



429 acres with 1.5 miles of Hudson River frontage overlooking the river.

Create your own vision with a clean canvas!

Or work within the approved entitlement:

Up to 800 Residential Units
duplex & multi-family homes

120 Key Hotel & Conference Center with
8,200 SF Restaurant
perfect for off-site businessmeetings and
retreats, weddings and other private events

155,000 SF Commercial, Retail & Office
optional adaptive reuse of former winery
structures

450,000 SF Light Industrial

Data Room: [Hudson Valley Winery Site](#)

200 Blue Point Rd. Highland, NY 12528, Ulster County

Hudson Valley Development Site

Zoned and entitled development site for sale.

Over 50 Years, Family owned,
as former Hudson Valley Winery.

Great Price Improvement:

\$24.5M

America's most accessible, exciting real estate development & investment opportunity lies 90 minutes north of Manhattan in the beautiful and historic Hudson River Valley.

The former Hudson Valley Winery is a one-of-a-kind opportunity to take advantage of the unprecedented growth that has seized the mid-Hudson Valley.

Five minute drive to Walkway Over the Hudson State Historic Park for pedestrians & Mid-Hudson Bridge for vehicles.

The Development site is centrally located and easily accessible.

Travel times:

- White Plains: 50 minutes
- Albany: 65 minutes
- NYC: 90 minutes
- MetroNorth Poughkeepsie station: 10 minutes with service to Grand Central Station (Amtrak as well connecting the Boston/Washington corridor)

Airports nearby:

- Hudson Valley Regional
- Stewart International
- Westchester

Interstate nearby:

- Interstate 87, eastern section of the NYS Thruway
- I-84 travels from PA to MA
- Taconic State Pkwy, Westchester County to Columbia County

See Aerial Video:

[Hudson Valley Winery Development Site](#)

**COMPASS
COMMERCIAL**



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