



Rare Residential Development Opportunity



Port Jefferson Station, New York
Vacant Land For Sale

+/- 25.22 Acres

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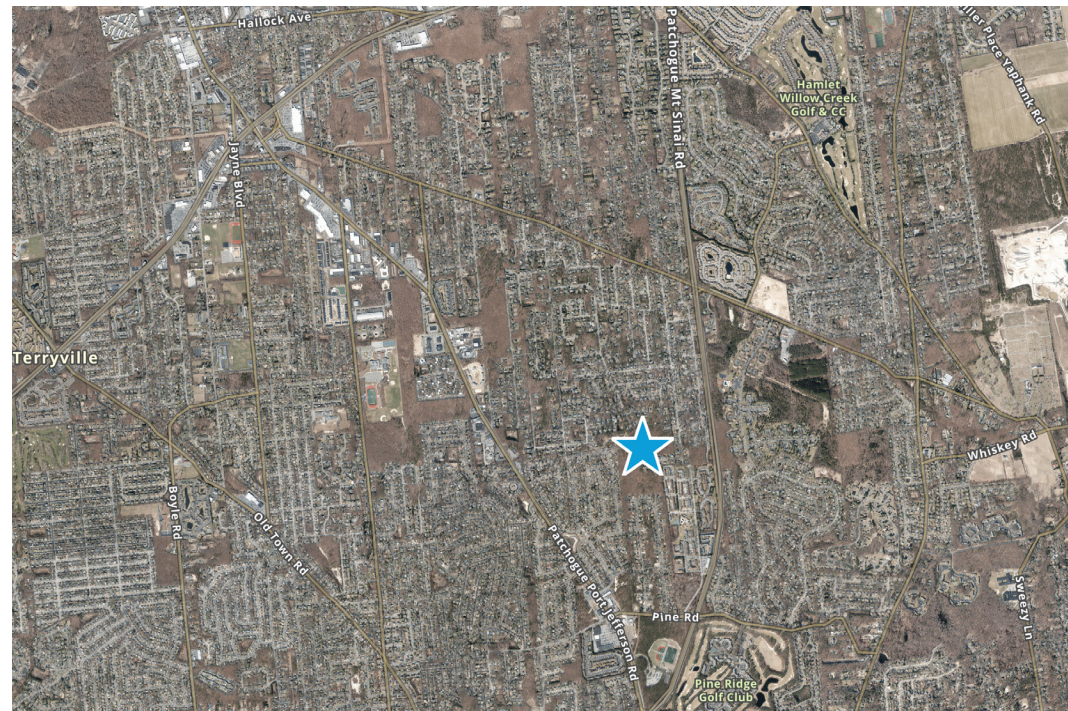
- Zoned Residential (Single Family)
- High housing demand with limited supply
- Excellent location for residential development
- Six (6) adjacent parcels totaling +/- 25.22 acres
- Close proximity to Nesconset Highway
- Easily accessible to the Long Island Expressway
- Less than a 10 minute drive to Downtown Port Jefferson
- Real Estate Taxes: \$23,105.82

No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. While every attempt is made to ensure accuracy, the floor plan(s) is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of the floor plan(s) or for any action taken in reliance thereon. The floor plan(s) do not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal. Colliers International NY, LLC



6 Adjacent Parcels Totaling 25.22 Acres

Parcel	Lot	Acres
A	284-3-16.2	0.57
B	284-3-16.1	0.35
C	284-3-17	0.92
D	284-3-22	10.00
E	284-2-19	10.88
F	314-6-1	2.50



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Demographics	1 Mile	3 Miles	5 Miles
Population	9,587	82,880	186,087
Avg Household Income	\$110,277	\$115,528	\$119,194
Daily Traffic Count	27,500	-	-

Major Price Reduction ~~\$9,800,000~~ \$8,800,000