

# LOCATION, LOCATION, LOCATION!

**FOR SALE | 30 ACRES | I-87 | EXIT 25**

THE INTERSECTION OF I-87 ADIRONDACK NORTHWAY, AND NYS ROUTE 8

## POTENTIAL USES:

- TRAVEL CENTER
- MOTEL
- RESTAURANT
- OUTDOOR RECREATION/RETAIL



**HANNA**  
COMMERCIAL REAL ESTATE

**Stephen Borgos**  
Licensed Associate Real Estate Broker  
Cell: 518.744.1902  
Home Office: 518.792.6078  
steveborgos@hannacre.com  
(9:00am until 9:00 pm - Eastern Time-Daily)  
63 Quaker Road, Queensbury NY 12804

**NEW YORK CITY**



# I-87 AT NYS ROUTE 8

CHESTERTOWN, NEW YORK

**87** TO MONTREAL

**30 ACRES FOR SALE**



**NYS RTE 8**

**EXIT 25**

**NYS RTE 8 TO HAGUE**

**87**

**87** TO ALBANY

**LOON LAKE**

**NYS RTE 8 TO UTICA**



63 Quaker Road, Queensbury NY 12804

**FRIENDS LAKE**





# I-87 AT NYS ROUTE 8

CHESTERTOWN, NEW YORK

87 TO MONTREAL



NYS RTE 8

30 ACRES FOR SALE

EXIT 25

COCA-COLA DISTRIBUTION

NYS DOT STAGING AREA

STEWART'S SHOPS

NYS RTE 8

87 TO ALBANY

NORTH WARREN EMS

NORTH WARREN CENTRAL SCHOOL

NYS RTE 8 TO UTICA



63 Quaker Road, Queensbury NY 12804



# I-87 AT NYS ROUTE 8

CHESTERTOWN, NEW YORK



**30 ACRES  
FOR SALE**

**COCA-COLA  
DISTRIBUTION**

**STEWART'S  
SHOPS**

**EXIT 25**

**NYS DOT  
STAGING AREA**

**NYS RTE 8**



63 Quaker Road, Queensbury NY 12804



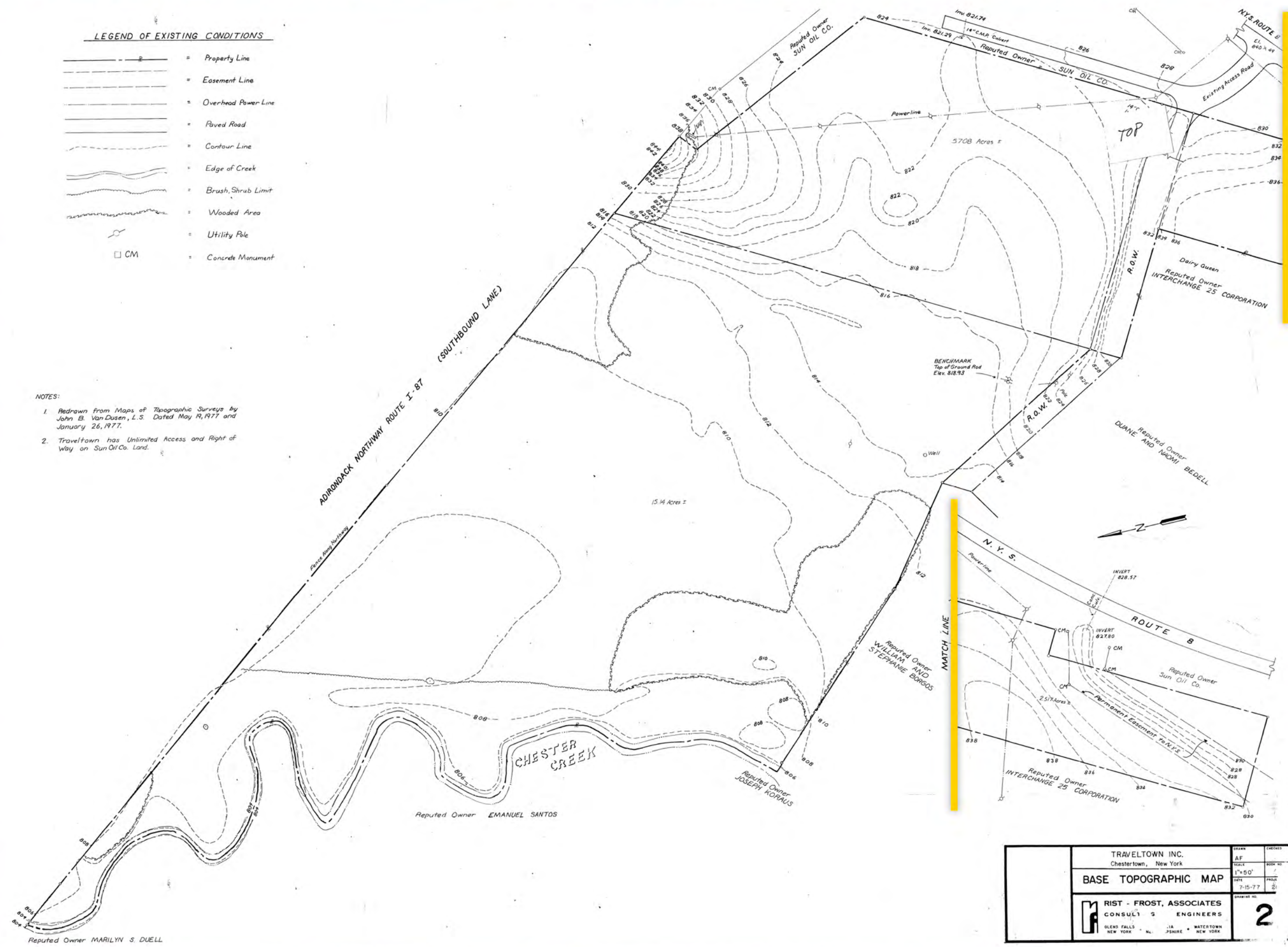
# I-87 AT NYS ROUTE 8

CHESTERTOWN, NEW YORK

## LEGEND OF EXISTING CONDITIONS

- = Property Line
- = Easement Line
- = Overhead Power Line
- = Paved Road
- = Contour Line
- = Edge of Creek
- = Brush, Shrub Limit
- = Wooded Area
- = Utility Pole
- = Concrete Monument

- NOTES:
- Redrawn from Maps of Topographic Surveys by John B. Van Dusen, L.S. Dated May 11, 1977 and January 26, 1977.
  - Traveltown has Unlimited Access and Right of Way on Sun Oil Co. Land.

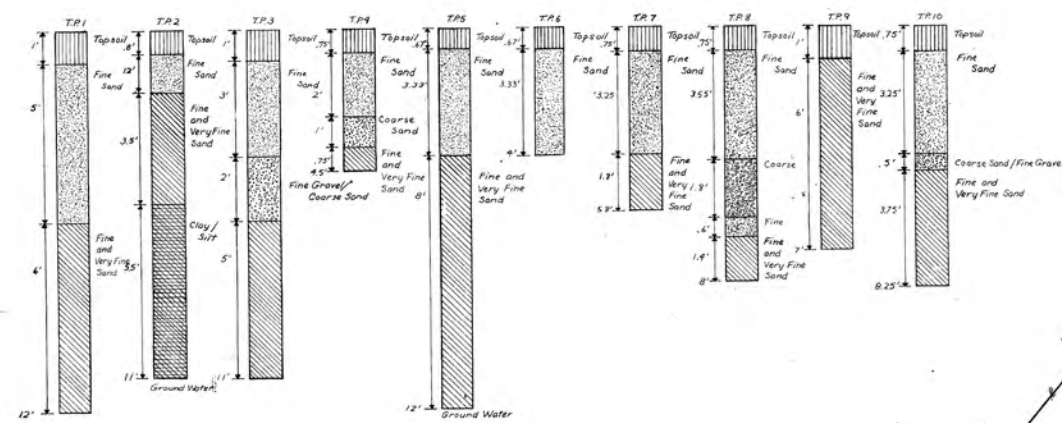


TRAVELTOWN INC. Chestertown, New York		SCALE 1"=50'
BASE TOPOGRAPHIC MAP		DATE 7-15-77
<b>RIST - FROST, ASSOCIATES</b> CONSULTING ENGINEERS GLENS FALLS, N.Y.    J.S. WATERTOWN, N.Y.	SHEET NO. <b>2</b>	

**HANNA**  
COMMERCIAL REAL ESTATE

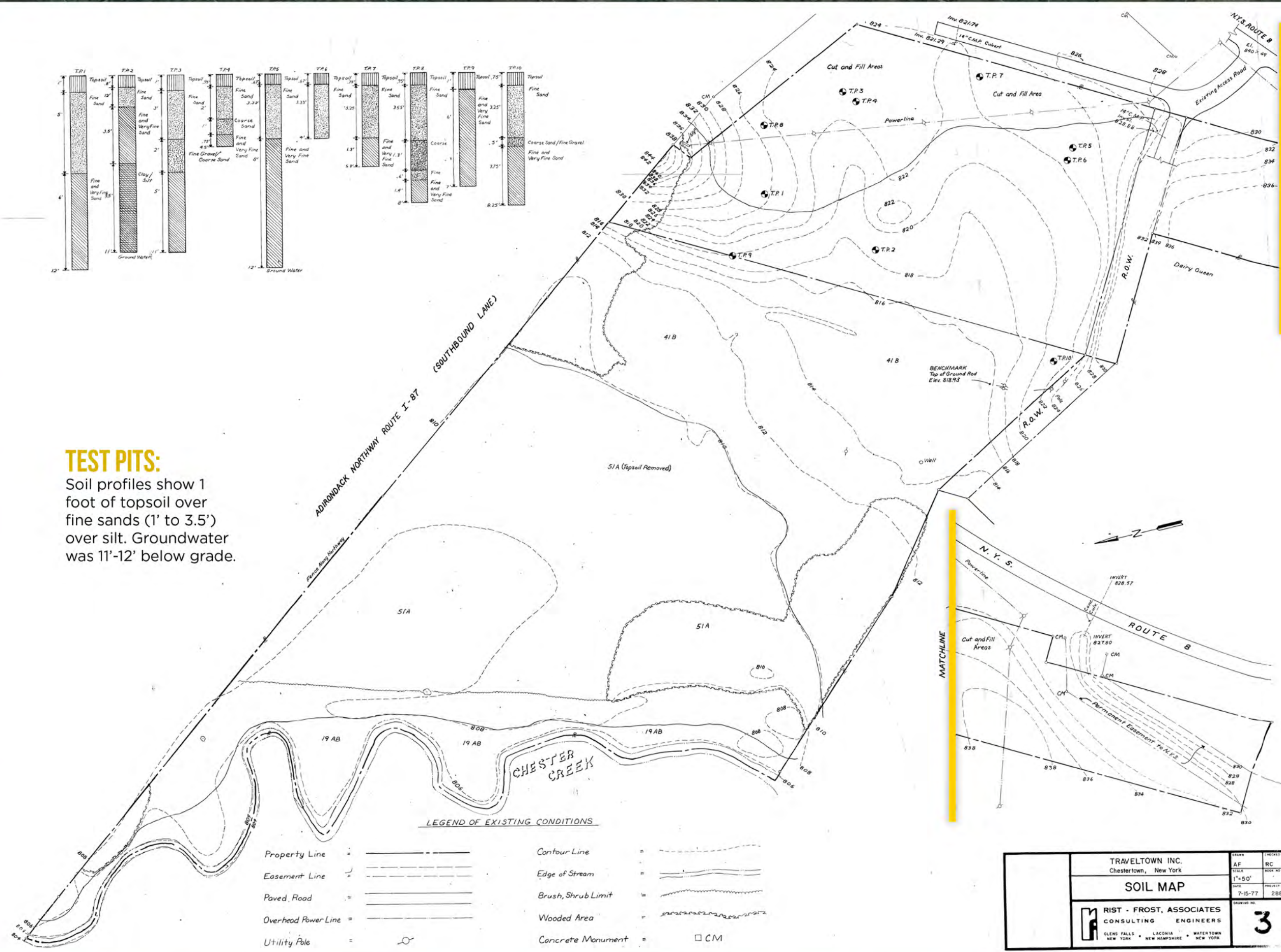
**Stephen Borgos**  
Licensed Associate Real Estate Broker  
Cell: 518.744.1902  
Home Office: 518.792.6078  
steveborgos@hannacre.com  
63 Quaker Road, Queensbury NY 12804





**TEST PITS:**

Soil profiles show 1 foot of topsoil over fine sands (1' to 3.5') over silt. Groundwater was 11'-12' below grade.



**LEGEND OF EXISTING CONDITIONS**

Property Line	— — — — —	Contour Line	— — — — —
Easement Line	- - - - -	Edge of Stream	— — — — —
Paved Road	====	Brush, Shrub Limit	~ ~ ~ ~ ~
Overhead Power Line	— — — — —	Wooded Area	
Utility Pole	○	Concrete Monument	□ CM

TRAVELTOWN INC. Chestertown, New York		DATE	7-15-77
<b>SOIL MAP</b>		PROJECT NO.	2882
RIST - FROST, ASSOCIATES CONSULTING ENGINEERS GLEN FALLS • LACONIA • WATERTOWN NEW YORK • NEW HAMPSHIRE • NEW YORK	SCALE	1"=50'	3
	DRAWN	AF	
	CHECKED	RC	

**HANNA**  
COMMERCIAL REAL ESTATE

**Stephen Borgos**  
Licensed Associate Real Estate Broker  
Cell: 518.744.1902  
Home Office: 518.792.6078  
steveborgos@hannacre.com  
63 Quaker Road, Queensbury NY 12804



**WATER:**

Water was planned to be supplied by a drilled well developed to 25 gallons per minute, 30,000 gallons per day (the calculated peak demand). A 12,000 gallon storage tank was specified to provide 2 hours of peak instantaneous demand.

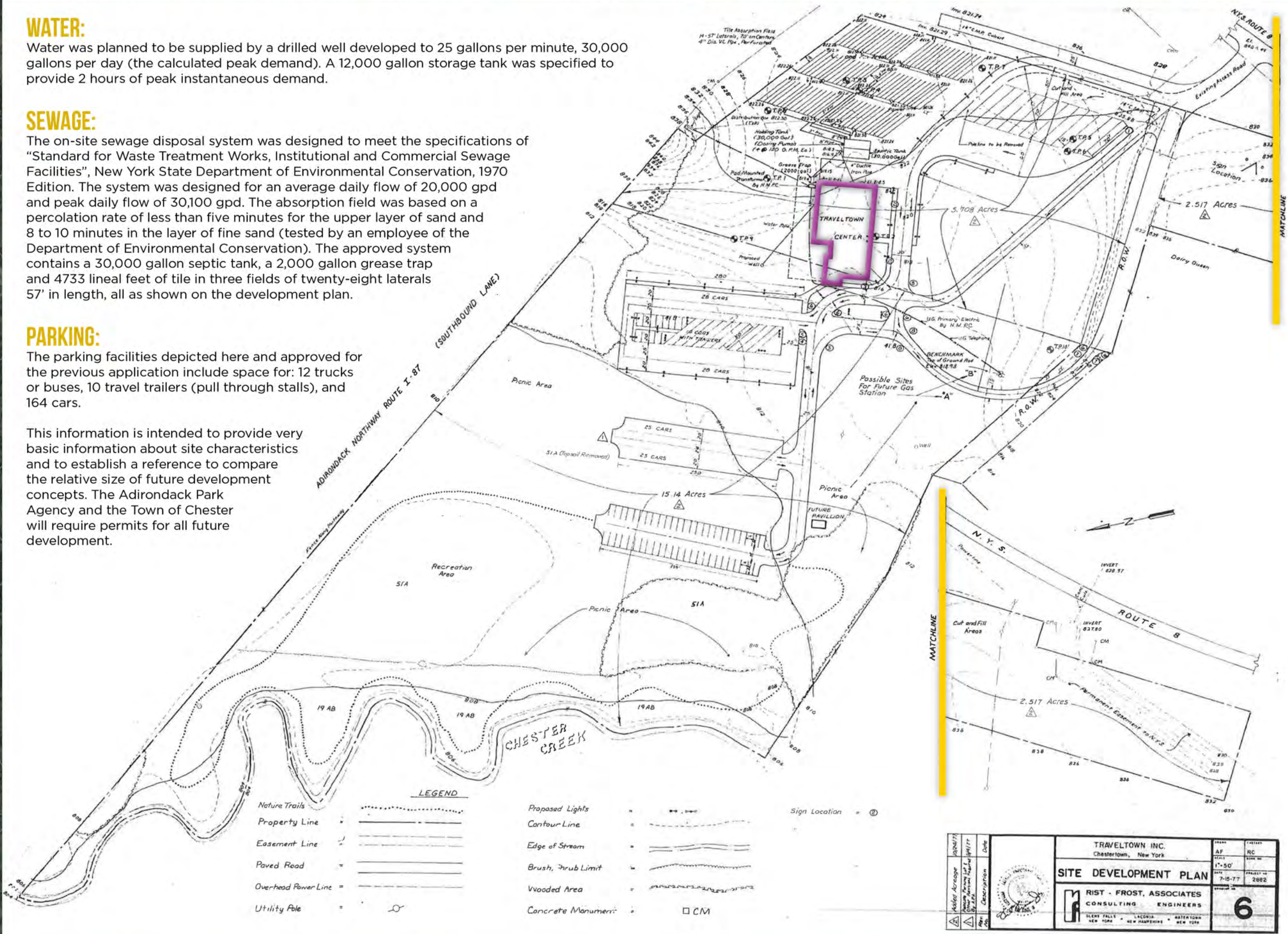
**SEWAGE:**

The on-site sewage disposal system was designed to meet the specifications of "Standard for Waste Treatment Works, Institutional and Commercial Sewage Facilities", New York State Department of Environmental Conservation, 1970 Edition. The system was designed for an average daily flow of 20,000 gpd and peak daily flow of 30,100 gpd. The absorption field was based on a percolation rate of less than five minutes for the upper layer of sand and 8 to 10 minutes in the layer of fine sand (tested by an employee of the Department of Environmental Conservation). The approved system contains a 30,000 gallon septic tank, a 2,000 gallon grease trap and 4733 lineal feet of tile in three fields of twenty-eight laterals 57' in length, all as shown on the development plan.

**PARKING:**

The parking facilities depicted here and approved for the previous application include space for: 12 trucks or buses, 10 travel trailers (pull through stalls), and 164 cars.

This information is intended to provide very basic information about site characteristics and to establish a reference to compare the relative size of future development concepts. The Adirondack Park Agency and the Town of Chester will require permits for all future development.



**I-87 AT NYS ROUTE 8  
CHESTERTOWN, NEW YORK**

This is the Plan originally approved for the current owner, but it was never constructed. This is shown as an example only.

Building Footprint:  
11,000 S.F.

Septic Tank:  
30,000 gallons

Holding Tank:  
30,000 gallons

Listing agent is president and majority stockholder of corporate owner.



**Stephen Borgos**  
Licensed Associate Real Estate Broker  
Cell: 518.744.1902  
Home Office: 518.792.6078  
steveborgos@hannacre.com

63 Quaker Road, Queensbury NY 12804



## HISTORY OF THIS SITE:

The current owner, Traveltown, Inc., purchased the property in three parcels beginning in 1967, prior to the creation of the Adirondack Park Agency. The planned Travel Center received an Adirondack Park Agency permit on September 16, 1977 and again in December 1982 for the proposed plan represented by this document. The project was not constructed, however, the SPDES permit for the septic system was also granted at that time and is still active. The Park Agency permit expired and all future development will require a new permit.

The Traveltown project anticipated 1000 visitors per day on normal days, and up to 5,000 visitors on busy days a few times a year. All engineering was based on those numbers.

## STRUCTURE AND CHARACTERISTICS:

The structure depicted on this drawing has a footprint of 11,386 square feet, with a second floor of 5,694 square feet. The total height of the structure was planned to be approximately 35 feet.

This property has 1900 feet of frontage along I-87, and 2300 feet of frontage on a trout stream. The zoning under the Adirondack Park Agency classification is mostly "Hamlet", with no density restrictions. The remainder of the property is zoned "Moderate Intensity" with a density guideline of 1.3 acres per principal building.

The vast majority of traffic driving past this Interstate Exit is non-commuter. These are vehicles operated primarily by people who are traveling at least 50 miles, and the majority are involved in a trip of 100 miles or more. There is heavy truck traffic to and from Canada. Many people travel regularly from New York City to Montreal.

## ADIRONDACK PARK AGENCY LAND USE AREA CLASSIFICATION \*

Only the lands owned by the project sponsor are considered when applying intensity guidelines. Existing or proposed buildings on neighbors' land do not count.

LAND USE AREA	COLOR ON MAP	AVG# PRINCIPAL BLDGS (PER SQ MILE)	AVG LOT SIZE (ACRES)
Hamlet	Brown	No limit	None
Moderate Intensity Use	Red	500	1.3
Low Intensity Use	Orange	200	3.2
Rural Use	Yellow	75	8.5
Management	Green	15	42.7

\*Source: Adirondack Park Land Use Regulations

Characteristics of the travelers include tourists, college students, business people, those who are hunters, skiers, fishermen, boaters, campers, hikers, golfers, photographers, writers, scientists and others who just like to travel.

INCLUDED: Surveys, Engineering Drawings, Test Pit Results, SPDES Permit

## HAMLET \*

These are the growth and service centers of the Park where the Agency encourages development. Intentionally, the Agency has very limited permit requirements in hamlet areas. Activities there requiring an Agency permit are erecting buildings or structures over 40 feet in height, projects involving more than 100 lots, sites or units, projects involving wetlands, airports, watershed management projects, and certain expansions of buildings and uses. Hamlet boundaries usually go well beyond established settlements to provide room for future expansion.

## MODERATE INTENSITY USE \*

Most uses are permitted; relatively concentrated residential development is most appropriate.

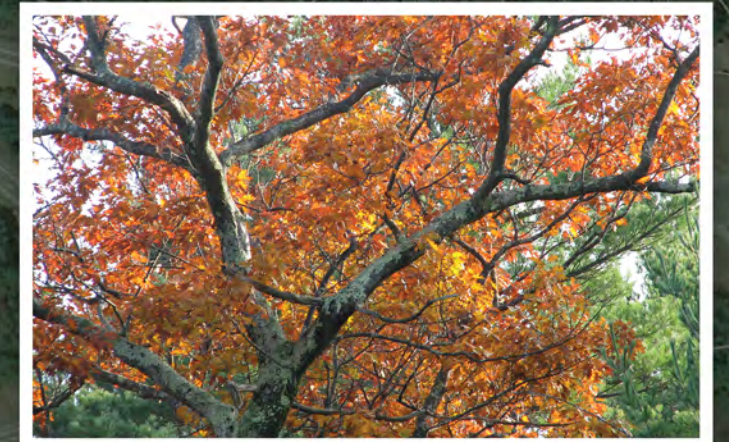
ALL 30 ACRES - HAMLET ZONE  
Priced at \$2,990,000 - Negotiable

Substantially reduced price if purchased as corporate stock.  
Sale of parcels smaller than the full 30 acres will be considered.



# THE LAKE GEORGE AREA

17 MILES / 22 MINS AWAY



All photos were taken in Warren County

### Stephen Borgos

Licensed Associate Real Estate Broker

Cell: 518.744.1902

Home Office: 518.792.6078

steveborgos@hannacre.com

63 Quaker Road, Queensbury NY 12804



# LOCATION, LOCATION, LOCATION!

## FOR SALE | 30 ACRES | I-87 | EXIT 25

THE INTERSECTION OF I-87 ADIRONDACK NORTHWAY, AND NYS ROUTE 8

## DISTANCES FROM THIS PROPERTY TO:

(Travel times are approximate)

CITY	APPROXIMATE DISTANCE	APPROXIMATE DRIVING TIME
Albany, NY	80 miles	1 hour, 15 minutes
Boston, MA	246 miles	4 hours
Buffalo, NY	295 miles	5 hours, 25 minutes
Hartford, CT	188 miles	3 hours, 5 minutes
Lake George, NY	17 miles	22 minutes
Lake Placid, NY	63 miles	1 hour, 15 minutes
Montreal, Canada	145 miles	2 hours, 30 minutes
New York City	226 miles	3 hours, 45 minutes
Saratoga Springs, NY	46 miles	46 minutes
Speculator, NY	43 miles	50 minutes
Syracuse, NY	152 miles	3 hours
Utica, NY	107 miles	2 hours



### Stephen Borgos

Licensed Associate Real Estate Broker

Cell: 518.744.1902

Home Office: 518.792.6078

steveborgos@hannacre.com

(9:00am until 9:00 pm - Eastern Time-Daily)

63 Quaker Road, Queensbury NY 12804



If you have a brokerage relationship with another agency, this is not intended as a solicitation. All information deemed reliable but not guaranteed by Howard Hanna or its agents.