

1423 EMPIRE BLVD

1423 Empire Blvd
Webster, NY 14609



PROPERTY DESCRIPTION

Almost 10 acres of land located on Empire Boulevard in the Town of Penfield. Located in the LaSalle's Landing District (LLD) which permits moderate-density residential development, as well as certain commercial, recreational and open space uses that serve the residents of and visitors to this district, as well as the Town, and that generally benefits from and enhances the unique aesthetic and environmental qualities of the Town's waterfront areas.

LOCATION DESCRIPTION

Located on Empire Blvd in the town of Webster, across from the Waters Edge apartment development and Southpoint Marina. This land is located on the south side of Empire Blvd, one mile south of the Empire Blvd/Bay Rd commercial trade area and 1.5 miles from the Empire Blvd I-590 on/off ramps. Other local retailers in the area include Bar Bill East and K2 Brewing.

PROPERTY HIGHLIGHTS

- School Taxes: \$4,036.25
- Town/County Taxes: \$2,455.66
- Zoned for Moderate-density and mixed use

OFFERING SUMMARY

Sale Price: \$499,900

Lot Size: 9.94 Acres



Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com
NY #10491202934



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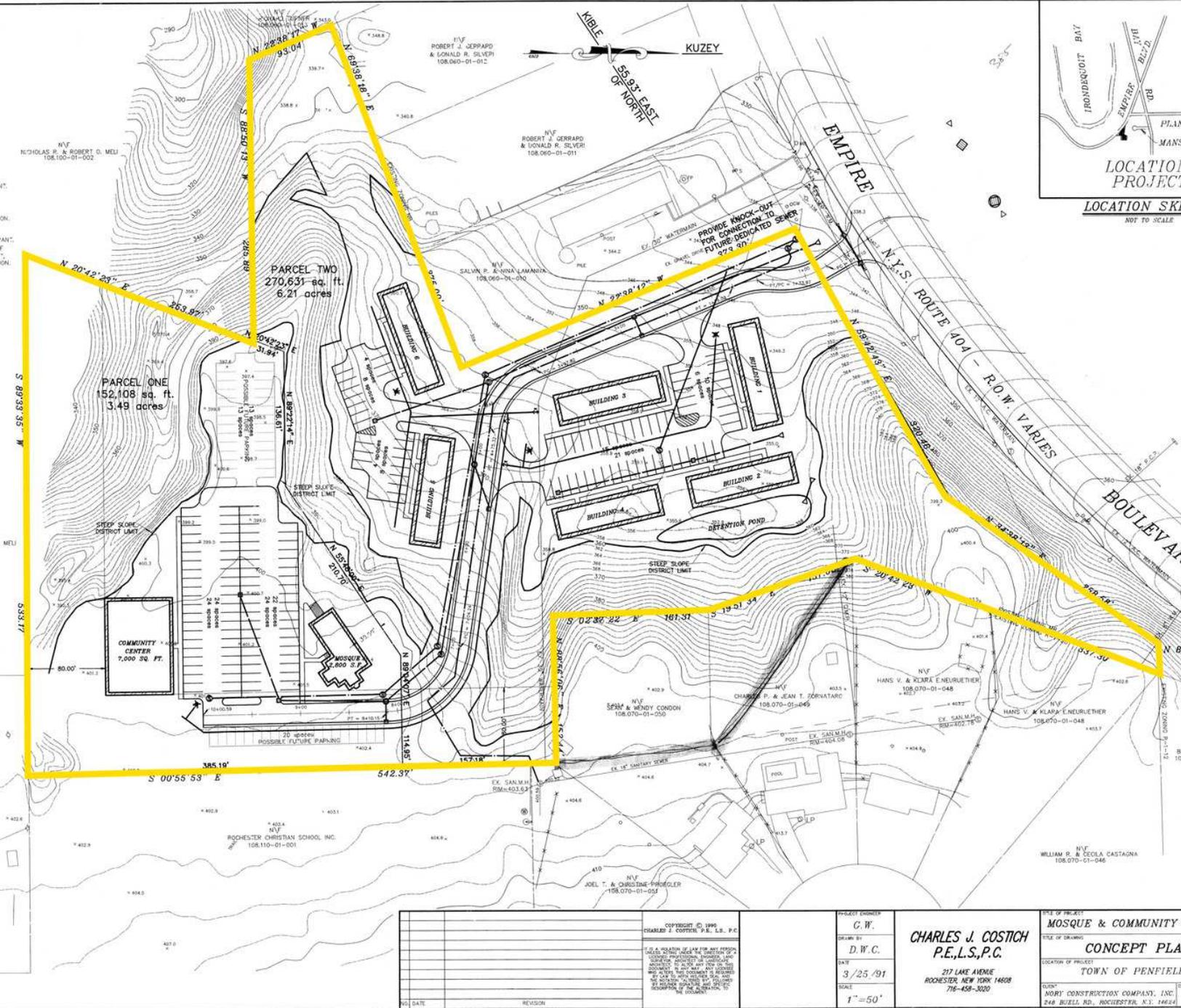


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NO. DATE REVISION	COPYRIGHT © 1995 CHARLES J. COSTICH, P.E., L.S., P.C.	PROJECT ENGINEER C.W.	TITLE OF PROJECT MOSQUE & COMMUNITY
	<small> THIS IS A PRELIMINARY PLAN AND SHOULD NOT BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT INCLUDE ANY OTHER SERVICES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT INCLUDE ANY OTHER SERVICES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. </small>	D.W.C.	TITLE OF DRAWING CONCEPT PLAN
	DATE 3/25/91	SCALE 1" = 50'	LOCATION OF PROJECT TOWN OF PENFIELD
	CLIENT MORNY CONSTRUCTION COMPANY, INC. 248 BULLS RD., ROCHESTER, N.Y. 14624	PROJECT ADDRESS 217 LAKE AVENUE ROCHESTER, NEW YORK 14608 716-458-3020	

Concept site plan

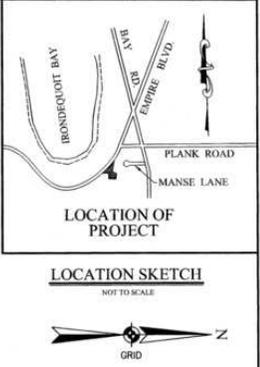
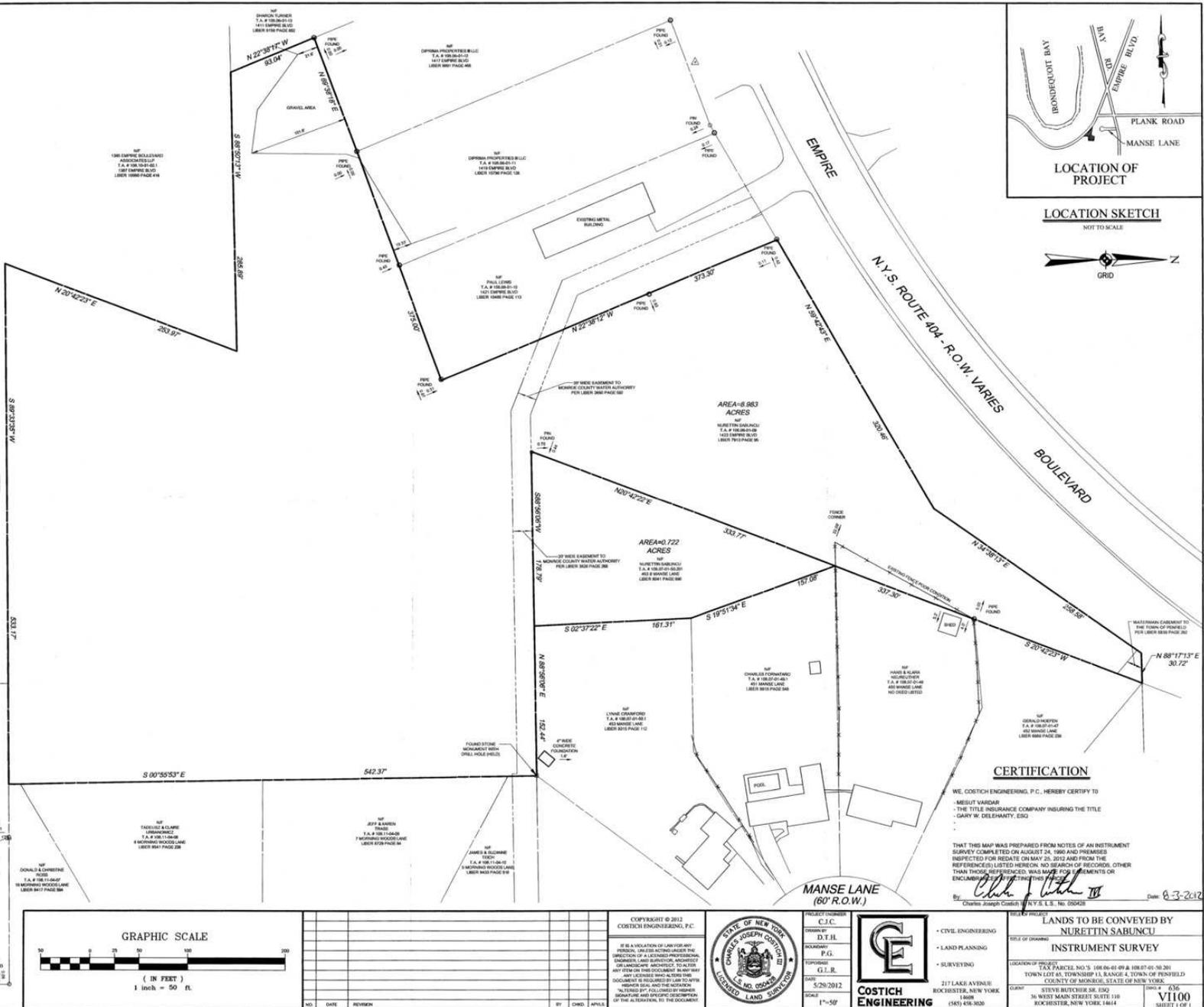


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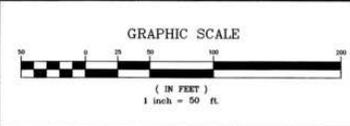
CERTIFICATION

WE, COSTICH ENGINEERING, P.C., HEREBY CERTIFY TO:

- MISLIT VARDAR
- THE TITLE INSURANCE COMPANY INSURING THE TITLE
- GARRY W. DELEHANTY, ESQ.

THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON AUGUST 24, 1990 AND PREMISES INSPECTED FOR REBATE ON MAY 25, 2012 ARE FROM THE REFERENCES LISTED HEREON. NO SEARCH OF RECORDS, OTHER THAN THOSE REFERENCED, WAS MADE TO ASCERTAIN OR ENLARGE UPON THE EXISTING FINANCIAL AGREEMENTS OR ENCUMBRANCES AFFECTING THE PROPERTY.

By: *[Signature]* Date: 6-3-2012



NO.	DATE	REVISION	BY	CHKD.	APP'D.

STATE OF NEW YORK
 COUNTY OF MONROE
 LICENSED LAND SURVEYOR

COSTICH ENGINEERING, P.C.
 217 LAKE AVENUE
 ROCHESTER, NEW YORK 14609
 (585) 456-3026

PROJECT NUMBER: C.J.C.
 CLIENT: D.F.H.
 PROJECT: P.C.I.
 SURVEYOR: G.L.R.
 DATE: 5/29/2012
 SCALE: 1"=50'

LANDS TO BE CONVEYED BY
 NURETTIN SABUNCU
 INSTRUMENT SURVEY

LOCATION OF PROJECT:
 TAX PARCELS: NO. 15, 196 AND 41-49 & 198-01-70-201
 TOWN LOT 45, TOWNSHIP 13, RANGE 4, TOWN OF RUSHFIELD
 COUNTY OF MONROE, STATE OF NEW YORK

CLIENT: STEVE BARTCHER SR. 600
 36 WEST MAIN STREET SUITE 118
 ROCHESTER, NEW YORK 14614

DATE: 6-3-2012
 SHEET: V1100
 SHEET 1 OF 1

Survey for property



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DEMOGRAPHICS	1 MI	2 MI	3 MI	10 MIN
Population				
2024 Estimated Population	4,591	21,851	63,813	124,664
2029 Projected Population	4,454	21,178	61,815	120,852
2020 Census Population	4,593	22,429	65,795	127,801
2010 Census Population	4,259	21,749	64,141	126,673
2024 Median Age	48.0	43.8	42.0	39.4
Households				
2024 Estimated Households	1,959	9,813	29,264	56,002
2029 Projected Households	1,920	9,622	28,676	54,899
2020 Census Households	1,922	9,884	29,331	55,783
2010 Census Households	1,671	9,170	27,921	53,781
Race and Ethnicity				
2024 Estimated White	86.9%	85.9%	76.2%	63.7%
2024 Estimated Black or African American	5.4%	6.2%	14.1%	22.3%
2024 Estimated Asian or Pacific Islander	2.8%	2.5%	2.1%	2.1%
2024 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.2%	0.2%
2024 Estimated Other Races	4.8%	5.3%	7.4%	11.6%
2024 Estimated Hispanic	5.2%	5.5%	8.0%	13.3%
Income				
2024 Estimated Average Household Income	\$138,007	\$133,533	\$117,028	\$100,967
2024 Estimated Median Household Income	\$84,203	\$92,905	\$83,973	\$72,364
2024 Estimated Per Capita Income	\$59,314	\$60,118	\$53,775	\$45,497
Education (Age 25+)				
2024 Estimated High School Graduate	22.4%	19.8%	20.2%	23.6%
2024 Estimated Some College	16.2%	15.5%	15.5%	15.6%
2024 Estimated Associates Degree Only	10.1%	10.9%	11.2%	11.1%
2024 Estimated Bachelors Degree Only	27.1%	29.9%	26.6%	22.6%
2024 Estimated Graduate Degree	20.3%	20.2%	19.9%	17.0%
2024 Estimated College Educated	73.7%	76.5%	73.2%	66.3%
Business				
2024 Estimated Total Businesses	177	664	1,780	3,742
2024 Estimated Total Employees	1,038	4,502	16,471	38,978
2024 Estimated Employee Population per Business	5.9	6.8	9.3	10.4
2024 Estimated Residential Population per Business	25.9	32.9	35.9	33.3



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