

12.7 ACRES OF RECREATION FIELDS - ADJACENT TO POUGHKEEPSIE DAY SCHOOL

BOARDMAN RD, POUGHKEEPSIE, NY 12603

EXECUTIVE SUMMARY



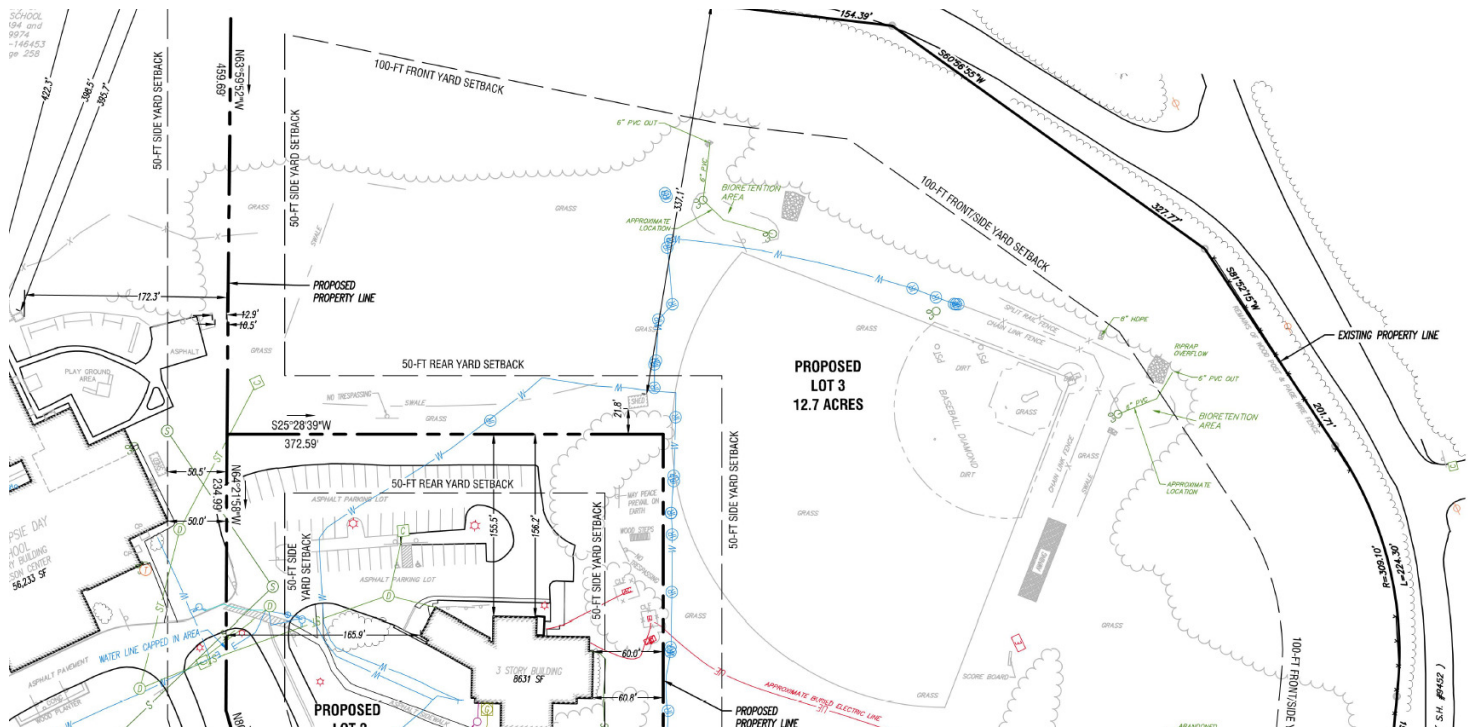
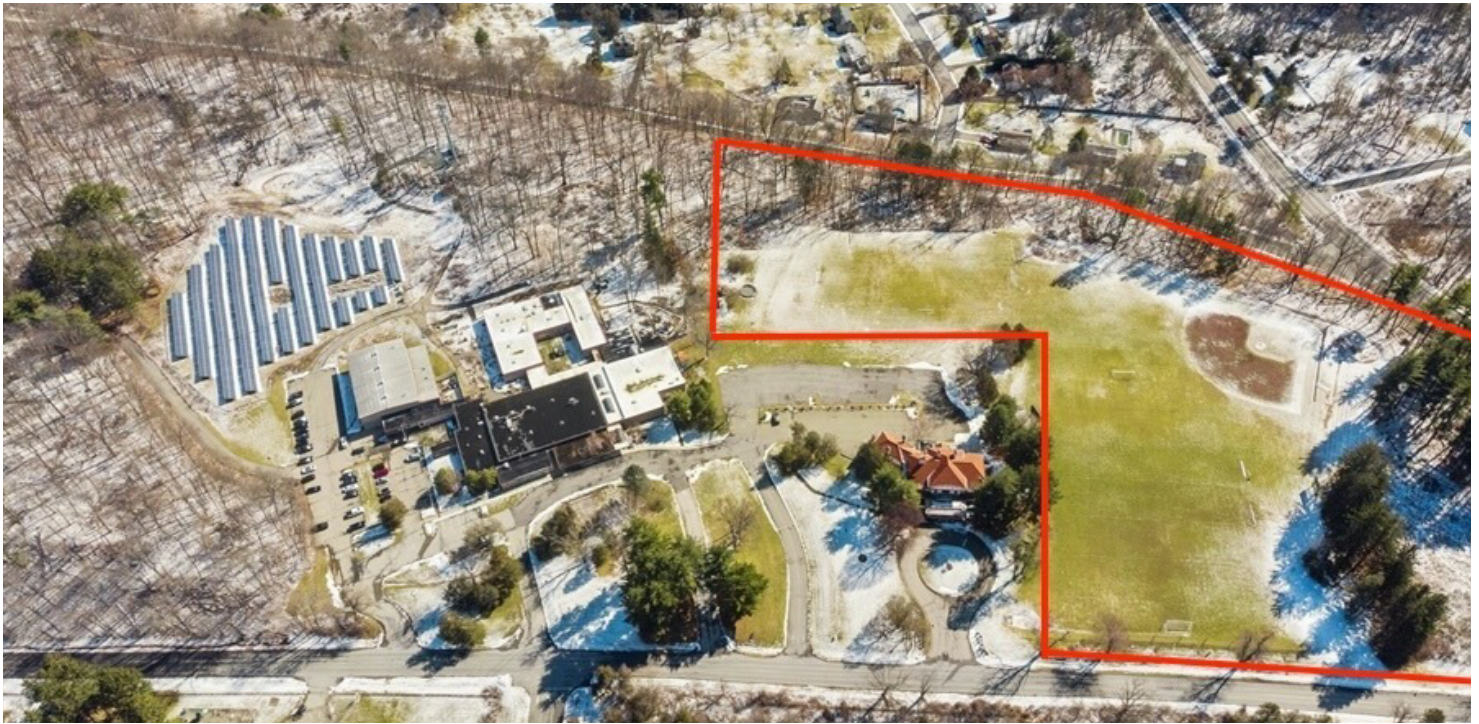
OFFERING SUMMARY

| | |
|---------------|-----------------|
| Sale Price: | \$1,200,000 |
| Available SF: | |
| Lot Size: | 12.7 Acres |
| Price / Acre: | \$94,488 |
| Zoning: | IN |
| Market: | Hudson Valley |
| Submarket: | Dutchess County |

PROPERTY OVERVIEW

Incredible opportunity and potential with this distinguished property located in the sought-after Hudson Valley area. The land was recently subdivided off of the Poughkeepsie Day School Campus. The subject 12.7 acre parcel effectively encompasses all of the soccer and baseball fields with frontage on Boardman Road, Cedar Valley, and Spackenkill. Water, Sewer, Natural Gas with Institutional Zoning (I-N). This expansive parcel offers a compelling opportunity for an array of development possibilities. With a strategic location in the heart of the thriving Hudson Valley region, investors can capitalize on the area's economic growth and potential for long-term value appreciation. Whether envisioning recreational development, commercial/medical ventures, educational, or other innovative projects, the property offers existing infrastructure in a dynamic and prosperous market.

ADDITIONAL PHOTOS



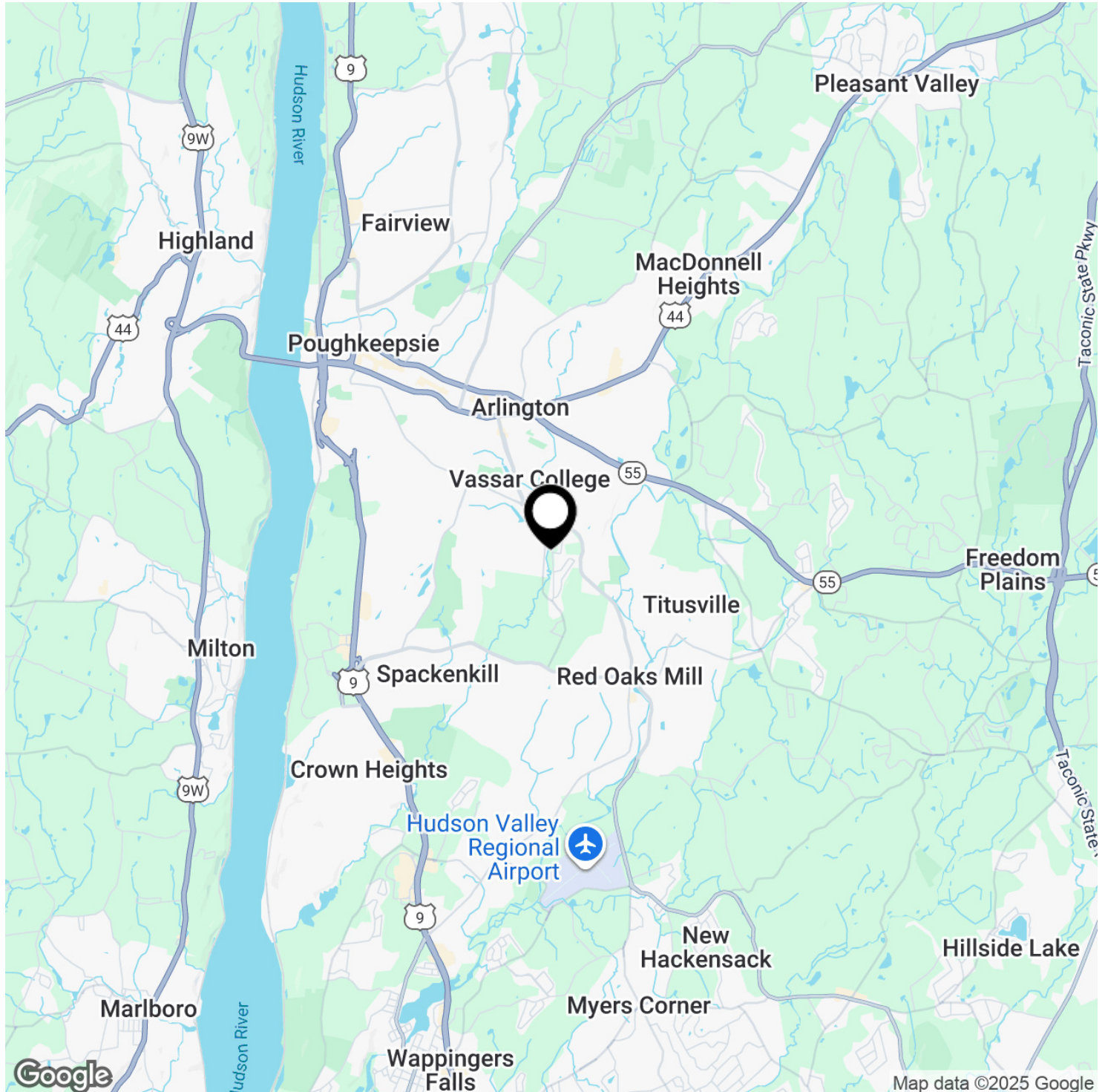
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LOCATION MAP

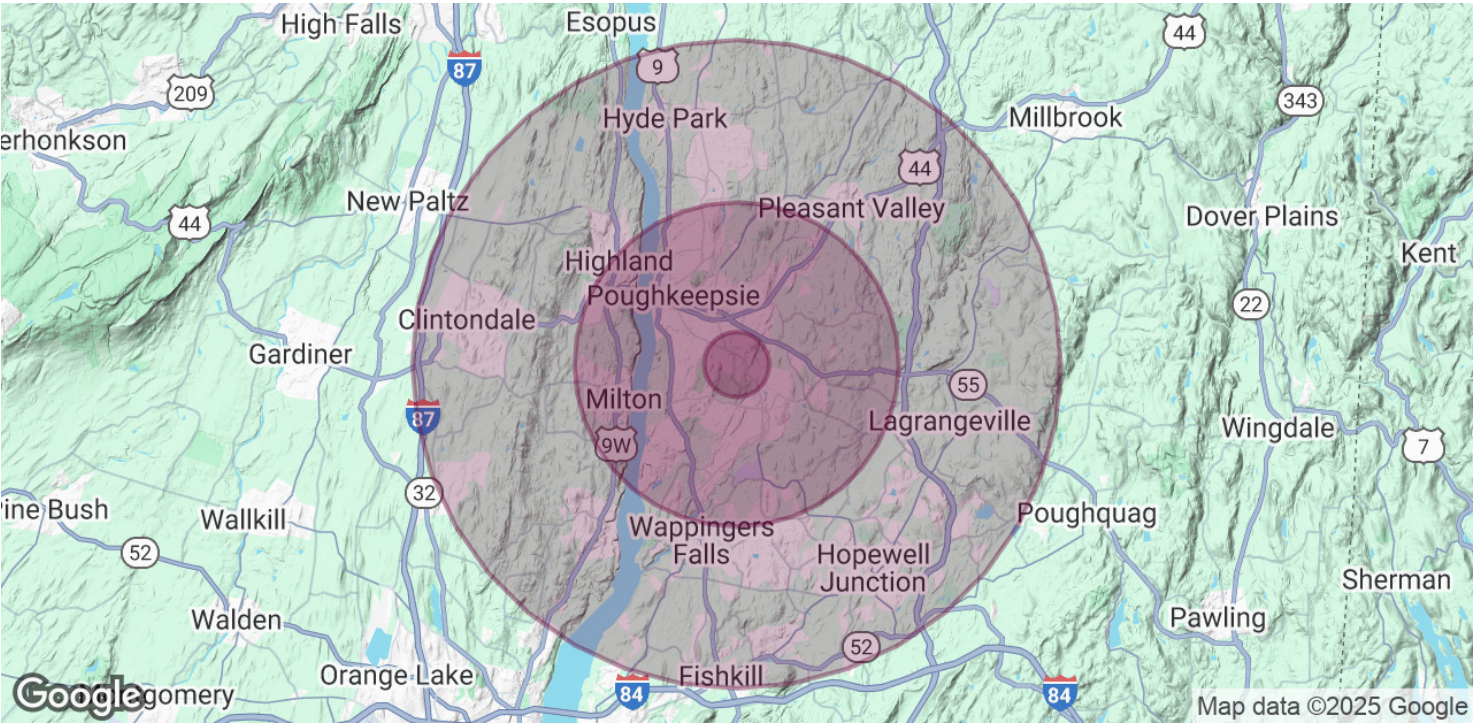




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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 4,727 | 99,609 | 229,623 |
| Average Age | 39 | 41 | 42 |
| Average Age (Male) | 37 | 39 | 41 |
| Average Age (Female) | 40 | 42 | 43 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,424 | 37,500 | 86,524 |
| # of Persons per HH | 3.3 | 2.7 | 2.7 |
| Average HH Income | \$192,365 | \$119,608 | \$130,961 |
| Average House Value | \$384,263 | \$354,602 | \$403,153 |

Demographics data derived from AlphaMap