



RESIDENTIAL DEVELOPMENT SITE

14 DELAVERGNE AVENUE, WAPPINGERS FALLS, NY 12590



FRONTAGE ON NYS ROUTE 9D

ADDRESS: NYS Route 9D
14 Delavergne Avenue
Wappingers Falls, NY 12590

LOCATION: New Hamburg MTA - 2.2 Miles
Poughkeepsie MTA - 7.6 Miles

FRONTAGE: NYS Route 9D - 196.9'

UTILITIES: Municipal Water & Sewer

LOT SIZE: 5.5 ± Acres
1.04 ± Acres
Total - 6.54 ± Acres

ZONING: R-20; Residence, Single-Family

ASKING PRICE: \$249,000

PROPERTY OVERVIEW:

CR Properties Group is pleased to offer a residential development site with frontage on NYS Route 9D in Wappingers Falls. The offering consists of two contiguous parcels of land at 6.54 ± acres total with potential for 14 residential lots. The densely populated area is located in the Wappingers Central School District and in close proximity to the Poughkeepsie Galleria and South Hills Mall.

PROPERTY HIGHLIGHTS:

- Potential For 14 Lots
- Densely Populated Area
- R-20; Residence, Single-Family Zoning District
- Easily Accessible and Visible From NYS Route 9D
- 15 Minutes From Mid-Hudson & Newburgh-Beacon Bridge
- Close Proximity To Poughkeepsie Galleria & South Hills Mall
- Approximately 10 Minutes From Hudson Valley Regional Airport
- Wappingers Central School Districts www.wappingersschools.org



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

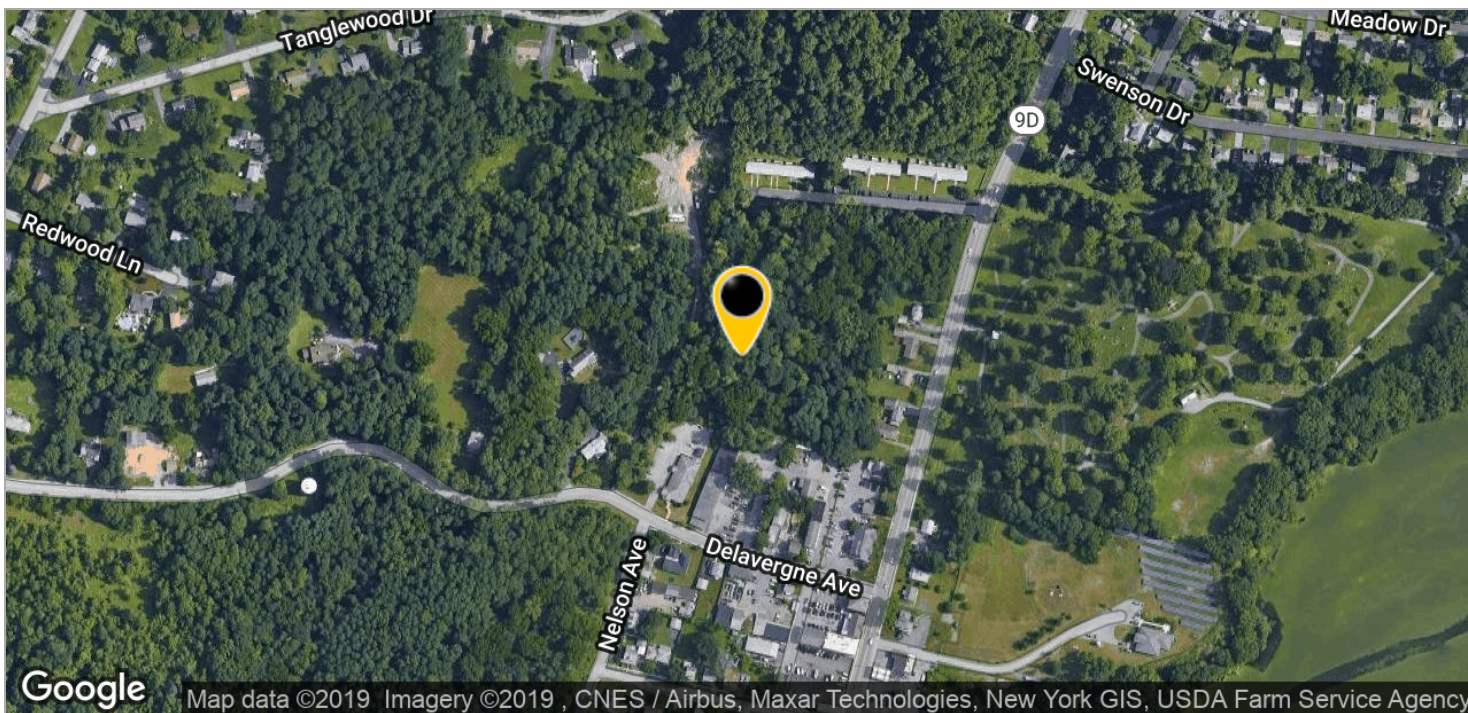
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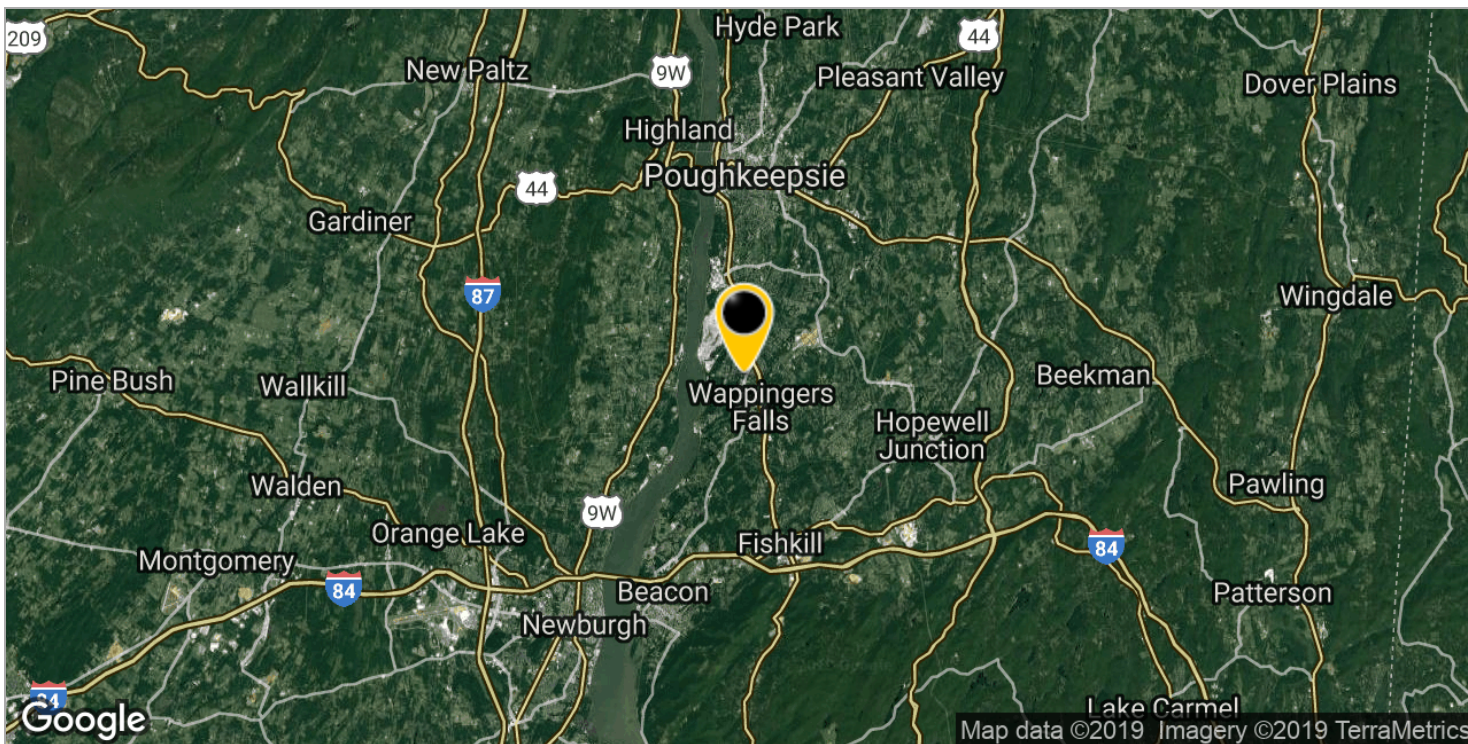
NYS ROUTE 9D & U.S. ROUTE 9 AREA

14 DELAVERGNE AVENUE, WAPPINGERS FALLS, NY 12590

WAPPINGERS CENTRAL SCHOOL DISTRICT



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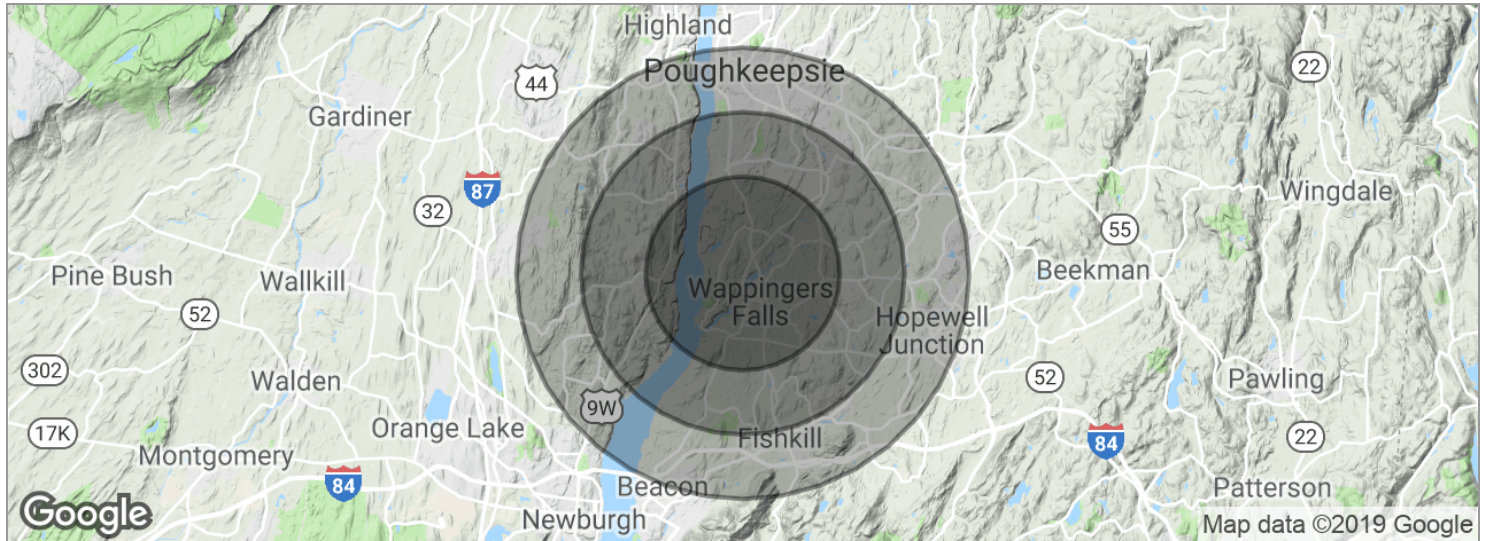
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DEMOGRAPHICS & STATISTICS

14 DELAVERGNE AVENUE, WAPPINGERS FALLS, NY 12590

HOUSEHOLD | POPULATION | INCOME VALUES



POPULATION	3 MILES	5 MILES	7 MILES
Total population	31,127	74,983	164,229
Median age	39.6	40.5	38.6
Median age (male)	38.1	38.7	37.2
Median age (Female)	40.7	42.0	39.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total households	12,151	28,475	61,079
# of persons per HH	2.6	2.6	2.7
Average HH income	\$78,887	\$88,233	\$81,055
Average house value	\$323,684	\$324,420	\$321,959

* Demographic data derived from 2010 US Census



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