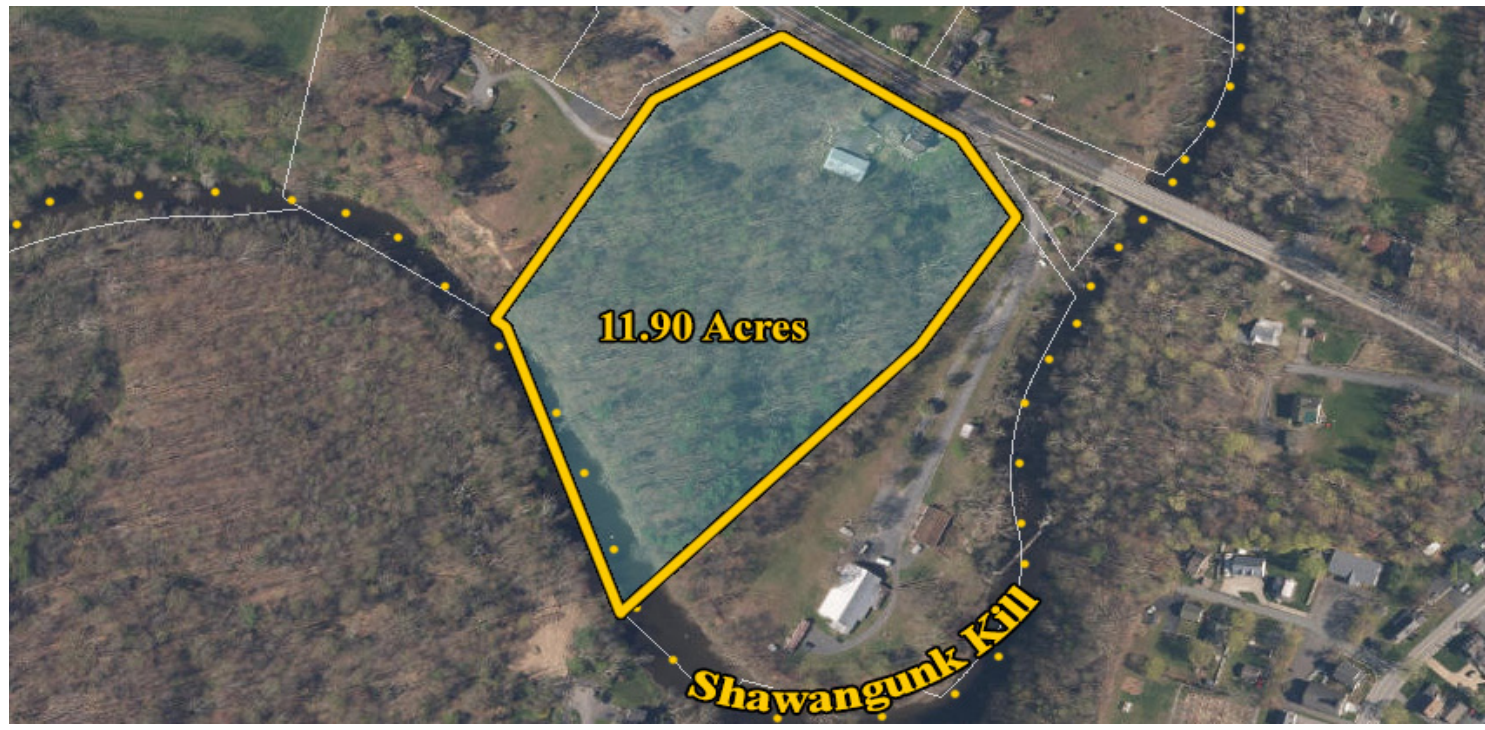




# PROPOSED DEVELOPMENT PROJECT

2823 NYS ROUTE 52, SHAWANGUNK, NY 12566



## RESIDENTIAL / COMMERCIAL - DEVELOPMENT LOTS

**ADDRESS:** 2823 NYS Route 52  
Shawangunk, NY 12566

**LOCATION:** **NYS Route 17**  
(13 Minutes / 9.4 Miles)  
**Interstate 84, Exit 19**  
(18 Minutes / 13.3 Miles)  
**Interstate 87, Exit 36**  
(19 Minutes / 19.4 Miles)

**PLANS** Residential Single Family Lots  
Commercial Development Lots

**LOT SIZE:** 11.9 Acres

**POINTS OF INTEREST:** Village of New Paltz, Mohonk Preserve & Mountain House, Minnewaska State Park, Shawangunk Wine Trail

**ASKING PRICE:** Available Upon Request



### PROPERTY OVERVIEW

CR Properties Group is pleased to offer a proposed development project with a detached Garage and Pole Barn. NYS Route 17 is 13 Minutes away, Interstate 84, Exit 19 is 18 Minutes away, and Interstate 87 is 19 Minutes away. Full plans are available upon request detailing the full overview. There are porches that have been enclosed which add 800 square feet on the main level & there's a 1,600 SF full height walk out basement to ground level through 2 separate new doors. There is ability to add apartments allowed above potential retail stores.



CR Properties Group, LLC  
295 Main Street  
Poughkeepsie, NY 12601  
[www.crproperties.com](http://www.crproperties.com)



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

*For more information:*  
**Mark Cuatt**  
845.485.3100 x12  
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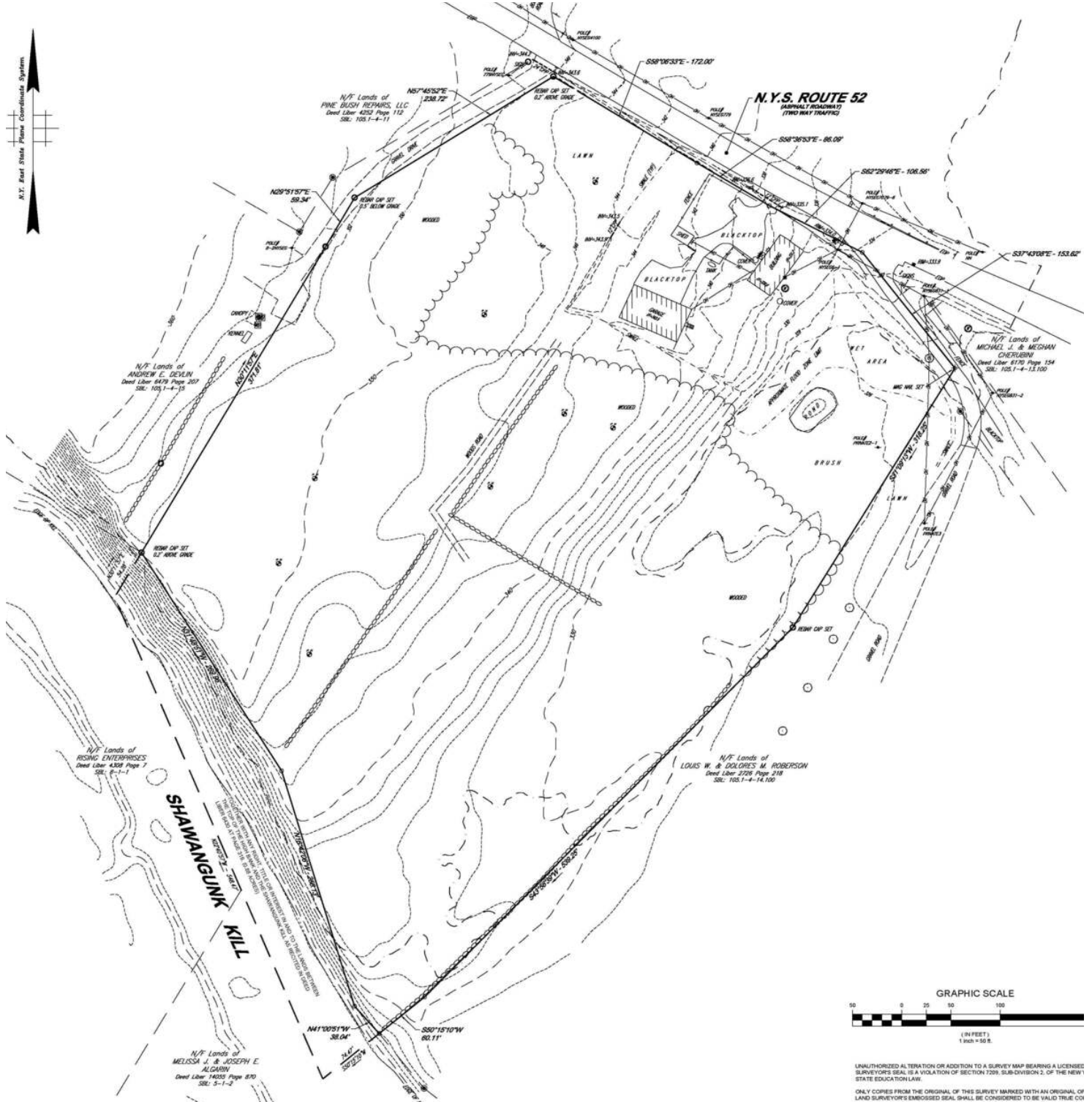




# SITE PLAN

## 2823 NYS ROUTE 52, SHAWANGUNK, NY 12566

### BUSINESS CORRIDOR ZONING - AUTOMOTIVE, STOREFRONT, MOBILE HOME PARK



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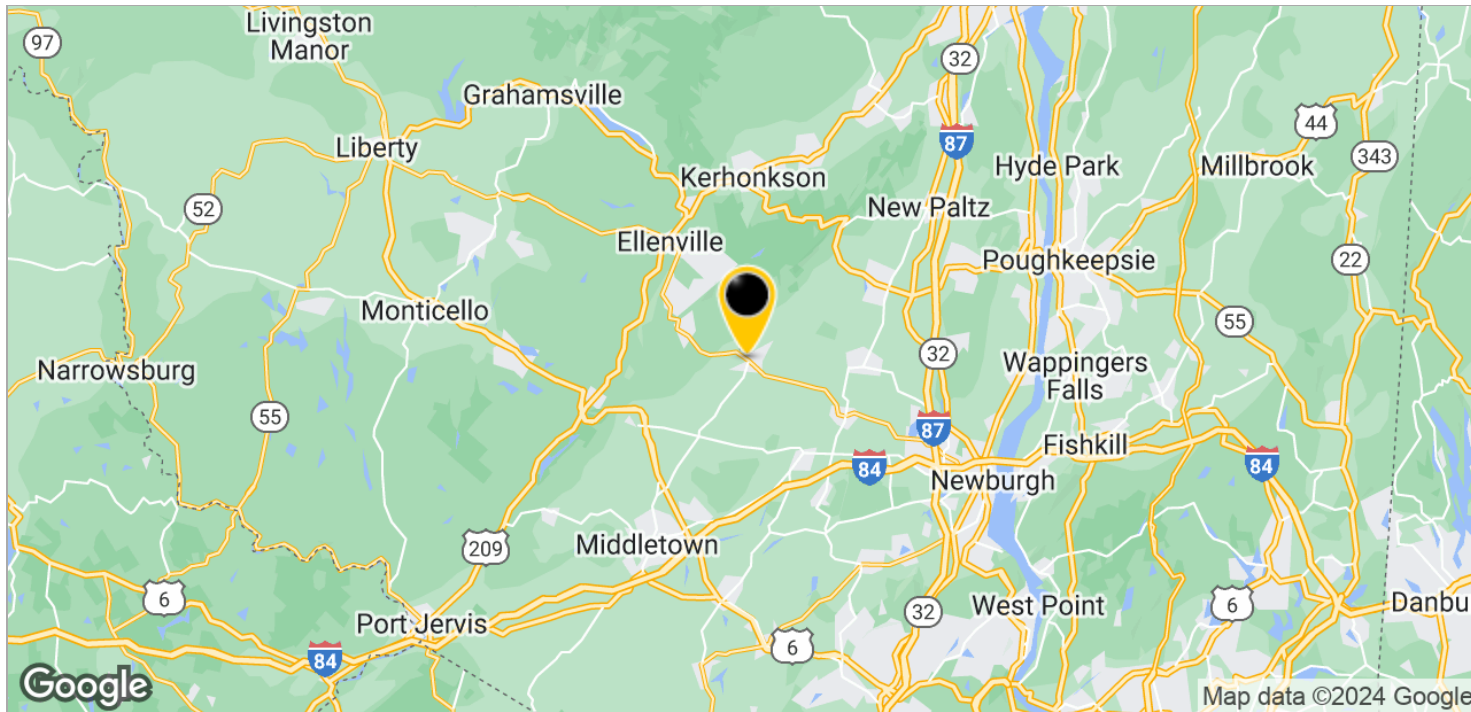
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**INTERSTATE 84, EXIT 19 - 18 MINUTES AWAY**  
**INTERSTATE 87, EXIT 36 - 19 MINUTES AWAY**

**SHAWANGUNK / PINE BUSH BORDER - SHAWANGUNK KILL STREAM FRONT**



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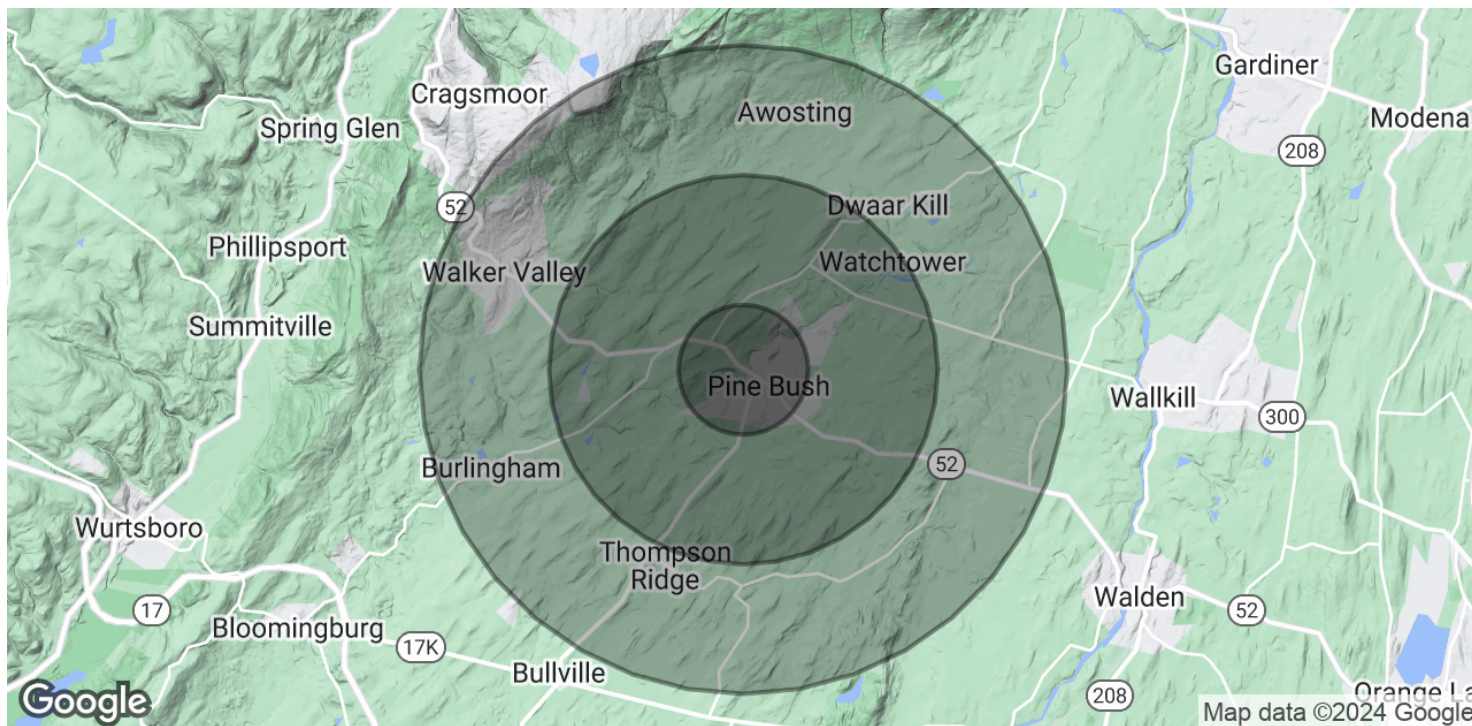
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# DEMOGRAPHICS & STATISTICS

## POPULATION, HOUSEHOLD & INCOME

### ULSTER COUNTY & ORANGE COUNTY AREA



#### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,389	7,455	17,220
Average Age	36.5	38.3	38.7
Average Age (Male)	42.6	41.1	40.5
Average Age (Female)	35.8	37.2	37.3

#### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	467	2,476	5,811
# of Persons per HH	3.0	3.0	3.0
Average HH Income	\$88,106	\$104,340	\$104,723
Average House Value	\$230,598	\$253,451	\$266,473

2020 American Community Survey (ACS)



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