



LAND FOR SALE

## DALEY FARM SUBDIVISION

**FULLY APPROVED - 136 SINGLE FAMILY & TOWN HOME LOTS**

TITUSVILLE ROAD, POUGHKEEPSIE, NY 12603

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**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

HUDSON VALLEY  
PROPERTIES

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$7,000,000
Filing Fees:	\$1,000,000 (est)
Water/sewer hook-up:	\$884,000
Total improvements after filing:	\$5,000,000 (est)
Total:	\$15,644,000
60 Single Family Lots	\$7,500,000 (\$125K/lot)
76 Townhome Lots	\$8,144,000 (\$107K/lot)
Lot Size:	149 Acres
Price / Acre:	\$46,980

### PROPERTY OVERVIEW

Fully approved 136 lot subdivision in the Hudson River Valley is ready for development. The property is located in the town of Lagrange, in Dutchess County NY, conveniently located in the southern tier of NY, equidistant between NYC and Albany.

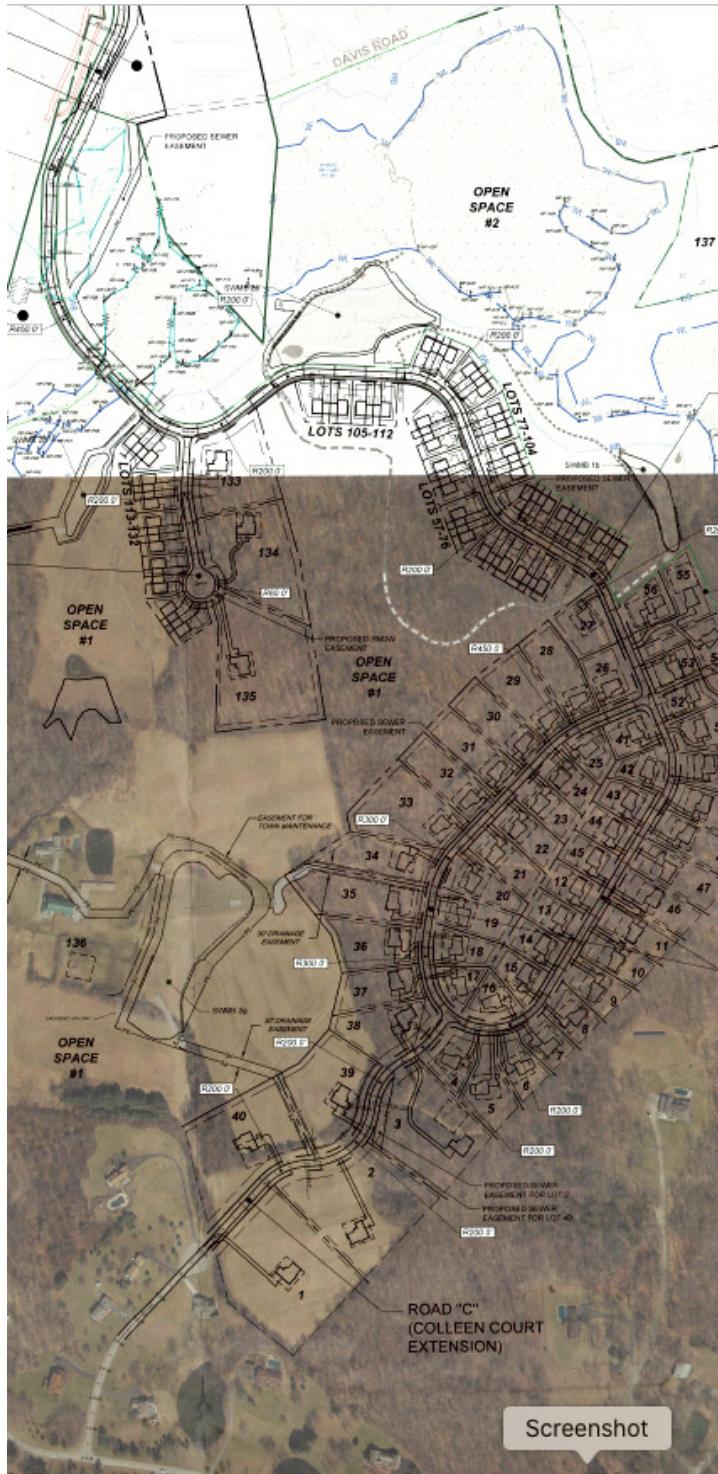
The final map is in the process of being filed and infrastructure improvements could begin as early as Q1 2024. The current site plan calls for 136 lots: 51 single-family (0.5-1 acres), 9 estate (1.5-8 acres), and 76 town-homes. Each property will be tied into municipal water and sewer.

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### COMPLETE HIGHLIGHTS



### LOCATION INFORMATION

Building Name	Daley Farm Subdivision
Street Address	Titusville Road
City, State, Zip	Poughkeepsie, NY 12603
County	Dutchess
Market	Hudson Valley
School District	Arlington

### PROPERTY HIGHLIGHTS

- Arlington School District
- Dutchess County Inventory - With a shortage of available building lots and resale inventory, the new construction market in Dutchess County is robust.
- Significant Demand - The project fulfills a currently underserved demand for new single family homes and town homes.
- Comparable Sales - Absorption rates at nearby subdivision have significantly increased over the last 12 months. Frank Farm/Sleight Farm is the nearest comparable offering about 3 miles away.

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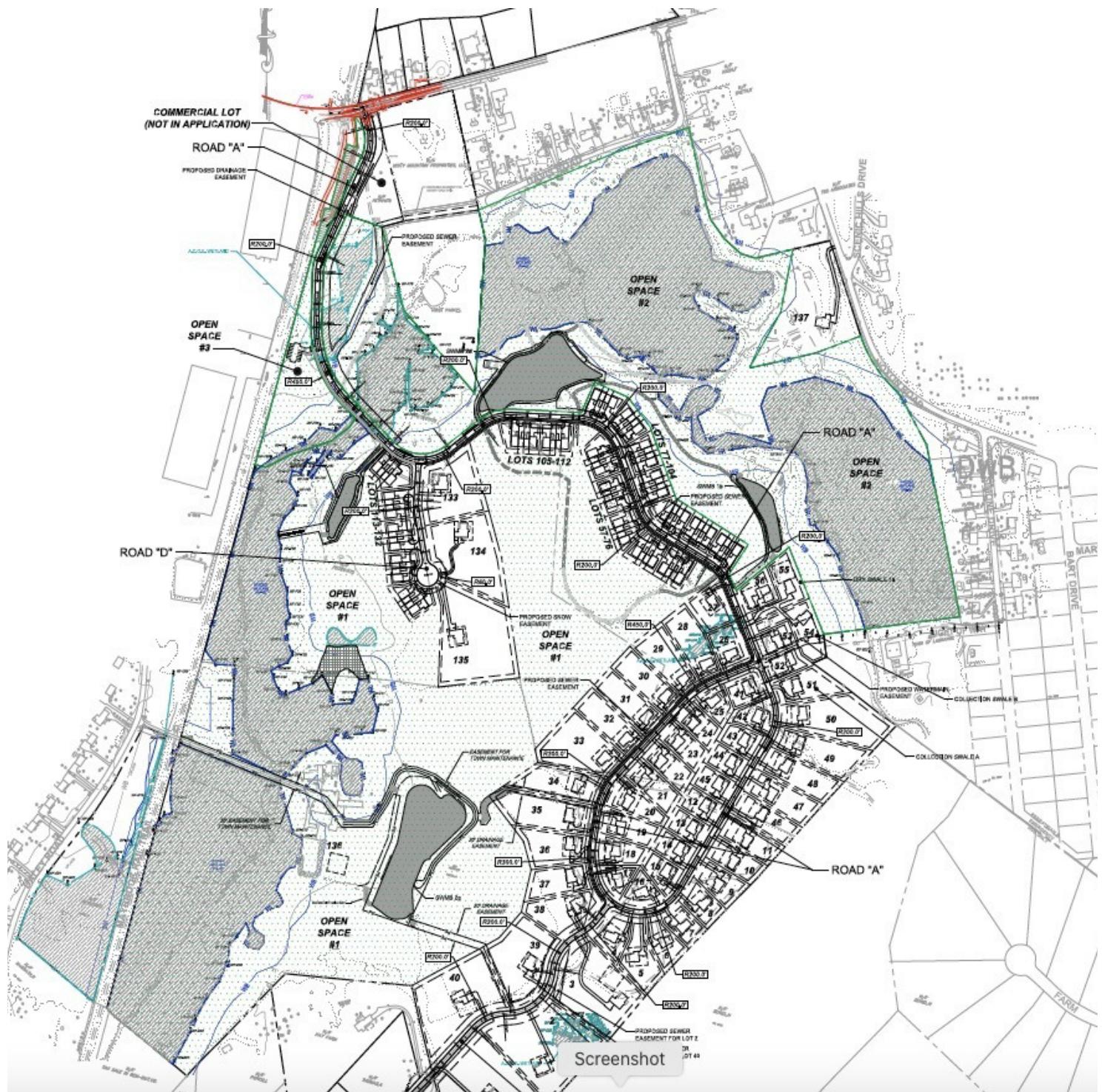
## ADDITIONAL PHOTOS



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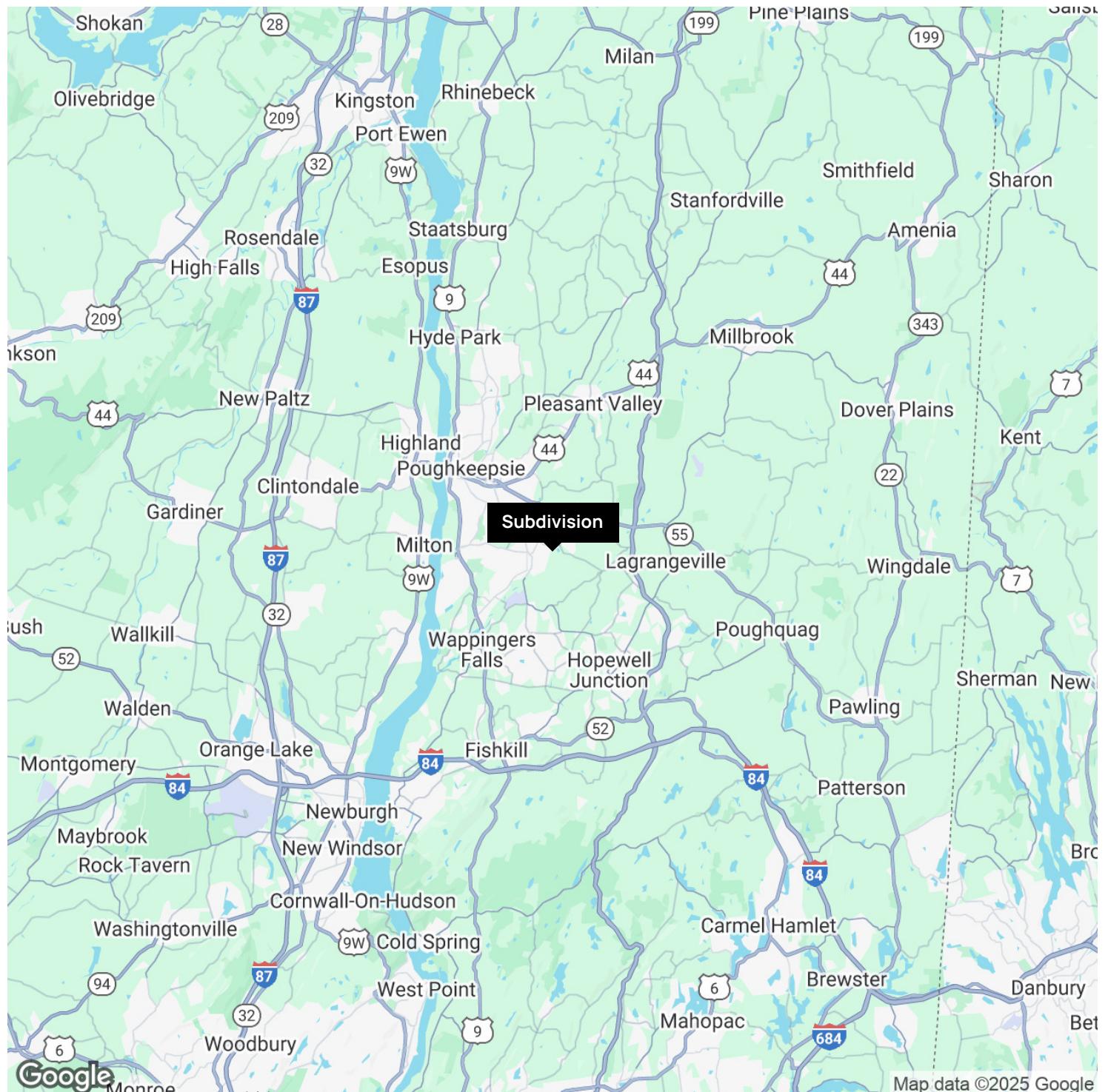
## SITE PLANS



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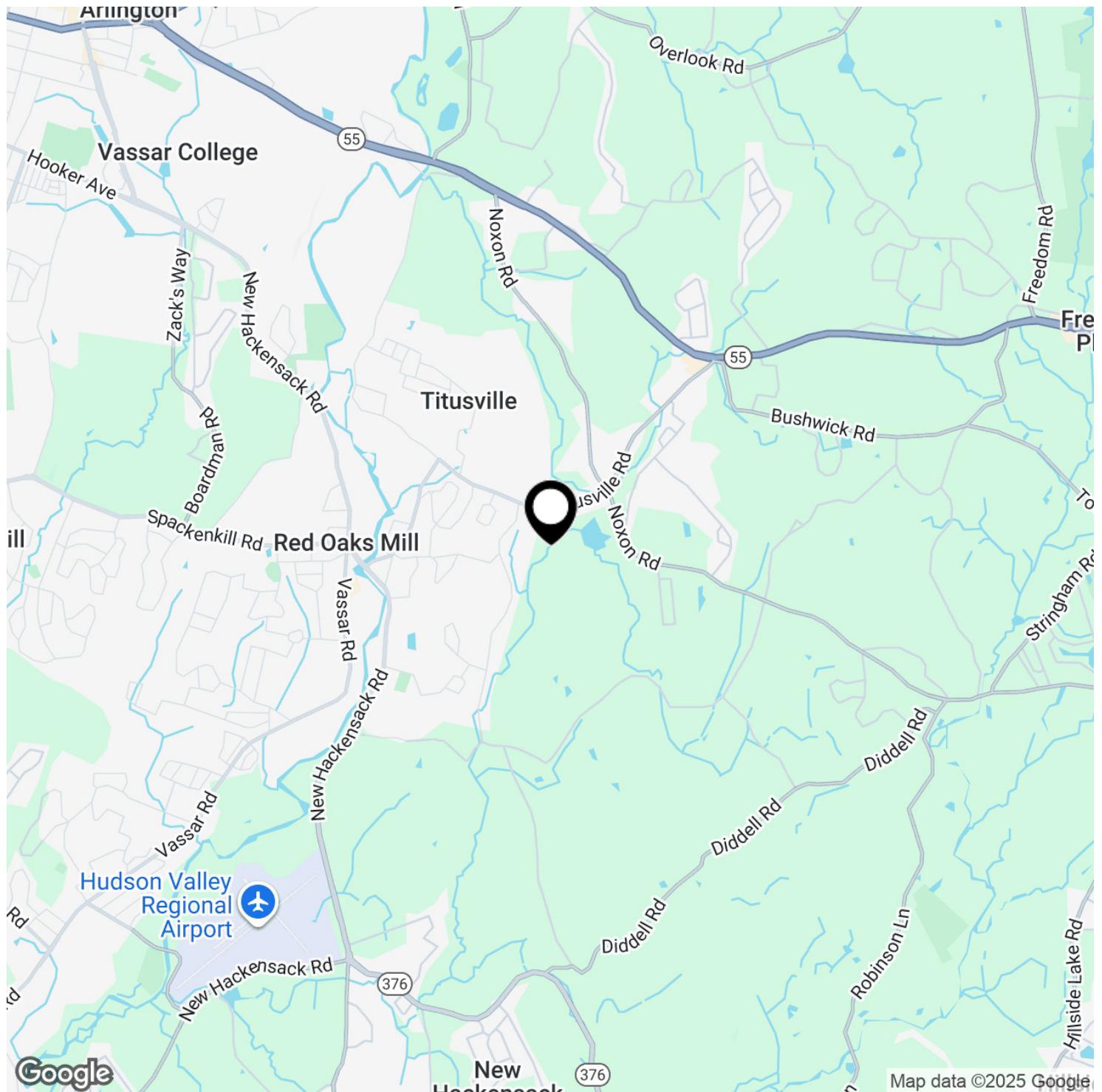
## REGIONAL MAP



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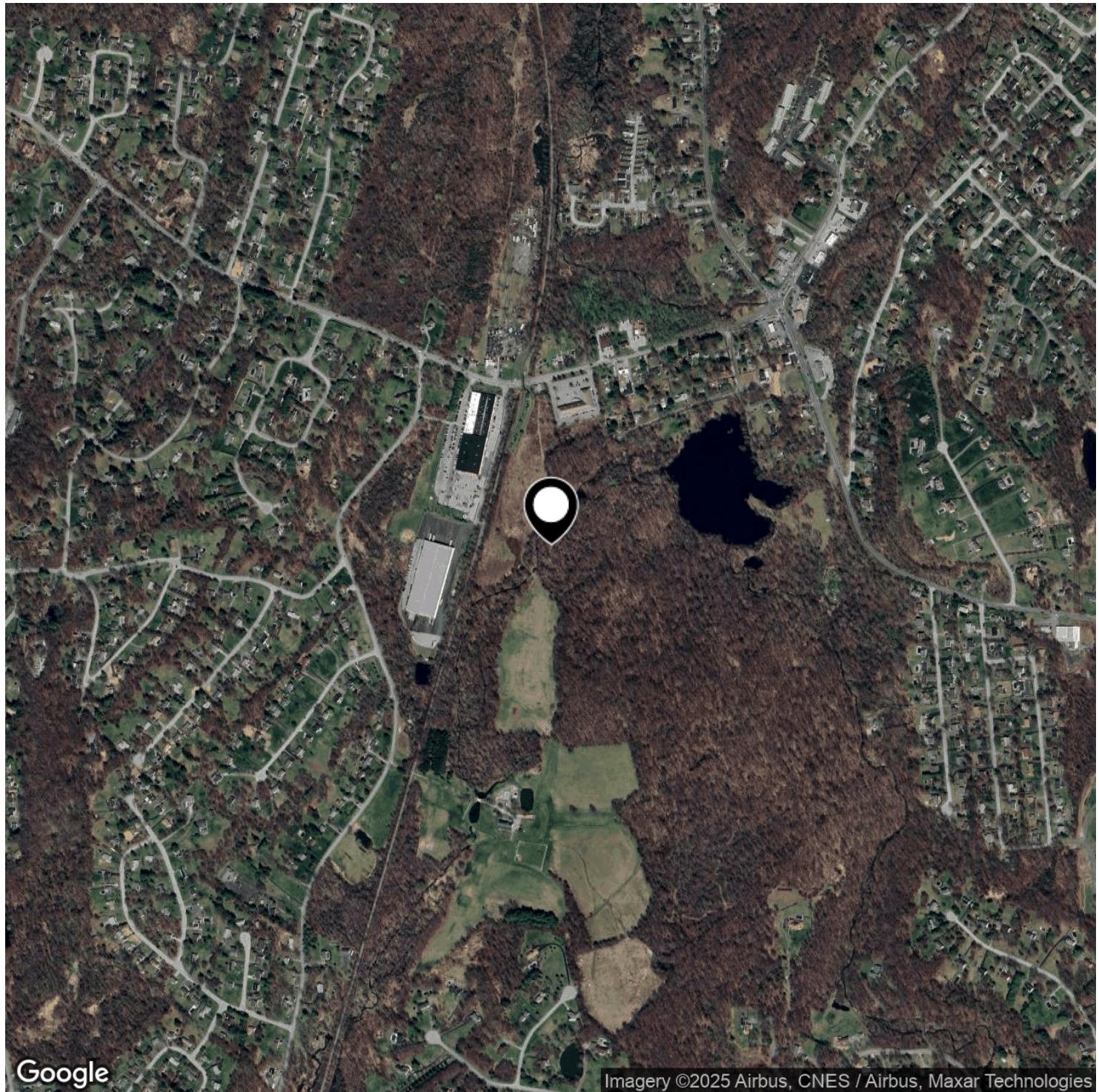
## LOCATION MAPS



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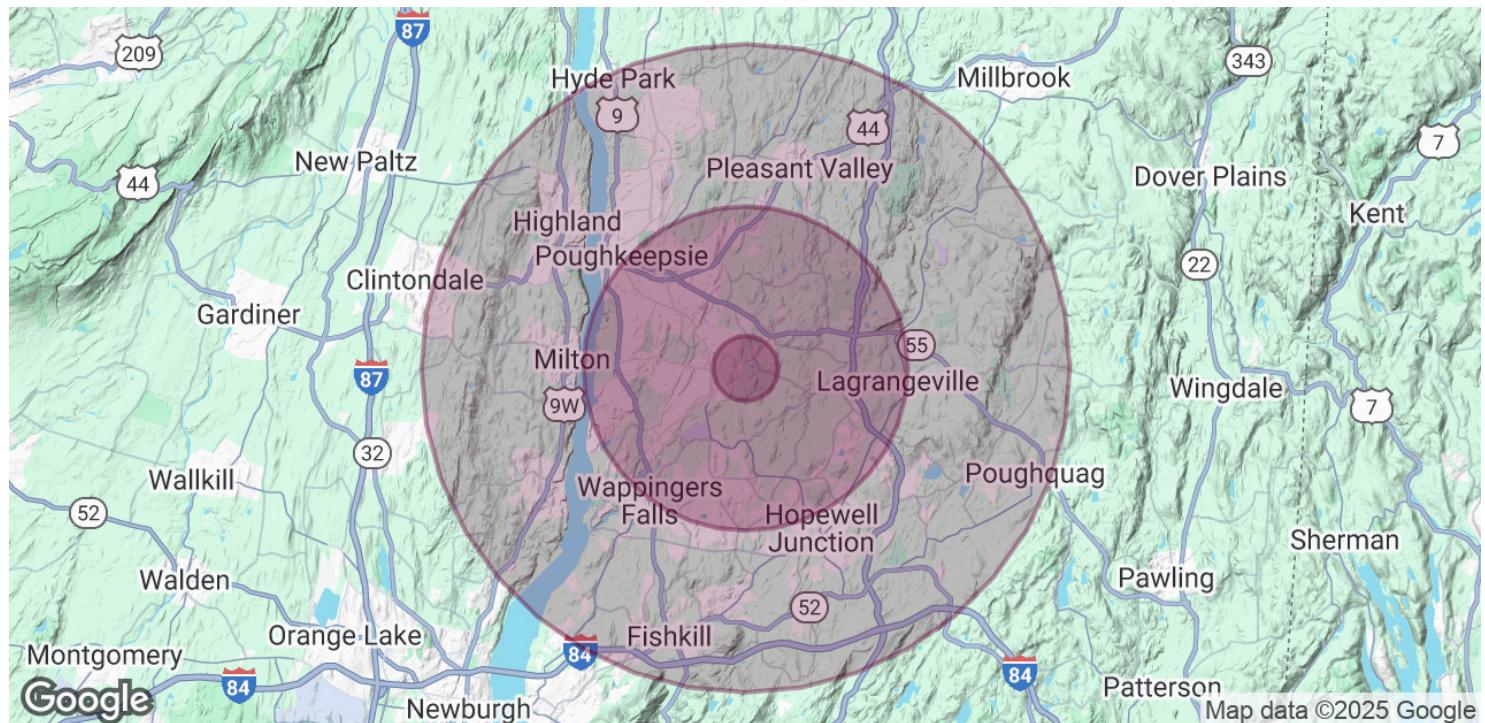
## AERIAL MAPS



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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,344	70,540	250,882
Average age	41.0	38.8	37.7
Average age (Male)	41.1	37.6	36.4
Average age (Female)	40.7	39.4	38.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	779	24,636	90,396
# of persons per HH	3.0	2.9	2.8
Average HH income	\$119,879	\$92,279	\$83,321
Average house value	\$370,142	\$330,251	\$333,028

\* Demographic data derived from 2020 ACS - US Census