



1029 New York 5 • Geneva, NY 14561

PRICE:\$915,000



DEVELOPMENT OPPORTUNITY

**Keller Williams Realty Greater Rochester**

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Rochester, NY 14606

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40MY1033127, New York

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Red Jacket II

1029 New York 5 & 20, Geneva, NY 14456



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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Keller Williams Greater Rochester West in compliance with all applicable fair housing and equal opportunity laws.

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# Notes

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# SECTION I

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## Property Details





# Property Description



## Property Description

RED JACKET II is a 35(+/-) acre farmland/orchard to development parcel offering a mostly level grade (12' drop distance east to west) with wooded and orchard views. Once part of the production land for RED JACKET ORCHARDS, this parcel offers the opportunity for a developer to meet the demand for one of the many demands of the area including multi-family market-rate apartments, senior housing, or low-income housing. Opportunities also include the development of mid-level, single-family residences to meet the market's demand for housing in a track-type setting. It can also be used for industrial as well with the opportunity for farm, vineyard, or orchard support businesses. Ease of access and proximity to US 90 allows for each trucking access.

# Property Summary

## Property Summary

Land: 35.79 Acres  
Type: Land

## Property Overview

The SITE is a total of 35(+/-) acres with a buildable envelope of 25.5(+/-) acres. The SITE has a gradual slope of 12' from east to west with 1 128' curb cut onto 5 & 20 with additional ingress/egress points on Raspberry Patch. Although the SITE is immediately adjacent to light industrial and retail sites, this SITE offers dramatic easterly views of the Finger Lakes landside with wooded areas, farmland, orchards, vineyards and open sky.

## Location Overview

The SITE is located just to the west of Geneva, NY on Seneca Lake in Ontario county of the historic Finger Lakes Region. The city and town of Geneva have deep roots in farming and agriculture, which is reflected in the industries, institutions, and businesses that thrive here. The abundance of fruits, vegetables, dairy products, and other locally grown and produced foods has encouraged a home-grown culinary scene offering a variety of farm-to-table restaurants, wineries, craft breweries, specialty foods, and farmer's markets. Downtown Geneva's Linden Street, which is closed to traffic on weekend nights in the warm weather, offers a variety of culinary options in a "uniquely urban" setting.

The area is also home to Hobart and William Smith Colleges and Cornell's New York State Agricultural Experiment Station, Finger Lakes Community College's Geneva Campus Center, and FLCC's Viticulture and Wine Center are also in Geneva. Geneva General Hospital is the largest employer. Red Jacket Orchards produces a variety of fruit juices for large retailers including local favorite Wegmans. Zotos International manufactures professional hair care products; Guardian Glass makes float glass products. Vance Metal Fabricators makes large metal structures, including wine tanks for area wineries. Solar farms are also quickly dotting the landscape as well as eco-friendly housing.

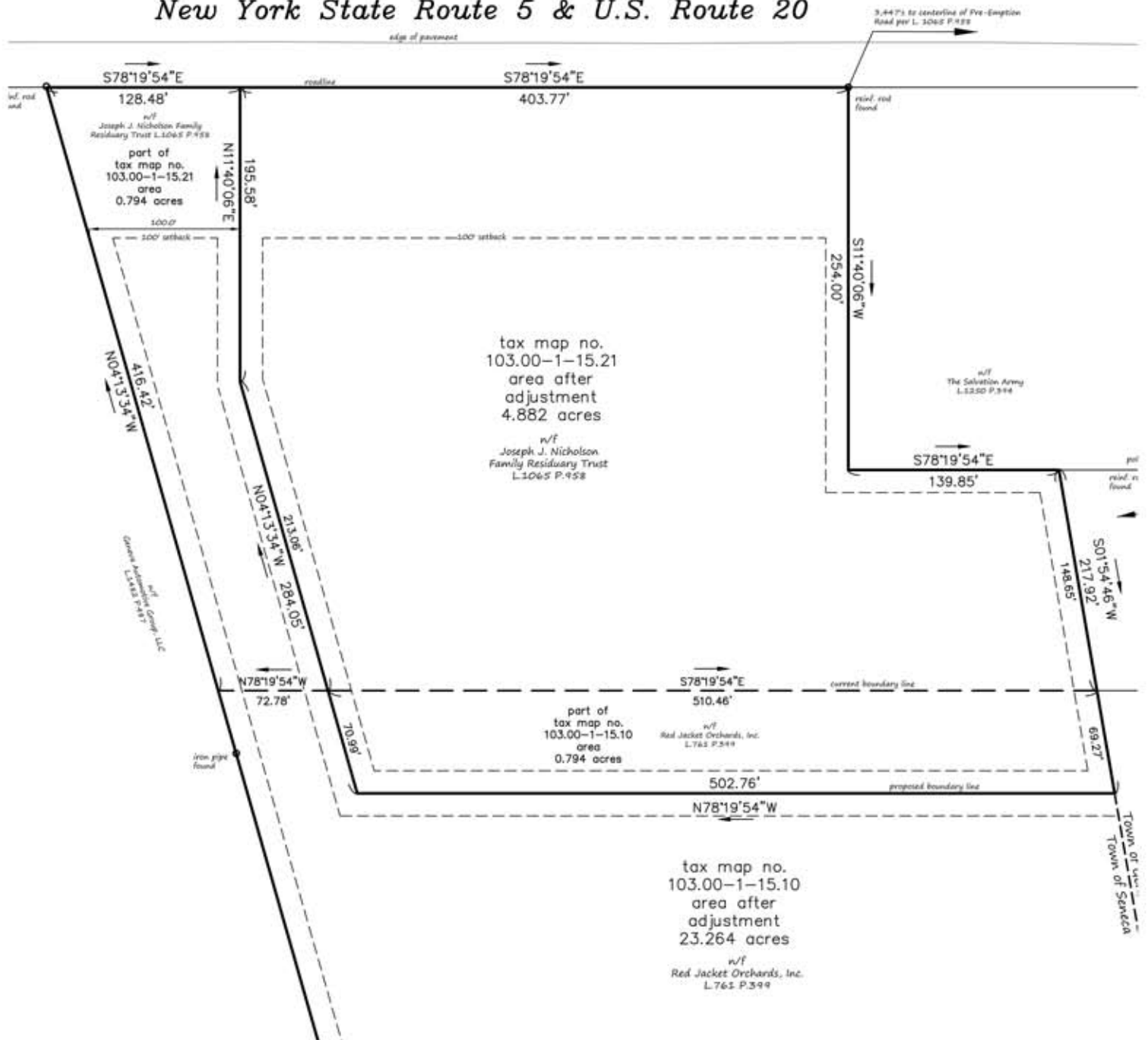
# Property Photos





# Access Map

## New York State Route 5 & U.S. Route 20



Lot Line Adjustment of Lands of  
**Joseph J. Nicholson Family Residuary Trust  
 & Red Jacket Orchards, Inc.**

Town of Seneca

Ontario County, New York

Scale: 1 inch = 60 feet October 27, 2021

# SECTION II

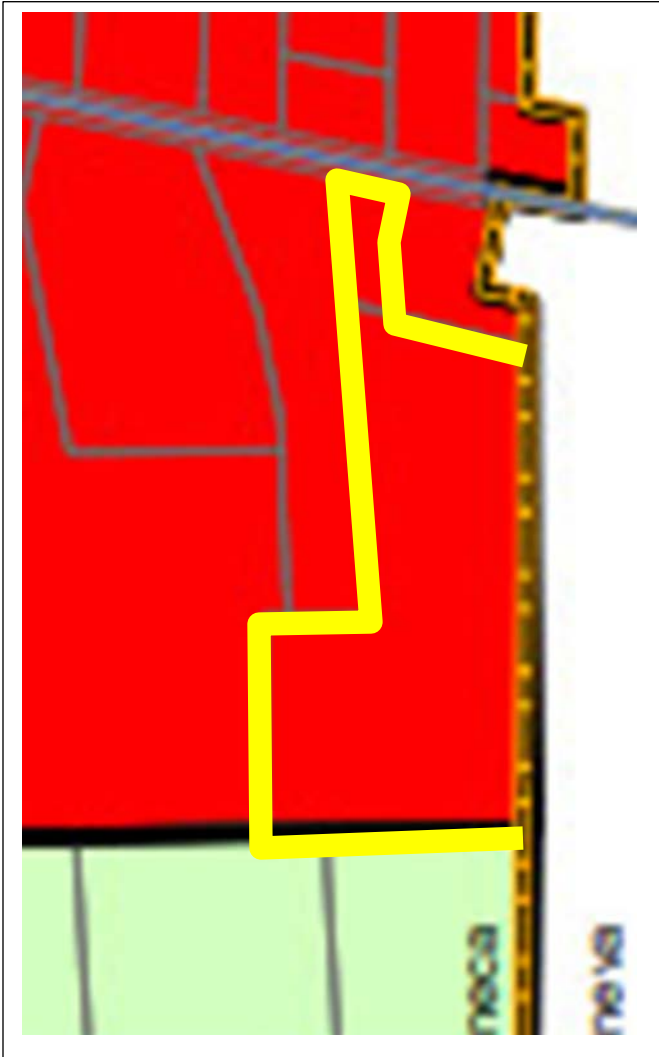
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## Zoning - Seneca/Geneva

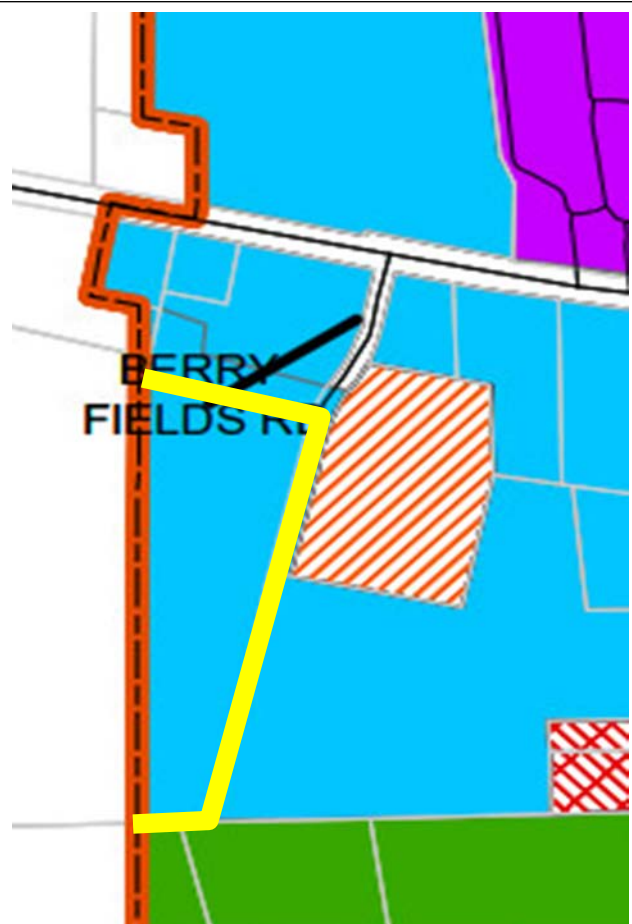


# Combined Zoning

## Town of Seneca Zoning C-2



## Town of Geneva Zoning TC-2 Town Center Arterial District.



## Article VIII. C-2 Community Commercial District

### § 45.0 Purpose

The intent of the C-2 Districts along the Route 5 and 20 corridor is to allow appropriately scaled higher density development that preserves and enhances the Town's community character through appropriate design elements, amenities or treatments that create, enhance and reinforce the design relationships between the buildings, sites and streets.

### § 46.0 Permitted Uses and Structures

The following uses are permitted in the C-2 District:

- A. Accessory apartment on second floor of existing commercial structures;
- B. Adult family day care homes.
- C. Family and group family day care homes.
- D. All farm uses which are permitted in the Ag zoning district on a parcel within a County Ag district.

## § 47.0      Accessory Uses

The following are the accessory uses, buildings and structures permitted in the C-2 Community Commercial District:

- A.      Decks located in the side or rear yard;
- B.      Detention and retention ponds;
- C.      Fences, walls and hedges subject to the provisions of Article XI – Requirements Applying to All Districts;
- D.      Home occupations, low intensity;
- E.      Home occupations, high intensity;
- F.      Off-street parking for residents and guests of the principal use;
- G.      Private athletic facility, including, but not limited to swimming pools or tennis courts, not operated for gain and not operated by a not-for-profit organization;
- H.      Private family swimming pools are regulated in Article X – Additional Requirements for Specified Uses;
- I.      Not more than one (1) each of the following when licensed and not fully screened or within an enclosed building: camp trailers, recreational vehicles, utility trailers, motor homes or boat trailers owned by the occupant of the premises for personal use;
- J.      No more than 2 (two) accessory storage buildings are allowed on any residential lot;
- K.      Signs subject to the provisions of Article XI – Requirements Applying to All Districts;
- L.      Satellite television receiving antennas subject to the provisions of Article X – Additional Requirements for Specified Uses;
- M.      Storage buildings, private detached garages, carports, pool houses, gazebos, patio covers;
- N.      Terraces and patios;
- O.      Other uses and structures that are customarily incidental and clearly subordinate to permitted uses or uses that require site plan review or special permits;
- P.      Minor solar collection systems.

**§ 48.0 Permitted Uses subject to site plan review**

The following uses are permitted subject to site plan review as outlined in Article XIII - Procedures:

- A. Banks;
- B. Bed and breakfast establishments;
- C. Dance, art, music or photo studios;
- D. Day care centers and nursery schools;
- E. Health club and fitness facilities;
- F. Nursing or convalescent homes;
- G. Parks;
- H. Places of worship;
- I. Planned business centers;
- J. Professional offices;
- K. Public and semi public facilities;
- L. Restaurants and bakeries;
- M. Retail sales and services;
- N. Multi-family dwellings;
- O. Major solar collection systems or solar farms.



## **§ 49.0        Special Permit Uses**

The following uses are allowed as Special Permit Uses in the C-2 District:

- A.     Amusement enterprises not conducted within a completely enclosed building including a carnival or circus;
- B.     Automatic and manual car washes;
- C.     Automotive related uses, subject to the Article X - Additional Requirements for Specified Uses, including:
  - (1) Vehicle Repair.
  - (2) Vehicle Sales Areas.
  - (3) Vehicle Service Station.
  - (4) Vehicle Storage.
  - (5) Vehicle Wrecking.
- D.     Building supply centers;
- E.     Drive-thru restaurants, bakeries and banks;
- F.     Essential services;
- G.     Garden supply and nurseries;
- H.     Health club and fitness facilities;
- I.     Hotels or motels;
- J.     Manufactured home Parks;
- K.     Retail sales and services;
- L.     Self storage warehouse;
- M.     Site Fill that isn't included on an approved site plan for commercial or industrial uses;
- N.     Mixed-use development in single or multiple buildings.
- O.     Brewery
- P.     Distillery
- Q.     Winery
- R.     Drinking Establishment

## **§ 50.0      Lot, Area and Yard Requirements**

The following lot, area and yard requirements apply to the C-2 District.

- A.      Lot Frontage Requirements
  - (1)                                      Residential Uses
    - (a) Minimum Lot Frontage – Multi-Family – one hundred fifty (150) feet
  - (2)                                      Non Residential Uses
    - (a) Minimum Lot Frontage – one hundred (100) feet
- B.      Lot Area Requirements
  - (1)                                      Residential Uses
    - (a) Multi-Family
      - (i) Minimum Lot Area – thirty thousand (30,000) square feet
      - (ii) Maximum Building Coverage - thirty-five (35) percent
      - (iii) Maximum Lot Coverage - fifty (50) percent
  - (2)                                      Non-Residential Uses
    - (a) Minimum Lot Area – thirty thousand (30,000) square feet
    - (b) Maximum Building Coverage - fifty (50) percent
    - (c) Maximum Lot Coverage – fifty (50) percent
- C.      Yard Requirements
  - (1)                                      Residential Uses
    - (a) Front Yards
      - (i) Minimum Front Yard Setback – Multi-family - twenty (20) feet
    - (b) Side Yards
      - (i) Minimum Side Yard Setback – Multi-family - twenty (20) feet each side
      - (ii) Minimum Side Yard Setback – Detached Accessory – fifteen (15) feet
    - (c) Rear Yard
      - (i) Minimum Rear Yard Setback – Multi-Family - thirty (30) feet
      - (ii) Minimum Rear Yard Setback – Detached Accessory - fifteen (15) feet

(2)

Non-Residential Uses

(a) Front Yards

- (i) Minimum Front Yard Setback - Average front yard depth of building(s) within one hundred (100) feet, but in no case more than one (1) foot larger than either of the front yard depths of buildings on the two adjacent lots. In cases where no buildings are within one hundred (100) feet, the minimum front yard setback shall be twenty (20) feet.

(b) Side Yards

- (i) Minimum Side Yard Setback – fifteen (15) feet each side unless adjacent to a Residential District in which case the side yard shall be the same as the required side yard setback in the Residential District

(c) Rear Yard

- (i) Minimum Rear Yard Setback –fifteen (15) unless adjacent to a Residential District in which case the rear yard shall be the same as the required rear yard setback in the Residential District t

D. Corner Lots

Corner lot front setbacks shall reflect the front setbacks of the other corner buildings at that intersection, but in no case shall be less than the average front yard depth of building(s) in the commercial district where the property is located.

## **§ 51.0 Bulk Requirements**

The following requirements apply to buildings constructed in the C-2 District.

### **A. Building Heights**

- (1) Residential Uses
  - (a) Maximum Building Height – Multi-family – thirty five (35) feet
  - (b) Maximum Building Height – Detached Accessory – twenty (20) feet
- (2) Non-Residential Uses
  - (a) Maximum Building Height – forty (40) feet

### **B. Floor Area**

- (1) Residential Uses
  - (a) Minimum Floor Area – One Story Dwelling – eight hundred and fifty (850) square feet
  - (b) Minimum Floor Area – Two Story Dwelling – twelve hundred (1,200) square feet
  - (c) Maximum Floor Area – Detached Accessory – twelve hundred (1,200) square feet
- (2) Non-Residential Uses
  - (a) Minimum Floor Area – twelve hundred (1,200) square feet

## **§ 52.0 Personal Wireless Telecommunications Facilities (PWTF)**

Personal wireless telecommunication facilities in the C-2 District shall be regulated as outlined in § 83.0 Personal Wireless Telecommunication Facilities.

## **§ 53.0 Additional Regulations**

See Article XI – Requirements Applying to All Districts for additional regulations that apply to the C-2 District.

## **Zoning Code for the Town of Geneva, NY**

**Adopted May 8, 2018**

- B. Where there is shown on a map officially adopted by the Town of Geneva a future sidewalk or sidewalks, said infrastructure shall be shown on any subdivision or development site plan submitted for approval to the Town and designed and built to applicable Town standards.

### **Section 165-14 TC-2 Town Center Arterial District.**

#### **1. Purpose:**

The purpose of the Town Center Arterial District is to foster the redevelopment of commercial properties within the district in a manner that will create a high-quality public realm and streetscape, and a mix of compatible uses in a variety of building types, reduce greenhouse gas emissions, promote an energy-independent and secure community, and enhance community resilience.

#### **2. Permitted Uses:**

- a. Retail sales;
- b. Retail services;
- c. Car wash, self-service and full service;
- d. Cultural facilities (library, art gallery, museum, etc.);
- e. Entertainment and sports venue;
- f. Financial services;
- g. Food service establishments;
- h. Funeral home;
- i. General and professional office;
- j. Hotel;
- k. Membership club or recreation use;
- l. Public utility or transportation use;
- m. Retail fuel station, in compliance with § 165-38;
- n. School conducted for profit;
- o. Theater or concert hall.

#### **3. Site Plan Approval:**

All construction involving more than 120 square feet of floor area, except for construction involving the renovations to or conversion of existing interior space, or as part of routine property maintenance, shall be subject to Site Plan Approval.

#### **4. Permitted accessory Uses:**

- a. Accessory use customarily incidental to any of the uses mentioned herein and on the same lot;
- b. Parking and loading docks;
- c. Electric vehicle charging stations;
- d. Composting, in compliance with § 165-32;
- e. Solar energy system, non-commercial, subject to provisions of Chapter 130.
- f. Wind energy system, non-commercial, subject to provisions of Chapter 163.

**Zoning Code for the Town of Geneva, NY**  
**Adopted May 8, 2018**

**5. Lot Area and Yard Requirements:**

The following dimensions are the minimum standards for any lot in the Town Center Arterial District:

- a. Maximum lot coverage by primary and accessory structures, parking and vehicular drives shall not exceed 80 percent;
- b. Minimum front yard setback shall be 10 feet, but no front yard setback shall exceed 20 feet;
- c. No parking shall be permitted within any front yard setback area;
- d. Minimum side yard setbacks shall be 10 feet, except that no parking space or loading space shall be located within 5 feet of any side property line;
- e. Minimum rear yard setback shall be 10 feet;
- f. Maximum building height for any nonagricultural building or structure shall be 3 stories, or 35 feet.

**6. Building Mass and Articulation:**

The following standards are shall apply to the exteriors of all buildings:

- a. Minimum transparent wall area for the ground floor of any façade facing a primary street shall be 20 percent;
- b. Minimum transparent wall area for the ground floor of any façade facing a secondary street shall be 20 percent;
- c. Minimum transparent wall area for any upper story of any façade shall be 20 percent;
- d. Maximum upper-story street-facing wall length without offset shall be 50 feet;
- e. Minimum offset depth for a street-facing wall shall be 2 feet;

**7. Parking Requirements:**

See Sections 165-54 to 165-58 of the Code for the parking requirements for specific uses listed above.

**8. Buffer Requirement:**

Where the Town Center Arterial District abuts a Residential Medium Density District or a Residential High Density District there shall be a vegetated buffer area, conforming to the standards set forth in Section 165-40 and not less than 15 feet in width, planted with trees and shrubs spaced in a manner that will result in a continuous visual screen along said boundary.

**9. Mapped Public Infrastructure:**

- A. Where there is shown on a map officially adopted by the Town of Geneva a future street, bicycle and pedestrian path or any other public infrastructure, the yard setback area or areas of a lot that would be affected by said future street, bicycle and pedestrian path or any other public infrastructure shall be increased to include the area reserved for any such future infrastructure.
- B. Where there is shown on a map officially adopted by the Town of Geneva a future sidewalk or sidewalks, said infrastructure shall be shown on any subdivision or development site plan submitted for approval to the Town and designed and built to applicable Town standards.



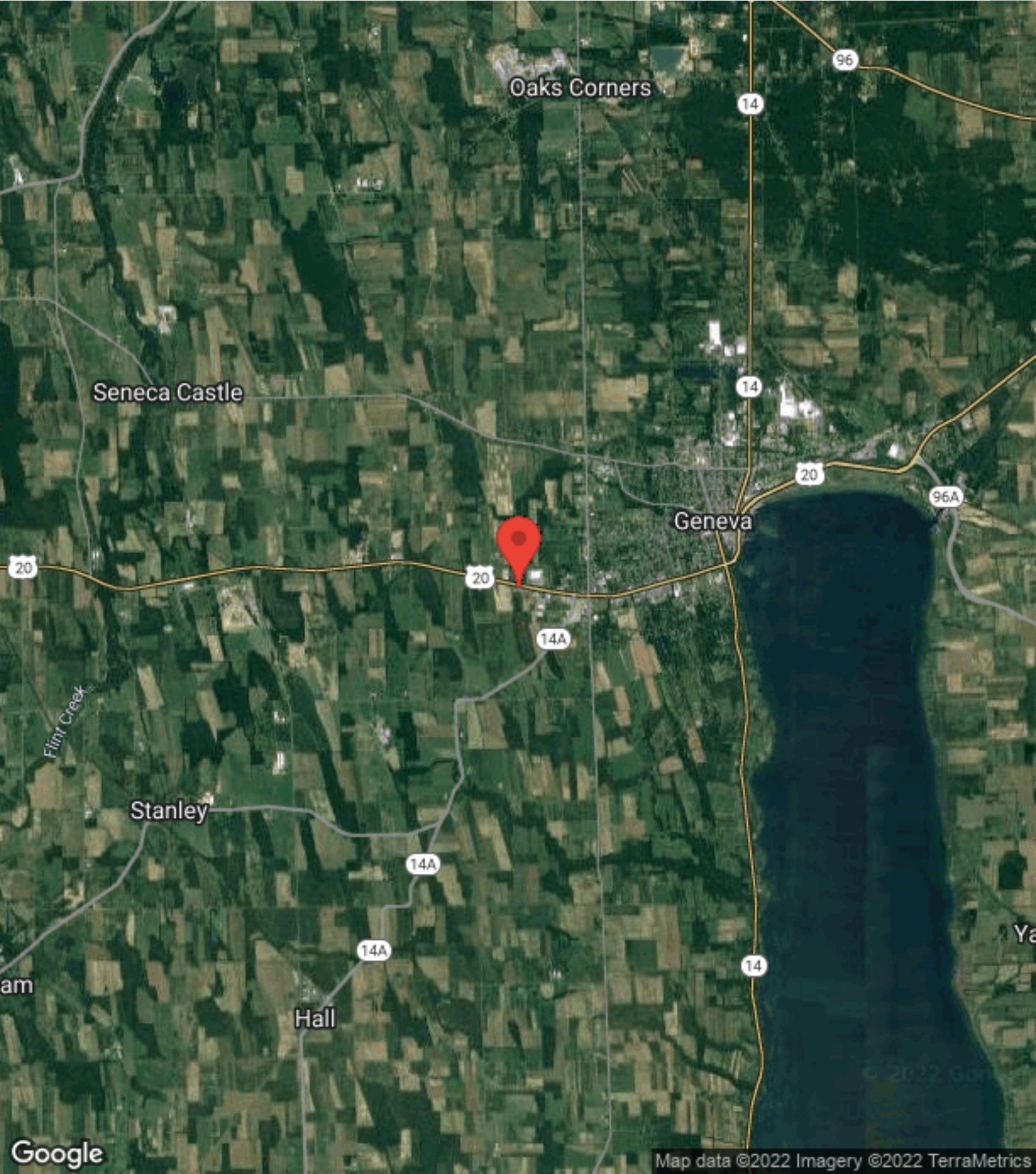
# SECTION III

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## Maps



## Regional Map



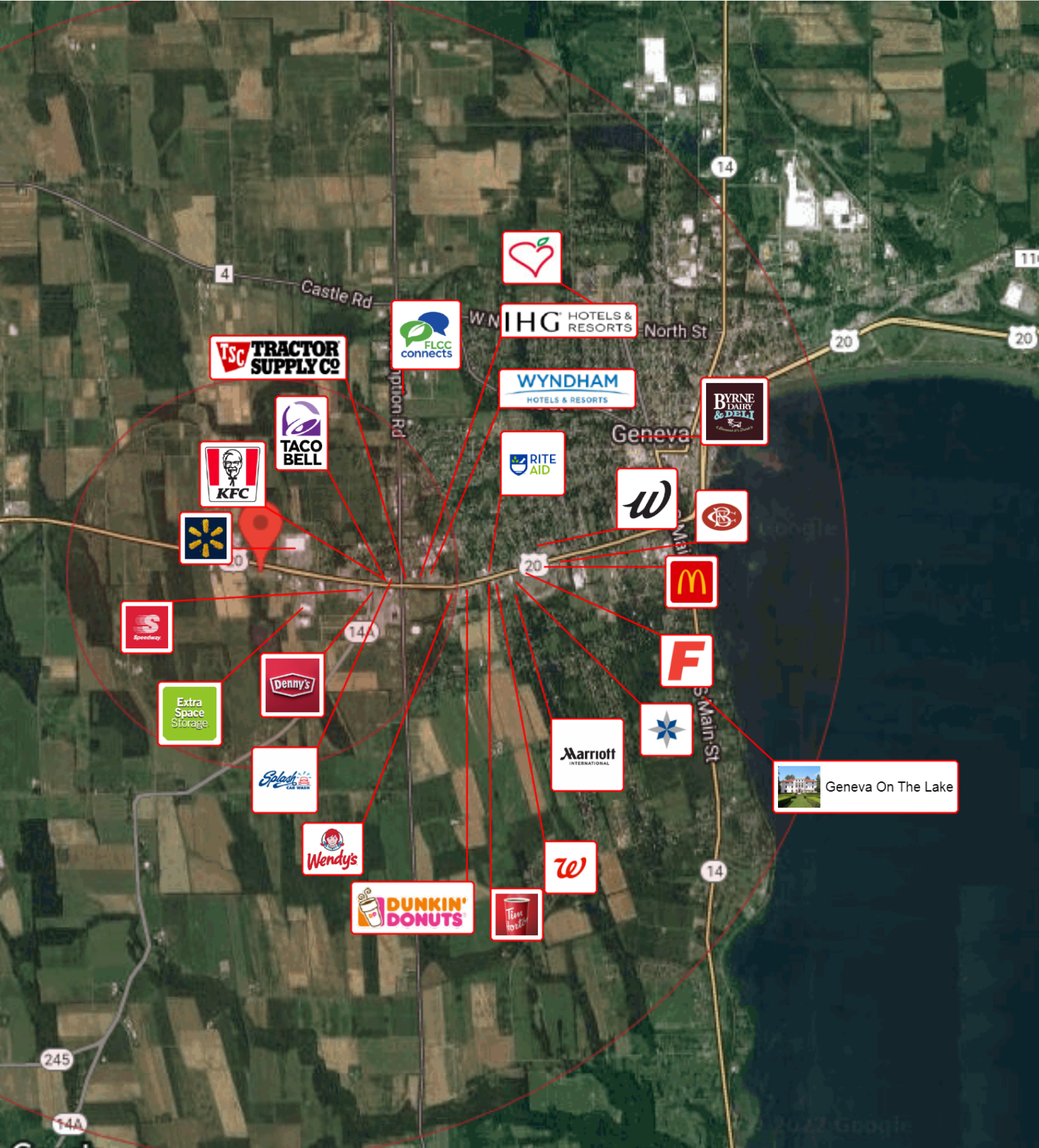


# Aerial Map

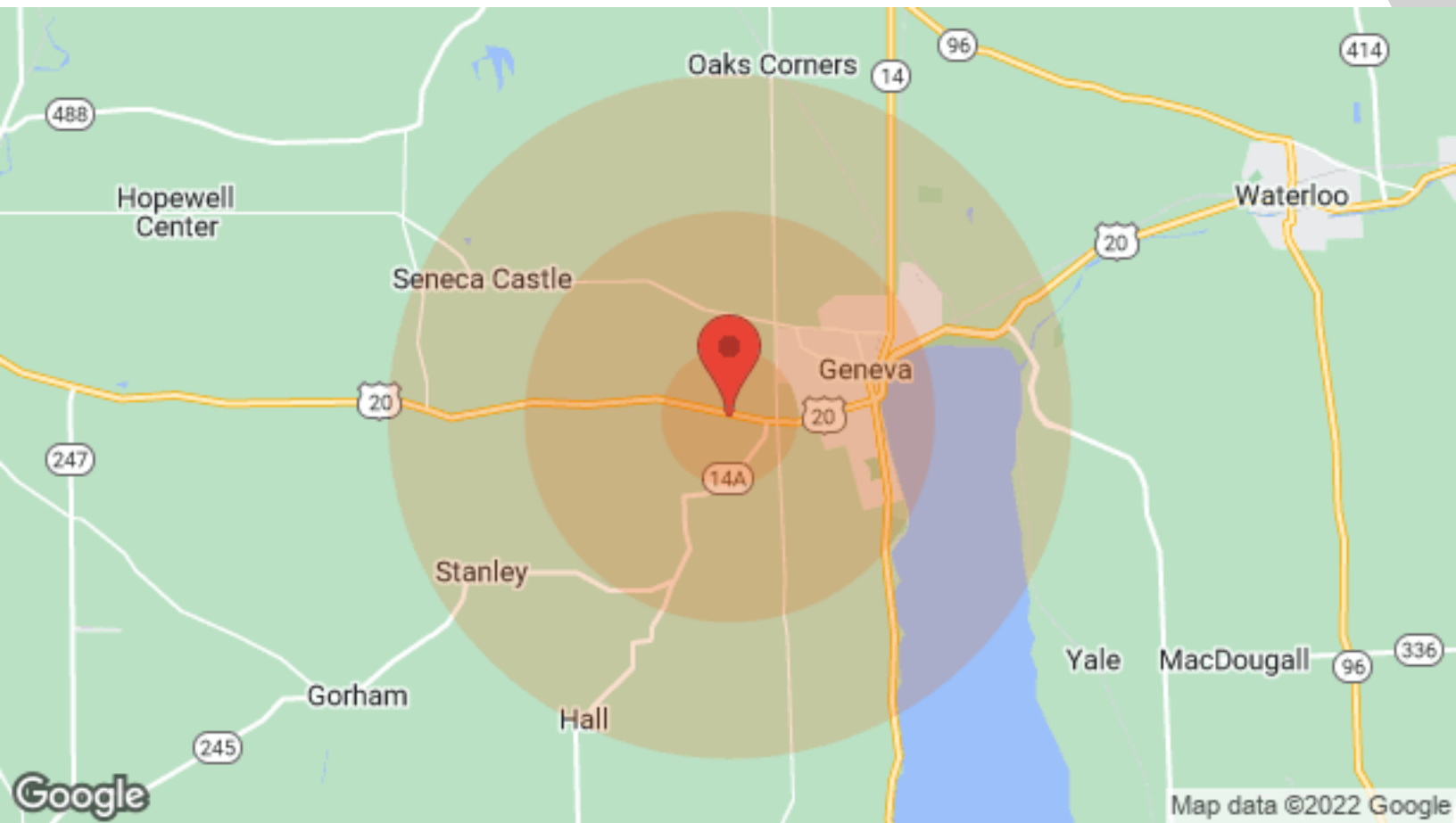




# Business Map



# Demographics



Population	1 Mile	3 Miles	5 Miles
Male	N/A	7,265	9,165
Female	N/A	7,885	9,805
Total Population	N/A	15,150	18,970

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	2,342	2,972
Ages 15-24	N/A	1,968	2,496
Ages 55-64	N/A	1,765	2,316
Ages 65+	N/A	2,500	3,312

Race	1 Mile	3 Miles	5 Miles
White	N/A	13,011	16,290
Black	N/A	830	1,136
Am In/AK Nat	N/A	1	1
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	1,589	1,933
Multi-Racial	N/A	2,240	2,710

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$50,442	\$50,442
< \$15,000	N/A	1,100	1,249
\$15,000-\$24,999	N/A	613	730
\$25,000-\$34,999	N/A	614	804
\$35,000-\$49,999	N/A	886	1,209
\$50,000-\$74,999	N/A	1,074	1,373
\$75,000-\$99,999	N/A	683	848
\$10,000-\$149,999	N/A	617	767
\$150,000-\$199,999	N/A	133	233
> \$200,000	N/A	91	130

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	6,515	8,315
Occupied	N/A	5,921	7,488
Owner Occupied	N/A	3,383	4,521
Renter Occupied	N/A	2,538	2,967
Vacant	N/A	594	827



### SECTION 4

## *About KW Commercial*

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Each Office Independently Owned and Operated



# Your Advisor - Tod Myers

## TOD MYERS

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## PROFESSIONAL BACKGROUND

About KW Commercial Services & Tod Myers

My commercial real estate operating philosophy revolves around the most important asset – you, our clients. I pride myself on consistently and ethically delivering innovative real estate solutions. My long history of success and growth is a function of the level of service I provide to my clients. Delivering comprehensive professional services, offering creative real estate outcomes, and exceeding my client's expectations will continue to be my business philosophy.

### Market Knowledge

Accurate and appropriate market knowledge is a key requirement for completing a successful commercial real estate transaction. The over \$9 Billion in 2019 Sales, 2800 agents across the 50 states and the years of experience from KW COMMERCIAL coupled with the use of leading technology provide you with the most complete and accurate information needed to make your real estate decisions. The in house research capabilities from KW COMMERCIAL include computerized information databases that are constantly updated to provide the most accurate comparable market reports and demographic analysis available. Additionally, KW COMMERCIAL technology provides sophisticated Geographic Information System (GIS) mapping and financial analysis services.

### Market Exposure

When you exclusively list your property with KW COMMERCIAL, you can be assured your property will receive the maximum amount of exposure in the marketplace. Each listing receives the benefits of a customized KW marketing program that focuses on reaching the most buyers, in the fast way possible with the best technology using the most recent technology marketing tools that far surpasses commercial marketing of the past.

### Corporate Advisory Services

Real estate can play a big role in a company's business performance. Matching real estate to operational needs allows companies to have the optimum capital deployment, while also achieving financial flexibility and cost control. KW Commercial Professionals provide educated advice to clients on the current and projected value of real estate and real estate-related investments and forecasting the impact of economic and demographic trends on real estate.

### Site Selection

Let us apply our market knowledge to support your space requirements - whether buying or selling. As commercial real estate specialists, we know the properties, landlords, developers, and demographics. Based on our knowledge of the market, KW COMMERCIAL can find a site or building that meets the client's specifications or liquidate assets to meet financial goals. Our expertise allows us to help the client decide which avenue of action is the best fit for their requirements. We handle all your needs, from site selection and evaluation to occupancy.





### RETAIL PROPERTIES

For our retail user and developer clients, the advantages of partnering with a KW Commercial Retail Properties associate are significant. Whether leasing a retail strip center or finding a new facility for a restaurant customer; location, speed to market and economic performance are as important to us as they are to our clients.



### INDUSTRIAL PROPERTIES

Regardless of the industrial space a company needs, our Industrial Properties associates have the knowledge and expertise necessary to assist in a purchase, sale or lease. Industrial real estate consumers rely on our associates for consultation on site selection, dock high, clear height and power requirements, as well as all the other factors necessary when deciding on an industrial location. Industrial property owners can also rely on KW Commercial's network of associates to assist in the marketing of their industrial property and ensure the property is sold for the best price as quickly as possible.



### OFFICE PROPERTIES

Finding the right office space entails many considerations and complications beyond simply finding the right location. Office tenant representation demands knowledge of local market conditions and trends, as well as a keen set of negotiating skills to successfully structure a client's lease document. Commercial landlords can also rely on our associates to have intimate knowledge of the local office market and existing tenant base in order to successfully lease office projects at the highest rental structure possible.



### LAND BROKERAGE

KW Commercial associates specializing in land brokerage and assemblage possess an exceptional understanding of the complex factors that influence the land brokerage transaction and have the extensive experience and contacts to get the deal done right. Our associates provide solutions based on constantly evolving factors such as zoning and regulatory issues, demographic and traffic patterns, and overall political and economic trends.



### MULTI-FAMILY PROPERTIES

Whether you are selling a single asset or a national portfolio, our associates provide you with unparalleled market information and will achieve the highest level of results. If expanding your portfolio is the objective, our local experts can help you identify and acquire properties which meet or exceed your investment goals.



### INVESTMENT PROPERTIES

Representing buyers and sellers of investment real estate requires local market knowledge, knowledge of financing instruments and capital markets both domestically and abroad. KW Commercial's Investment Properties associates keep abreast of the latest trends and fluctuations in the market. Our vast network of international, private and institutional investors allows us to match our clients with the right investment opportunity, and maximize return on the investment.



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The Family That Is Changing The Real Estate Landscape...

