

FOR SALE

19.13± ACRES

**DEVELOPMENT
LAND OPPORTUNITY**

EXCLUSIVE CONTACT

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FOR SALE

FLEXIBLE ZONING

Property Highlights

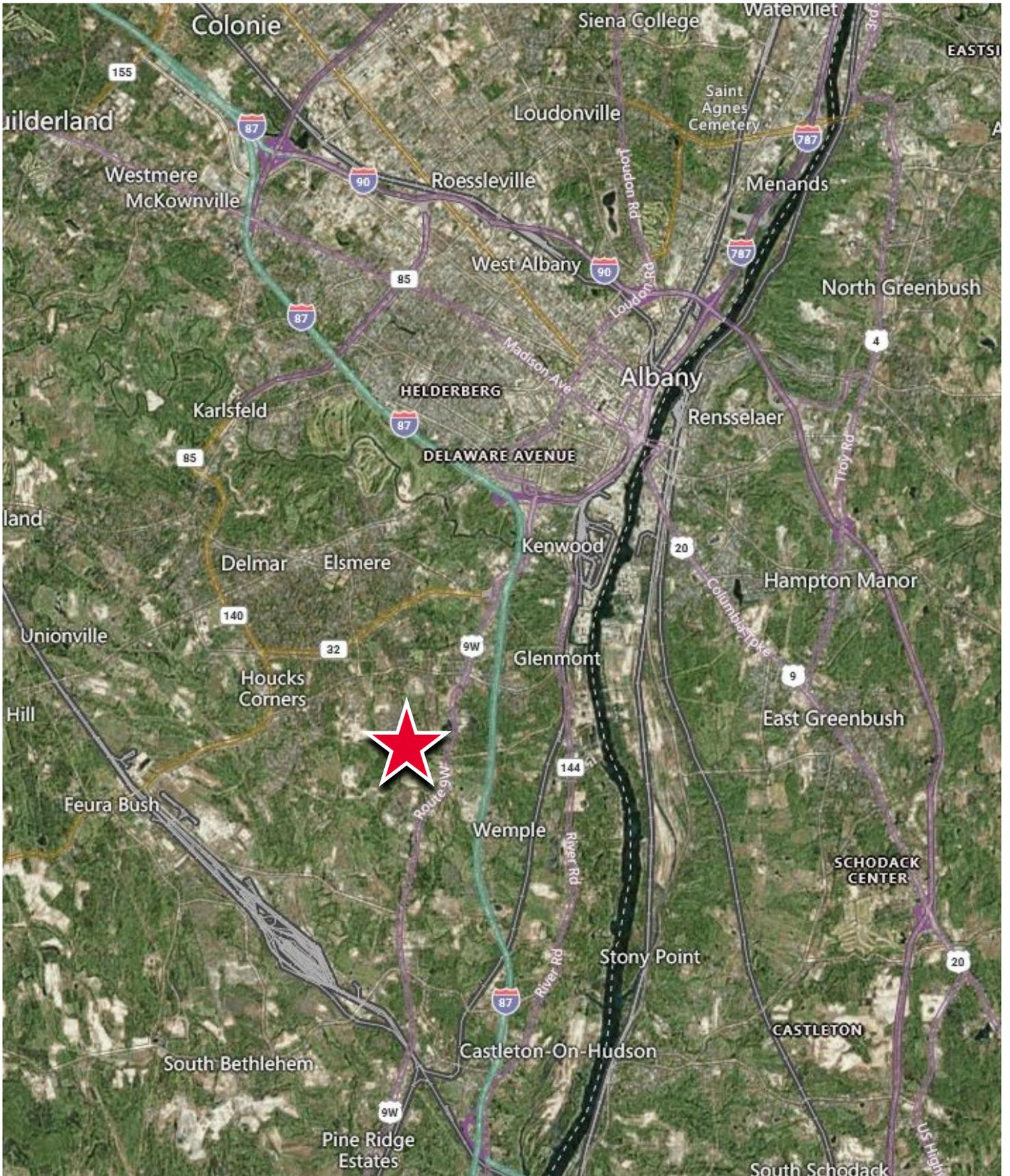
- ±19.13 acres available for sale
- Zoned RH (Rural Hamlet) allowing residential development
- Excellent visibility along Route 9W
- Public water and sewer available
- Convenient access to Albany and Delmar
- Located in the Town of Bethlehem • Strong residential growth corridor
- Ideal opportunity for builders, developers, or investors
- Close proximity to shopping, schools, and major roadways

Demographic	1 Mile	3 Miles	5 Miles
Population	3,090	18,672	77,721
Households	1,405	7,620	33,691
Average H.H. Income	\$151,517	\$154,472	\$116,474
Daytime Employees	802	6,904	76,609

Source: ESRI

Traffic Counts	
Road Name	9,596 AADT
Source:	

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**For additional information, please
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