

35.77± Acres of Development Land

10500 Transit Rd, East Amherst, NY 14051



OFFERING SUMMARY

Sale Price:

Call for Details

Lot Size:

35.77 Acres

PROPERTY OVERVIEW

Rare opportunity to acquire 35.77± acres of vacant land located along highly traveled Transit Road (Route 78) in the Town of Amherst, one of Western New York's most desirable growth corridors. This expansive parcel offers significant potential for a variety of future development opportunities, investment strategies, or land banking purposes. 729' frontage on Transit Road and 1,653' frontage on Dann Road. This offering presents an exceptional opportunity for developers, investors, builders, and land speculators seeking a large tract within a proven growth market. With limited availability of sizeable acreage in Amherst, this property offers long-term appreciation potential and flexibility for future development concepts. Access from Transit Road & Dann Road.

LOCATION OVERVIEW

Positioned within close proximity to major residential neighborhoods, retail centers, employment hubs, and regional transportation routes, the property provides excellent accessibility and long-term growth potential.

PROPERTY HIGHLIGHTS

- Prime Amherst location along Transit Road
- Excellent frontage and visibility
- Convenient access to NYS Route 263, I-990, and I-290
- Minutes from Eastern Hills area, Williamsville, and Clarence
- Strong surrounding demographics and household incomes



NY & PA Licensed Broker

RICK RECCKIO

716.998.4422

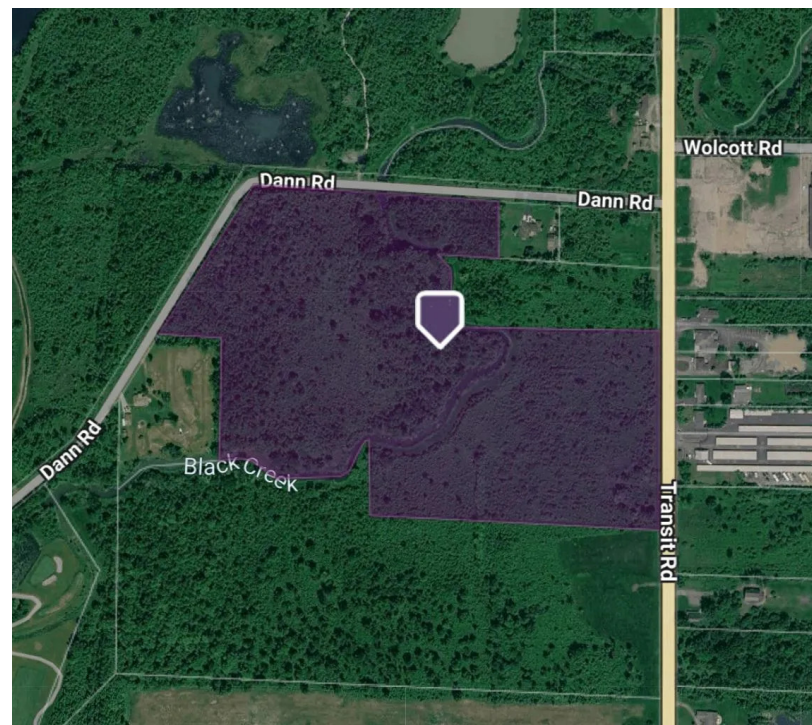
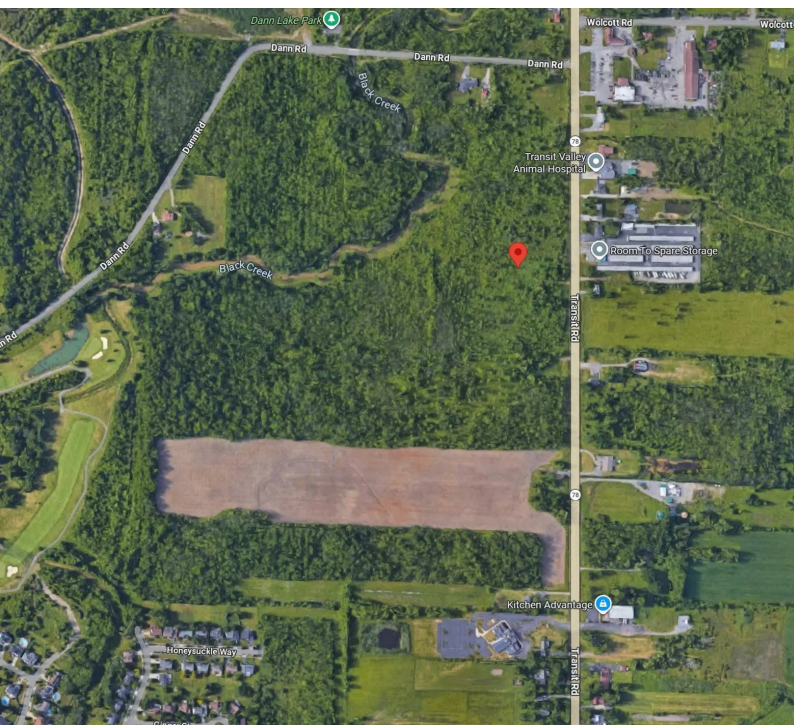
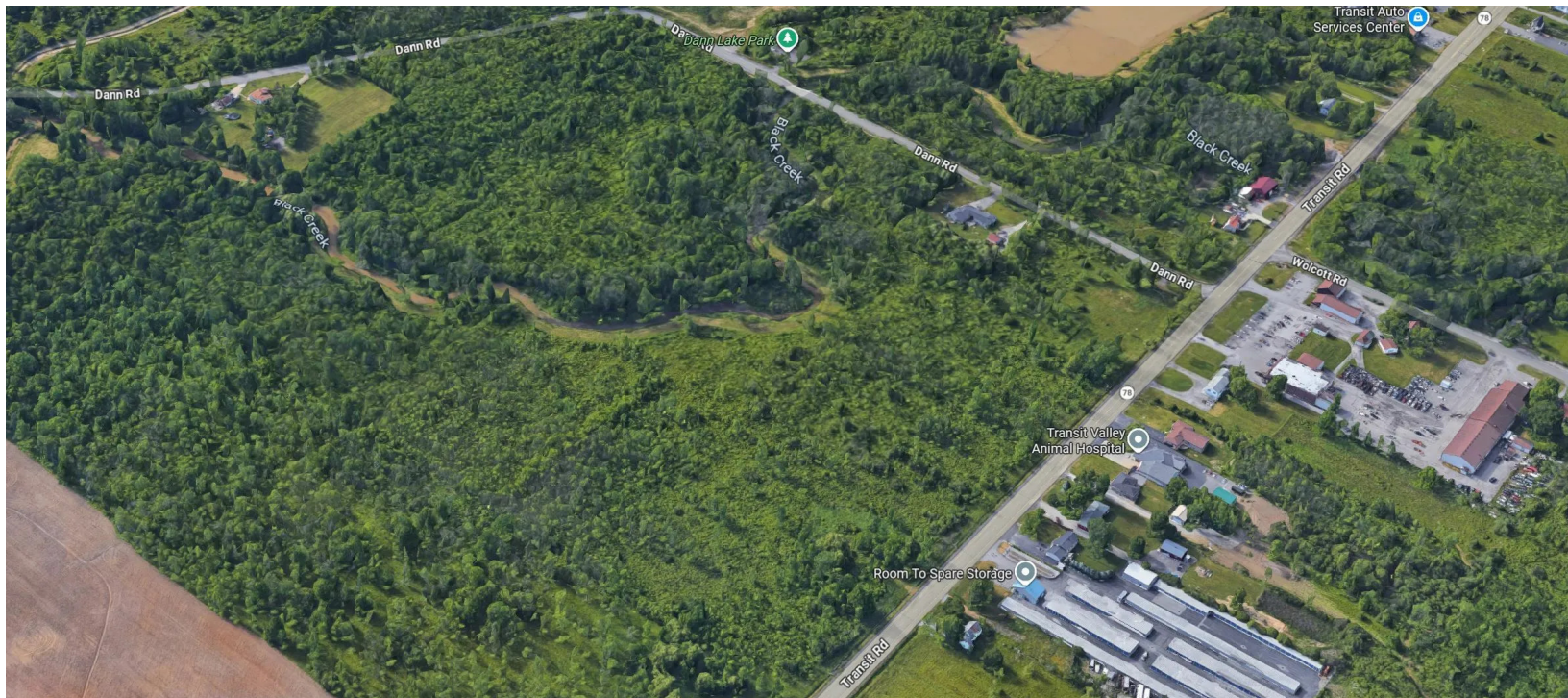
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221

ADDITIONAL PHOTOS

35.77± Acres of Development Land

10500 Transit Rd, East Amherst, NY 14051



Recckio
Real Estate & Development Inc.

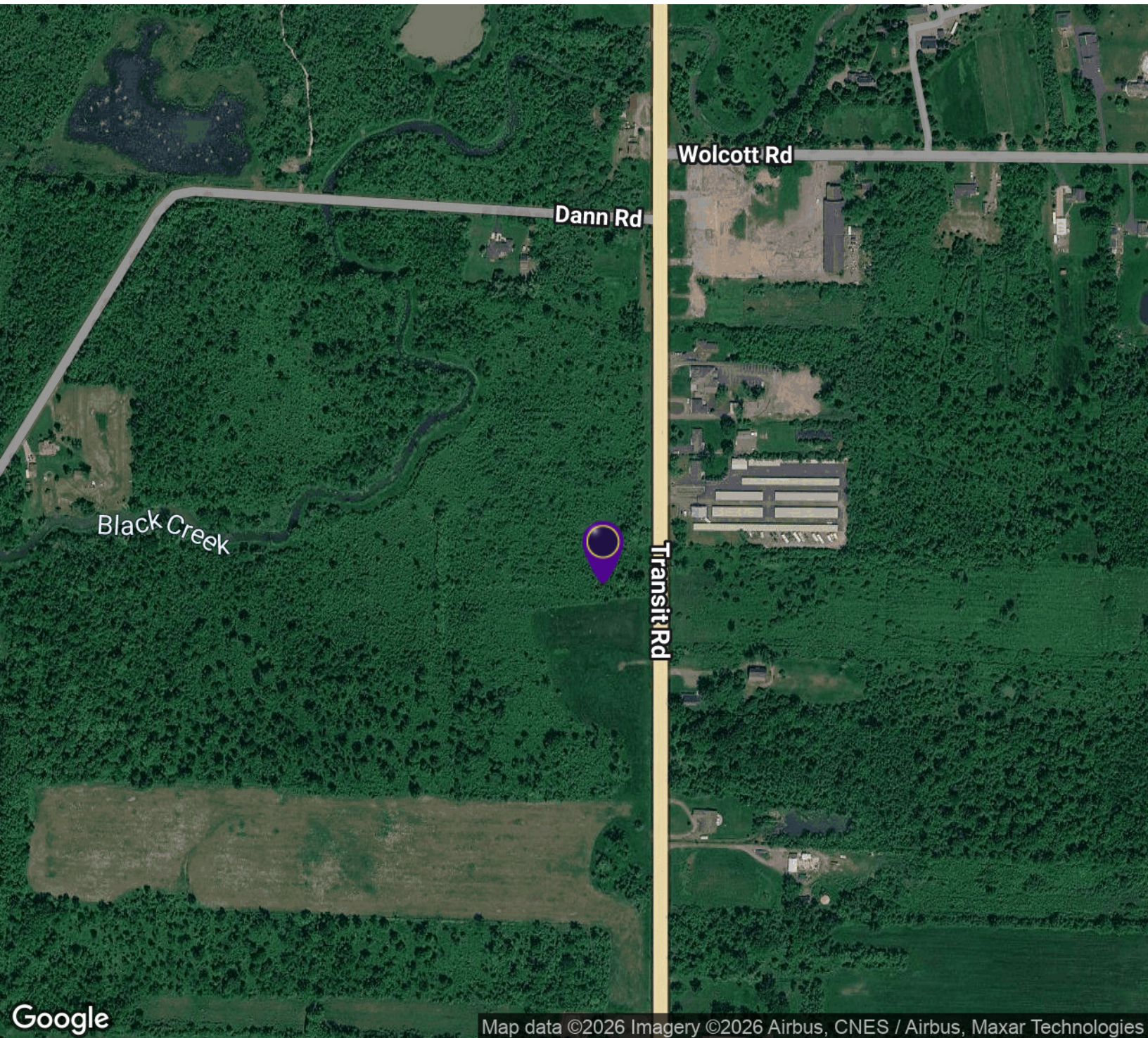
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LOCATION MAP

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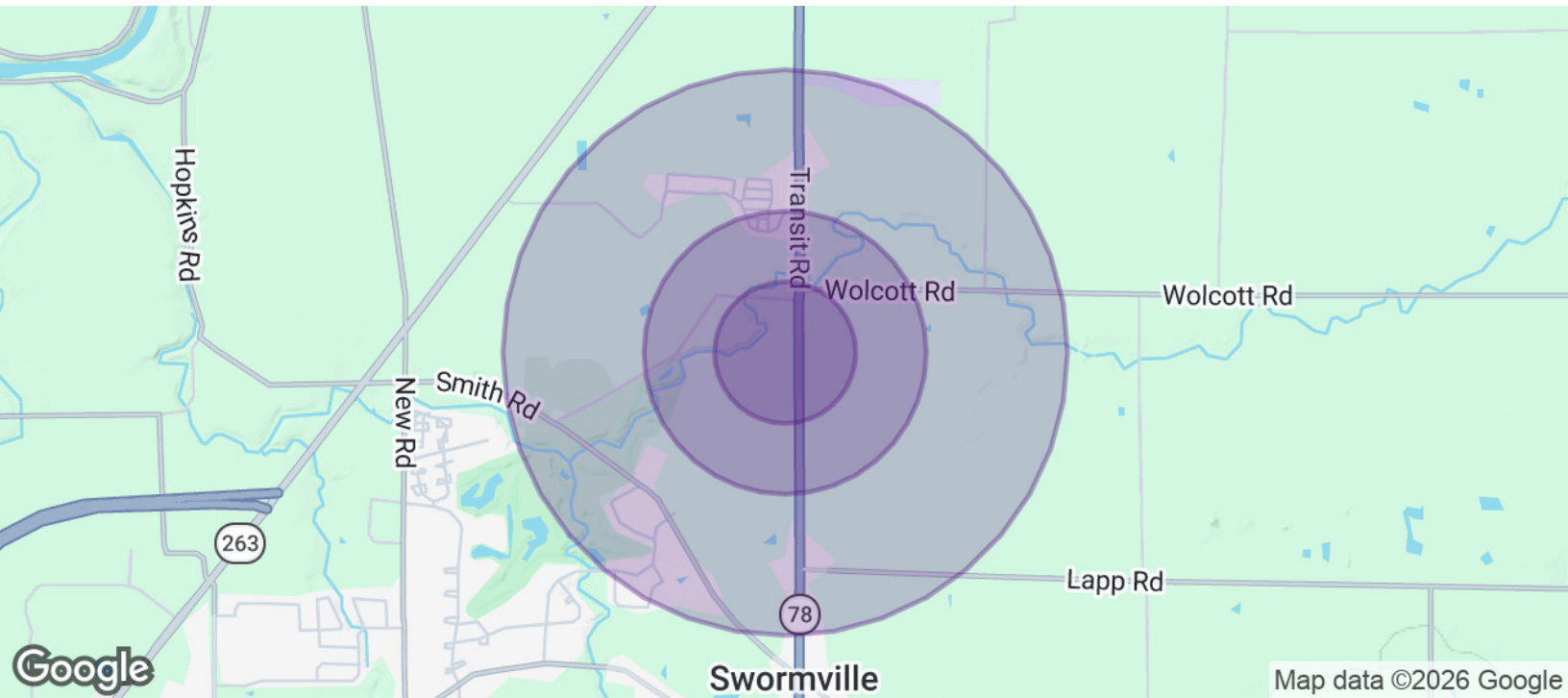


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	208	604	2,030
Average Age	36.5	37.0	38.2
Average Age (Male)	36.1	36.6	37.5
Average Age (Female)	44.1	43.6	43.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	82	241	819
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$144,453	\$139,104	\$136,299
Average House Value	\$354,651	\$353,190	\$348,929

2023 American Community Survey (ACS)



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