



THE LAND & LIVING TEAM
AT KELLER WILLIAMS UPSTATE NY PROPERTIES



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KELLER WILLIAMS REALTY

100.1 Acres - Coxsackie, NY
Rare Development Opportunity
Zoned Corridor Industrial

Property Overview

100 Acres In The Hudson Valley
Old Plank Road Coxsackie, NY

Disclaimer Notice

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Representation

The Largest Real Estate Company in Central New York

Based in Oneonta New York, Based in Central New York, Keller Williams Upstate NY Properties is the largest real estate company in the region, covering over 4,000 square miles across the heart of the state. Our team is part of a vast and growing network that provides our clients with unmatched exposure and strategic leverage at the local, regional, national, and international levels.

With deep experience across office, industrial, land, and commercial property types, our advisors bring both market insight and strong investor relationships to the table. Through our affiliation with Keller Williams, one of the most recognized names in global real estate, we offer access to a nationwide and international network designed to support maximum visibility, rapid connectivity, and top-tier outcomes for our clients. Whether your goals are acquisition, disposition, or long-term investment, our platform is built to help you succeed.



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Offering Summary

The Paper Birch Properties team along with the Land and Living Team at Keller Williams have been exclusively retained to represent the sellers in the marketing and sale of this exceptional development opportunity on Old Plank Road in the heart of the Hudson Valley.

As demand for commercial, industrial, and strategic land holdings in the Hudson Valley continues to surge, large undeveloped parcels of this scale have become increasingly rare. Opportunities like this are especially scarce in locations well-suited for commercial and industrial development. This property is ideally positioned just 3.5 miles from a New York State Thruway exit that sees nearly 13,000 vehicles per day, and it is one block from Route 9W, which carries an average daily traffic count of over 7,000 vehicles.

Located along the highly active 9W industrial corridor, the site offers excellent access and visibility, making it an ideal location for solar farms, data centers, manufacturing, distribution and logistics operations, or higher-density residential projects. Its scale, infrastructure proximity, and flexible development potential make it a standout investment opportunity in one of New York's most active and fastest-growing regions.

This is a rare chance to secure a substantial land position in a supply-constrained market with long-term growth potential.



Property Description

Property Address	Old Plank Road Saugerties, NY 1247
Zoning	Corridor Industial
Number of Parcels	6
Road Frontage	8,00 Feet (approx)
Residential Acreage	6.0 Ac
Industrial Acreage	94.1 Ac
Total Acreage	100.1 Ac
Township	Coxsackie
Deed Restrictions	None



Investment Highlights

- **Strategic Location:** The Hudson Valley offers proximity to major transportation routes, including the NYS Thruway and key freight corridors, making it ideal for logistics, warehousing, and distribution.
- **Scarcity of Large Parcels:** Industrial-zoned parcels of this size are increasingly rare in the Hudson Valley, creating long-term value through scarcity.
- **Growing Demand:** The region is experiencing sustained growth in e-commerce, manufacturing, and clean energy sectors, all of which require industrial space.
- **Pro-Business Environment:** Many Hudson Valley municipalities are actively encouraging responsible development to stimulate job creation and economic growth.
- **Access to Major Markets:** The property offers easy access to New York City, Albany, and other Northeast metros, providing a strategic hub for regional operations.
- **Infrastructure Expansion:** Ongoing investments in regional infrastructure, such as road improvements and utility expansions, are increasing the viability of industrial development.
- **Diverse Use Potential:** Industrial zoning allows for a wide range of applications including solar farms, data centers, warehousing, light manufacturing, and logistics hubs.
- **Long-Term Appreciation:** As developable industrial land becomes harder to find, properties like this tend to appreciate in value, offering both short-term opportunity and long-term growth.



Property Aerial

