

# FOR SALE

## Fully Approved 21± Acre Development Site

Located in the Village of Old Westbury, NY

### PRICE REDUCTION!

**Sale Price: \$10,800,000**

Previously listed for \$12,500,000

**ENDLESS POSSIBILITIES (4 TO POTENTIALLY 8 LOT SUBDIVISION | SINGLE-FAMILY DEVELOPMENT) WITH THIS HIGHLY DESIREABLE, CENTRALLY LOCATED PIECE OF PROPERTY.**

### Property Information

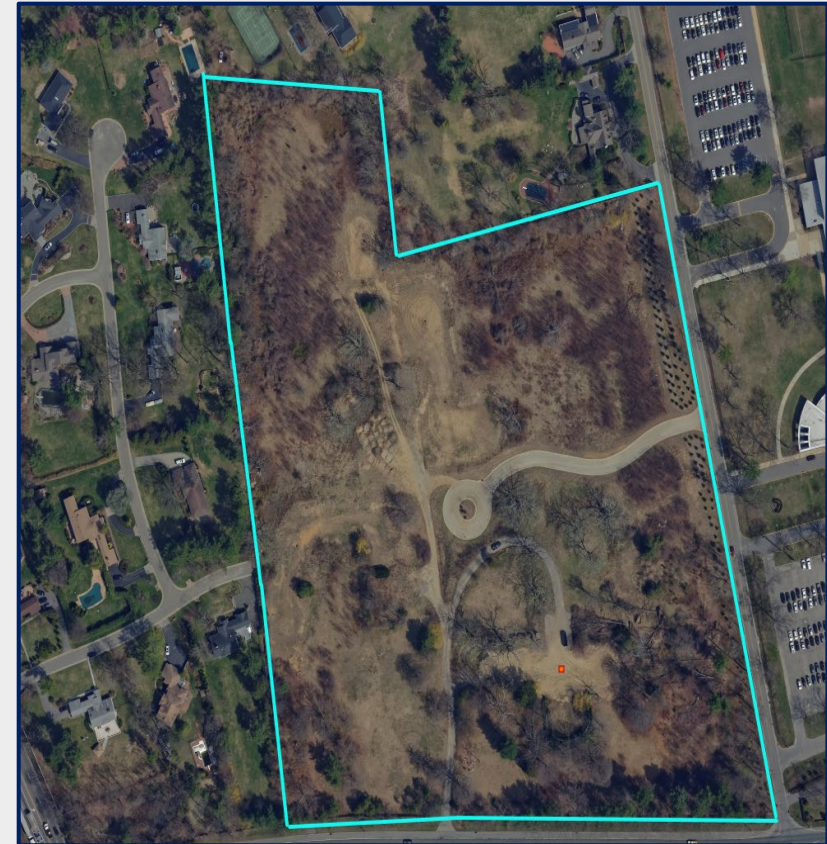
- Section 10, Block 291, Lot(s) 84-88
- 25 Hillside Avenue, Village of Old Westbury, NY
- 917,108± square feet | 21.05± acres
- **Plot 1: 5.01 Acres | Plot 2: 4.09 Acres | Plot 3: 7.10 Acres | Plot 4: 4.09 Acres**
- Zoning: B-4 Residence Zoning District
- Subdivided into four (4) tax lots and a private road for single-family development
- **One (1) of three (3) "Opportunity Sites" identified within the Village.**
- *Similar 19.9-acre parcel in the Village is in the process of receiving approvals for 2-acre minimum zoning!*



### For Additional Information Contact:

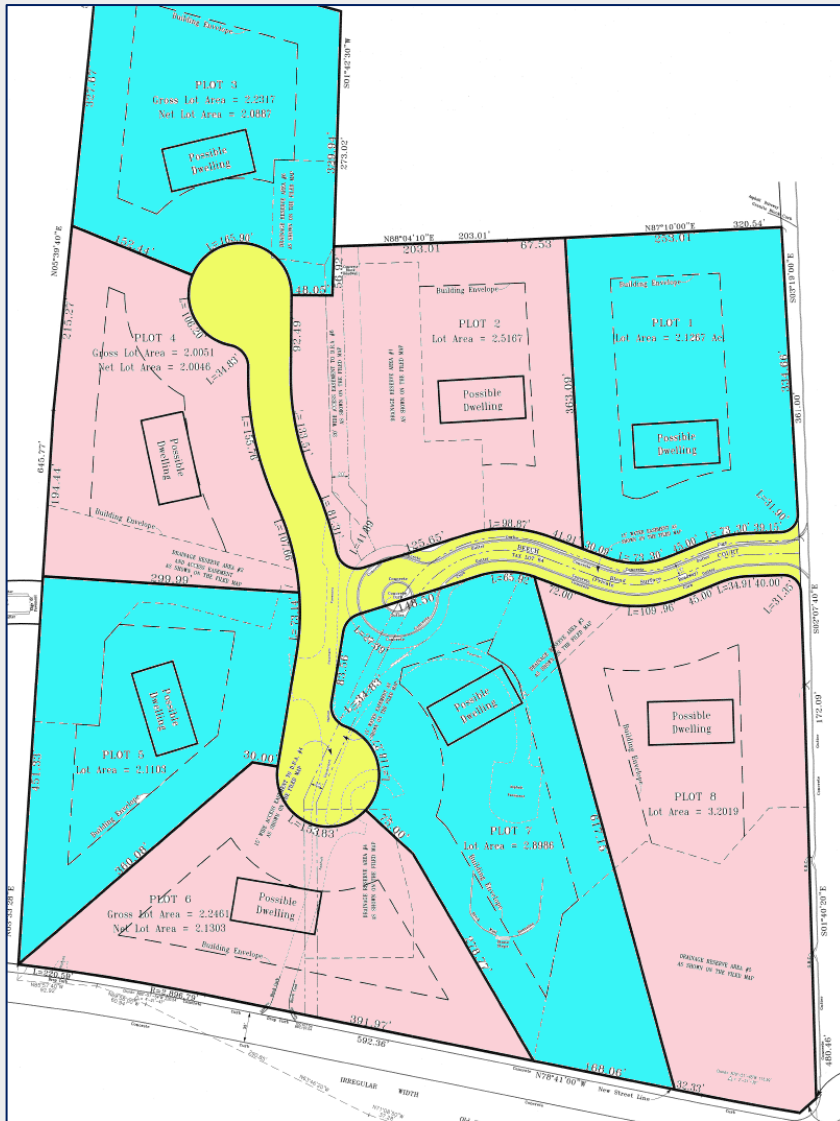
Patrick J. Smith  
Executive Vice President  
Smith & DeGroat Real Estate  
Office: 516.248.6905  
Direct: 631.478.5094  
Email: psmith@sdnyrealty.com

Matthew L. Smith  
President/Broker of Record  
Smith & DeGroat Real Estate  
Office: 516.248.6905  
Direct: 516.697.1792  
Email: msmith@sdnyrealty.com



# Prospective Site Plan

## Eight (8) Buildable Lots



---

Plot 1: 2.1267 Acres

---

Plot 2: 2.5167 Acres

---

Plot 3: 2.2317 Acres

---

Plot 4: 2.0051 Acres

---

Plot 5: 2.1103 Acres

---

Plot 6: 2.2461 Acres

---

Plot 7: 2.8986 Acres

---

Plot 8: 3.2019 Acres

---

**Note: These are hypothetical parcel yields assuming 2-acre zoning.**

# Existing Site Plan

Four (4) Approved Buildable Lots

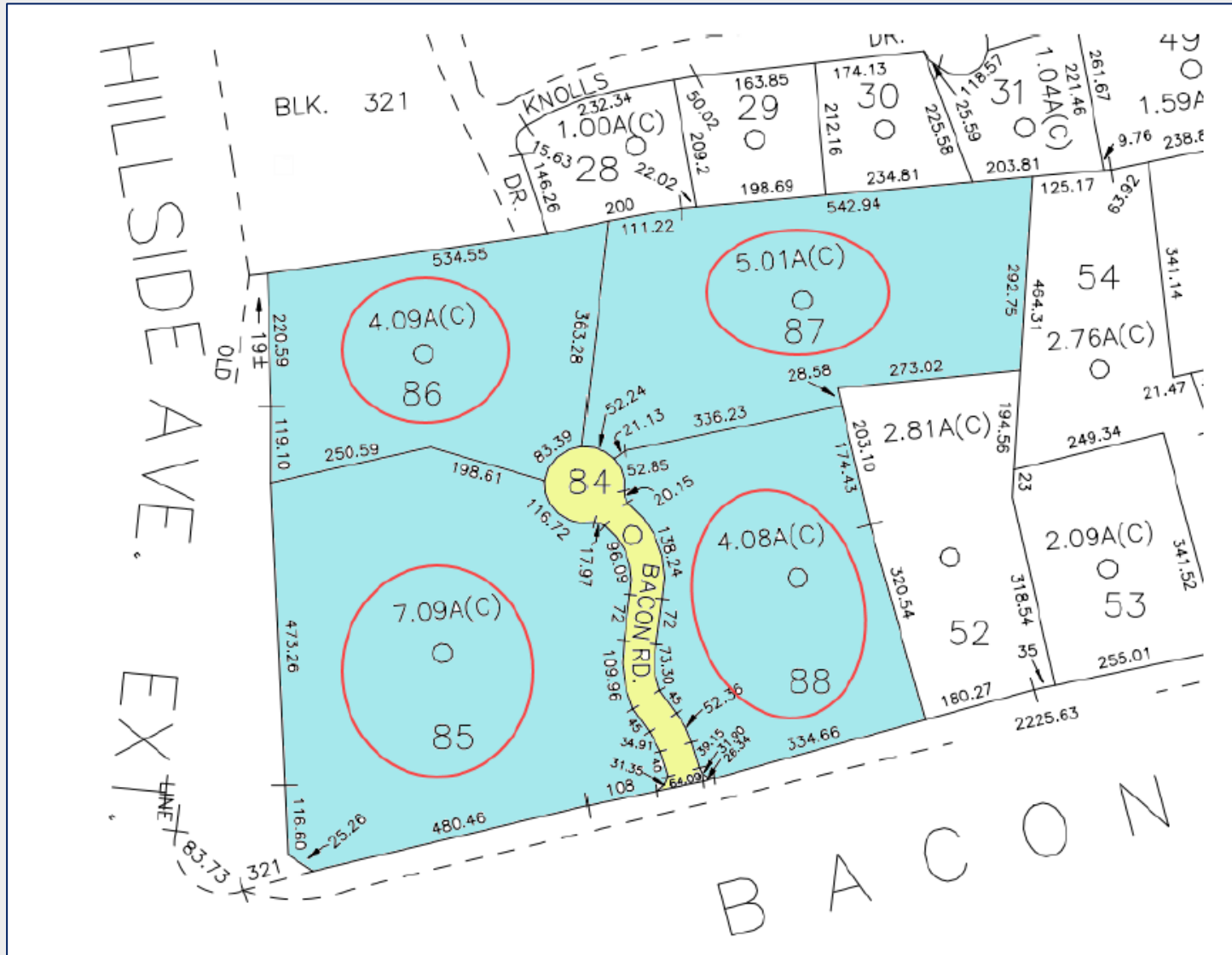


Plot 1: 5.01 Acres

Plot 2: 4.09 Acres

Plot 3: 7.10 Acres

Plot 4: 4.09 Acres



# Tax Map

**Lot 84**  
0.76± Acre Private Access Road

**Lot 85**  
7.01± Acre Approved Building Lot

**Lot 86**  
4.09± Acre Approved Building Lot

**Lot 87**  
5.01± Acre Approved Building Lot

**Lot 88**  
4.09± Acre Approved Building Lot