



ARIEL PROPERTY ADVISORS ARRANGES \$25.5 MILLION SALE OF SOUTH BRONX DEVELOPMENT SITE TO ZETA CHARTER SCHOOLS

New York, NY – February 26, 2026 – Ariel Property Advisors (Ariel) announced the \$25.5 million sale of a prime development site located at 261 Walton Avenue in the Mott Haven neighborhood of the South Bronx.



Ariel Property Advisors arranged the \$25.5 million sale of a prime development site at 261 Walton Avenue in the Mott Haven neighborhood of the South Bronx.

Ariel’s Investment Sales team, led by Jason M. Gold, Senior Director; Victor Sozio, Founding Partner; and Gabriel Elyaszadeh, Associate Director, represented the seller in the transaction. The buyer was [Zeta Charter Schools](#).

The property consists of a 25,182-square-foot lot with approximately 181,000 buildable square feet. The site traded for \$140 per buildable square foot.

Located in the heart of Mott Haven’s rapidly evolving development market, the block-through site offers substantial frontage along both Walton Avenue and Gerard Avenue and sits within one of the Bronx’s most active growth areas.

“The South Bronx continues to see strong demand from both residential developers and institutional users,” said Gold. “This transaction underscores not only the ongoing strength of the Mott Haven development market, but also the growing demand for high-quality educational facilities in the neighborhood.”

Zeta Charter Schools’ acquisition reflects increasing interest from charter school operators seeking long-term real estate solutions in areas experiencing sustained population growth and residential development activity. Mott Haven has been at the center of significant new construction over the past several years, with thousands of residential units delivered or in development.

NOTE: For more information about the Bronx investment sales market, please see [Ariel Property Advisor’s Bronx 2025 Year-End CRE Trends Report](#).

About Ariel Property Advisors

Ariel Property Advisors is a New York City-based commercial real estate services and advisory company offering expertise in three core areas: Investment Sales, Capital Services and Research & Advisory. Our Investment Sales Group specializes in all major commercial asset types throughout the New York metropolitan area, the Capital Services Group provides clients nationwide with custom-tailored financing solutions and the Research & Advisory team delivers timely market reports, empowering both our professionals and clients. Additionally, our recent strategic partnership with GREA (Global Real Estate Advisors), a nationwide network of independent real estate investment services companies, further expands our reach and capabilities. To learn more, please visit us at arielpa.nyc.