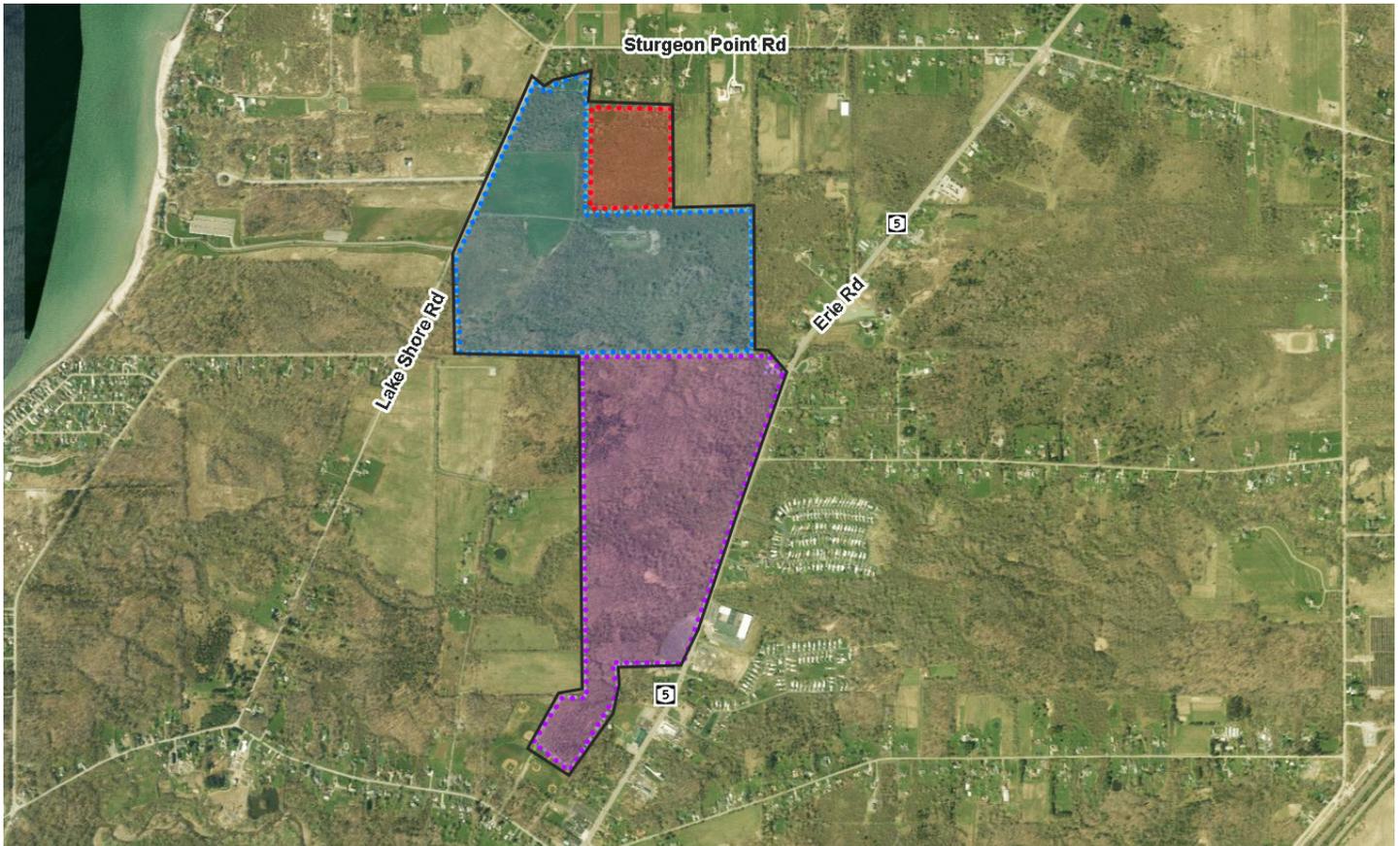


# FOR SALE

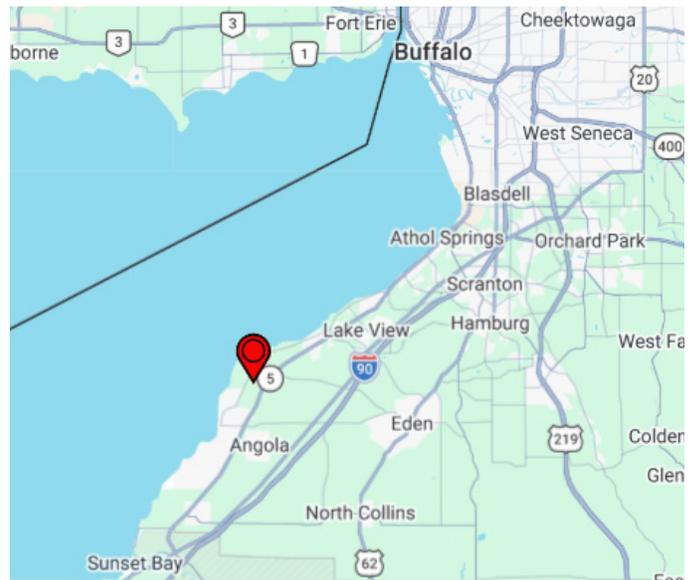
## Development Site

0 Erie Rd, Derby, NY 14047



### Property Highlights:

- 323 Acres of Vacant Land
- Three Separate Parcels Being Sold Together
- Zoned Rural Residential (RR)
- 3,400 Ft. Frontage on Erie Rd.
- 2,100 Ft. Frontage on Lake Shore Rd.
- List Price \$995,000



344 Delaware Ave, Suite 200, Buffalo, NY 14202



6000 Sheridan Dr, Williamsville, NY 14221

**William Heussler**

Associate Real Estate Broker

D: 716.426.0601

WilliamHeussler@HannaCRE.com

**Howard Zubin**

Associate Real Estate Broker

C: 716.861.0692

HowardZubin@HowardHanna.com



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# FOR SALE

## Development Site

0 Erie Rd, Derby, NY 14047

### Demographic Summary:

Radius	3 Mile	5 Mile	10 Mile
<b>Population</b>			
2029 Projection	9,468	18,125	53,456
2024 Estimate	9,425	17,969	53,278
2020 Census	8,805	16,404	50,097
Growth 2024 - 2029	0.46%	0.87%	0.33%
Growth 2020 - 2024	7.04%	9.54%	6.35%
<b>2024 Population by Hispanic Origin</b>	239	480	1,458
<b>2024 Population</b>	9,425	17,969	53,278
White	8,749 92.83%	16,661 92.72%	48,577 91.18%
Black	52 0.55%	102 0.57%	342 0.64%
Am. Indian & Alaskan	86 0.91%	141 0.78%	1,155 2.17%
Asian	30 0.32%	67 0.37%	301 0.56%
Hawaiian & Pacific Island	2 0.02%	5 0.03%	11 0.02%
Other	505 5.36%	994 5.53%	2,892 5.43%
U.S. Armed Forces	0	0	26
<b>Households</b>			
2029 Projection	4,139	7,721	21,847
2024 Estimate	4,120	7,653	21,775
2020 Census	3,840	6,968	20,460
Growth 2024 - 2029	0.46%	0.89%	0.33%
Growth 2020 - 2024	7.29%	9.83%	6.43%
Owner Occupied	3,253 78.96%	6,295 82.26%	18,445 84.71%
Renter Occupied	866 21.02%	1,358 17.74%	3,329 15.29%
<b>2024 Households by HH Income</b>			
Income: <\$25,000	619 15.03%	1,217 15.90%	2,986 13.71%
Income: \$25,000 - \$50,000	826 20.05%	1,389 18.15%	4,015 18.44%
Income: \$50,000 - \$75,000	945 22.94%	1,673 21.85%	3,871 17.78%
Income: \$75,000 - \$100,000	544 13.21%	1,043 13.63%	2,847 13.08%
Income: \$100,000 - \$125,000	478 11.60%	889 11.61%	2,318 10.65%
Income: \$125,000 - \$150,000	287 6.97%	668 8.73%	2,263 10.39%
Income: \$150,000 - \$200,000	246 5.97%	455 5.94%	2,293 10.53%
Income: \$200,000+	174 4.22%	321 4.19%	1,181 5.42%
<b>2024 Avg Household Income</b>	\$82,134	\$83,478	\$93,048
<b>2024 Med Household Income</b>	\$65,937	\$68,450	\$75,132



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