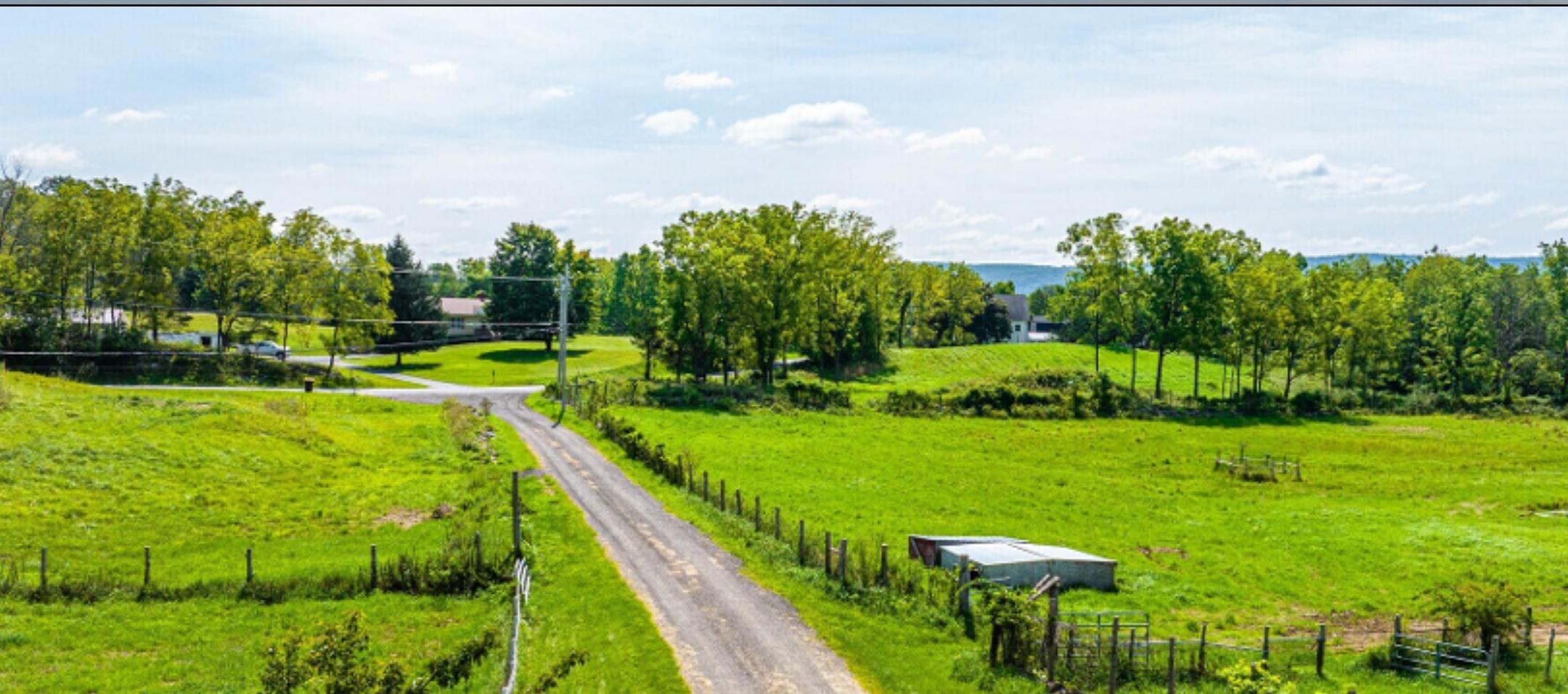


Warwick | New York
65 Juliet Drive

200 Acres of Opportunity in the Heart of Warwick Valley



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SALE PRICE: **\$3,195,000**

±200.8 Acres (±8,746,848 SF) | Monroe Submarket



Property Overview

Set within the heart of the Hudson Valley's Warwick Valley, 65 Juliet Drive presents a rare opportunity to acquire a large-scale, contiguous land holding in one of Orange County's most desirable and supply-constrained markets. With approximately 200.8 acres of level topography, this property offers exceptional scale, flexibility, and long-term upside for investors, operators, and end users seeking land with both lifestyle and economic value.



Warwick is widely recognized for its **agricultural heritage, wineries and vineyards, agritourism destinations, and scenic rural character**, while remaining highly accessible to the New York metropolitan area. The town continues to attract residents and visitors alike, driven by strong household incomes, population growth, and demand for open-space-oriented development and experiences.



Investment & Ownership Highlights

Rare Scale in a Proven Market

Opportunities of this size are increasingly scarce in the Warwick area. Comparable offerings nearby typically range from 50-75 acres, positioning this ±200.8-acre parcel in a distinct category with the ability to support multiple use scenarios or a phased long-term vision.



Broad Use Potential (Subject to Approvals)

Marketing guidance supports a wide range of potential uses, including:

- Agribusiness & Agricultural Operations
- Pasture / Ranch Uses
- Winery / Vineyard & Related Hospitality Concepts
- Mixed-Use or Estate-Style Development
- Single-Family Residential or Conservation-Oriented Uses

Buyers are encouraged to perform their own zoning and land-use due diligence.



Border Location & Natural Setting

Located directly along the **New York-New Jersey border**, adjacent to the **Wallkill River**, the property benefits from a distinctive natural boundary and scenic landscape rarely available at this scale. The expansive acreage and generous internal spacing throughout the site allow for flexible land planning and separation of uses—supporting a wide range of possibilities including **event venues, orchards, vineyards, agribusiness operations, and other agricultural or hospitality-oriented concepts**(subject to approvals). The combination of river adjacency, open land, and natural buffers enhances both usability and long-term value, while preserving privacy and character.

Strong Demographic & Regional Drivers

The surrounding area benefits from above-average household incomes, steady population and household growth, and proximity to regional infrastructure including New York Stewart International Airport, reinforcing the property's appeal for destination, agricultural, or long-term hold strategies.







Market Context

Recent listings and sales of large acreage parcels in Warwick and the surrounding area reflect sustained demand for estate-scale land, agricultural holdings, and lifestyle-driven investments, often at pricing that underscores the premium placed on usable acreage, road access, and long-term optionality. In that context, 65 Juliet Drive offers compelling value at \$3.195 million, particularly given its size, setting, and flexibility.



Key Property Metrics

- **Lot Size:** ±200.8 Acres ($\pm 8,746,848$ SF)
- **Topography:** Predominantly level
- **Zoning:** 220 (buyer to verify)
- **Median HH Income:**
 - \$140,357 (1-mile radius)
 - \$138,671 (3-mile radius)

Leasing Opportunity

The property may also be available for lease for qualified operators or users.

Inquire within for details.

Contact Christie's International Real Estate – Commercial Division
to schedule a private tour, request additional information, or discuss
purchase or lease opportunities.



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