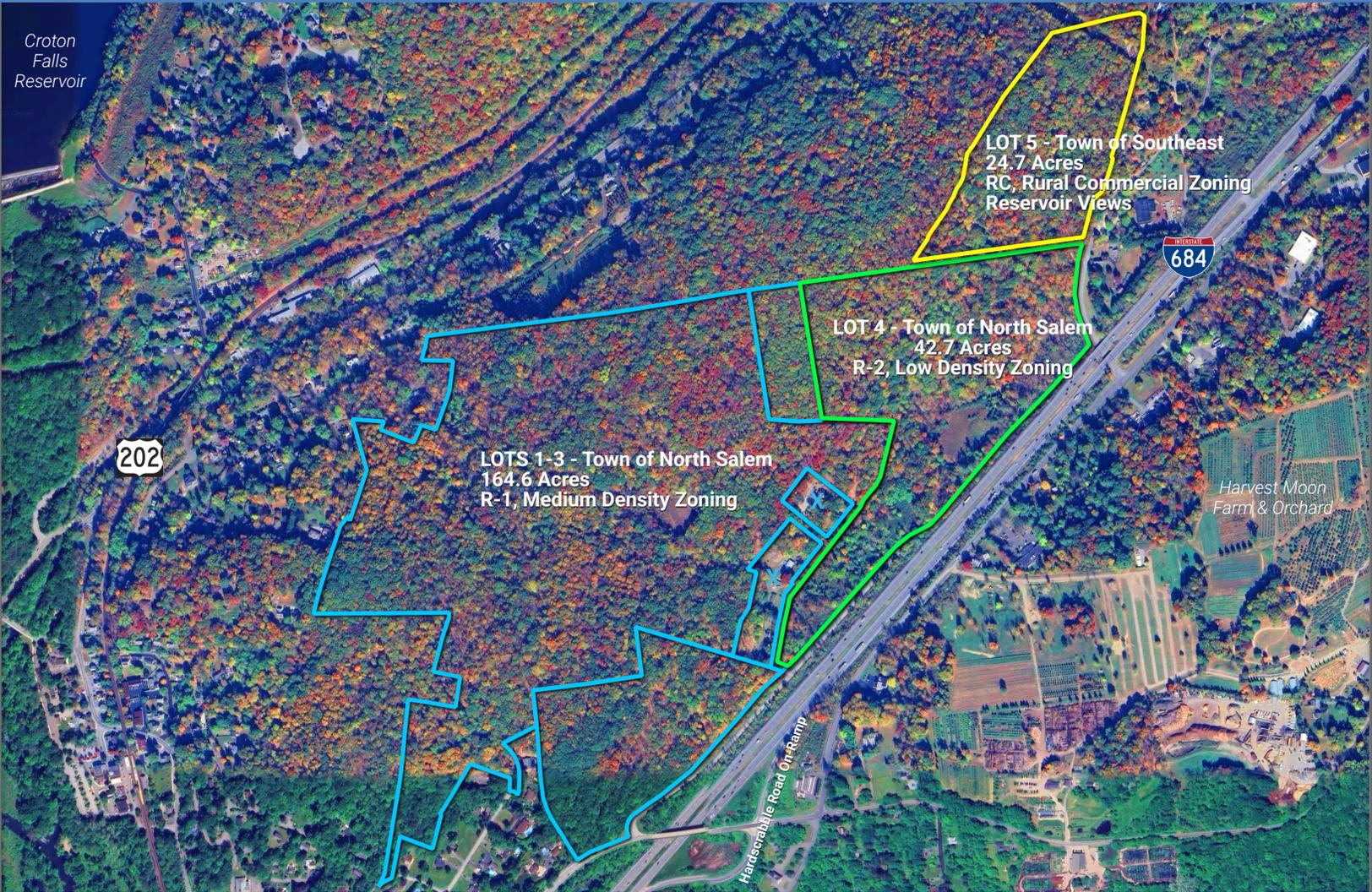


REED ROAD FARM DEVELOPMENT OPPORTUNITY

Prime Land Assembly for Sale - North Salem & Brewster, NY

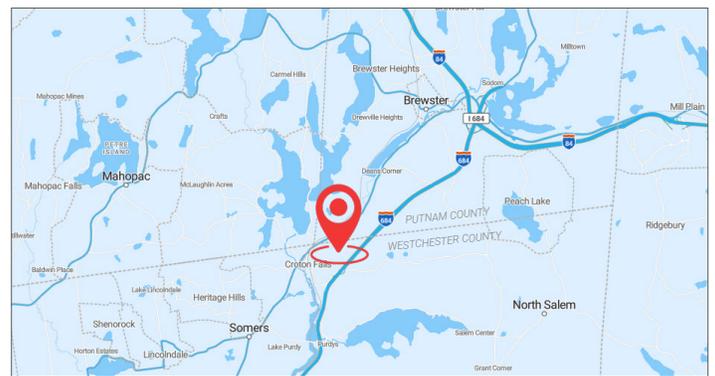


OVERVIEW

Reed Road Farm presents a unique development opportunity spanning approximately 232 acres across two prestigious Westchester and Putnam County municipalities. This substantial land assembly features varied topography, with extensive countryside and reservoir views from elevated ridge areas along Route 22. Recent lot line adjustments have optimized the parcels for individual sale or acquisition as a complete development package.

SITE BENEFITS

- Substantial acreage with development flexibility
- Strategic positioning for scenic development
- 5-minutes to Croton Falls Metro-North Station
- Multiple zoning classifications for diverse use
- Convenient access to major regional highways



CONTACT

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ASKING PRICE

LOTS 1-3 \$7,900,000 (available individually)
LOT 4 \$2,500,000
LOT 5 \$1,500,000



MCGRATH
REALTY INC

Information believed to be accurate but not guaranteed. Buyers should verify all details independently. Property subject to prior sale, price change, or withdrawal without notice.



LOT 4 RESIDENCE

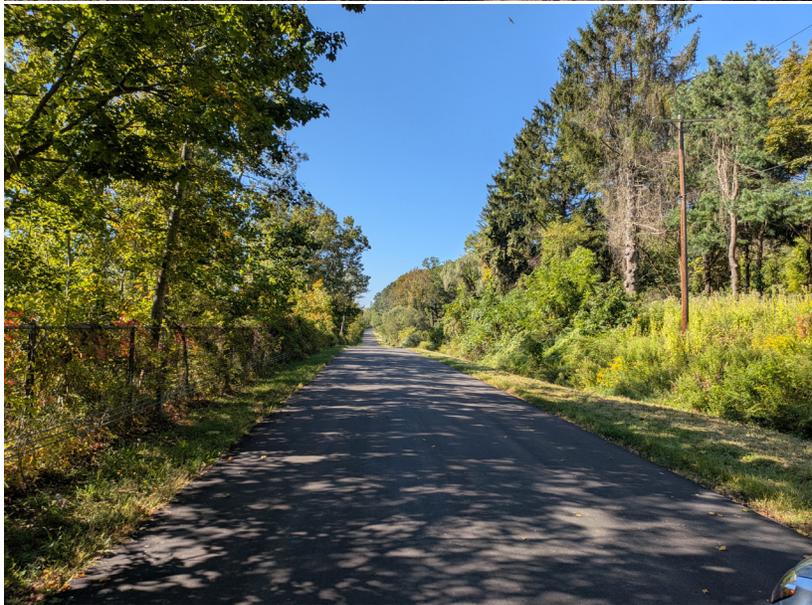
Lot 4 includes a recently renovated 2,175 square foot single-family residence with completed exterior improvements and interior ready for finishing. The property features open fields surrounded by stone walls, creating an ideal setting for commercial development or estate use.

STRATEGIC POSITIONING

Reed Road's positioning between Westchester's established residential market and Putnam County's emerging commercial corridor creates unique advantages for developers seeking to capitalize on both proximity to Manhattan and the area's transition toward mixed-use development. The existing infrastructure, including the renovated residence and historic field boundaries, provides immediate functionality while preserving options for comprehensive master planning.



The convergence of multiple zoning classifications within a single assemblage rarely occurs at this scale, particularly with the transportation accessibility that defines this location. Beyond the immediate development potential, the property's configuration allows for phased implementation strategies that can adapt to market conditions while maintaining long-term value appreciation through its Metro-North connectivity and regional highway access



KEY DEVELOPMENT ADVANTAGES

- Cross-municipal zoning flexibility enabling residential, agricultural, and commercial applications
- Immediate revenue potential through existing renovated residence during development phases
- Transportation infrastructure supporting both local and metropolitan market access

ASKING PRICES

LOT 1	\$3,300,000	LOT 4	\$2,500,000
LOT 2	\$2,800,000	LOT 5	\$1,500,000
LOT 3	\$1,800,000		

