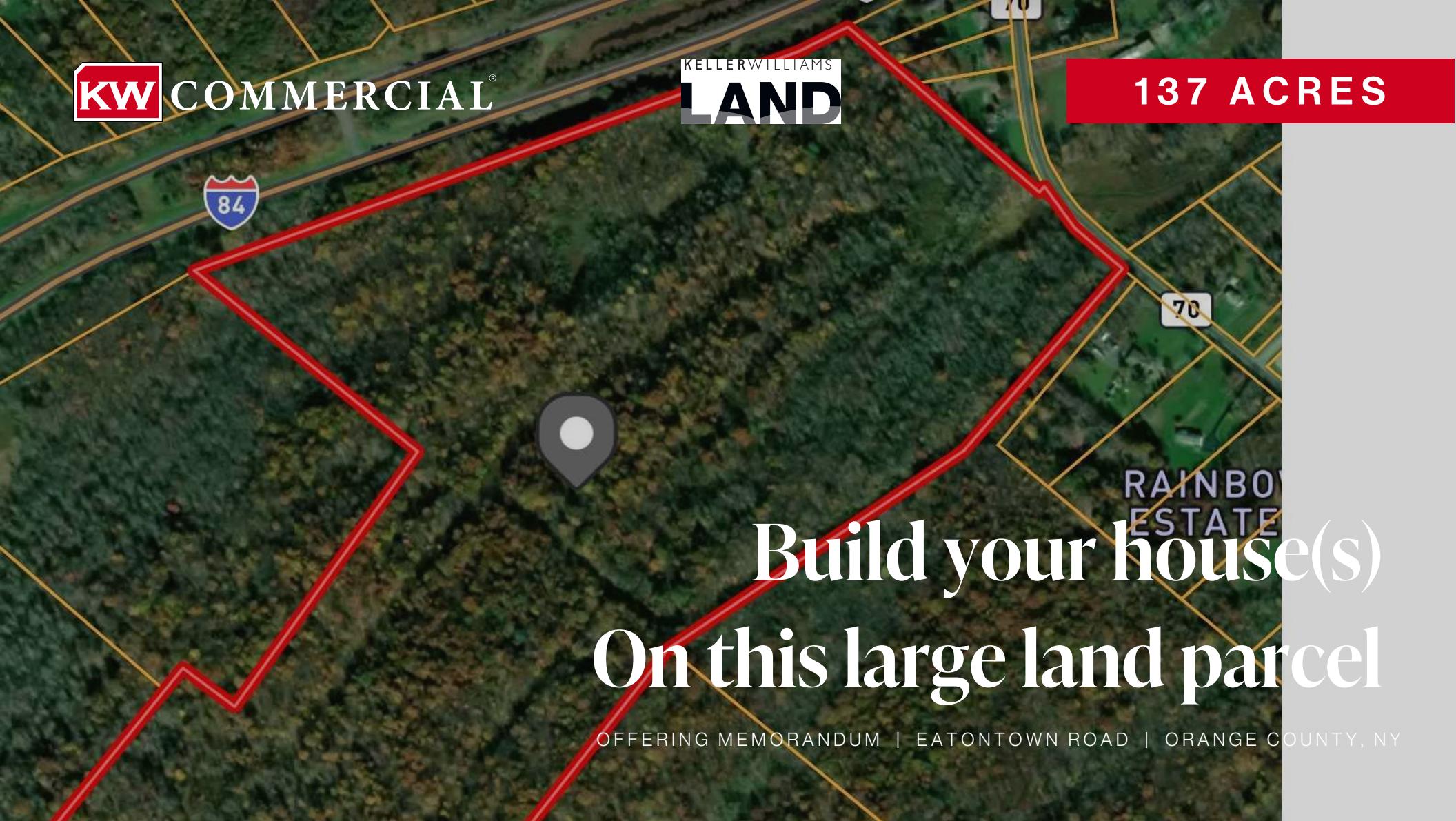


KW COMMERCIAL®

KELLERWILLIAMS
LAND

137 ACRES



Build your house(s)
On this large land parcel

OFFERING MEMORANDUM | EATONTOWN ROAD | ORANGE COUNTY, NY

Exclusively Listed by

Joseph Distelburger - Associate Broker/Investor Partner | (845) 344-7170 | jdistelburger@gmail.com

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KW Commercial - Central Valley

69 Brookside Avenue, Suite 225
Chester, NY 10918

Each Office is Independently Owned and Operated

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Executive Summary



Price:	\$799,000
Price / Acre:	5832
Lot Size:	137.30 Acres
Access:	Road Frontage
Cross Streets:	State Route 6
Permitted Uses:	Residential Agricultural
Frontage:	2428
Utilities:	None
Zoning:	
APN:	333200-005-000-0001-039.100-0000

Property Overview

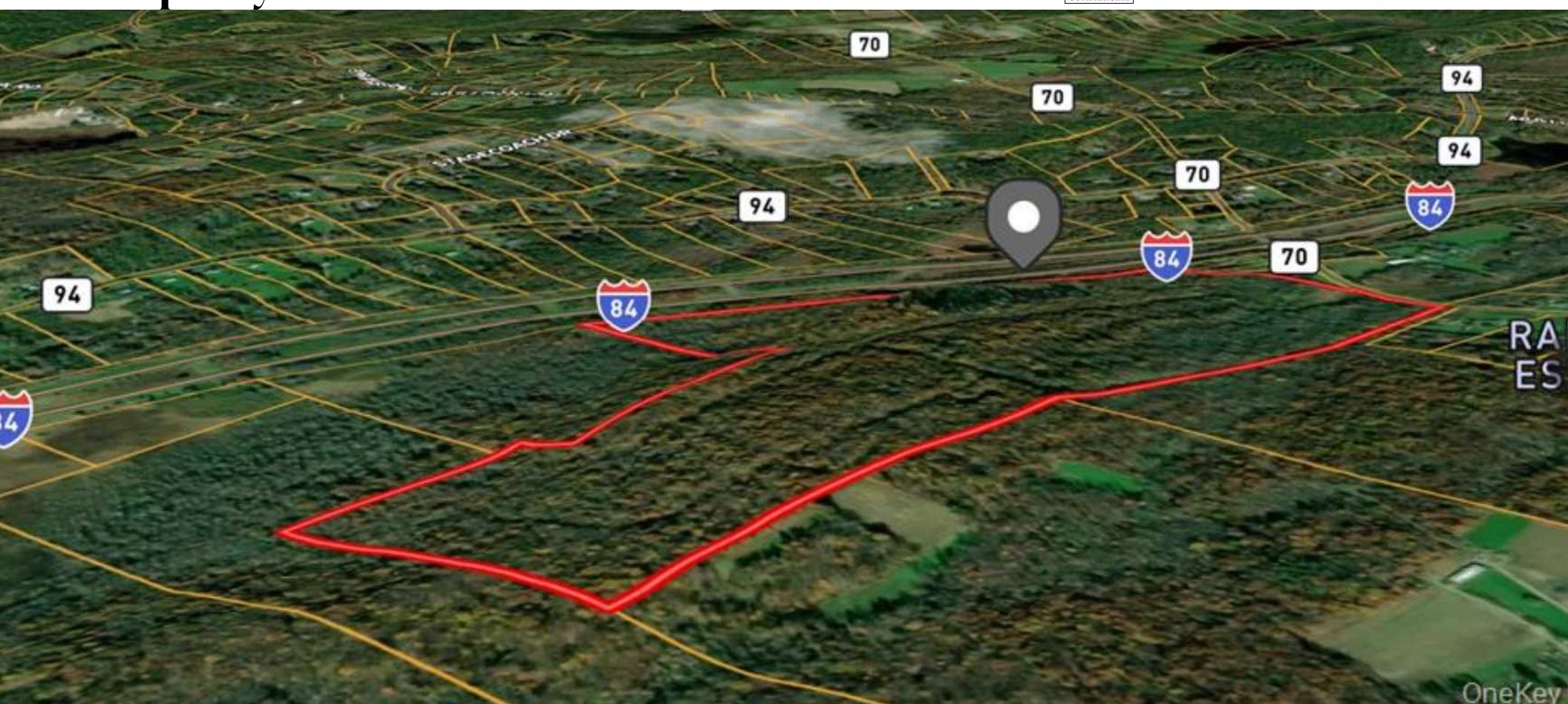
Property is vacant land which had conceptual plans for 30+ lots but was never completed. Sellers are selling "as is". Property is either a great recreational area to play, build a family compound or hold for future development. Soils look good. About 1/2 mile of road frontage.

Property Highlights

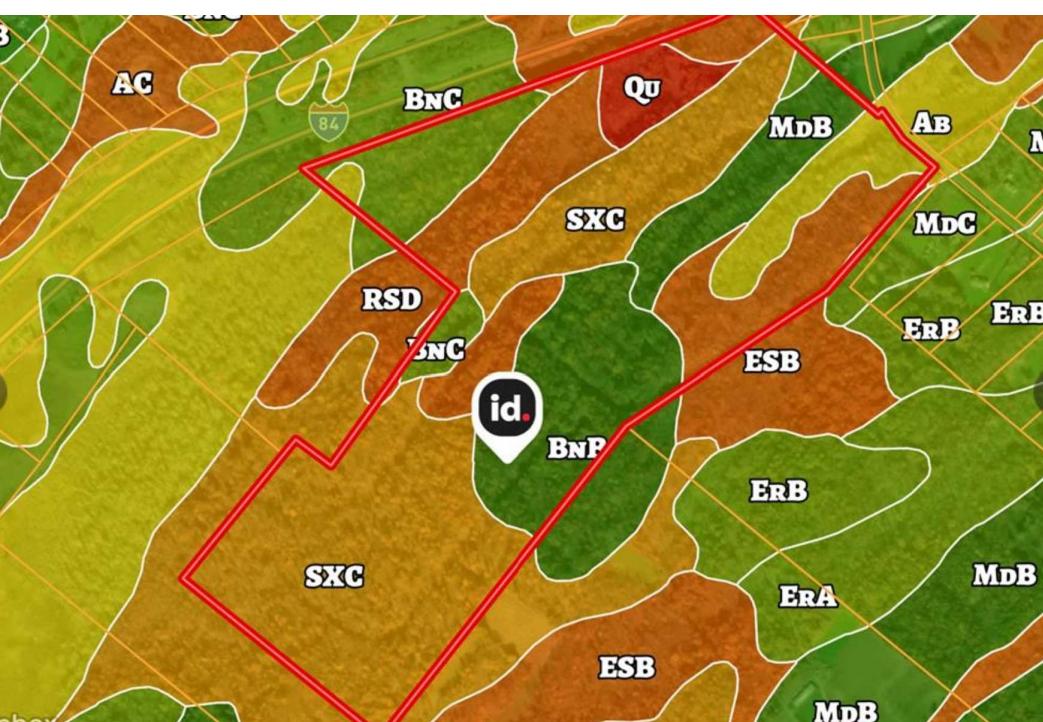
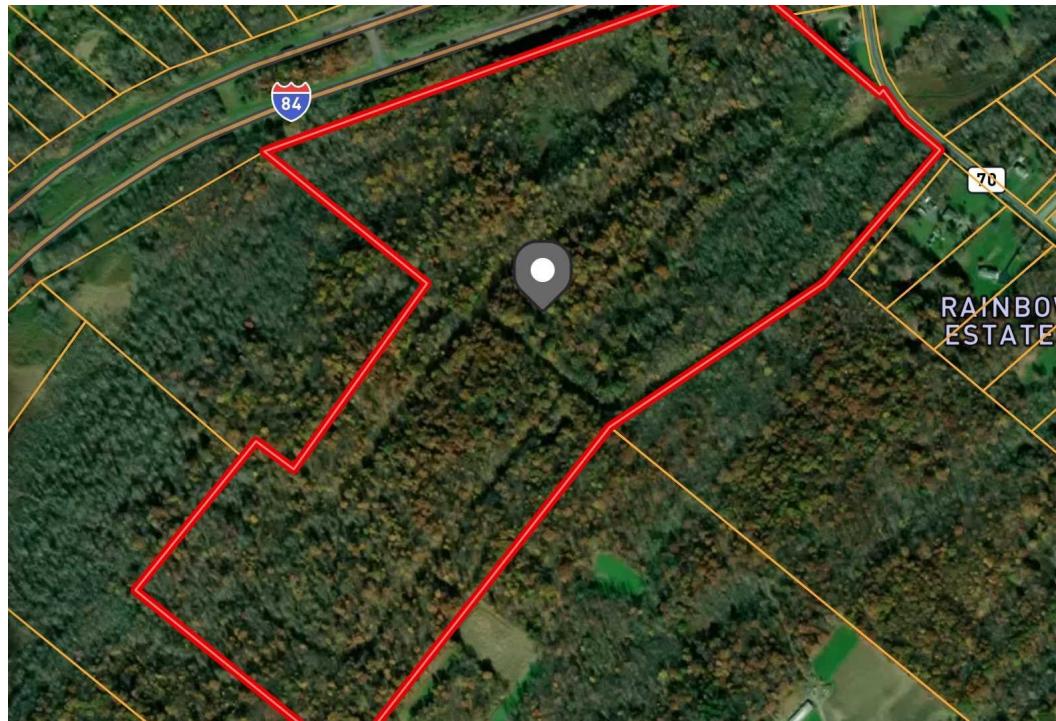
- Large Developable Parcel
- Had conceptual plans for 30+ lots
- Trails and open land to enjoy
- Build your house and play on the land or build your family compound
- Not many large parcels available in this fast growing area
- Great investment for long term value



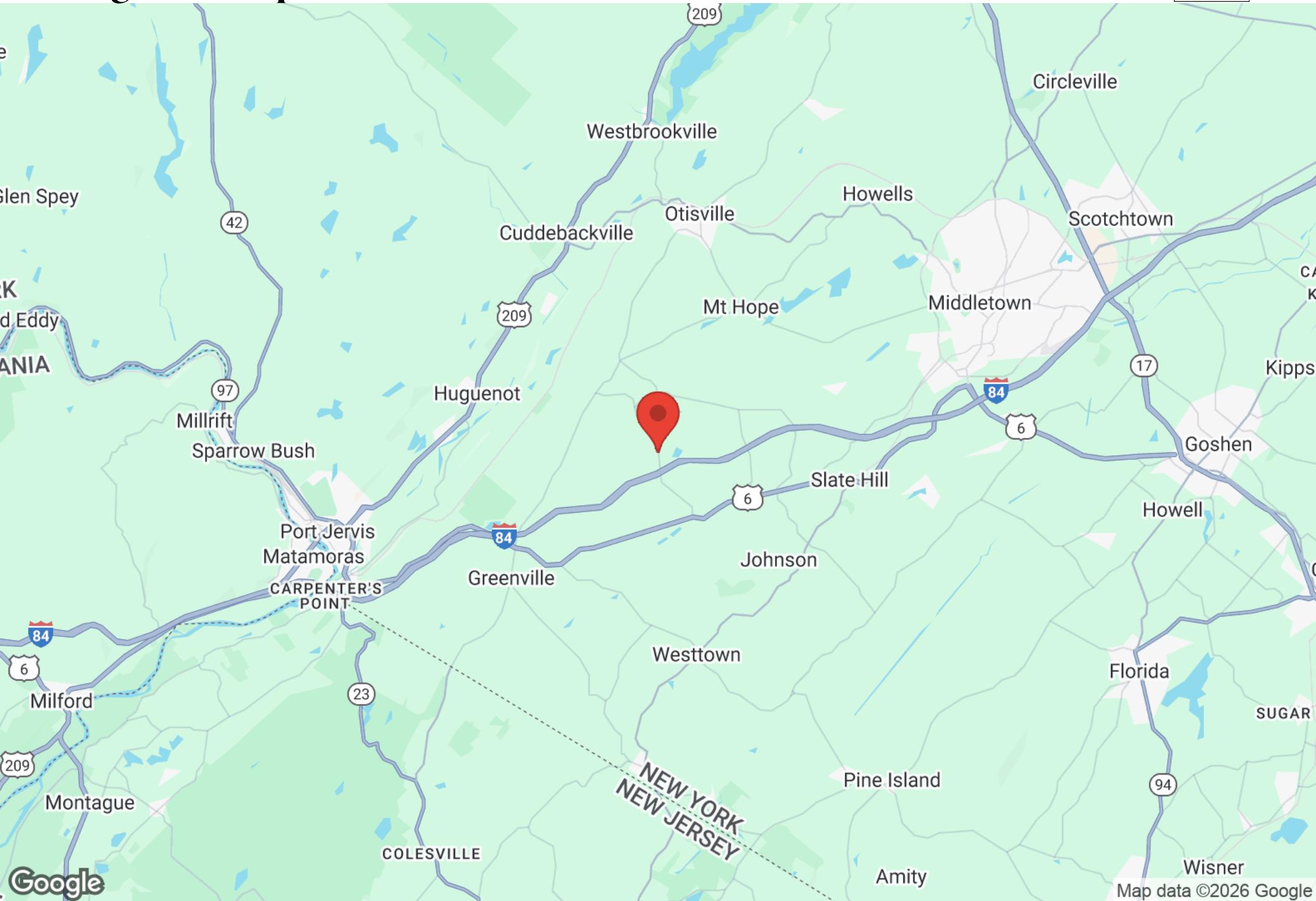
Property Photos



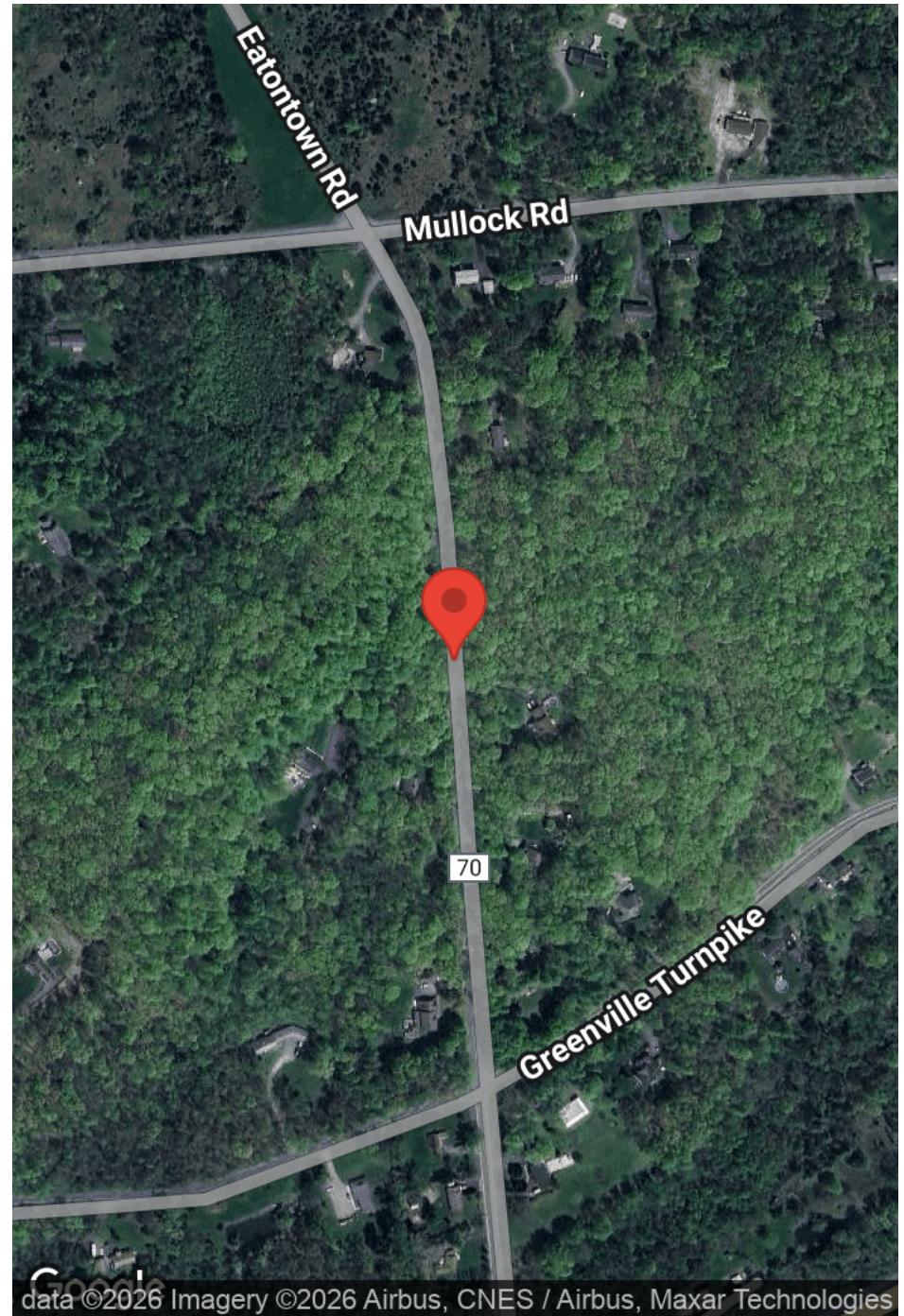
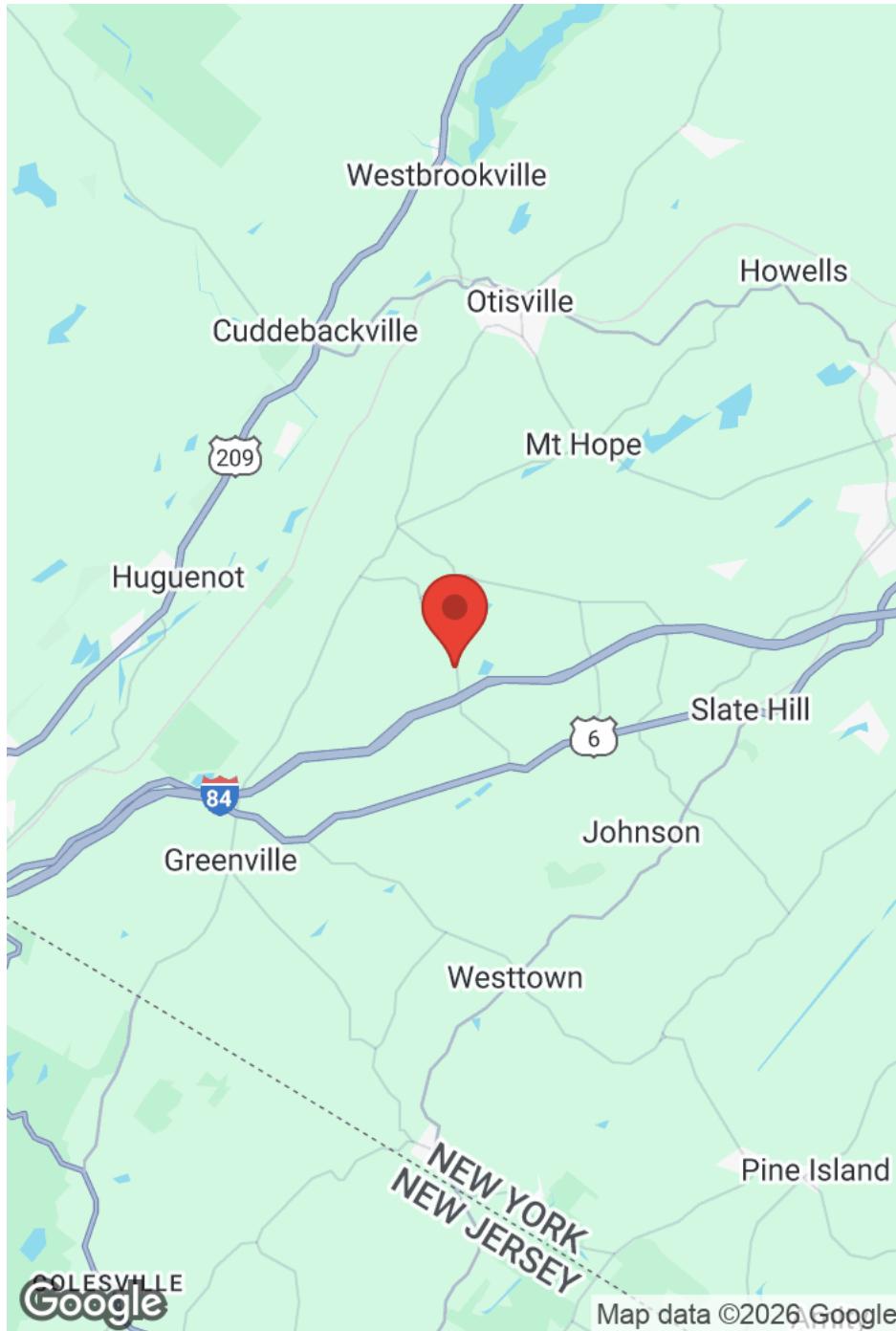
Property Photos



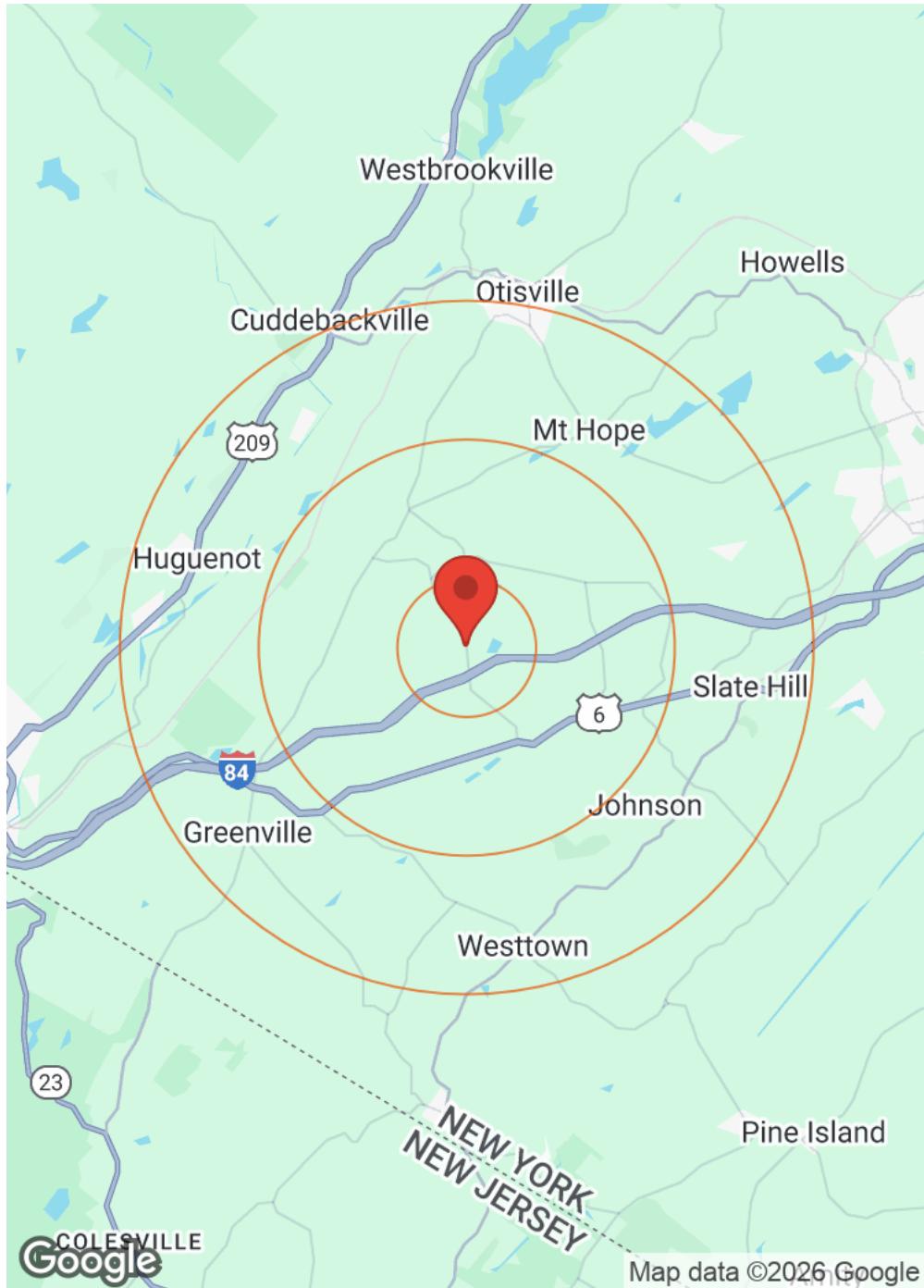
Regional Map



Location Maps



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	358	2,732	8,339
	Female	350	2,677	8,179
	Total Population	708	5,409	16,518
Age	Ages 0-14	133	1,056	3,079
	Ages 15-24	91	684	2,036
	Ages 25-54	245	1,933	5,932
	Ages 55-64	118	837	2,537
	Ages 65+	121	898	2,934
Race	White	503	3,701	11,193
	Black	44	414	1,326
	Am In/AK Nat	N/A	4	10
	Hawaiian	N/A	N/A	2
	Hispanic	129	1,012	3,011
	Asian	17	176	682
	Multi-Racial	11	72	203
	Other	4	30	91
Income	Median	\$103,835	\$135,008	\$115,894
	<\$15,000	23	86	233
	\$15,000-\$24,999	N/A	21	266
	\$25,000-\$34,999	N/A	15	115
	\$35,000-\$49,999	6	131	553
	\$50,000-\$74,999	27	185	779
	\$75,000-\$99,999	56	224	668
	\$100,000-\$149,999	48	388	1,170
	\$150,000-\$199,999	41	381	945
	>\$200,000	28	393	1,125
Housing	Total Units	246	1,976	6,396
	Occupied	230	1,824	5,854
	Owner Occupied	202	1,524	4,697
	Renter Occupied	28	300	1,157
	Vacant	17	152	541

Professional Bio



After Graduating from Syracuse University with a degree in economics, I came into the family business of dairy farming and selling dairy cattle to neighboring farmers. Within a few years, I expanded the business into 32 states and 4 Countries. As the business grew I needed to acquire more property and that was where my passion for real estate began. To date I have sold \$100's of millions in various asset classes including land development for single family and high density, hospitality, industrial and farms. I am an owner\investor in Keller Williams with a market center of 270+ agents. I enjoy being a broker at this point in my career.

Joseph Distelburger

Associate Broker/Investor Partner

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Own this large land parcel In growing Orange County

HUDSON VALLEY NEW YORK

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