

White Plains | New York

105 Pomander Drive/Dobbs Ferry Road

Development Opportunity | 6.08 Acres | R-10 Zoned Residential Land



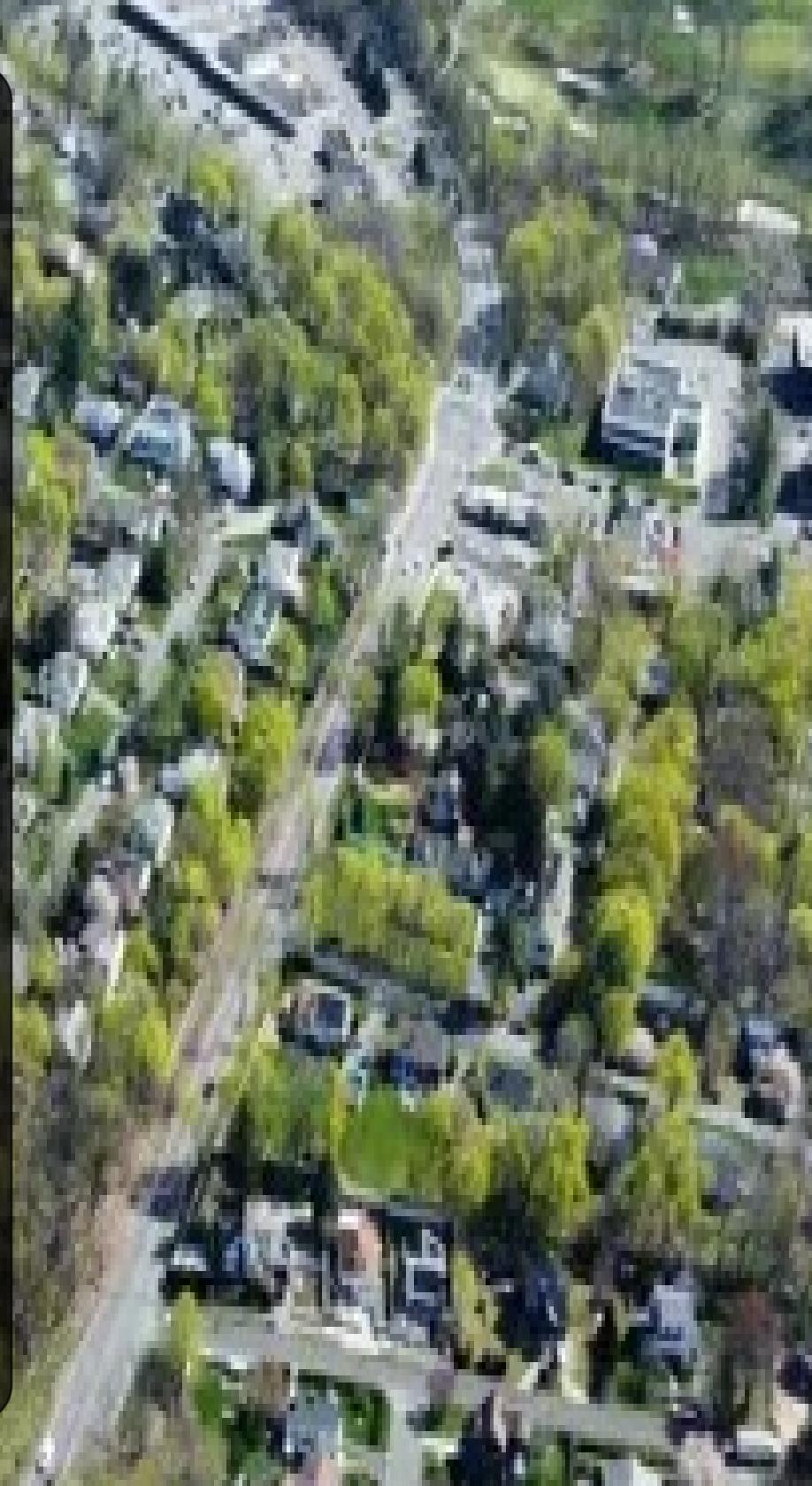
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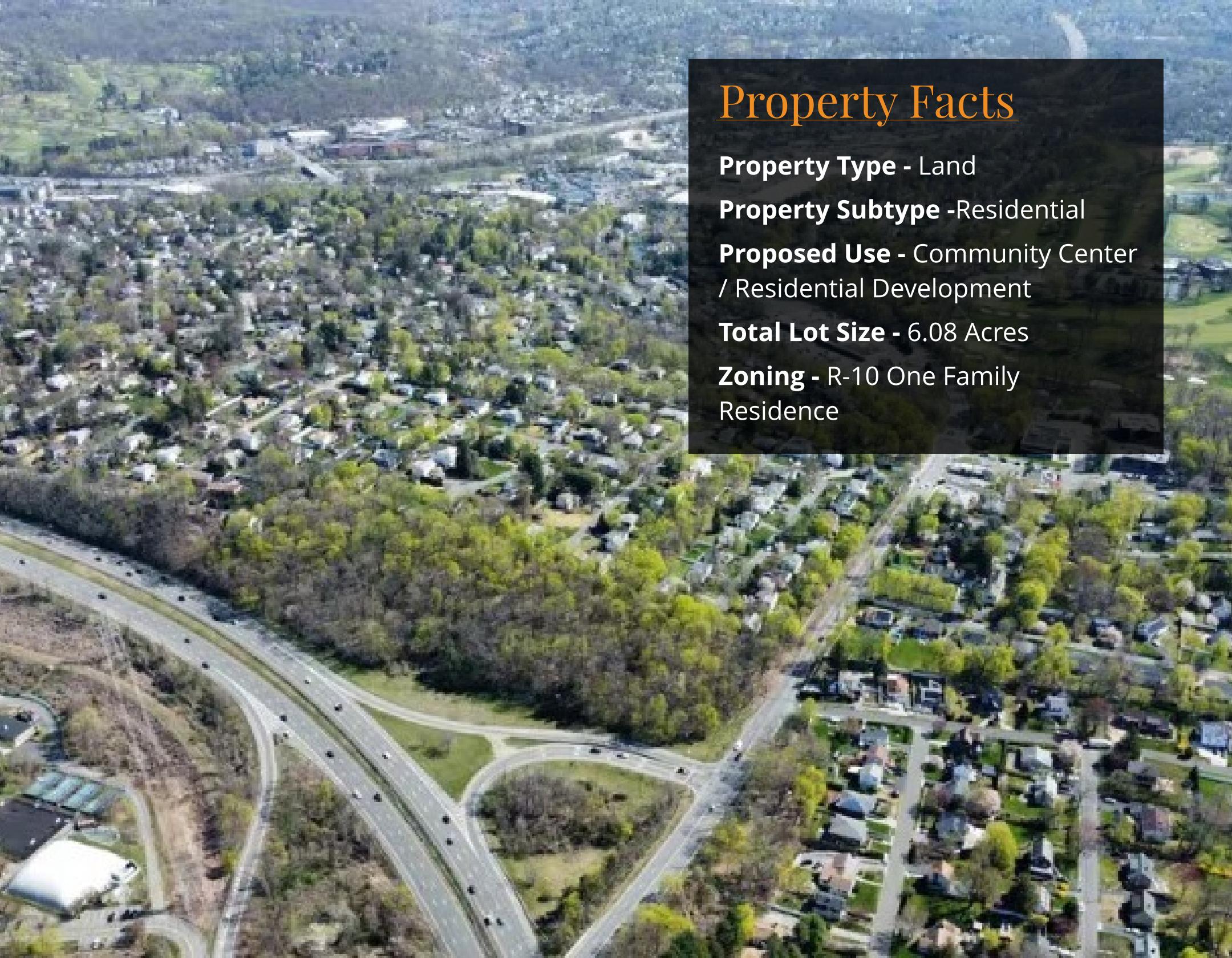
HOSPITALITY DIVISION

PRICE: **\$2,695,000**

Investment Highlights

- **27-Lot Subdivision Potential** - Excellent opportunity for a residential developer; neighboring subdivisions have achieved strong absorption rates. \$677,000 Median Listing Home Price (as of July 2023) within the Westchester market.
- **Prime Location** - Less than 25 miles to Midtown Manhattan, offering convenient access to NYC while maintaining a suburban lifestyle.
- **Public Utilities** - Municipal water and sewer available.
- **Flexible Redevelopment Options** - Potential for single-family homes, town homes, or senior housing campus under current R-10 Zoning.



The image is an aerial photograph of a residential neighborhood. In the foreground, a multi-lane highway with a curved interchange dominates the left side. To the right of the highway, there is a mix of residential houses and larger, more open lots. One such lot, located in the center-right of the frame, is highlighted with a yellow outline and labeled 'Proposed Development Site'. The surrounding area is densely packed with houses and greenery. In the background, more residential areas and hills are visible under a clear sky.

Property Facts

Property Type - Land

Property Subtype - Residential

Proposed Use - Community Center
/ Residential Development

Total Lot Size - 6.08 Acres

Zoning - R-10 One Family
Residence

Property Overview

Christie's International Real Estate - Commercial Division is pleased to present a prime 6.08 +/- acre development parcel located at the intersection of Dobbs Ferry Road (Route 100B) and the Sprain Brook Parkway in White Plains, NY.

The property combines suburban tranquility with metropolitan convenience - offering a rare opportunity for residential or community development within one of Westchester County's most desirable corridors.

The site currently includes an existing 1,800 SF single-family residence on a separate 0.25 acre parcel (valued at approximately \$650,000) at 105 Pomander Drive.

Offered as-is for \$2,695,000, this property provides multiple redevelopment scenarios

- As of right subdivision into approximately 18-24 single family home lots (1/4 - acre each)
- Potential for 32 town-homes across the combined parcels (subject to approvals)
- Alternative use as a senior living or age-restricted campus under current zoning.

LOCATION

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