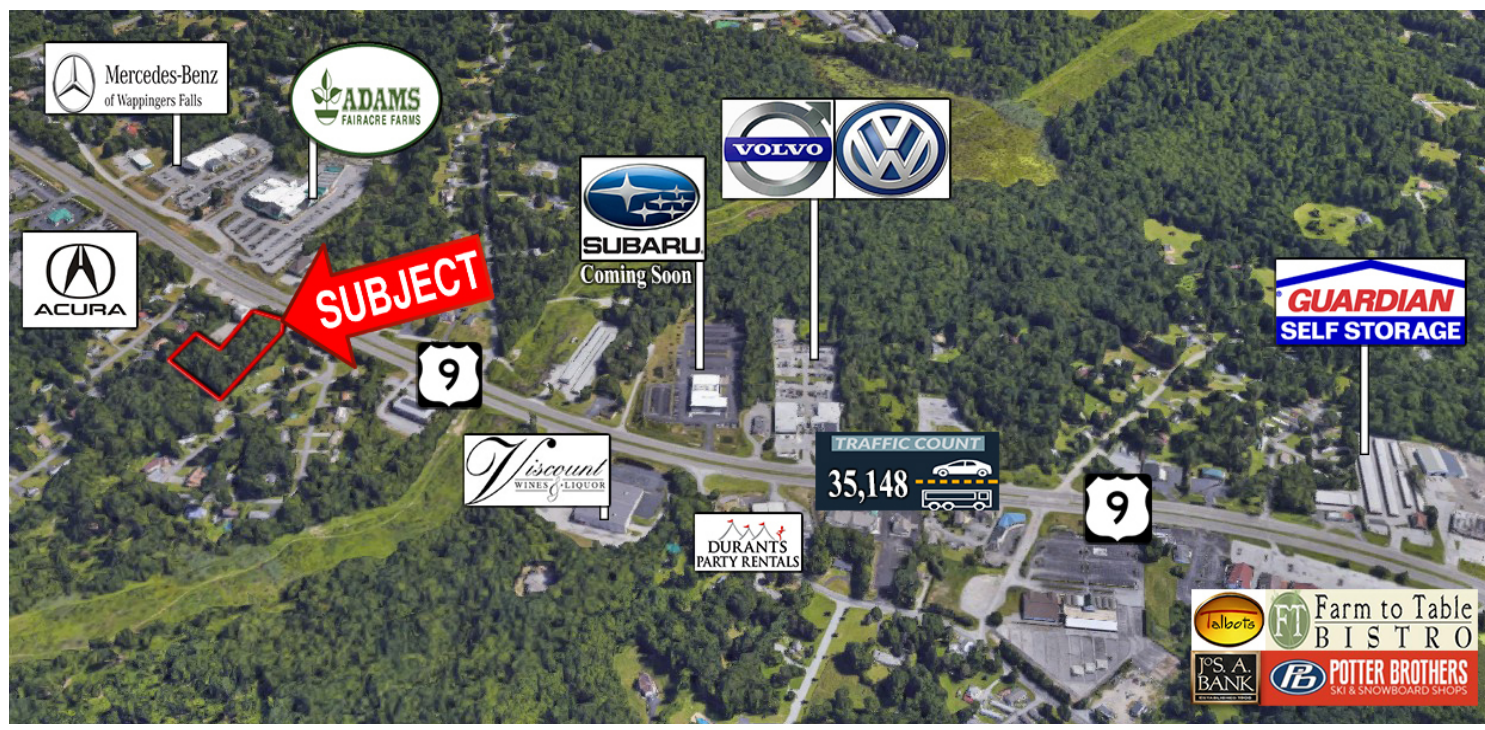




# COMMERCIAL / RESIDENTIAL DEVELOPMENT SITE U.S. ROUTE 9, WAPPINGERS, NY 12590



## OPPOSITE OF ADAMS FAIRACRE FARMS

**ADDRESS:** U.S. Route 9  
Wappingers, NY 12590  
(Next to Inter City Tire)

**LOCATION:** I-84, US Route 9 North, Exit 46B to Property

**FRONTAGE:** 100'+ Frontage on U.S. Route 9

**LOT SIZE:** 5.0 Acres

**TRAFFIC COUNT:** 35,148 AADT on U.S. Route 9

**ASKING PRICE:** \$995,000



### PROPERTY OVERVIEW

CR Properties Group is pleased to offer a Commercial / Residential Development Site with frontage on U.S. Route 9 in Wappingers. The offering consists of 5 ± acres total. This area is located in HB, Highway Business District Zoning & R-20/40, One-Family Residence District Zoning.



CR Properties Group, LLC  
295 Main Street  
Poughkeepsie, NY 12601  
[www.crproperties.com](http://www.crproperties.com)



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

Thomas M. Cervone  
845.485.3100  
[tom@crproperties.com](mailto:tom@crproperties.com)





# NEARBY AREA GENERATORS

ADAMS FAIRACRE FARMS, MERCEDES, VOLVO, VOLKSWAGEN

FRONTAGE ON U.S. ROUTE 9 - 35,148 AADT



5 Acres

S Fowlerhouse Rd



100'+ Frontage



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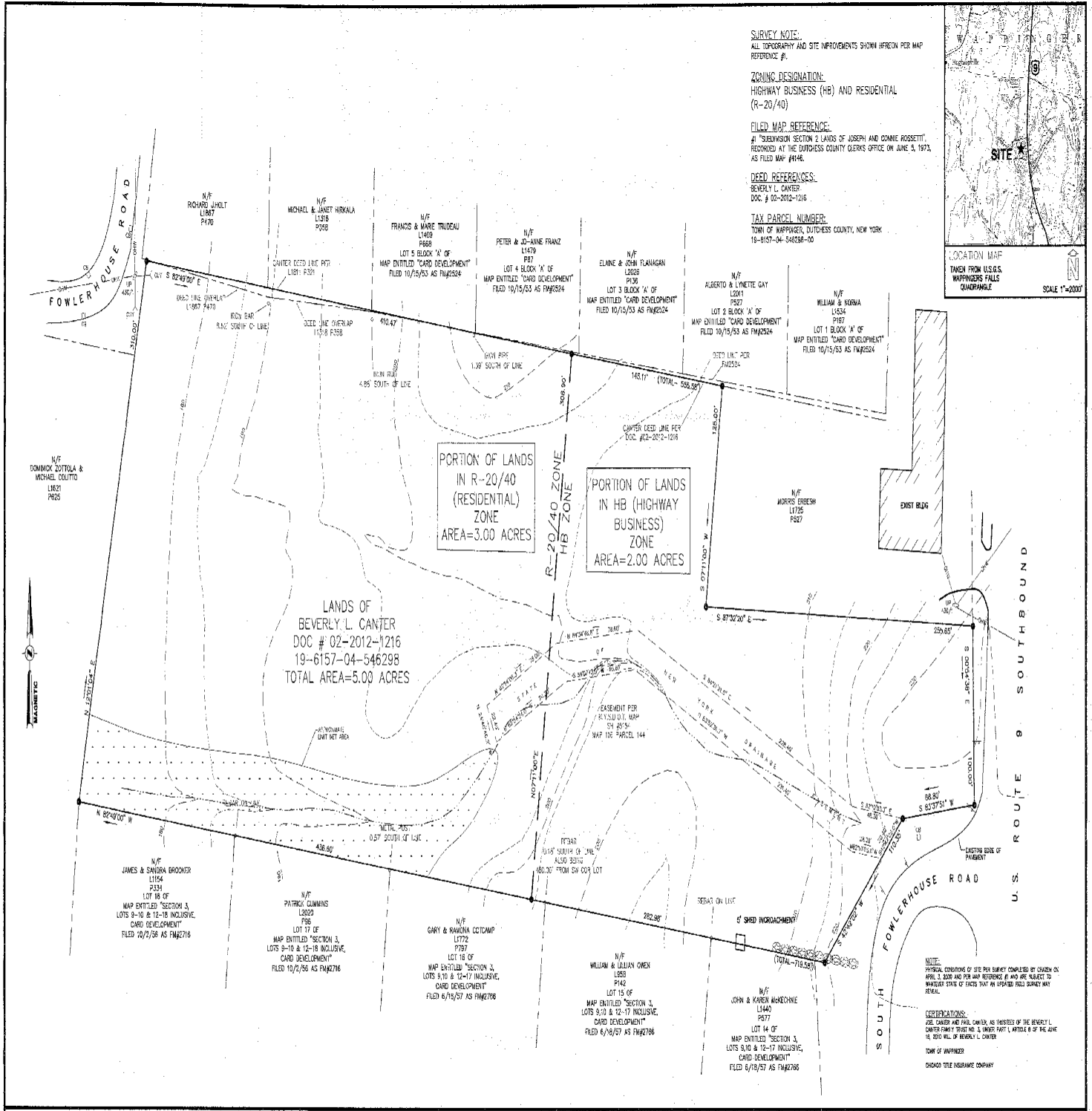
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# SURVEY MAP - SPLIT ZONING

## HB, HIGHWAY BUSINESS (FRONT) & R-20/40 RESIDENTIAL (REAR)

### FULL ZONING ABSTRACT & SURVEY MAP AVAILABLE UPON REQUEST



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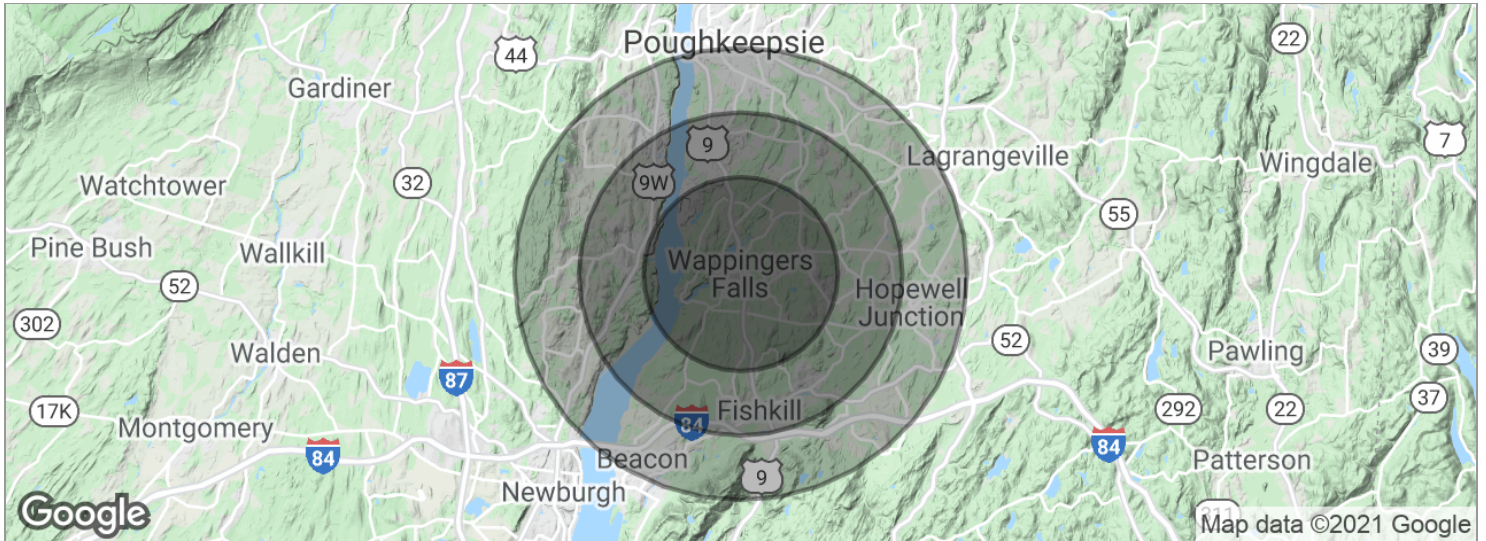




# DEMOGRAPHICS & STATISTICS

## POPULATION, HOUSEHOLD & INCOME

### MID-HUDSON VALLEY AREA



<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>7 MILES</b>
Total population	31,372	77,886	150,105
Median age	38.8	40.1	39.4
Median age (male)	37.1	38.4	38.2
Median age (Female)	40.3	41.8	40.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>7 MILES</b>
Total households	12,094	29,354	54,815
# of persons per HH	2.6	2.7	2.7
Average HH income	\$79,448	\$87,573	\$87,221
Average house value	\$339,913	\$333,265	\$328,163

\* Demographic data derived from 2010 US Census



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