIONAL)

PLEASE SHARE ANY ADDITIONAL CONTEXT, TIMING CONSIDERATIONS, OR STRUCTURING PREFERENCES.

SUBMISSION INSTRUCTIONS

PLEASE SUBMIT THIS COMPLETED SHEET ALONG WITH SUPPORTING DOCUMENTS VIA EMAIL, DIRECTLY TO TONY YEO (YEO@YEONYC.COM)

ALL OFFERS ARE SUBJECT TO REVIEW AND VERIFICATION.

THANK YOU FOR YOUR CONSIDERATION. WE LOOK FORWARD TO REVIEWING YOUR OFFER AND WELCOME ANY QUESTIONS OR SUGGESTIONS YOU MAY HAVE.



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