

FOR SALE

Fully Approved 21± Acre Development Site

Located in the Village of Old Westbury, NY

PRICE REDUCTION!

Sale Price: \$12,500,000

ENDLESS POSSIBILITIES (4 TO POTENTIALLY 8 LOT SUBDIVISION | SINGLE-FAMILY DEVELOPMENT) WITH THIS HIGHLY DESIREABLE, CENTRALLY LOCATED PIECE OF PROPERTY.

Property Information

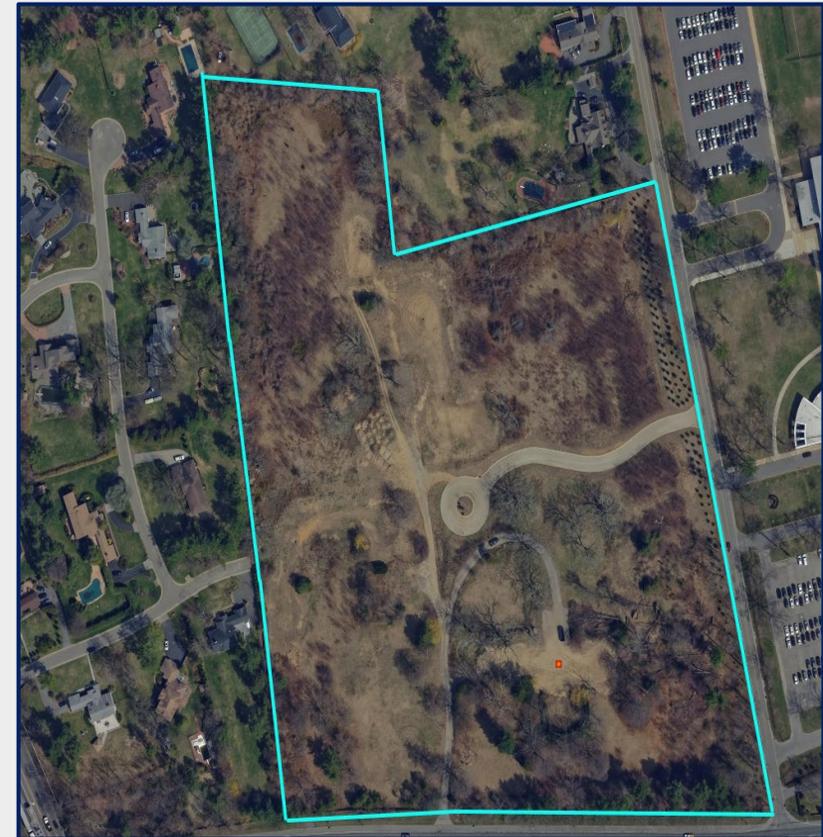
- Section 10, Block 291, Lot(s) 84-88
- 25 Hillside Avenue, Village of Old Westbury, NY
- 917,108± square feet | 21.05± acres
- **Plot 1: 5.01 Acres** | **Plot 2: 4.09 Acres** | **Plot 3: 7.10 Acres** | **Plot 4: 4.09 Acres**
- Zoning: B-4 Residence Zoning District
- Subdivided into four (4) tax lots and a private road for single-family development
- **One (1) of three (3) "Opportunity Sites" identified within the Village.**
- *Similar 19.9-acre parcel in the Village is in the process of receiving approvals for 2-acre minimum zoning!*



For Additional Information Contact:

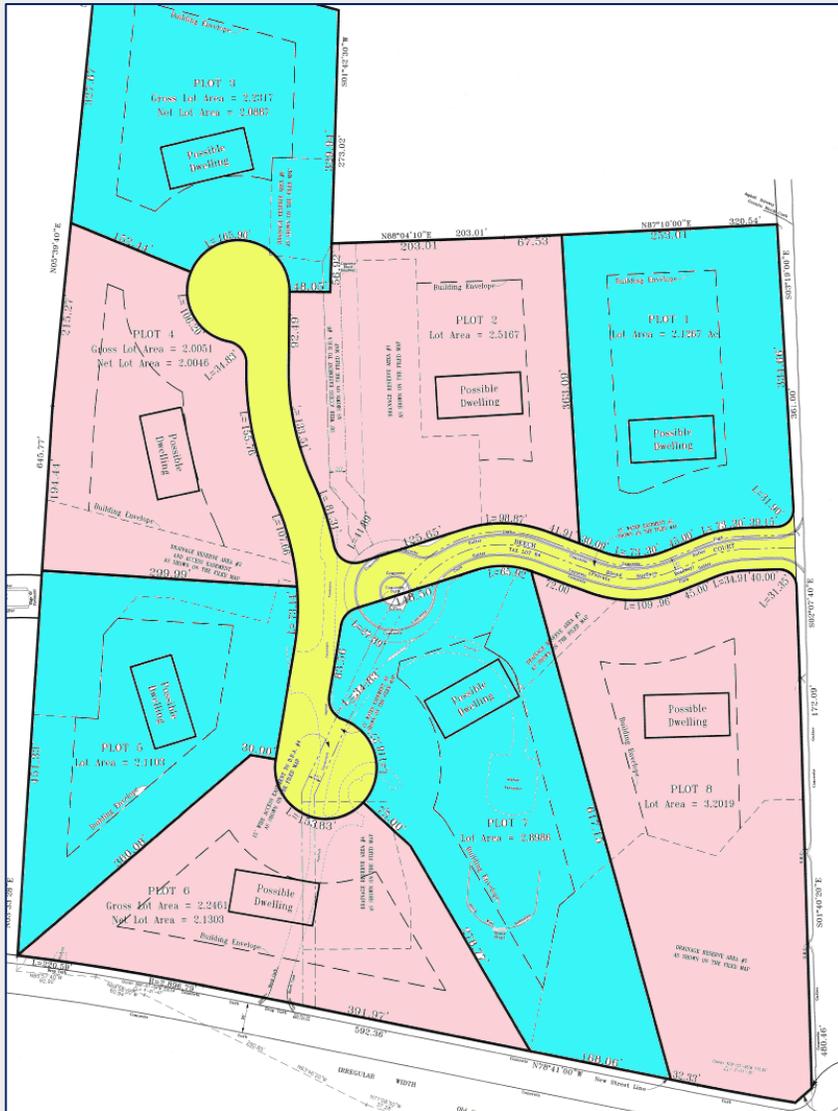
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Prospective Site Plan

Eight (8) Buildable Lots



Plot 1: 2.1267 Acres

Plot 2: 2.5167 Acres

Plot 3: 2.2317 Acres

Plot 4: 2.0051 Acres

Plot 5: 2.1103 Acres

Plot 6: 2.2461 Acres

Plot 7: 2.8986 Acres

Plot 8: 3.2019 Acres

Note: These are hypothetical parcel yields assuming 2-acre zoning.

Existing Site Plan

Four (4) Approved Buildable Lots

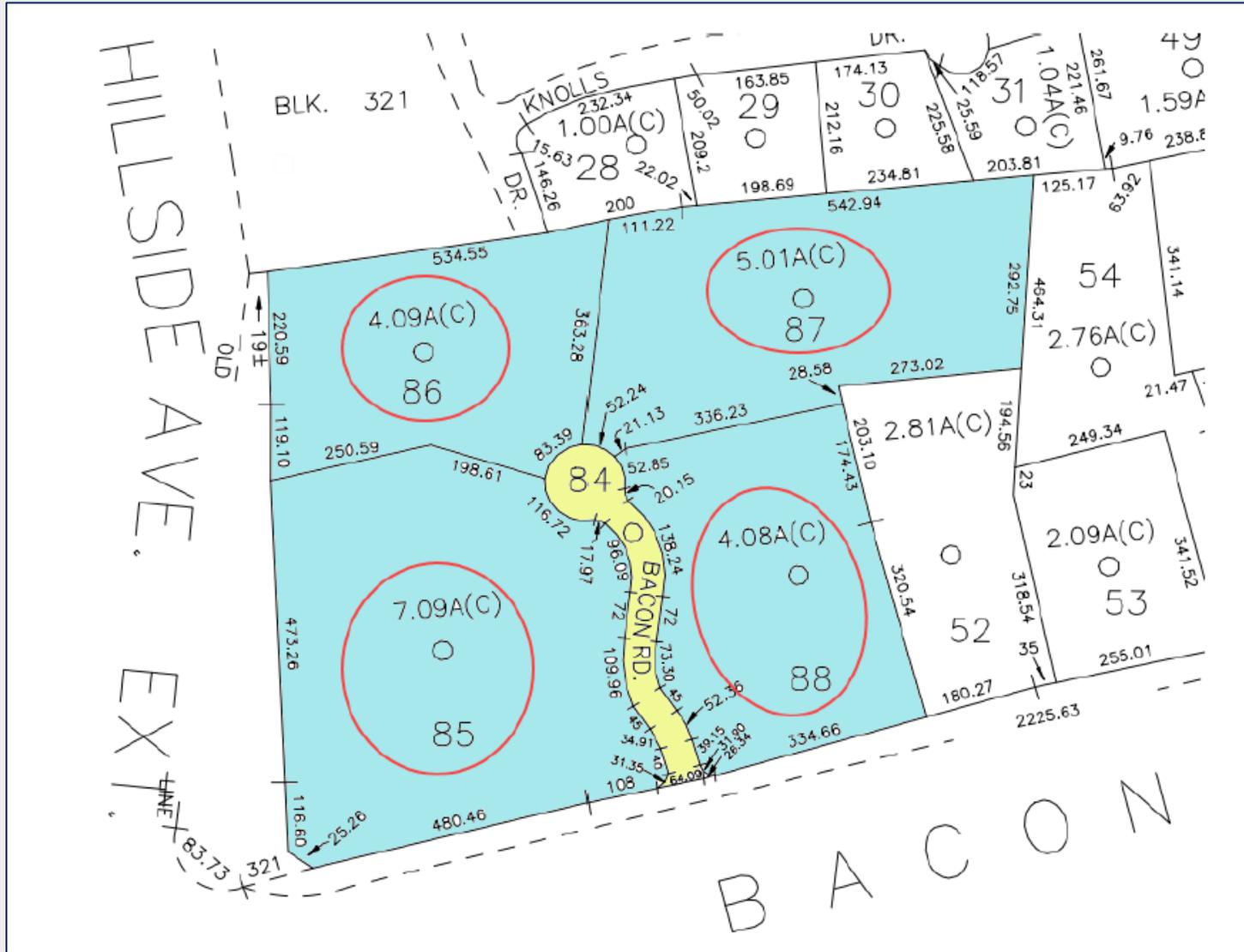


Plot 1: 5.01 Acres

Plot 2: 4.09 Acres

Plot 3: 7.10 Acres

Plot 4: 4.09 Acres



Tax Map

Lot 84
0.76± Acre Private Access Road

Lot 85
7.01± Acre Approved Building Lot

Lot 86
4.09± Acre Approved Building Lot

Lot 87
5.01± Acre Approved Building Lot

Lot 88
4.09± Acre Approved Building Lot