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Developer plows ahead with plans for \$3.5B Bronx megaproject

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Courtesy of Meridian Capital Group

The real estate firm working on one of the most ambitious projects in recent [Bronx](#) history has purchased another parcel of land for it, according to the development team.

Dynamic Star, led by [Brad Zackson](#) and Gary Segal, bought the site of a concrete plant along the Major Deegan Expressway for \$21 million, Zackson and his representatives said. The site is part of Dynamic Star's Fordham Landing project, a \$3.5 billion development that would run along the Harlem River waterfront in the University Heights section of the Bronx.

The company had previously purchased parcels for Fordham Landing including 2371 Exterior St. for \$12 million and a site along W. Fordham Rd. for about \$31.6 million. Galway Realty was the seller of its latest site.

Representatives for Galway could not be reached for comment.

The Dynamic Star team has touted Fordham Landing as a development that will provide 17,000 jobs and likely be the biggest project the city has seen since [Hudson Yards](#). They plan to develop it on a 30-acre site which will include 2,380 housing units which will be split between 720 affordable units and 1,660 market-rate units. The project will also include 50,000 square feet of retail space, an 800,000-square-foot life sciences center, a roughly 300-room hotel, waterfront bars and restaurants, an e-sports center and a 1.2-mile esplanade.

The developers hope to reach a final agreement with the city on a proposed conceptual design for the project during the first half of the year and get their land use application approved in April 2023.

The pandemic pushed their project's timeline back by about a year, but the team is still excited to move forward with it, according to Zackson.

"I think we have a more cohesive team at the moment to get this project done," he said. "Our project is not in the high end market. We're addressing a middle market that could use some help in the Bronx, specifically."

Brookfield is also at work on a [major project](#) in the Bronx. The company is planning a \$950 million development in Mott Haven called Bankside that would bring 1,350 apartments to 4 acres along the Harlem River.

Other projects recently planned for the Bronx include a 121-unit residential development in Highbridge from prolific developer Mark Stagg and a 42-unit residential project from Atlantis Development in Wakefield.