

School / Community Facility  
Development Opportunity  
with Approved Plans & Materials



1956 Jerome Avenue

Corner of Jerome Avenue & East Tremont Avenue

BRONX, NY

OPEN  
IMPACT REAL ESTATE



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## Offering Summary

OPEN Impact Real Estate has been retained on an exclusive basis to arrange the sale of 1956 Jerome Avenue (the "Site"), a development opportunity with the potential of 76,260 buildable square feet (BSF) per approved plans for a school in the Bronx. Alternatively, the Site can be delivered as a turnkey long-term lease with completion in 18-20 months for educational users.

The 10,369 SF corner lot is situated at Jerome and East Tremont Avenues, a 4-minute walk from the 4 Train at Burnside Ave Station and a 5-minute walk from the B and D trains at Tremont Ave Station. This transit proximity and prominent corner exposure offers exceptional accessibility with optimal visibility and branding potential, positioning the site ideally for education or other community facility users.

The Site is located within the C4-4D zoning district which permits a range of uses including commercial, residential and community facility as-of-right.

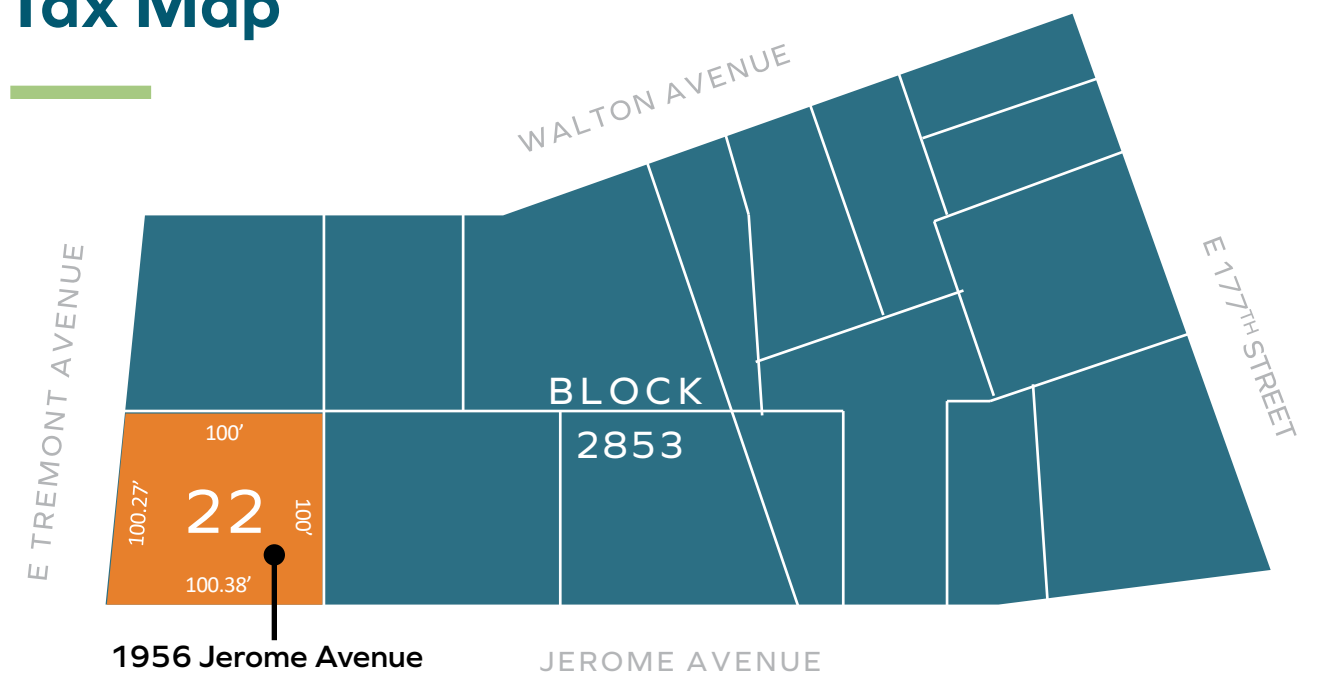
Mt. Hope and Morris Heights are densely populated and diverse neighborhoods with a vibrant mix of local businesses along their commercial corridors. Over 21% of residents are under age 15, and Bronx charter enrollment has grown 33% between 2019-20 and 2023-24. The Jerome Avenue Rezoning will bring nearly 9,500 new residents to an area where families already submit more than half of all NYC charter applications.

This represents a novel opportunity to acquire a low-risk development site. The site includes a completed foundation, structural steel, and the acquisition can include substantial construction materials, and approved plans and permits for a 76,280 GSF school with 36 classrooms, a cafeteria, a playground, a gymnasium, and a 3,686 SF play roof, accommodating grades K-8 – providing significant value and expediting the development timeline. For qualified educational users, the property can be delivered as a fully completed, turnkey facility ready for occupancy in 18-20 months under a long-term lease.

## Property Information

<b>Address</b>	1956 Jerome Avenue, Bronx, NY 10453		
<b>Location</b>	The subject property is located on the corner of Jerome Avenue and East Tremont Avenue, with frontage on both.		
<b>Block / Lot</b>	2853 / 22		
<b>Lot Dimensions</b>	~100.38' x 100.27' (Irregular)		
<b>Lot Square Footage</b>	10,369 SF		
<b>Zoning</b>	C4-4D/J (Jerome Special Purpose District)		
	Residential (Standard)	Community Facility	Residential (UAP)
<b>FAR</b>	6.02	6.5	7.2
<b>BSF</b>	62,421	67,398.50 <small>*approved plans for 76,260 GSF</small>	74,656
<b>Full Taxes (25/26)</b>	\$19,683		

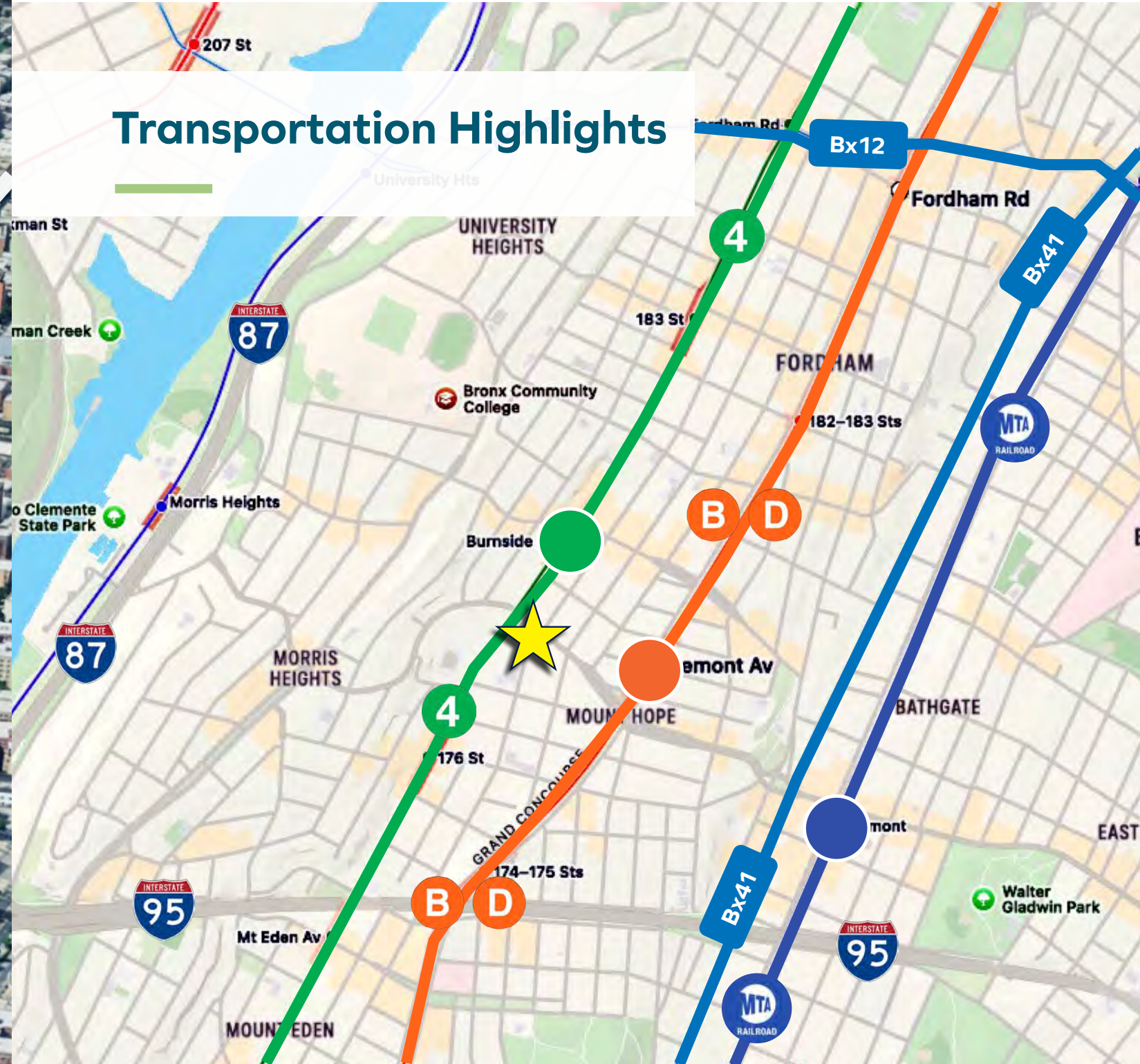
## Tax Map








# Location Highlights



# Transportation Highlights

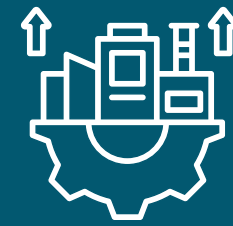


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**BURNSIDE AVE SUBWAY STATION**  
 1956 Jerome Avenue is two blocks away from the Burnside Avenue Station, a stop on the 4 Train line offering direct access to Manhattan and Brooklyn and connections to major transit hubs such as Grand Central Station.
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**TREMONT AVE SUBWAY STATION**  
 The Site is three blocks away from the Tremont Avenue Station, a stop on the B and D Train lines offering direct access to Manhattan and Brooklyn and connections to major transit hubs such as Atlantic Ave.

- 
**TREMONT METRO NORTH STATION**  
 The property is a 16-minute walk or a 5-minute drive to the Tremont Metro North Train Station, providing access beyond New York City to northern counties and Connecticut.
- 
**LOCAL BUS SERVICES**  
 The property is serviced by numerous MTA bus lines, including the Bx1, Bx2, Bx32, Bx36, providing extensive local and inter-borough travel options.
- 
**I-95 & I-87**  
 These nearby major thoroughfares offer convenient vehicular access to Manhattan, Queens, and New Jersey, situating 1956 Jerome Avenue at a pivotal nexus of commerce and connectivity.



## Site Highlights



### DEVELOPMENT OPTIONS

The Site is delivered with potential for the use of existing construction materials, as well as approved plans and renderings for a 76,280 SF school, reducing development timeline and initial capital requirements. The C4-4D zoning designation permits community facility use as-of-right. Alternatively, for qualified end users the property can be delivered turnkey under a long-term lease, eliminating construction risk and enabling immediate operational planning.



### STRONG DEMOGRAPHICS

The Mt. Hope and Morris Heights neighborhoods present an exceptional opportunity for charter school development due to compelling local demographics and surging demand for educational choice. With over 21% of the population under age 15 and approximately 27% under age 19, the area provides a substantial built-in student base where access to charter schools is a critical priority. Between 2019-20 and 2023-24, Bronx charter school enrollment increased by 33%, reflecting parents' active pursuit of alternative educational options—a trend supported by the fact that Bronx families submit more than half of all charter school applications citywide. The Jerome Avenue Rezoning, projected to bring nearly 9,500 new residents to the area, will further amplify this demand and reinforce the viability of the charter model.



### SIZABLE LOT

The Site features 100.38' of frontage along Jerome Avenue and 100.27' of frontage along East Tremont Avenue, combining to a sizable land parcel of approximately 10,369 SF.



### EXCELLENT CONNECTIVITY

The Site has immediate access to the 4 Train located at the Burnside Ave Subway Station, as well as the B and D trains located at the Tremont Ave Subway Stations, providing connectivity throughout Manhattan and Brooklyn.



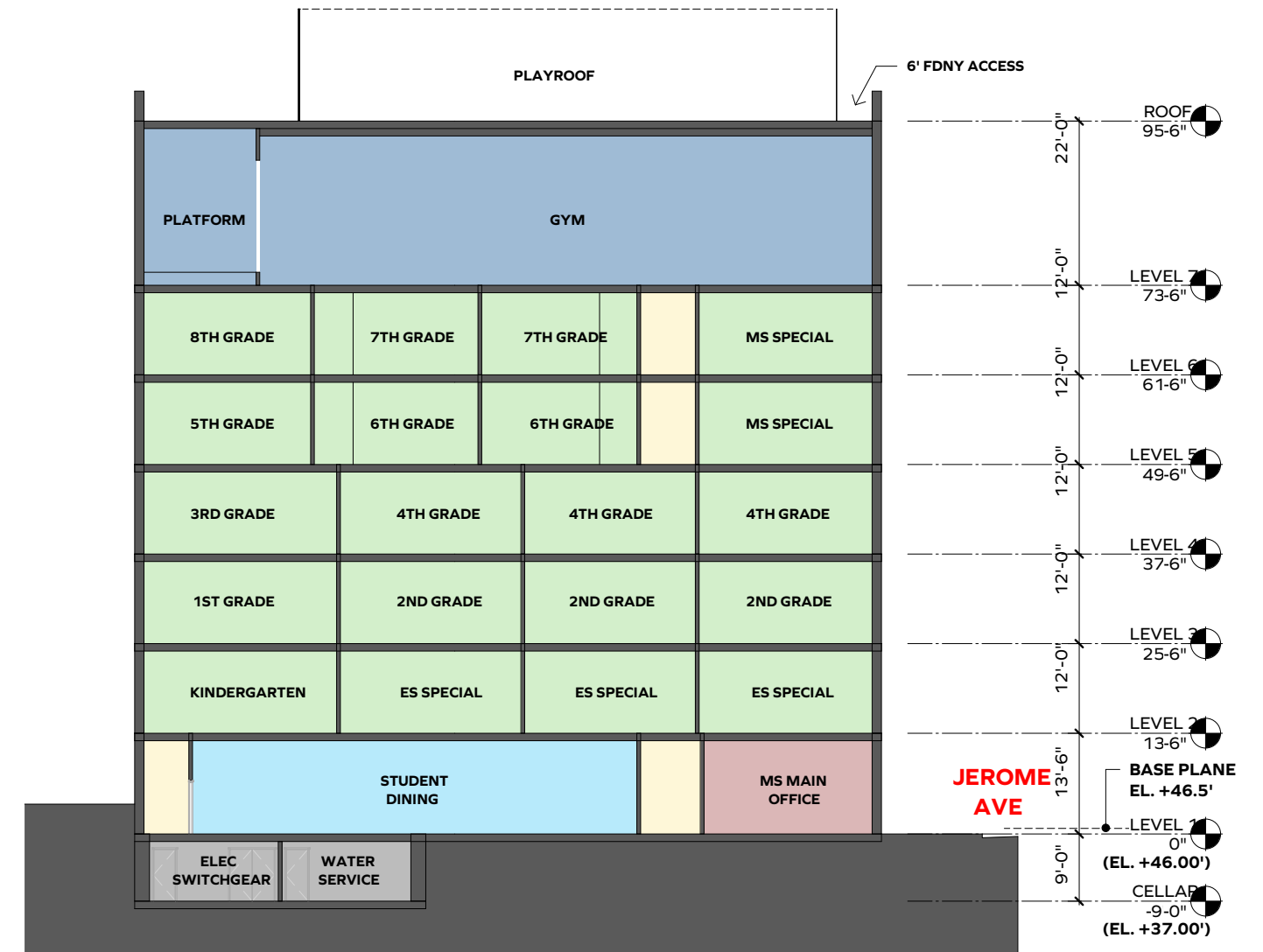
### PRIME NEIGHBORHOOD LOCATION

The Jerome Avenue corridor functions as the central spine between the Morris Heights and Mt. Hope neighborhoods, each offering its own distinct blend of culture and commerce.

# SCHOOL OPPORTUNITY

FLOOR PLANS | SKETCHES | RENDERINGS

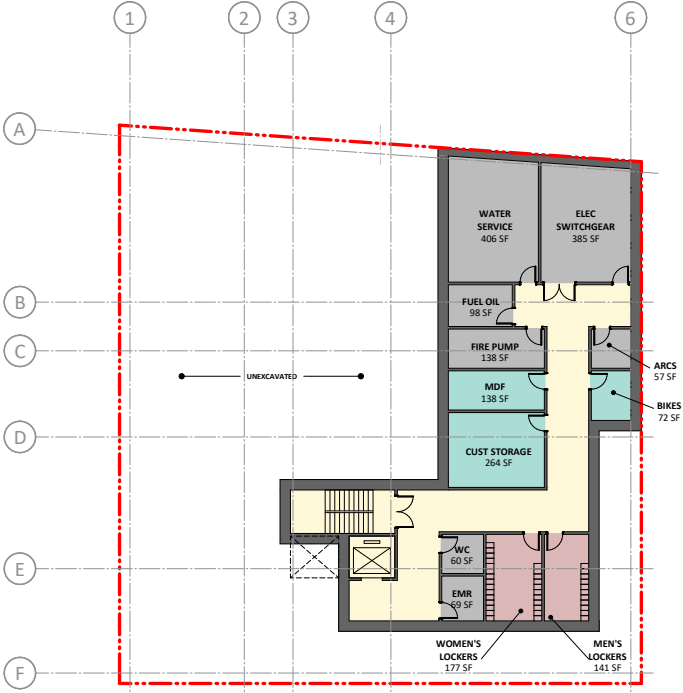
## BUILDING SECTION DIAGRAM



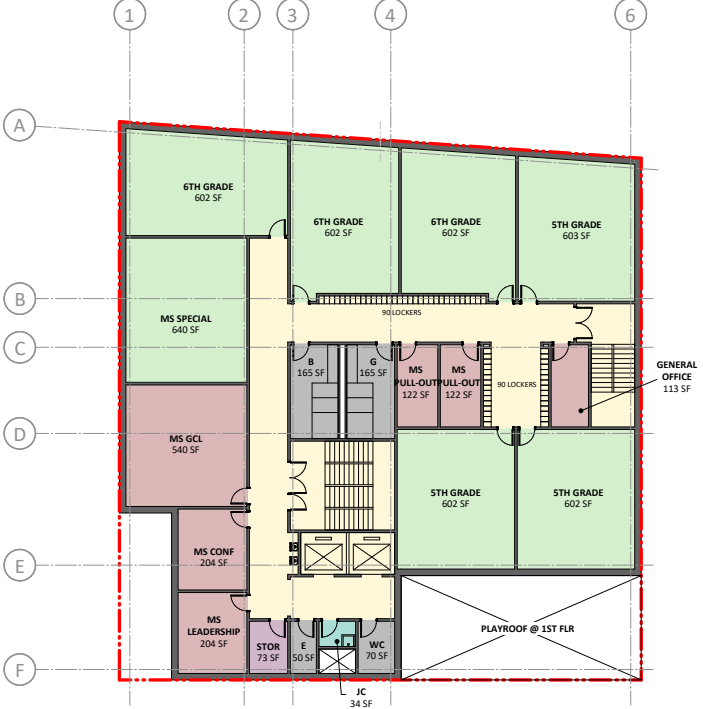
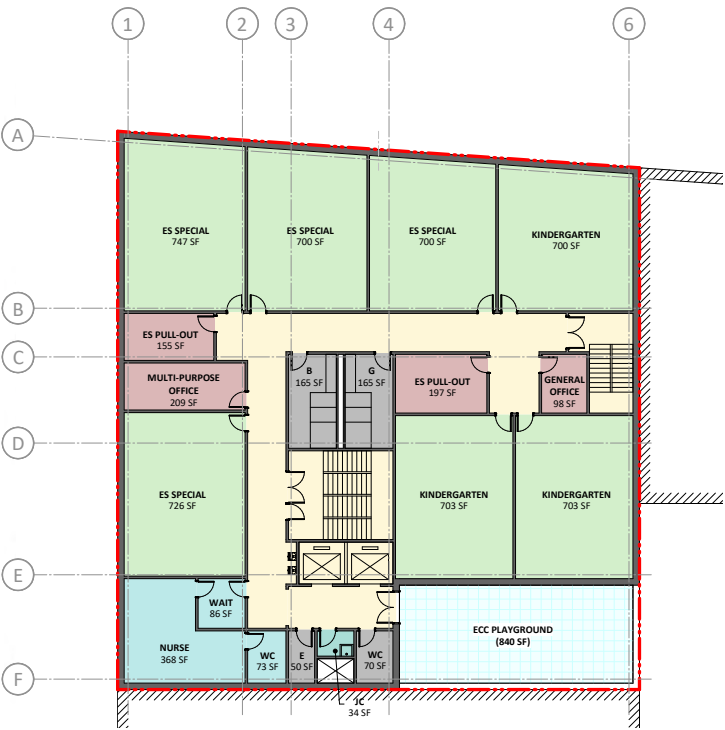
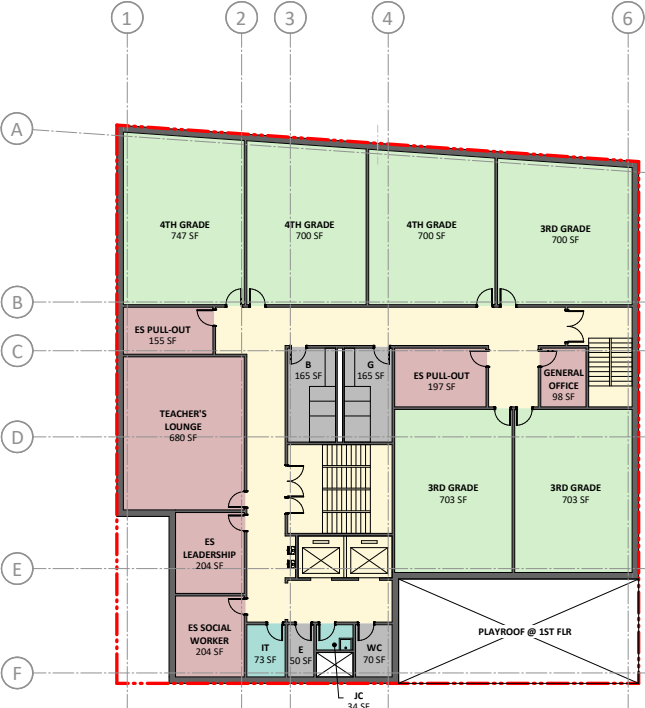
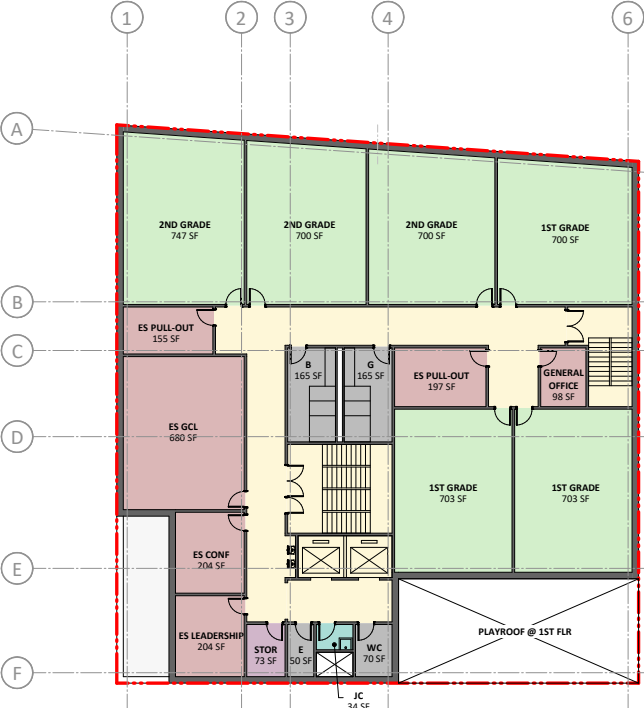
# Floor Plans

# 76,280 SF

School / Educational Facility

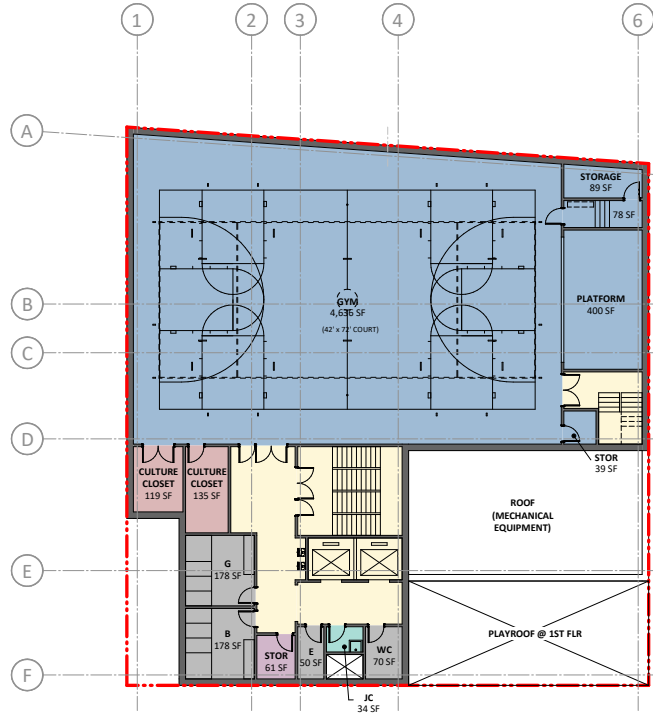


# Floor Plans

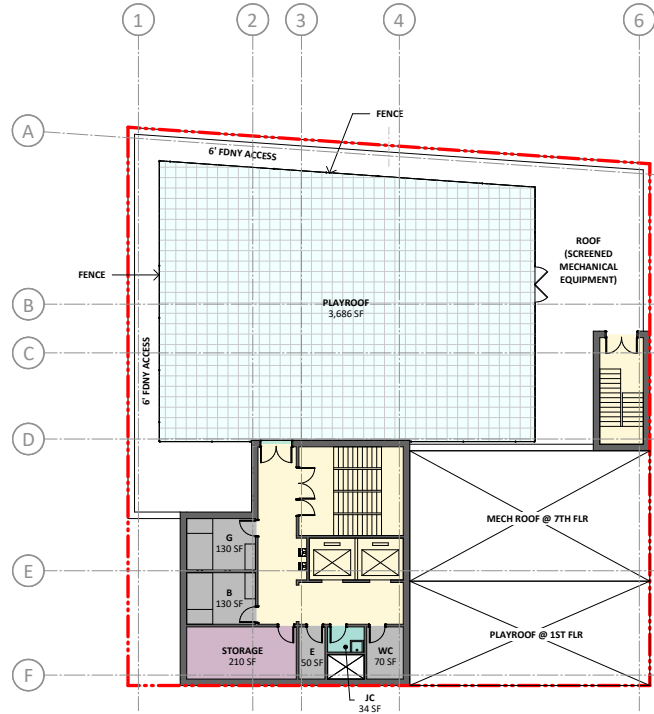


\*Not Including +/- 840 SF of Ecc Play Area

# Floor Plans



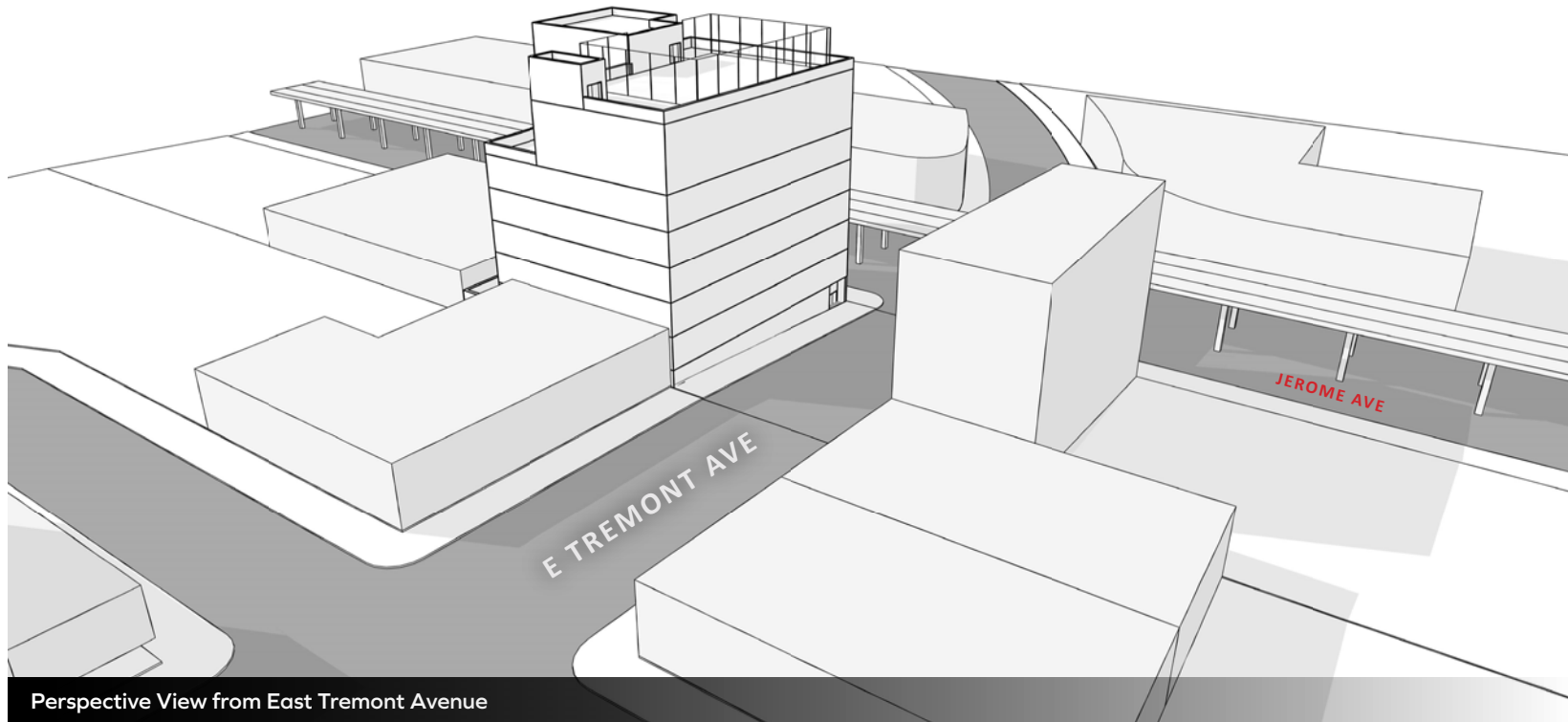
**SEVENTH FLOOR - 7,960 SF**



**ROOF - 1,880 SF\*\***

\*\*Not Including +/- 3,686 SF of Roof Play Area

# Building Sketches

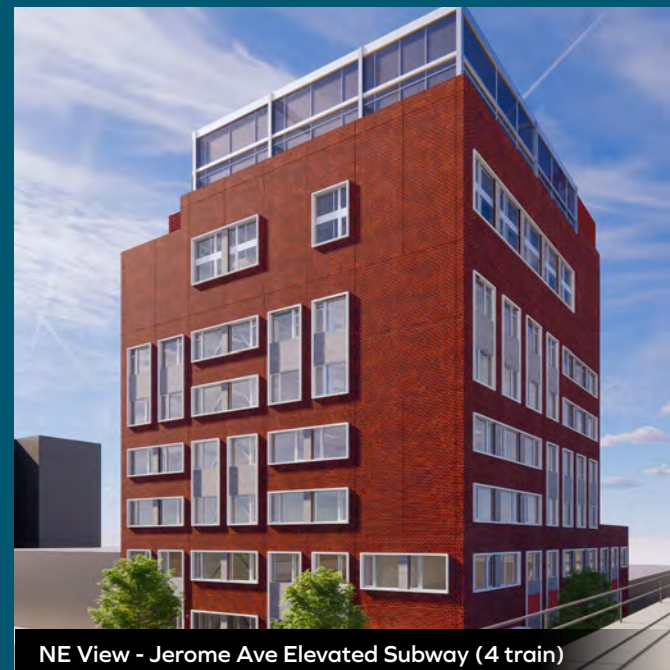
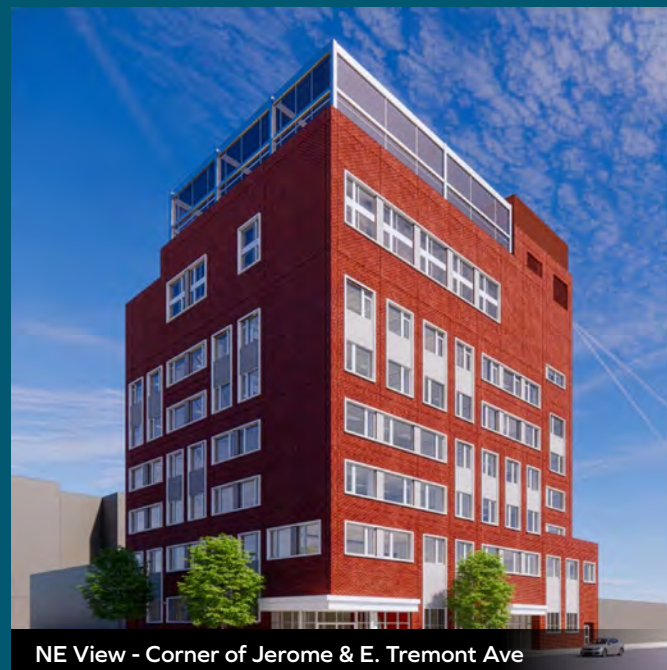


Perspective View from East Tremont Avenue

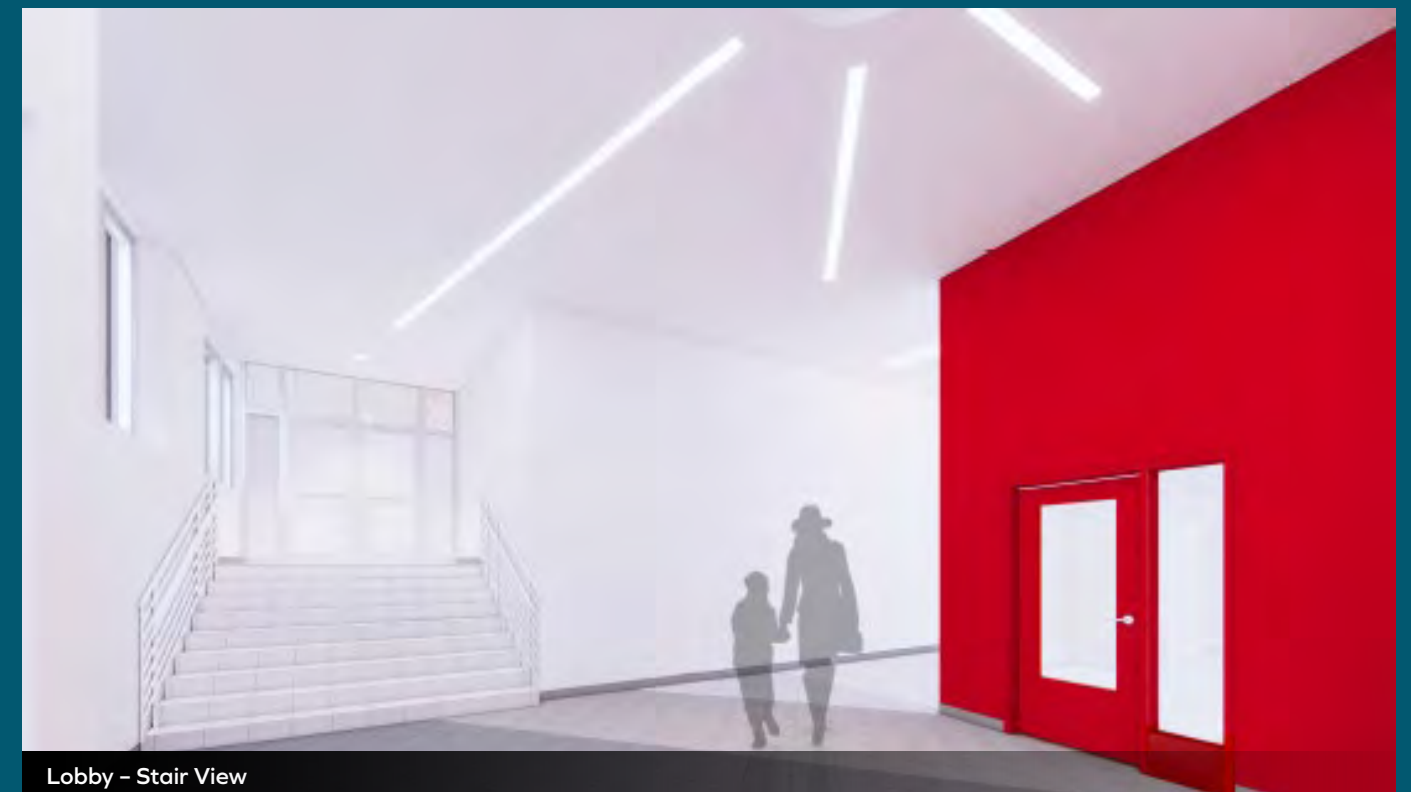


Perspective View from Jerome Avenue

## Exterior Renderings

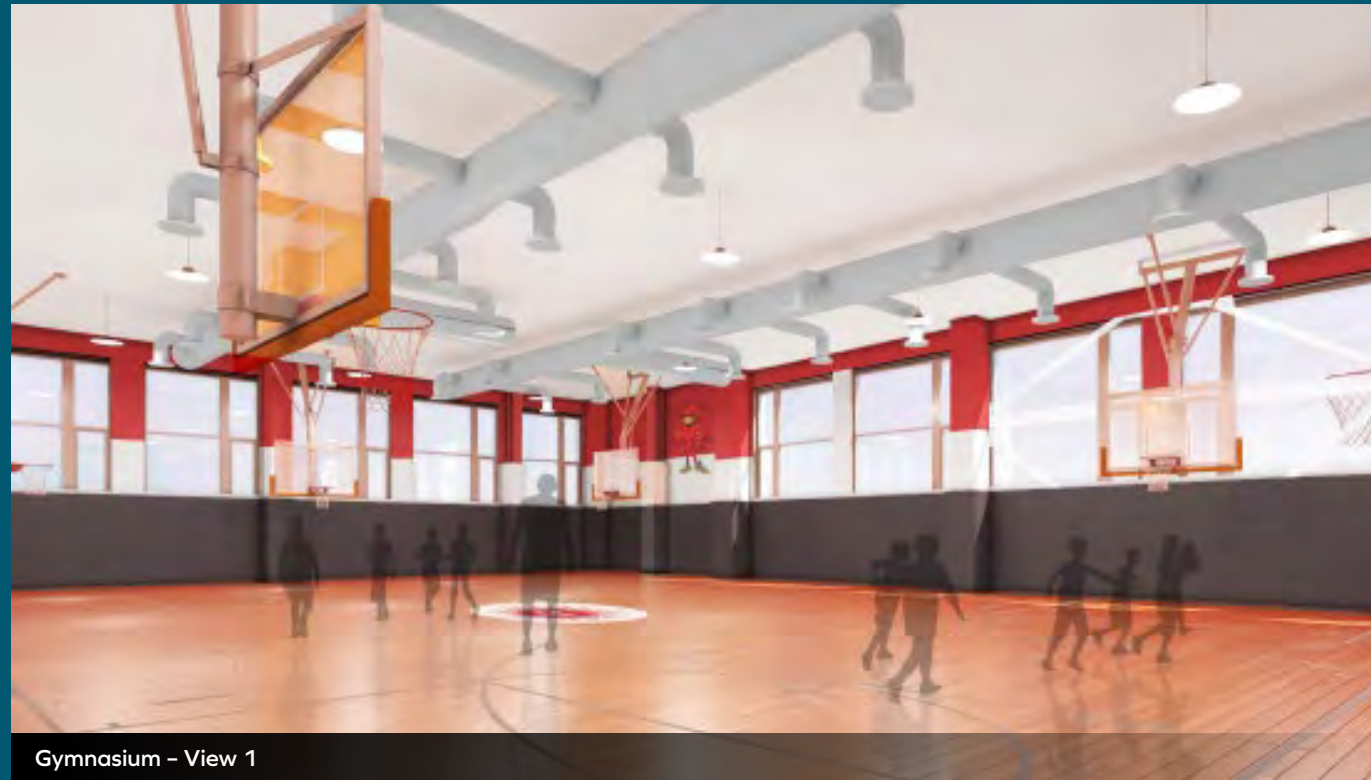


## Lobby Renderings

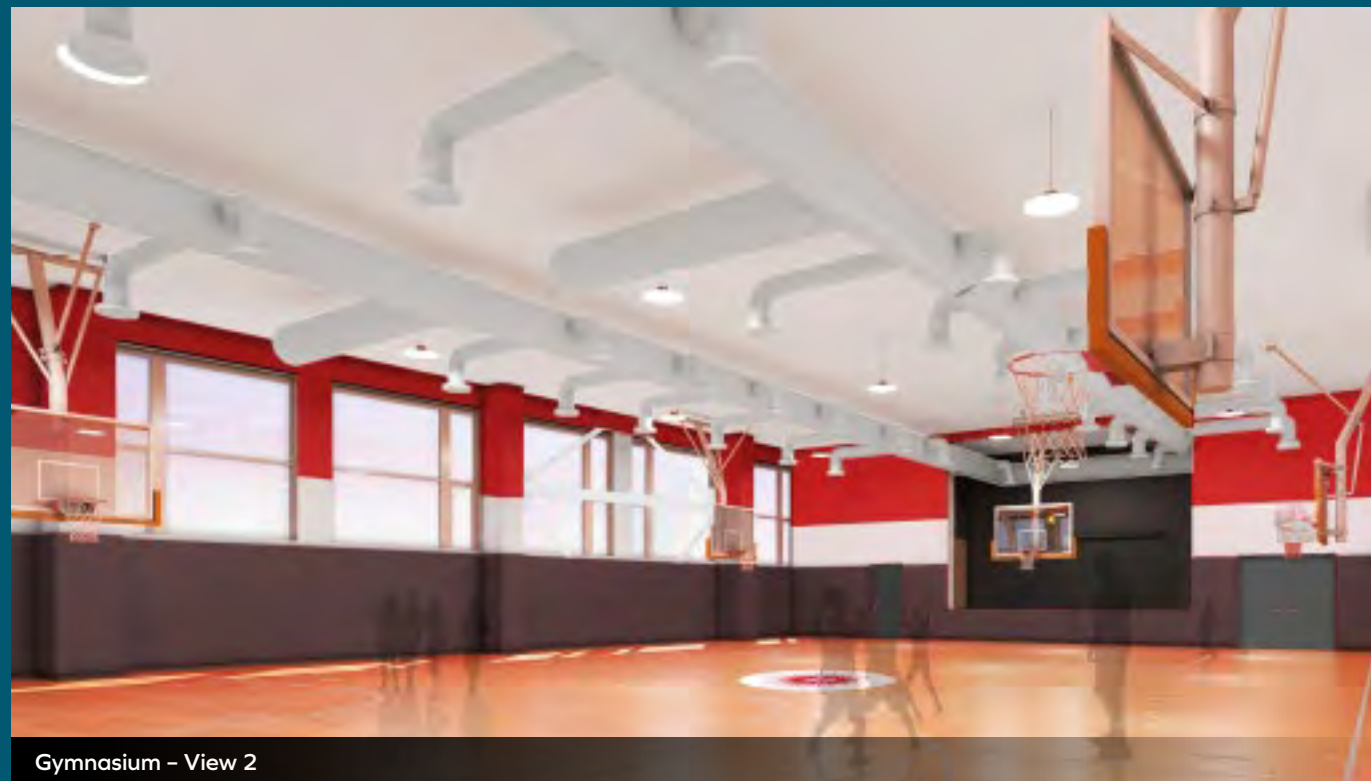


## Gymnasium Renderings

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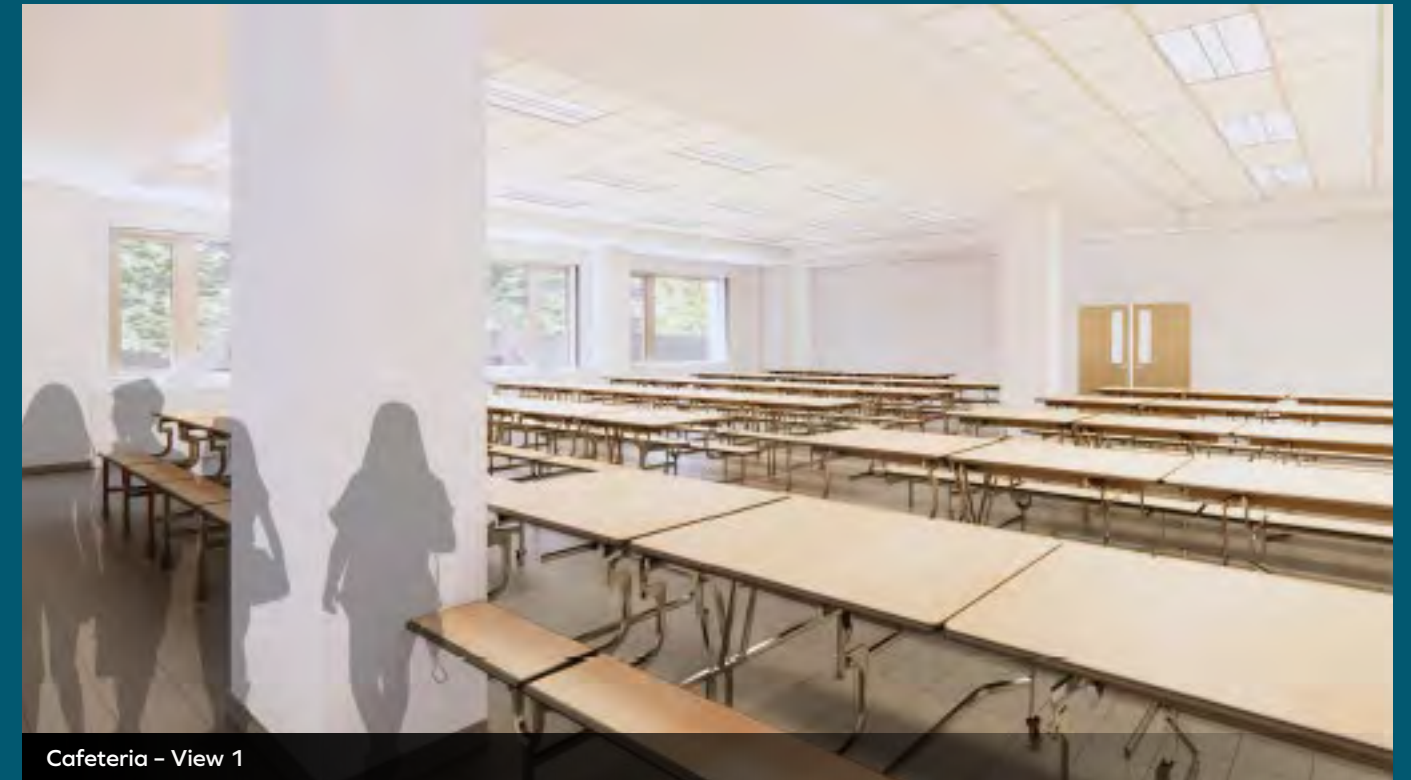
Gymnasium - View 1



Gymnasium - View 2

## Cafeteria Renderings

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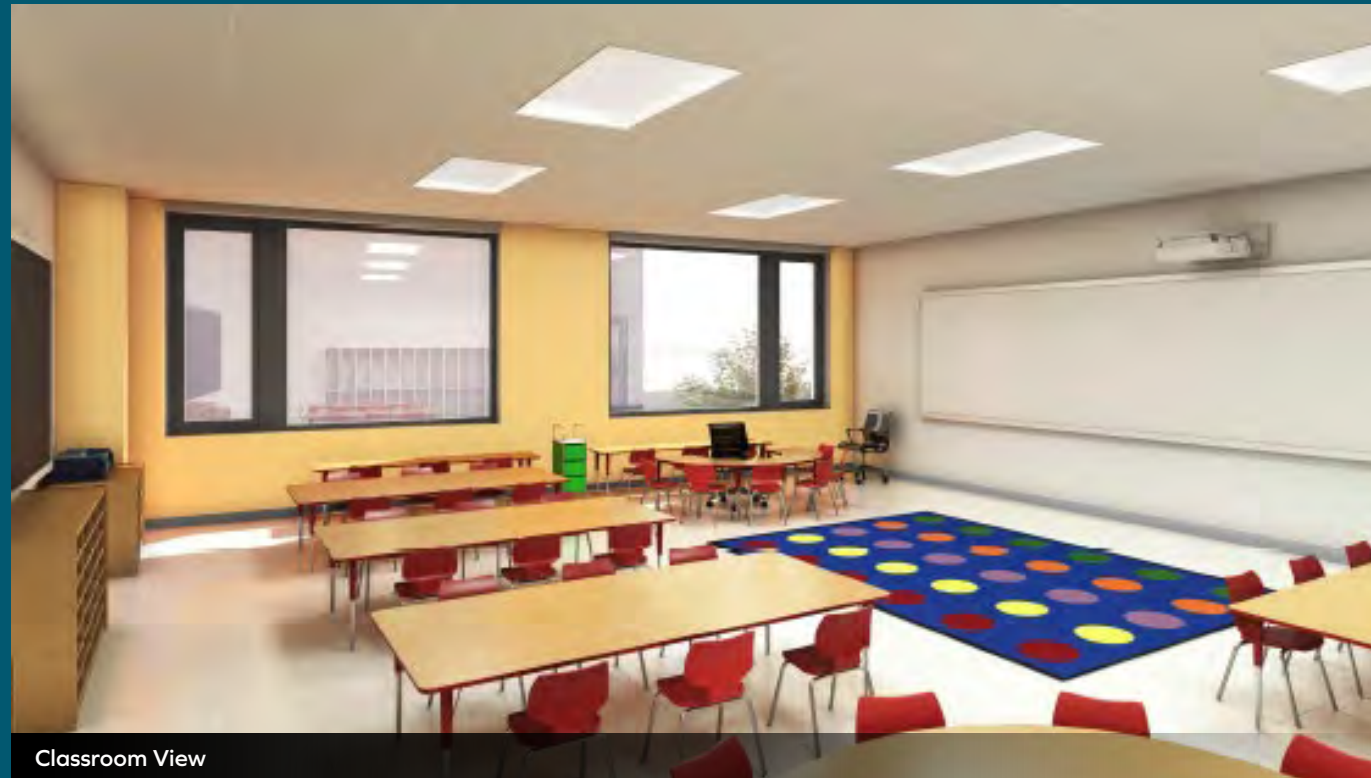


Cafeteria - View 1

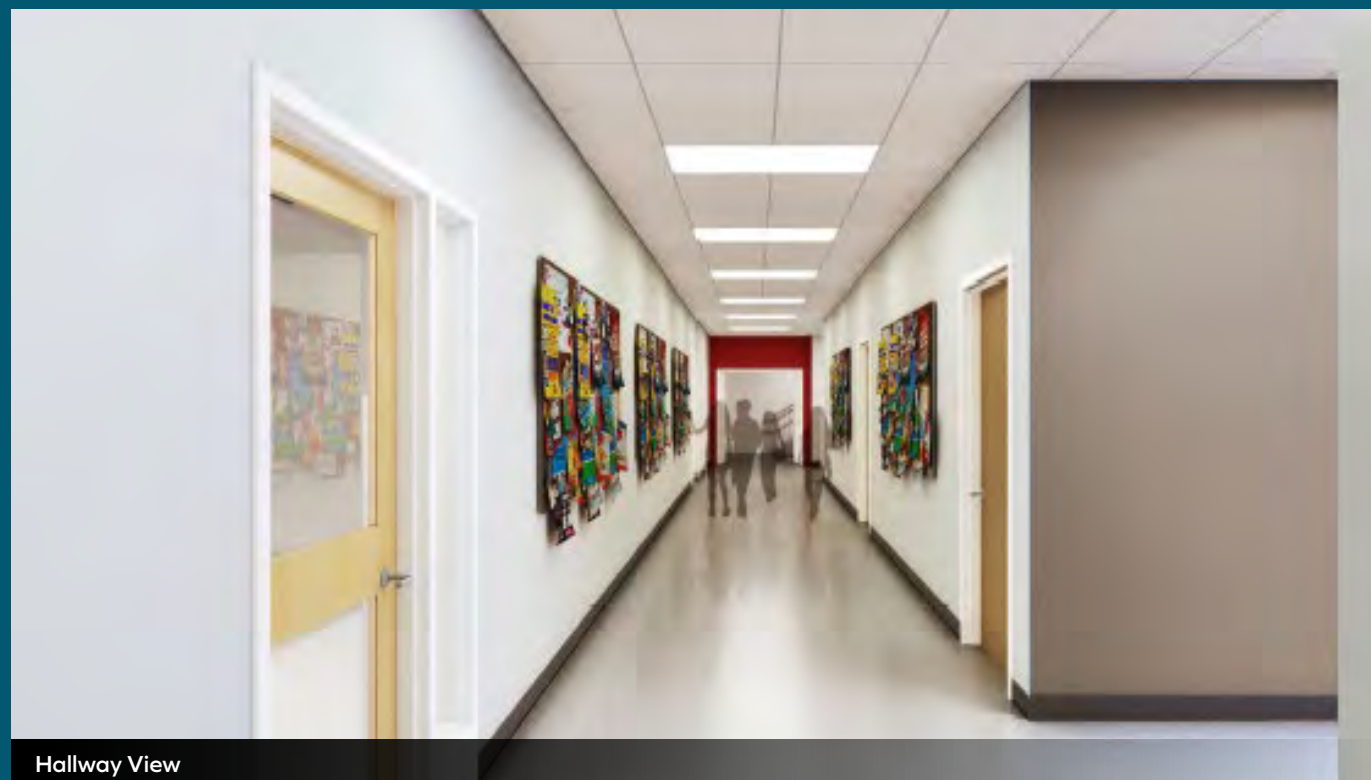


Cafeteria - View 2

# Classroom Renderings



Classroom View



Hallway View

# Rooftop Area Renderings



Rooftop Area - Rendering 1



Rooftop Area - Rendering 2

# DISCLAIMER

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Additional information and an opportunity to inspect the property may be made available, in Owner's or OPEN Impact's sole discretion, upon written request by interested and qualified prospective investors.

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The recipient ("Recipient") agrees that (a) the Offering Memorandum and its contents are confidential information, except for such information contained in the Offering Memorandum, which is a matter of public record, or is provided from sources available to the public (b) the Recipient, the Recipient's employees, agents and consultants who have a valid need to know business reason to know such information (collectively, the "need to know parties") will hold and treat it in the strictest of confidence, and the Recipient and the need to know parties will not, directly or indirectly, disclose or permit anyone else to disclose its contents to any other person, firm, or entity without the prior written authorization of OPEN Impact and the Owner, (c) the Recipient and the need to know parties will not use or permit to be used this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or OPEN Impact or for any purpose other than use in considering whether to purchase the property, and (d) recipient will notify each of the need to know parties of the terms of this agreement and will be responsible for breach of same by any of the need to know parties. The Recipient and the need to know parties agree to keep this Offering Memorandum and all confidential information contained herein permanently confidential and further agree to use this Offering Memorandum for the purpose set forth above. If the Recipient has no interest in the property, or if in the future the Recipient or owner discontinue such negotiations, the Recipient will return this Offering Memorandum to OPEN Impact.

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