



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

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 business meetings 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](#)

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](#)

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