

MIDDLETOWN ACRES LLC

Fortune Rd E , Middeltown, NY 10941



OFFERING SUMMARY

SALE PRICE:	\$1,900,000
LOT SIZE:	22 Acres
ZONING:	TC (Town Center) and Ent L (Enterprise Light)
MARKET:	Town of Wallkill
SUBMARKET:	Orange County
PRICE / SF:	\$1.98

PROPERTY OVERVIEW

Approved for 100,000 SF Commercial with Water Sewer in Town of Wallkill which is in the process of allowing warehouse as well in this zone.

PROPERTY HIGHLIGHTS

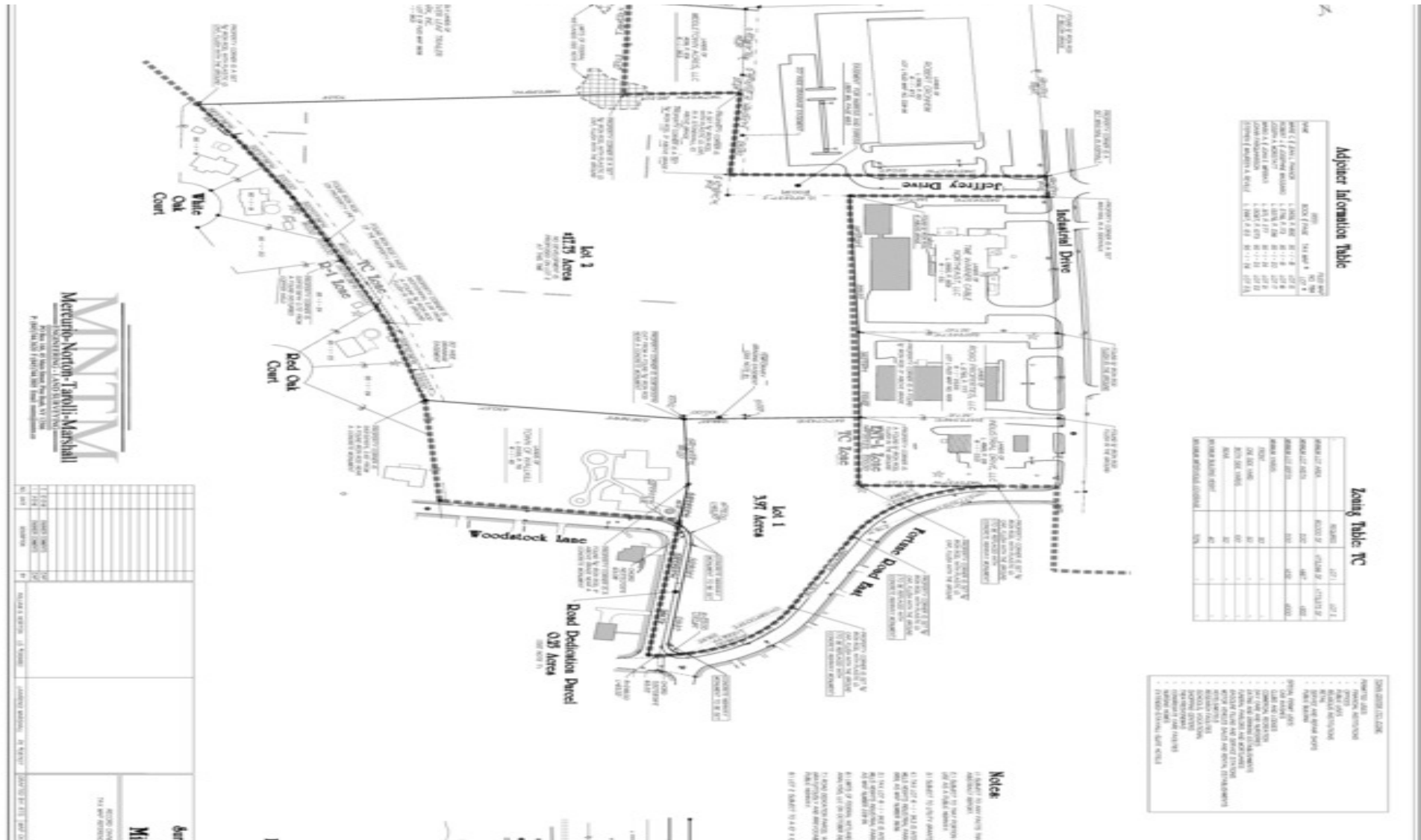
- Water and Sewer
- 100,000 SF Approved for Commercial\Storage\Retail\Office and potential warehouse
- Very Busy Area
- Will Divide
- Contiguous parcel of 33 acres could be added (SBL 41-1-94.21)

KW COMMERCIAL
69 Brookside Ave Suite 225
Chester, NY 10918

JOSEPH DISTELBURGER
Associate Broker/Investor Partner
O: 845.344.7170
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Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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Location Map
SCALE: 1" = 1000'

1) SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY AN
ACCOMPLISH, UP TO DATE, TITLE ABSTRACT REPORT.

2) I HEREBY AGREE TO THAT PORTION OF LAND WITHIN THE BOUND-
ARY OF SAID TRACTS FOR USE AS A PUBLIC HIGHWAY,
IF ANY SUBJECT TO UTILITY RIGHTS OF RECORD.

3) IN TRACT LOT # 11 - PAR 3 IS AGREED TO BE LOT 1 OF A MAP
ENTITLED "LOT 100 OFFSHORE FOR ALL-SEASONS RECREATION
PARK", FILED IN THE CLERK'S OFFICE OF CLACK COUNTY
ON SEPTEMBER 8, 1988, AS SET FORTH ABOVE.

4) IN TRACT LOT # 11 - PAR 3 IS AGREED TO BE LOT 2 OF A MAP
ENTITLED "LOT 100 OFFSHORE FOR ALL-SEASONS RECREATION
PARK", FILED IN THE CLERK'S OFFICE OF CLACK COUNTY ON
SEPTEMBER 8, 1988, AS SET FORTH ABOVE.

5) LIMITS OF FEDERAL INTERESTED LANDS ARE GRANTED BY
JAMES A. BATES OF RECREATIONAL APPRAISERS, LLC, C/O
CHUCK DAVIS, 2008.



Legend

- | PROPERTY LINE (SUN) | PROPERTY LINE (SUN) |
|---------------------|-----------------------------|
| | SET BACK FROM PROPERTY LINE |
| | ACCESSION PROPERTY |
| | LINE OF WOODS, PONDS |
| | SET BACK FROM ROAD |
| | DIRECTION - ROAD |
| | EASEMENT POLE |
| | EASEMENT RIGHT OF WAY |
| | PROPOSED EASEMENT |
| | STONE WALL |
| | EASEMENT EASEMENT |
| | EASEMENT ACCESS |
| | EASEMENT STREET LIGHT |
| | EASEMENT HIGHWAY |
| | EASEMENT WATER MAIN |
| | EASEMENT WATER VALVE |
| | WATER MAIN |
| | EASEMENT RIGHT OF WAY |
| | EASEMENT RIGHT OF WAY |

At 4 - 649 - 0100V Area

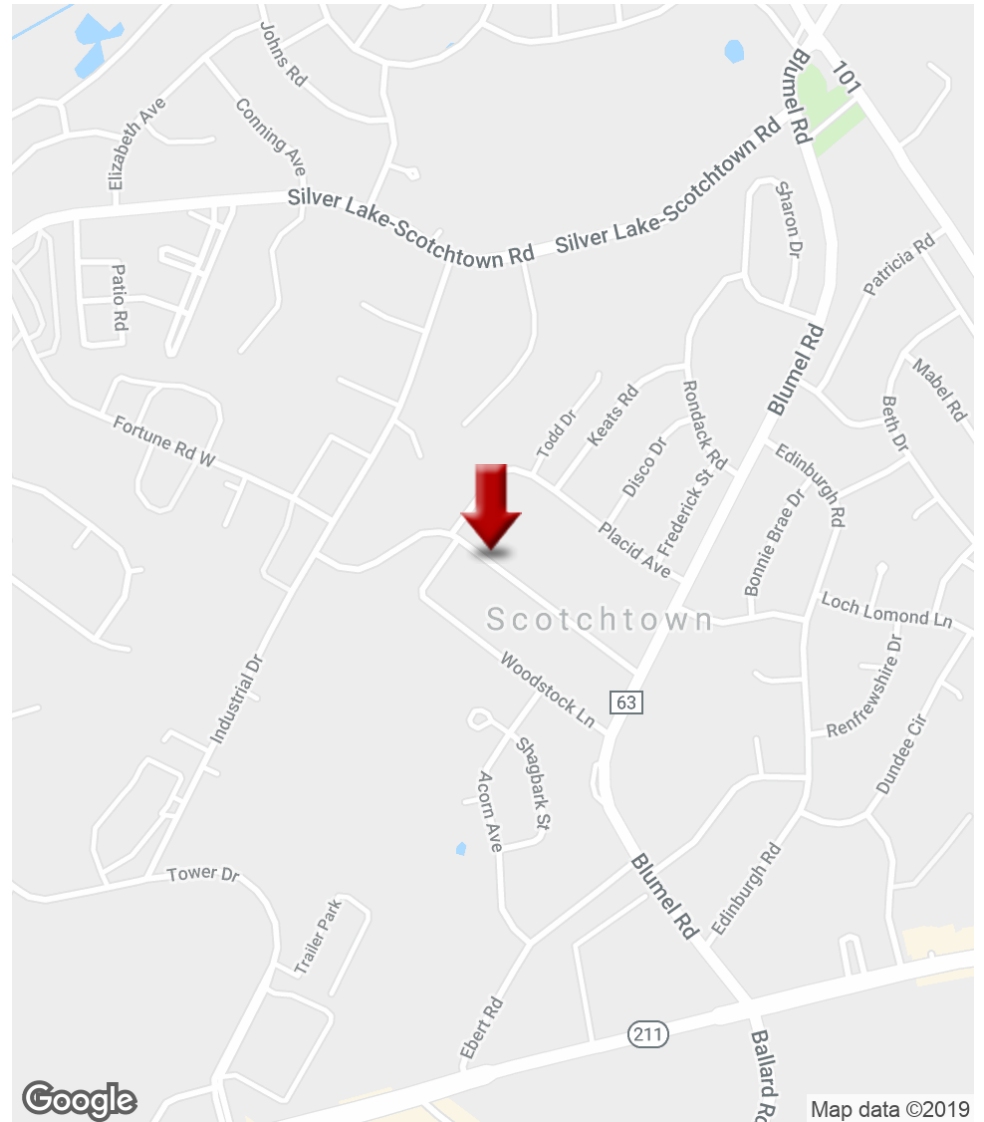
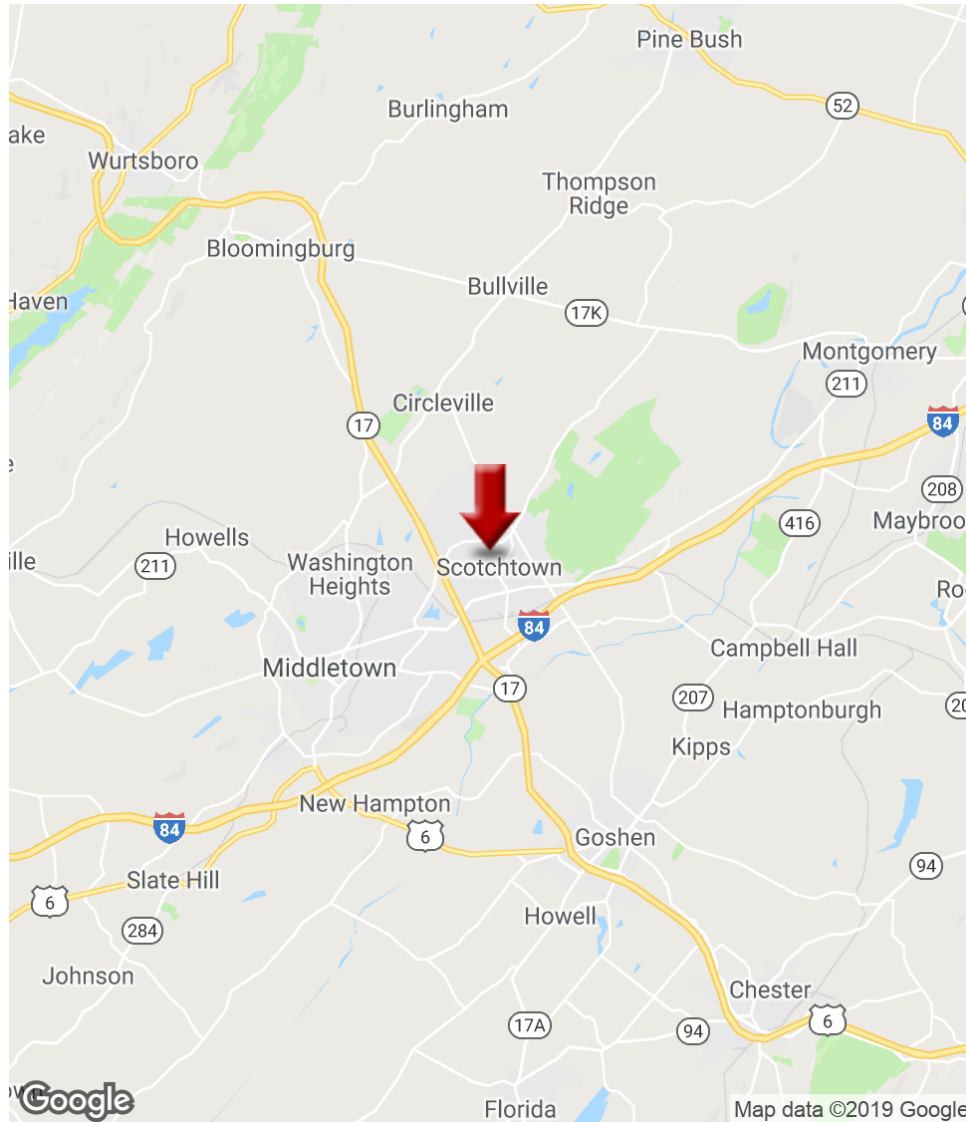
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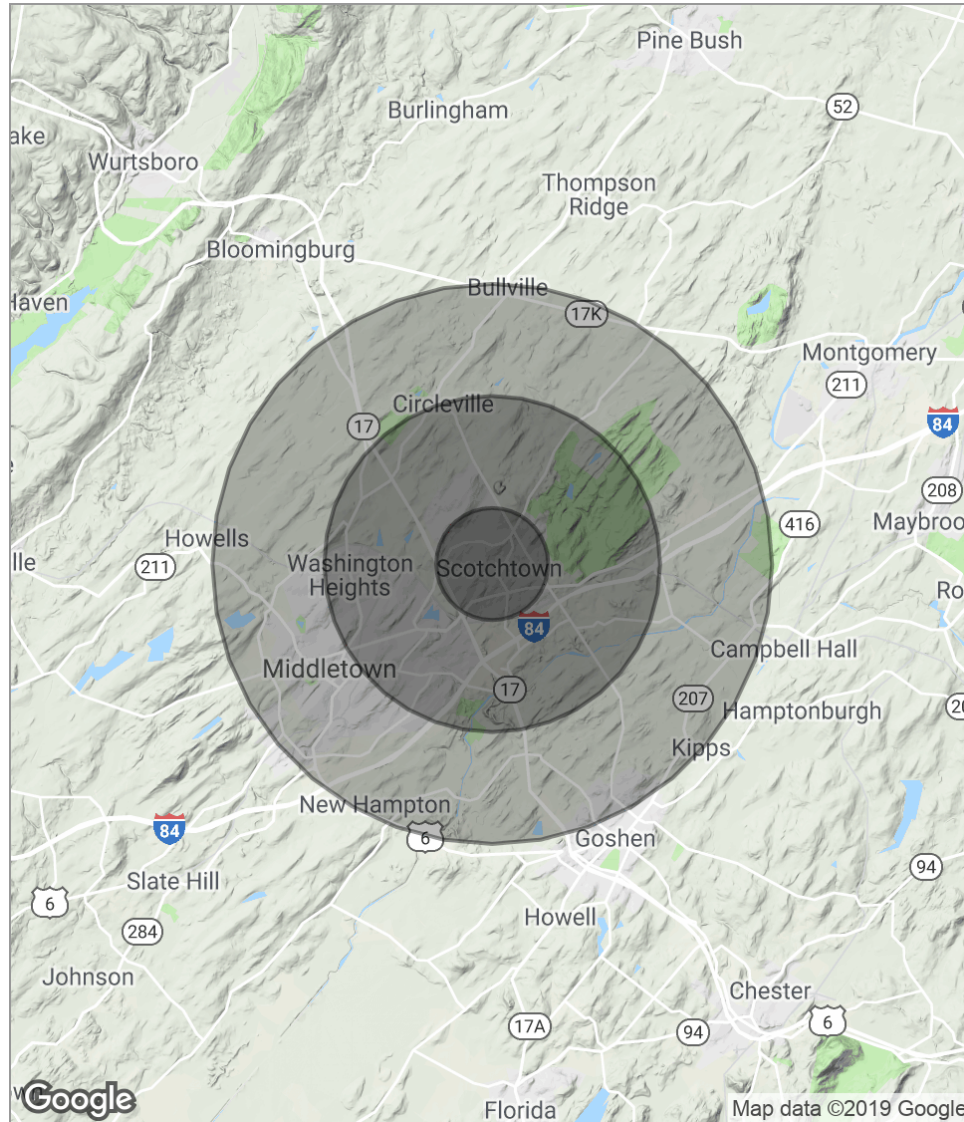
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,139	25,638	60,677
Median Age	38.2	37.4	36.6
Median Age (Male)	39.3	36.6	35.9
Median Age (Female)	38.0	38.5	37.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,410	9,455	21,565
# Of Persons Per HH	2.5	2.7	2.8
Average HH Income	\$73,177	\$72,152	\$71,620
Average House Value	\$328,997	\$299,192	\$299,233

* Demographic data derived from 2010 US Census

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