

# 4.28 ACRES

PRIME DEVELOPMENT PARCEL

## FOR SALE

0 RICHWOOD DRIVE, SCHODACK, NY 12033



GROWING  
ROUTE 9  
CORRIDOR  
LOCATION



VACANT  
LAND



CORNER  
PARCEL



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**INTRODUCTION:**

## Property Overview

Prime vacant development parcel with recently extended municipal water and sewer infrastructure. Existing PD-3 zoning allows a variety of commercial uses. Parcel is relatively flat with frontage on Route 9 and Richwood Drive.

Asking Price	\$420,000
Total Lot Size	4.28 Acres
Property Type	Vacant Land
Frontage	Richwood and Route 9
Zoning	PD-3
Water and Sewer	Available at Route 9



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**CONNECTIVITY:**

## Excellent Access

This 4.28-acre development site is situated along the growing Route 9 corridor in Schodack. There are several distribution related businesses in the immediate area including Amazon, Ahold Delhaize, A Duie Pyle, and Pilot.

I-90 (Exit 11)	±1 Miles
I-90 (Exit 12)	±4 Miles
Albany International Airport	±20 Miles
Downtown Albany	±10 Miles
NYC	±150 Miles



The information contained herein has been given to us by the owner of the property or by other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



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