

Building Better Communities With....



Rand Commercial

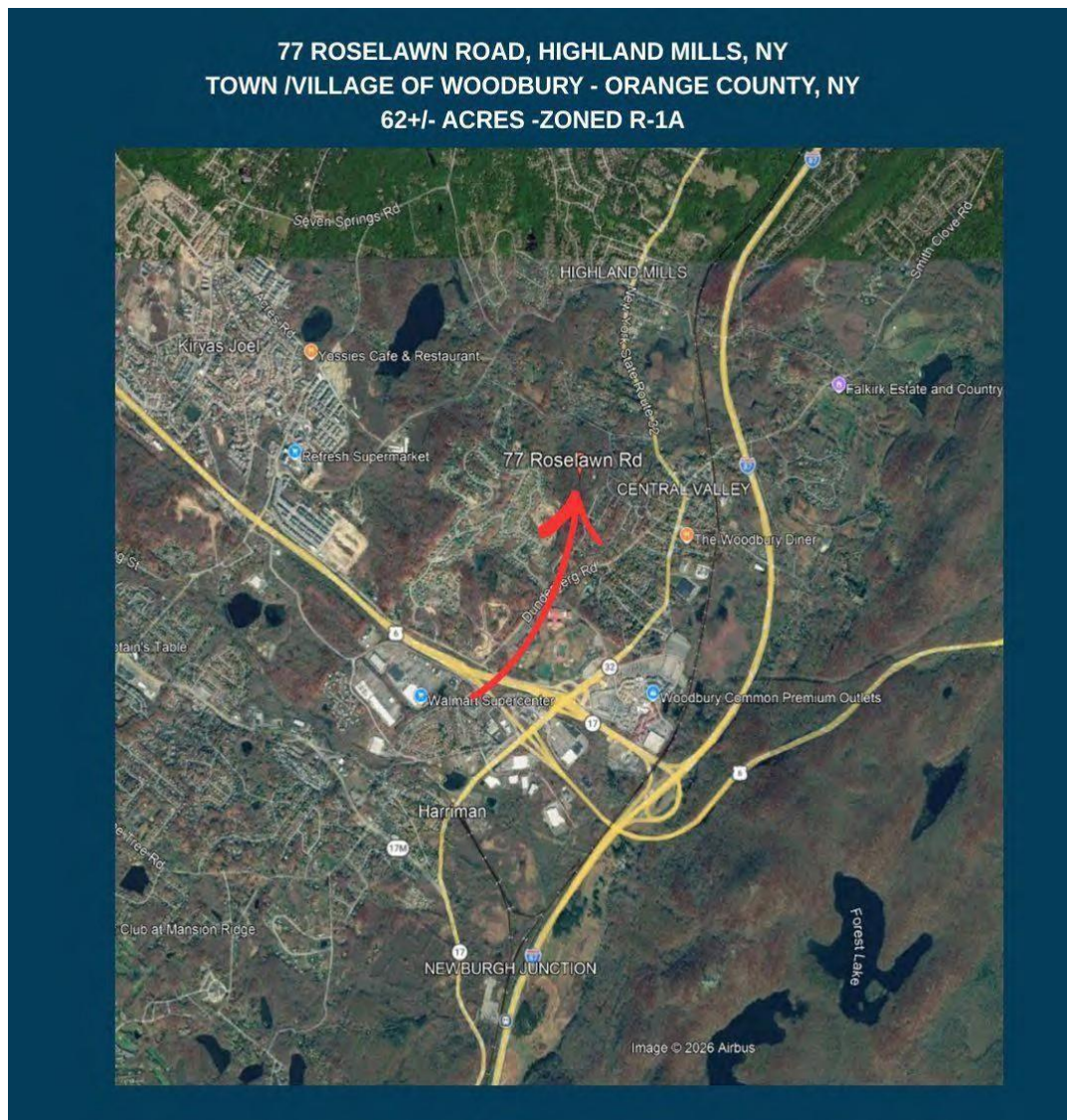
OFFERING MEMORANDUM

77 ROSELAWN ROAD

All bids are due no later than 12:00pm on Friday May 22, 2026

Highland Mills, Village of Woodbury, Orange County, NY 10930 ±62 Acres

Zoned R-1A ~ Tax Parcel: 233-1-9.2



EXCLUSIVELY OFFERED BY:

Paul Adler, Esq., Chief Strategy Officer, Rand Commercial

NY Associate Broker, NJ/ CT Salesperson

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46 S Broadway, Ste D, Nyack, NY 10960

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EXECUTIVE SUMMARY

Rand Commercial is pleased to present the exclusive offering of 77 Roselawn Road, a ±62-acre vacant residential development site situated in the Village of Woodbury, Orange County, New York. The property is currently owned by the Archdiocese of New York and represents a rare opportunity to acquire a sizable, R-1A zoned development parcel in a supply-constrained residential submarket with strong demand fundamentals.

Recent updates from a feasibility study prepared by LaBella Associates (February 2023) identifies a conceptual subdivision, of which 23+/- lots are considered fully developable for single-family homes, each with a proposed 2,400 SF (60' × 40') building footprint. The site benefits from four-road frontage, all municipal utilities, and proximity to major regional transportation corridors.

PROPERTY SUMMARY

Address	77 Roselawn Road, Highland Mills, NY 10930
Municipality	Village & Town of Woodbury, Orange County, NY
Tax Parcel	233-1-9.2 (Section 223)
Site Area	±62.0 acres (±2,700,720 SF)
Zoning	R-1A — Residential One-Acre (Village of Woodbury)
Conceptual Lot Yield	23+/- developable lots
Proposed Home Size	2,400 SF gross building area per unit (60' × 40' footprint)
Frontage	Roselawn Road (±600 LF), Edgewood Drive (±780 LF), Dogwood Dr & Summit Ave (±398 LF)
Topography	Hilly; slope analysis completed by LaBella Associates
Flood Zone	Zone X (outside 500-year flood plain) — FEMA Map 36071C-0484E (8/3/09)
Utilities	All municipal/public utilities available to the site
Wetlands	±14.95 acres (±24%) — anticipated donation to municipality under conservation easement
Current Use	Vacant land (no improvements)
Current Tax Status	Exempt (religious not-for-profit); est. \$14,000–\$20,000/yr per home upon development
School District	Monroe-Woodbury Central (334089)
Fire District	Woodbury FD013

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The subject property is zoned R-1A (Residential One-Acre) by the Town of Woodbury. The R-1A district is designed to provide a suitable suburban living environment for single-family residences, either on smaller lots served by publicly owned central water and sewer systems or on larger lots in highly developed portions of the Village, close to hamlet centers.

Permitted Uses (By-Right)

- Single-family detached residences
- Condominiums and residential subdivisions
- Two-family residences
- Residential care facilities and supportive housing
- Accessory uses as permitted in the R-3A District

Special Permit Uses

- Place of worship (1+ acre, 125 ft width, 50 ft front yard)
- Child day-care and nursery schools (state-certified) — 2+ acres
- Health spa with no outdoor amenities — 2+ acres
- Event venue per §310-39.6 — 25+ acres

R-1A Bulk & Dimensional Requirements

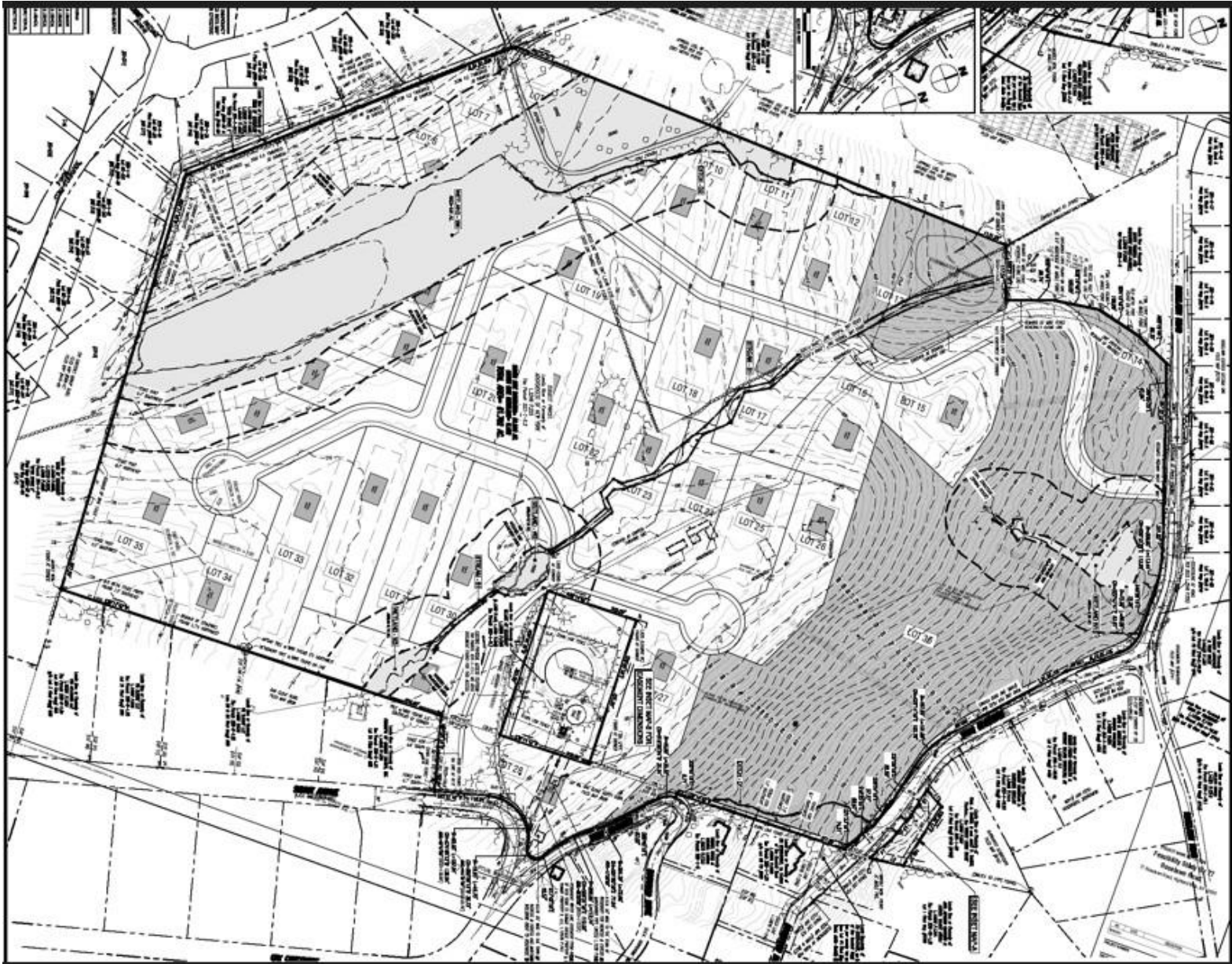
Min. Lot Area (SF)	Min. Lot Width (ft)	Min. Front Yard (ft)	Min. Side Yard (ft)	Min. Both Sides (ft)	Min. Rear Yard (ft)	Max. Coverage (%)	Max. Height (ft)	FA R
43,560	125	40	30	60	50	20%	35	0.50x

Note: Clustering may be permitted in accordance with §310-31. This district forms a portion of the Conservation Cluster Development Overlay Zoning District per §310-31.1. (Source: Village of Woodbury Schedule of Zoning District Regulations, amended 3-3-2023 by L.L. No. 3-2023)

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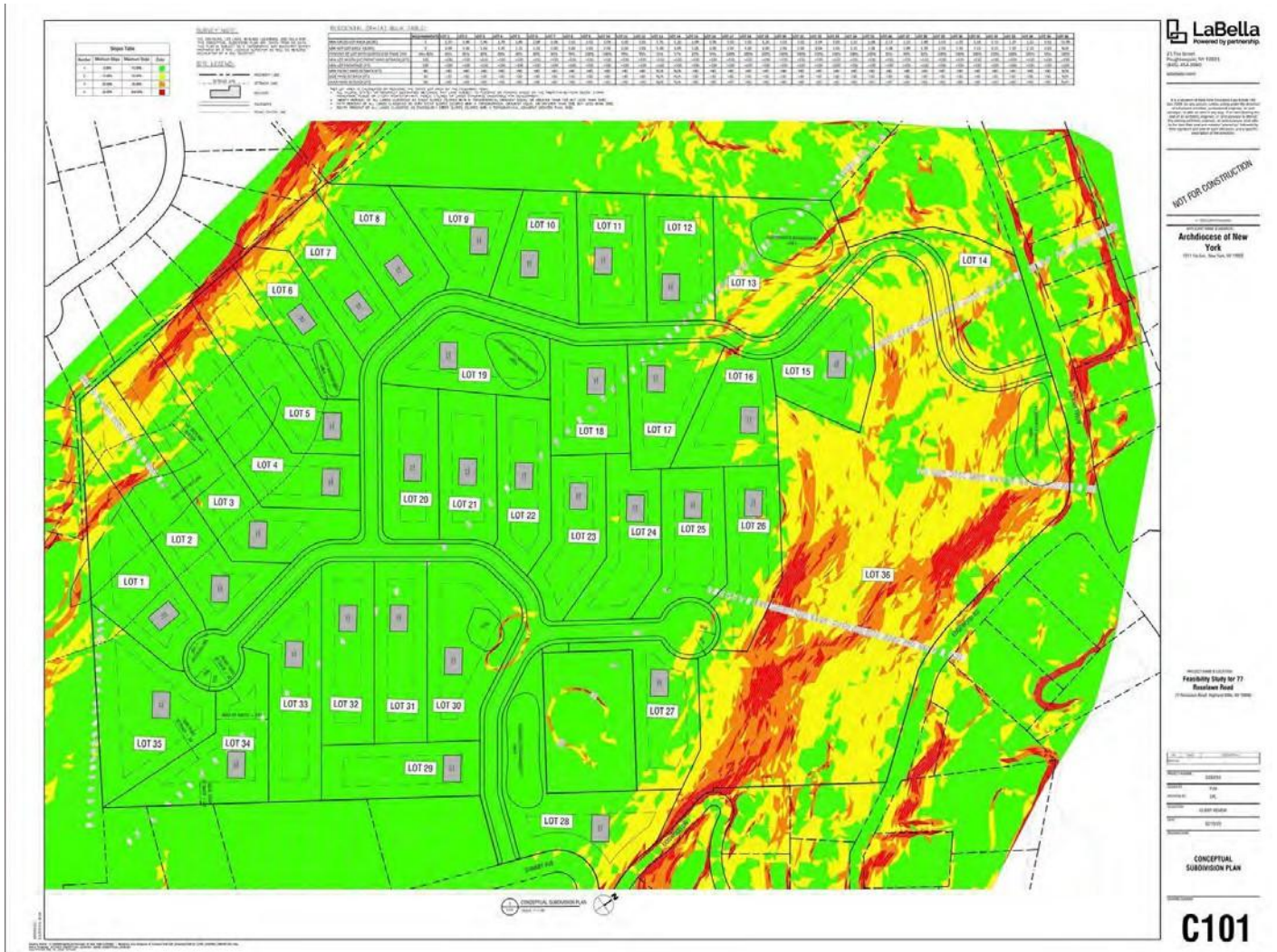
Overlay Conceptual Subdivision Plan — C100 (LaBella Associates, Feb. 2023)



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Slope Analysis — C101 (LaBella Associates, Feb. 2023)



Conceptual Subdivision Plan C101 with Slope Analysis — LaBella Associates © 2023 (Not for Construction)

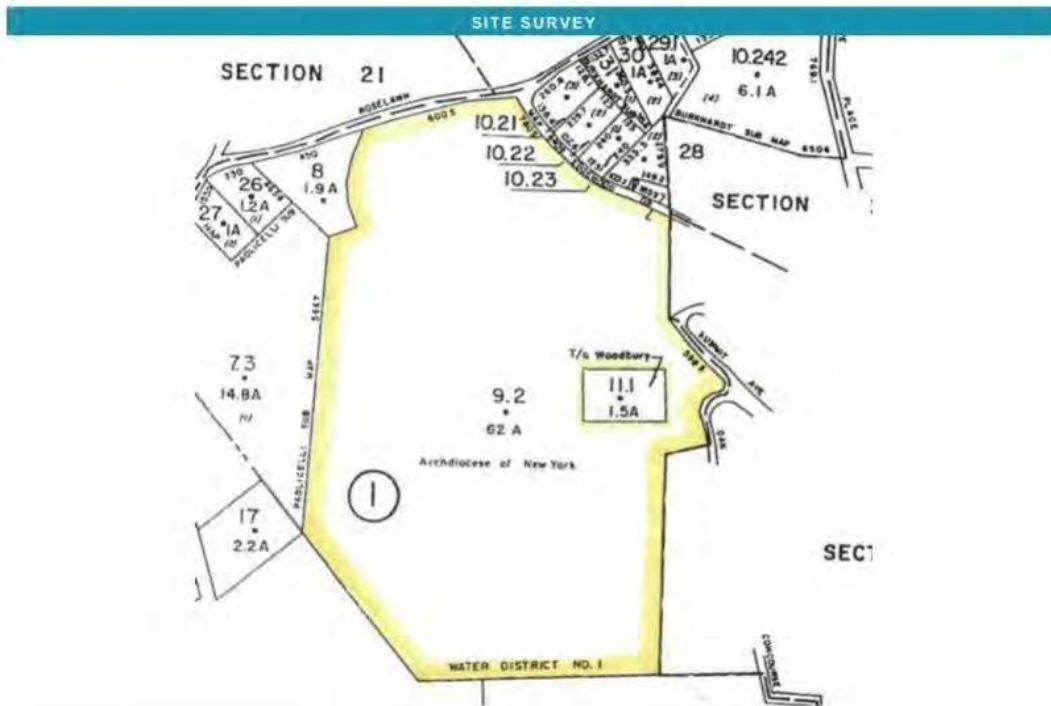
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SITE DESCRIPTION & MAPS

The subject site is an irregularly shaped, hilly, 62-acre parcel currently under common ownership by the Archdiocese of New York. The property has been vacant land. It benefits from four-road frontage, full municipal utility availability, and is situated outside the 500-year flood plain.

Site Survey

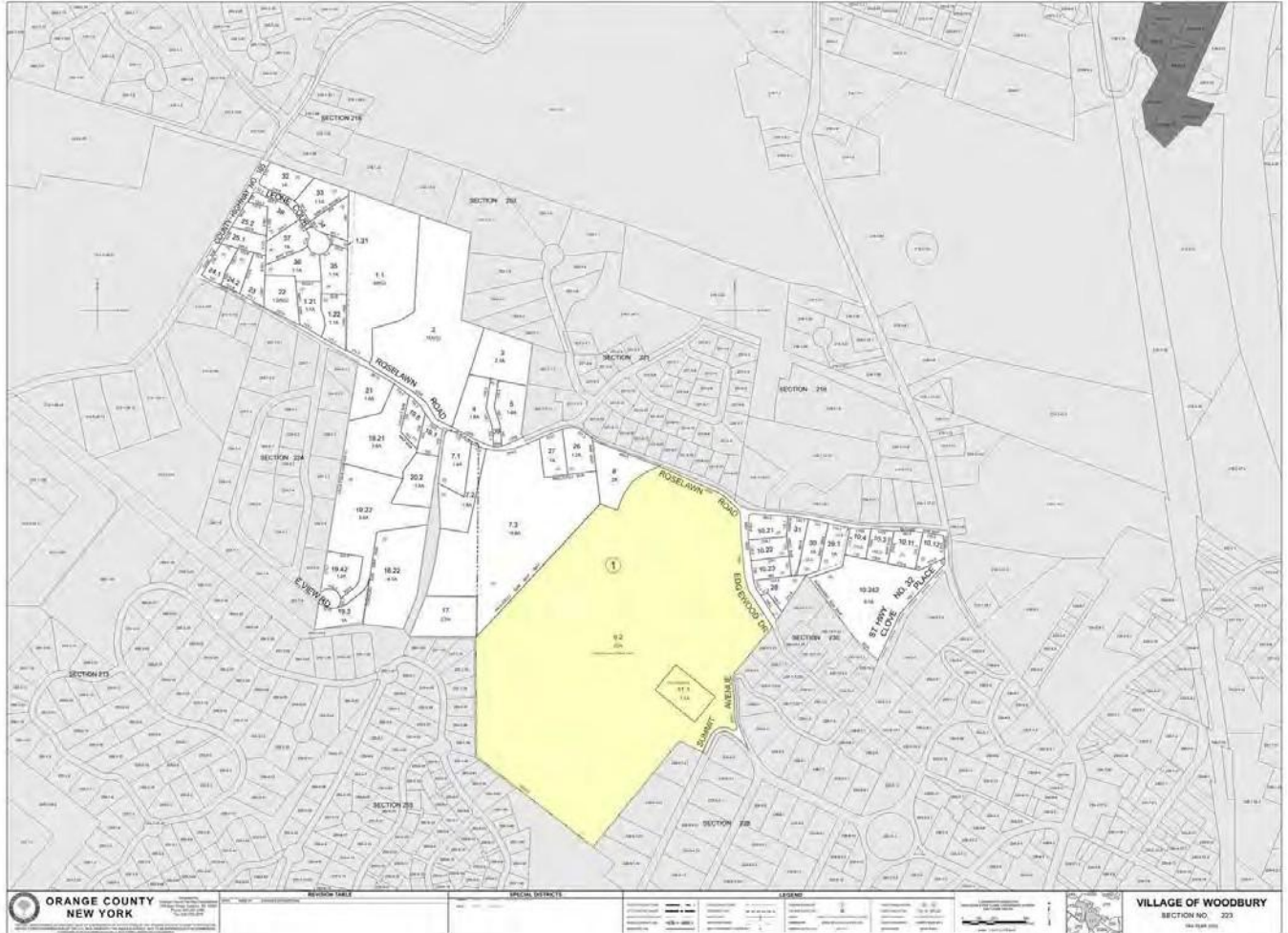


Site Survey — Tax Parcel 9.2, 62 Acres (Archdiocese of New York)

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Orange County Tax Map — Village of Woodbury, Section 223



Orange County Tax Map, Village of Woodbury, Section 223 — Tax Year 2025

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CRIS Mapper — Historic Resources



CRIS Mapper — Cultural Resource Information System

Frontage & Access Summary

Roselawn Road	±600 linear feet of frontage
Edgewood Drive	±780 linear feet of frontage
Dogwood Drive & Summit Ave	±398 linear feet combined
Regional Access	Interstate 87 (NY State Thruway), US Highway 6, Route 32
Site Visibility	Average
Overall Access Rating	Good
Soil Conditions	No adverse conditions observed; load-bearing capacity assumed sufficient
Drainage	Appears adequate; stormwater management areas incorporated in conceptual plan

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Regional Context

The subject property is situated in the Village of Woodbury, Orange County, New York — a municipality in southeastern Orange County that functions as a suburban residential and commercial hub within the greater Hudson Valley region. Woodbury is strategically positioned approximately 35 miles northwest of Midtown Manhattan, providing convenient access to employment centers throughout Orange, Rockland, and Westchester Counties.

The site is accessible by multiple regional transportation corridors including Interstate 87 (New York State Thruway), US Highway 6, and Route 32. Travel times are approximately 90 minutes by car to both New York City and Albany. The nearest Metro-North rail access is approximately 18 miles east in Beacon, NY.

Immediate Neighborhood

Land use patterns in the immediate neighborhood surrounding Roselawn Road are predominantly low-density residential, characterized by single-family homes on moderate-to-large lots interspersed with undeveloped tracts and municipal infrastructure. Development intensity increases near the Central Valley area where commercial, service, and regional retail uses concentrate. No adverse external influences were observed that would materially detract from residential land value.

Key Nearby Destinations

Woodbury Common Premium Outlets	Less than 2 miles — 845,000 SF, 200+ stores, attracts international tourism
Route 32 Commercial Corridor	Less than 0.5 miles — restaurants, retail, offices
Smith Clove Elementary School	Adjacent to eastern boundary of subject parcel
Walmart Supercenter	Approximately 1.5 miles (Central Valley)
NY Stewart International Airport	Approximately 15 miles north (Newburgh)
Metro-North Rail (Beacon)	Approximately 18 miles east
Kiryas Joel (Monroe)	Approximately 4 miles west
NYC Midtown Manhattan	Approximately 35 miles southeast (±90 min drive)

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ORANGE COUNTY REGIONAL MARKET OVERVIEW

Orange County spans 816 square miles and is one of seven counties comprising the Mid-Hudson Valley Region in southern New York State. The county is part of the greater New York City metropolitan area and is intricately tied economically and culturally to Manhattan, with numerous residents commuting to work in the city and surrounding suburbs.

Key Demographic & Economic Indicators

County Population (2022 est.)	406,700 (0.9% avg. annual growth, 2012–2022)
Population Growth Forecast	1.3% annually through 2027 (above national avg.)
Median Household Income	\$84,661 (vs. \$66,422 national)
Average Household Income	\$112,922 (vs. \$96,357 national)
Households with \$100K+ Income	41.5% (vs. 31.1% national)
Median Home Sale Price (Mar. 2023)	\$380,006 (+7.3% year-over-year)
Housing Market Condition	Persistent inventory shortage; elevated construction costs; strong demand
GMP Growth (2012–2022)	2.5% avg. annually (40 bps above national)
GMP Growth Forecast	3.0% annually through 2027
Employment Growth (2012–2022)	1.7% avg. annually (40 bps above national)
Unemployment Trend	Declining 2012–2022; forecast stabilization through 2027
Major Employers	U.S. Military Academy (West Point), Kohl's, County of Orange, Garnet Health Medical Center

Recent Regional Investment Highlights

- LEGOLAND® New York Resort opened July 2021 in Goshen — 150-acre theme park with 50+ rides; \$350M investment by Merlin Entertainments
- Resorts World Hudson Valley video lottery casino opened Q4 2022 at Newburgh Mall — \$32M investment, 1,300 electronic slots
- NY Stewart International Airport modernization completed February 2022 — \$37M investment, new Federal Inspection Station
- Garnet Health Medical Center opened Orange County's first cardiac surgery program, Q1 2023
- The Galleria Residences — 224-unit apartment development underway in Middletown, slated for completion June 2024

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OFFER INSTRUCTIONS & DISCLAIMER

HOW TO SUBMIT AN OFFER

- **All bids are due no later than 12:00pm on Friday May 22 30, 2026**
- All offers must be submitted via email to paul.adler@randcommercial.com using Rand Commercial's bid form at the end of this packet.
- Offer must include proof of funds.
- Buyer Broker's must get their commissions from their client.

DISCLAIMER: This Offering Memorandum was prepared by Rand Commercial and contains information that is believed to be reliable. However, Rand Commercial and the Seller make no representations or warranties as to the accuracy or completeness of the information contained herein. The information is subject to change without notice. Prospective purchasers are advised to conduct their own independent investigation and due diligence with respect to all aspects of this offering, including but not limited to zoning compliance, environmental conditions, title, survey, and development feasibility. The Seller reserves the right to withdraw this offering at any time without notice.

This Offering Memorandum is not to be reproduced or distributed without the prior written consent of Rand Commercial.

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**Rand
Commercial**

Date:

Sales Bid Document

This Sales Bid Document sets forth the terms and conditions under which the Buyer offers to purchase the property described below.

Property Address: *77 Roselawn Road, Woodbury, NY 10930*

This Sales Bid Document is due by 12:00PM on Friday May 22, 2026 and must include verifiable Proof of Funds (POF)

Buyer Information: Name / Company / Address/ Cell Number

Buyer's Broker (if applicable): Agent Name/ Brokerage/ Address/ Cell Number:

Buyer's Attorney Contact Information: Name / Company / Address/ Cell Number

Purchase Price:

The Buyer offers to purchase the above property for the purchase price of: _____.

Deposit:

A minimum deposit of ten percent (10%) of the purchase price is required upon execution of the purchase and sale agreement (PSA).

Due Diligence Period:

The due diligence period shall not exceed thirty (30) days from the date of acceptance of this bid.

**RAND COMMERCIAL
46 S BROADWAY, STE D, NYACK, NY 10960**

Contingencies:

All contingencies related to this transaction shall be satisfied within a maximum period of one (1) year from the date of contract execution.

Closing:

The closing of this transaction shall take place on or before _____, subject to the satisfaction of all terms and conditions stated herein.

Acknowledgement & Acceptance:

This Sales Bid Document is due by **12:00PM on Friday May 22, 2026** and must include verifiable Proof of Funds (POF)

Buyer Name: _____ Date: _____

Seller Name: _____ Date: _____