



RESIDENTIAL DEVELOPMENT PROPERTY

US ROUTE 44, 171 BOWER ROAD, PLEASANT VALLEY, NY 12603



MULTI-FAMILY, EXECUTIVE LOTS, FAMILY COMPOUND

ADDRESS: US Route 44
171 Bower Road
Pleasant Valley, NY 12603

CONCEPT PLANS: 2 Development Options:
Page 2: Multi-Family Development
Page 3: Family Compound

LOT SIZE: 66.89 Acres

BUILDING SIZE: 8 Units Total: 3 Beds, 2 Baths
Each: 1,512 SF
Total: 12,096 SF

ASKING PRICE: Sale: \$1,250,000

PROPERTY OVERVIEW

CR Properties Group, LLC is pleased to offer Land For Sale on 171 Bower Road, Pleasant Valley, NY 12603. There are Two Development Concepts within the flyer, one is Multi-Family Development and a Family Compound. Each unit is 1,512 SF which includes 3 Bedrooms and 2 Bathrooms. The Asking Price is \$1,250,000

LOCATION OVERVIEW

Taconic State Parkway - (9 Minutes / 5.2 Miles)

Mid-Hudson Bridge - (12 Minutes / 6.7 Miles)

Poughkeepsie Metro-North - (14 Minutes / 7 Miles)

Grand Central to Metro-North Hudson Line: 1 Hour & 50 Minutes

Penn Station to Poughkeepsie Amtrak: 1 Hour & 35 Minutes



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:

Thomas M. Cervone
845.485.3100

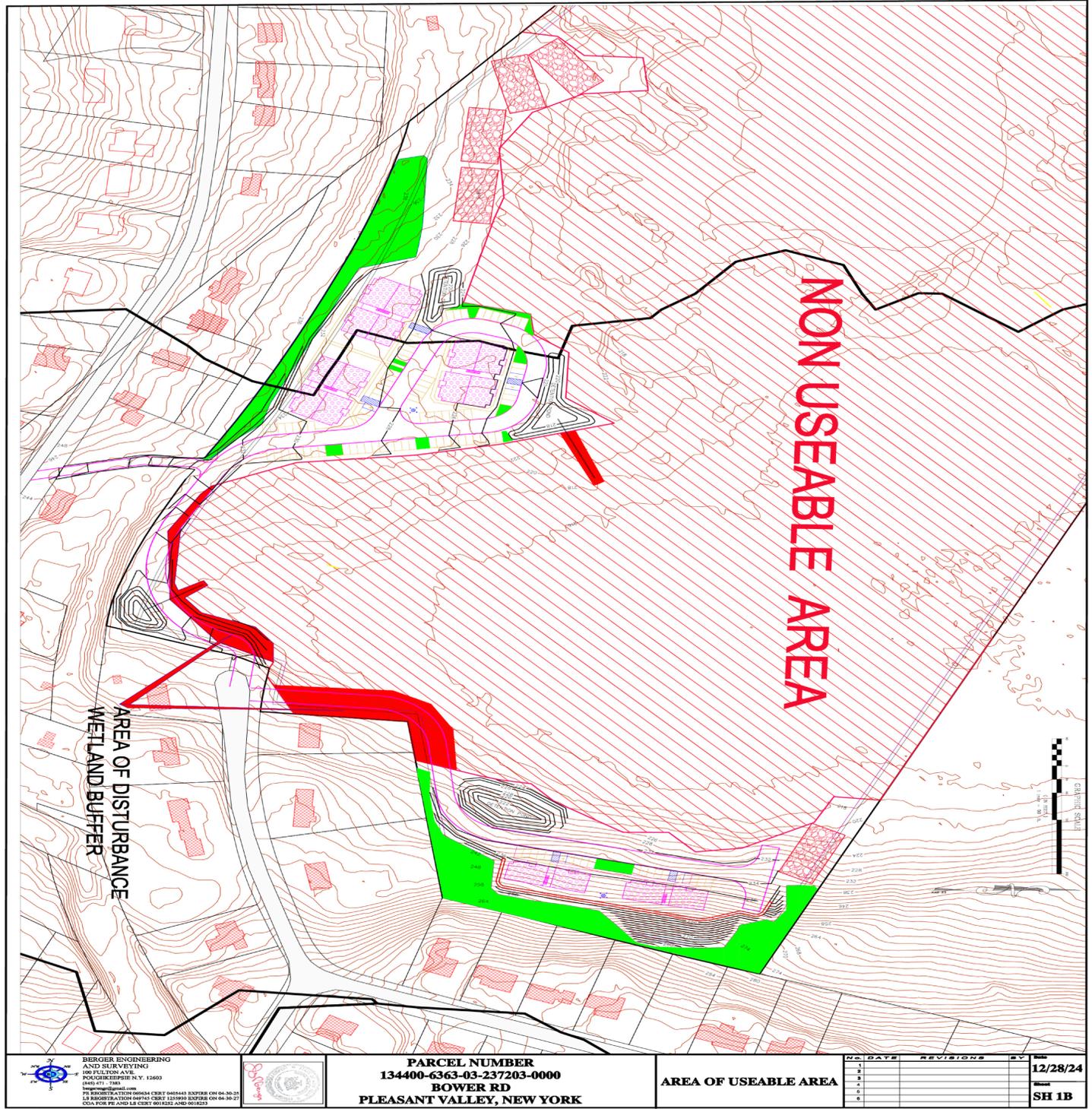
tom@crproperties.com



FAMILY COMPOUND

US ROUTE 44, 171 BOWER ROAD, PLEASANT VALLEY, NY 12603

FULL PLANS AVAILABLE UPON REQUEST



BERGER ENGINEERING AND SURVEYING
 100 FULTON AVE
 Poughkeepsie, NY 12603
 (845) 471-7385
 BERGERENGINEERING.COM
 STATE REGISTRATION 069743 CERT 125990 EXPIRES ON 04-30-27
 CEA FOR PE AND LS CERT 0074202 AND 0074203

PARCEL NUMBER
134400-6363-03-237203-0000
BOWER RD
PLEASANT VALLEY, NEW YORK

AREA OF USEABLE AREA

NO.	DATE	REVISIONS	BY	APP
1				12/28/24
2				
3				
4				
5				
6				SH 1B



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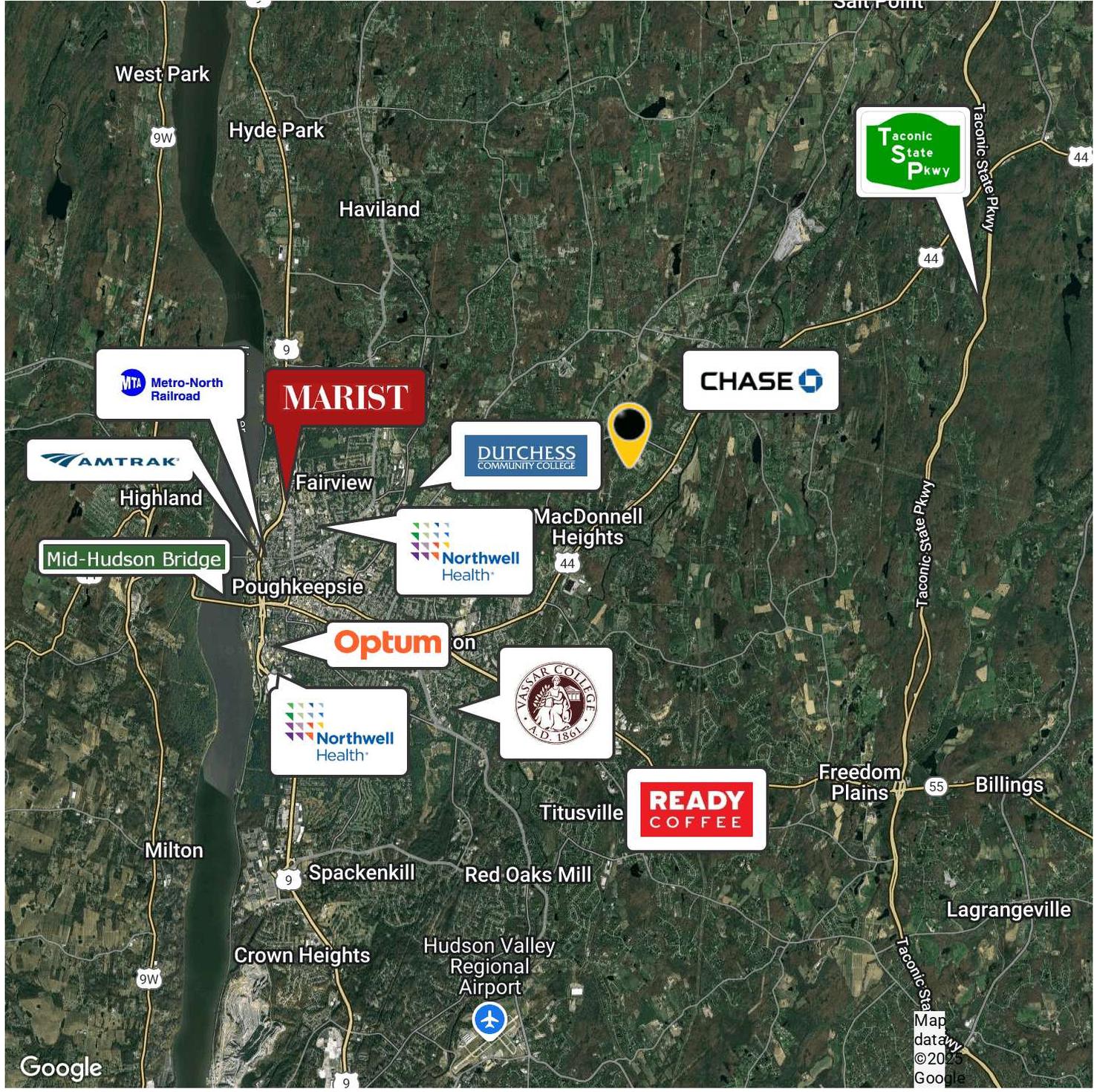
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GRAND CENTRAL - 90 MINUTES

PENN STATION - 95 MINUTES

MARIST UNIVERSITY, CIA, VASSAR COLLEGE & NORTHWELL HOSPITAL



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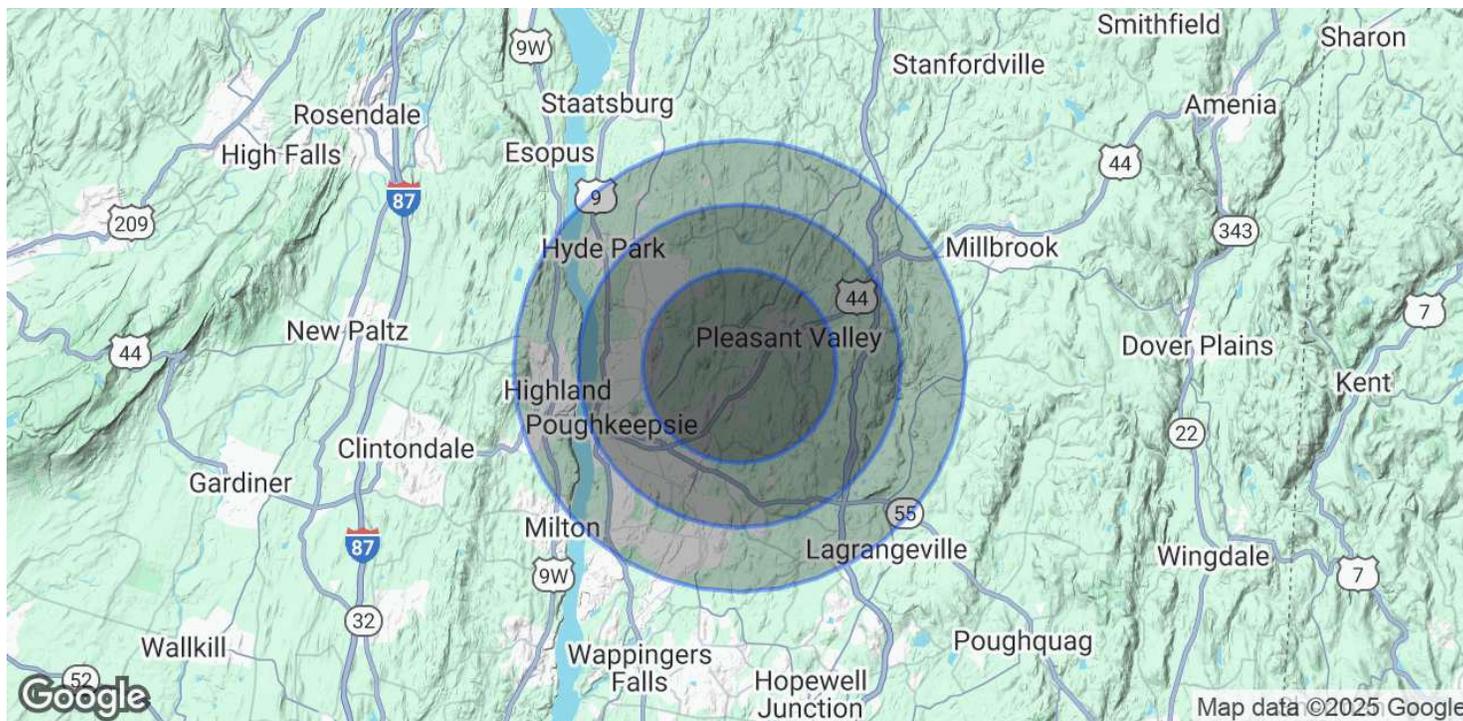
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

MID-HUDSON VALLEY REGION OF NEW YORK STATE



POPULATION	3 MILES	5 MILES	7 MILES
Total Population	19,905	82,307	120,321
Average Age	43	40	41
Average Age (Male)	41	39	40
Average Age (Female)	44	41	42
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	7,942	31,097	45,446
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$109,366	\$107,213	\$118,411
Average House Value	\$368,525	\$325,252	\$363,168

Demographics data derived from AlphaMap



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