



Starwood Capital reaches agreement to develop 147,000 s/f mixed-use opportunity zone in the Bronx

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Bronx, NY According to Starwood Capital Group, a global private investment firm focused on real estate and energy investments, an affiliate has reached an agreement to develop a 147,000 s/f mixed-use facility in a designated opportunity zone. The 10-story development, located at 425 Westchester Ave., will be anchored by a PK-8 charter school and include office space for a non-profit organization as well as ground floor retail.

425 Westchester Ave. will be one of the highest-quality schools in the borough. With modern finishes, classrooms and double-height recreational gym space, the building will help meet the high charter school demand in the borough. As one of few new construction class A properties in the borough, the property has a variety of features including floor-to-ceiling windows, open plan offices and 11,000 s/f of outdoor space.

“The Bronx is New York City’s fastest growing borough and we see continued opportunity to help bring new investment in the services, schools, office space and retail that have long contributed to the Bronx being such a vibrant community,” said Anthony Balestrieri, senior vice president and leader of Starwood Capital Group’s Opportunity Zone investment strategy. “We are thrilled to begin construction on 425 Westchester to bring a best-of-class charter school to the area that will serve hundreds of local families.”

“This project is representative of how Starwood’s Opportunity Zone business can deliver value-add projects to priority areas in our markets that benefit our partners and investors and serve the community,” said Christopher Graham, senior managing director and head of real estate acquisitions for the Americas of Starwood Capital Group. “As Starwood grows its opportunity zone investment portfolio, we will look to capitalize on market opportunities to identify attractive projects and deliver significant value for our investors and to the neighborhoods they serve.”

Starwood Capital formed its Opportunity Zone initiative on January 30th, to ensure the success of its ongoing investments in Opportunity Zones, which were created by the 2017 Tax Cuts and Jobs Act to offer investors certain tax advantages for developing and operating assets in designated opportunity zones. Starwood Capital will focus its opportunity zone strategy on markets in regions where the firm has developed a strong real estate presence, including the west coast, southeast and large metropolitan markets such as New York City and Washington, D.C. Starwood Capital is well positioned in many of these markets and will continue to actively invest in, reposition and develop real estate assets in these communities.

