

OFFERING MEMORANDUM

00 Lexington Ave, Mohegan Lake, NY

28.82 ACRES OF RESIDENTIAL LAND FOR SALE



PRESENTED BY

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HOULIHAN LAWRENCE
COMMERCIAL

EXECUTIVE SUMMARY



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28.82 Acres Vacant land for sale

Zoning -HC, R-40 Residential- CBD - COMMUNITY BETTERMENT DISTRICT.

Conceptual plans Available.

Property can be purchased with 16 acres abutting the 28 acres to Increase the scope of the project.

Raw vacant land / property does have wet lands

OFFERED AT: \$799,000

OFFERING SUMMARY

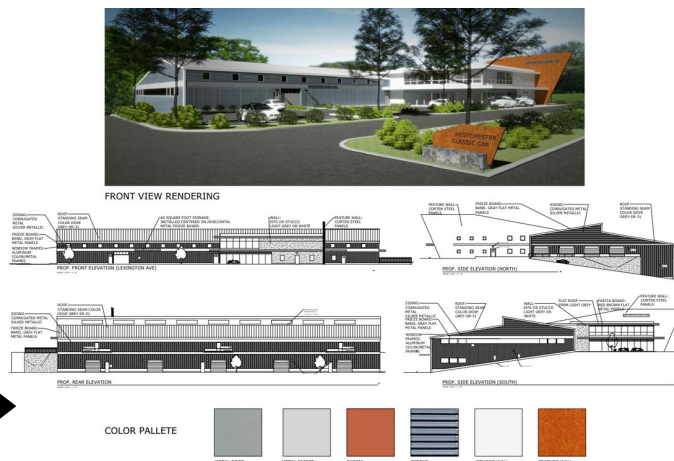
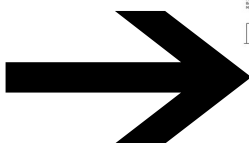


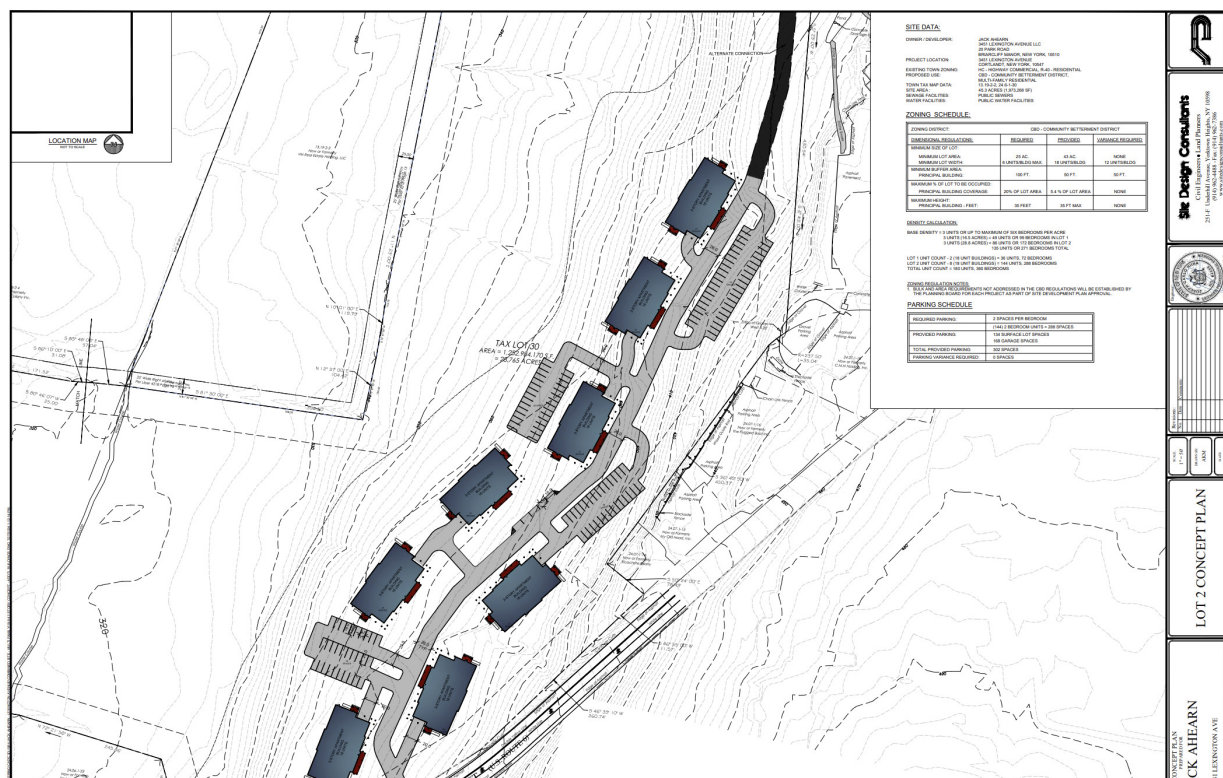
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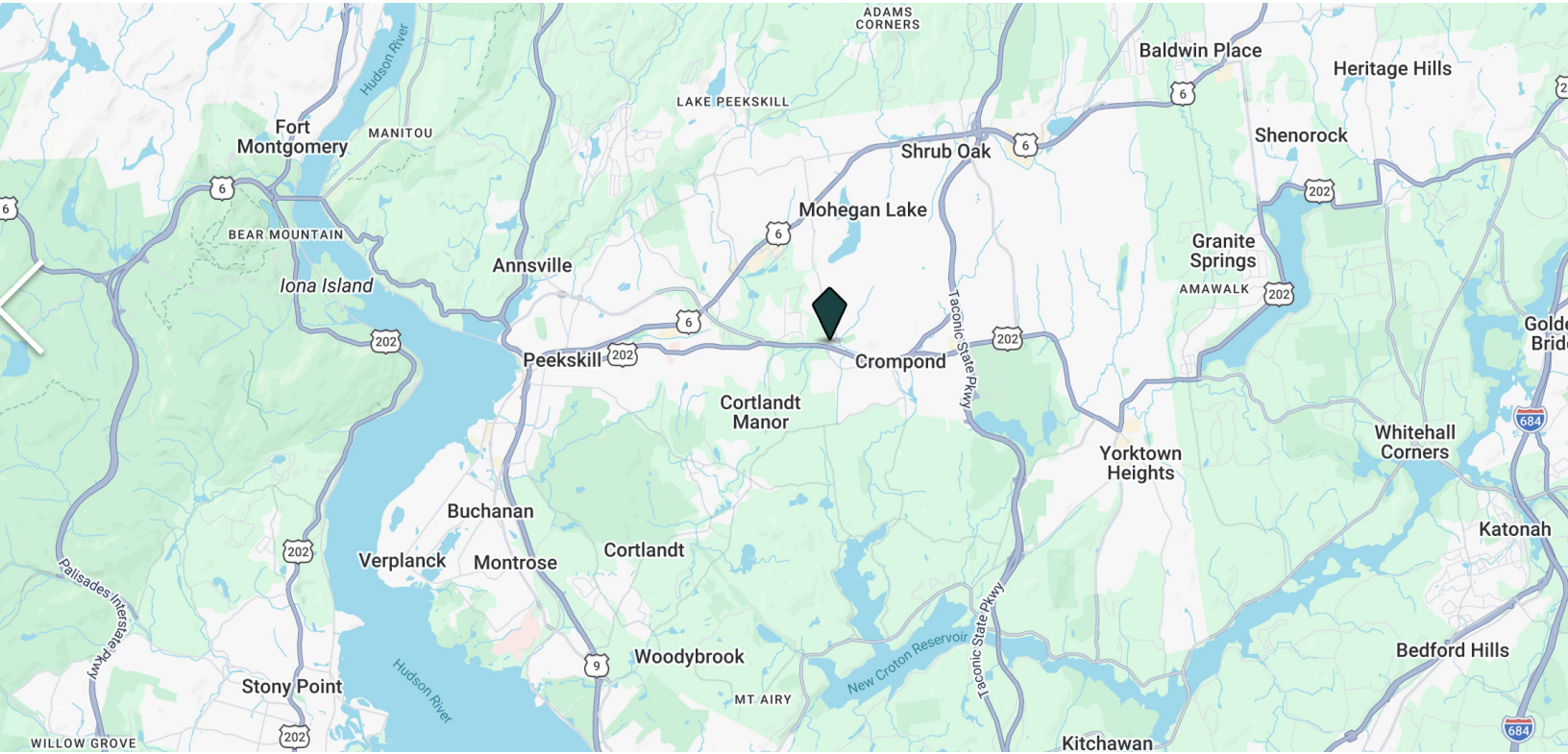
Offering Price:	\$799,000
Property Type:	Land
Total Lot Size:	28.82 Acres
Number of Lots:	1
Zoning:	HC/R-40, CBD
Price per AC:	\$27,723.80

This property can be purchased with property listing:
3451 Lexington Ave (16 Acres)



[illegible]

LOCATION



Transportation

 Commuter Rail

Peekskill Station 	8 min drive	4.8 mi
Cortlandt Station 	16 min drive	7.9 mi
Garrison Station 	17 min drive	10.4 mi
Manitou Station 	20 min drive	10.5 mi
Mount Kisco Station 	22 min drive	13.3 mi

 Airport

Westchester County	34 min drive	25.8 mi
New York Stewart International 	48 min drive	28.0 mi