

EXCITING NEW 24-UNIT TOWNHOME DEVELOPMENT

261 East Avenue

Hilton, NY (Village of Hilton) 14468



VENTURE
BROKERAGE GROUP

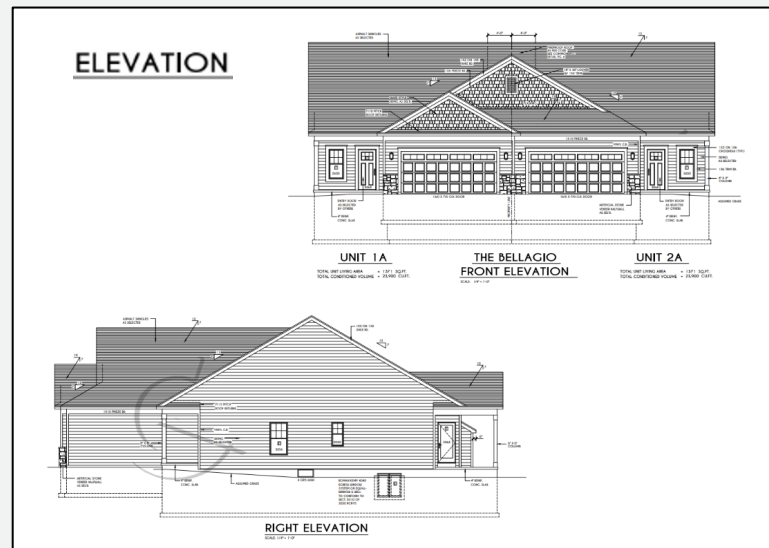


AVAILABLE OPPORTUNITY

- » **FOR SALE:**
- » *New Development Opportunity in the Village of Hilton*
- » *Proposed townhome development on 7 +/- acres*
- » *24-unit townhome community nearing approvals; includes civil & architectural plans*

PROPERTY HIGHLIGHTS

- » *Excellent investment opportunity in the heart of Hilton - "The Little Village with the Big Heart" - offering small-town charm with quick access to regional amenities*
- » *Easy access to area shops and restaurants just minutes away — ideal for walkable lifestyle and village convenience*
- » *Recreational & natural amenities closeby, access to parks, trails, and regionally-known events such as the Apple Fest*
- » *Situated in the desirable Hilton Central School District — recognized for its strong academic performance and community-oriented environment*



FOR MORE INFORMATION, PLEASE CONTACT:



JEFFREY DICESARE
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MARKET AERIAL



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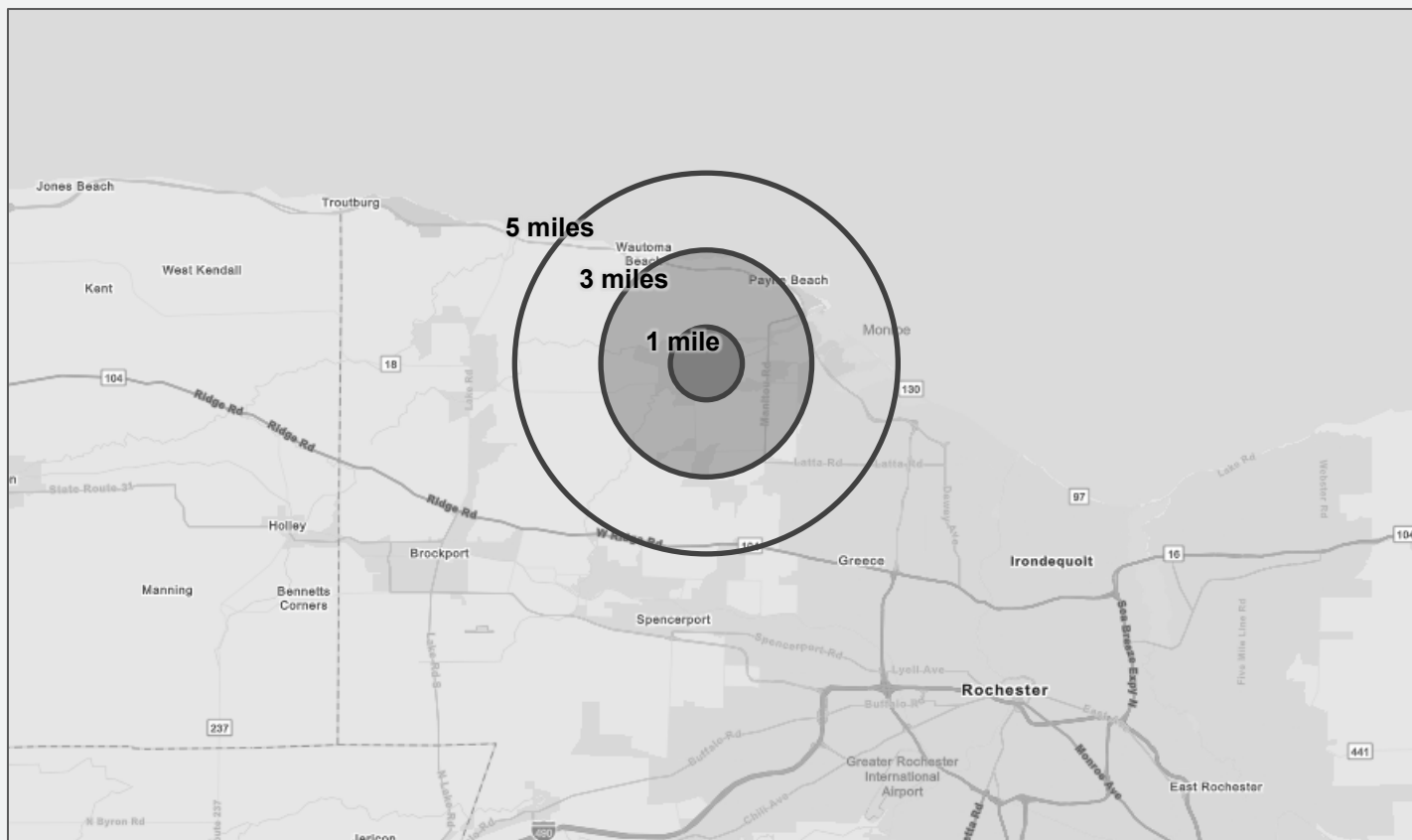
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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	6,046	13,448	34,753
Daytime Population	5,055	9,723	24,505
Households	2,443	5,305	14,002
Average Household Income	\$93,492	\$108,033	\$118,888



301
Businesses



2,699
Employees



\$250,425
Median Home Value



43.1
Median Age

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