

About The Properties

We are offering six parcels encompassing a total of 5.6 acres, all just a stone's throw away from the Bills stadium.

These parcels are revenue generators, serving as parking lots for the stadium bringing in significant income while operating only a few days per year. With R3 zoning and a prime location, they are perfectly suited for multifamily development. Imminent town re-zoning will bring commercial development possibilities as well.

Size of Parcels

Parcel 1 w/ 1-Family Home	1.0 acre
Parcel 2	2.0 acres
Parcel 3	1.88 acres
Parcel 4	0.17 acres
Parcel 5	0.39 acres
Parcel 6	0.19 acres



Orchard Park, New York

Yellow Brick Parking Properties
5265 Big Tree Road (Parcel 1)



Alina Pierowicz

📞 716.908.0057

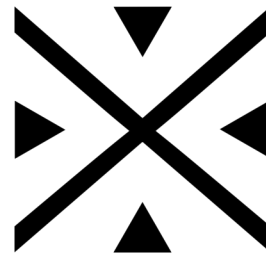
🌐 <http://veraxrealestate.com>

✉ alina@veraxrealestate.com

FOR SALE
Investment
Owner Operator



Priced at
\$3,500,000



Address

5265 Big Tree Road,
 Orchard Park, NY 14127

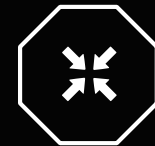
Property Features



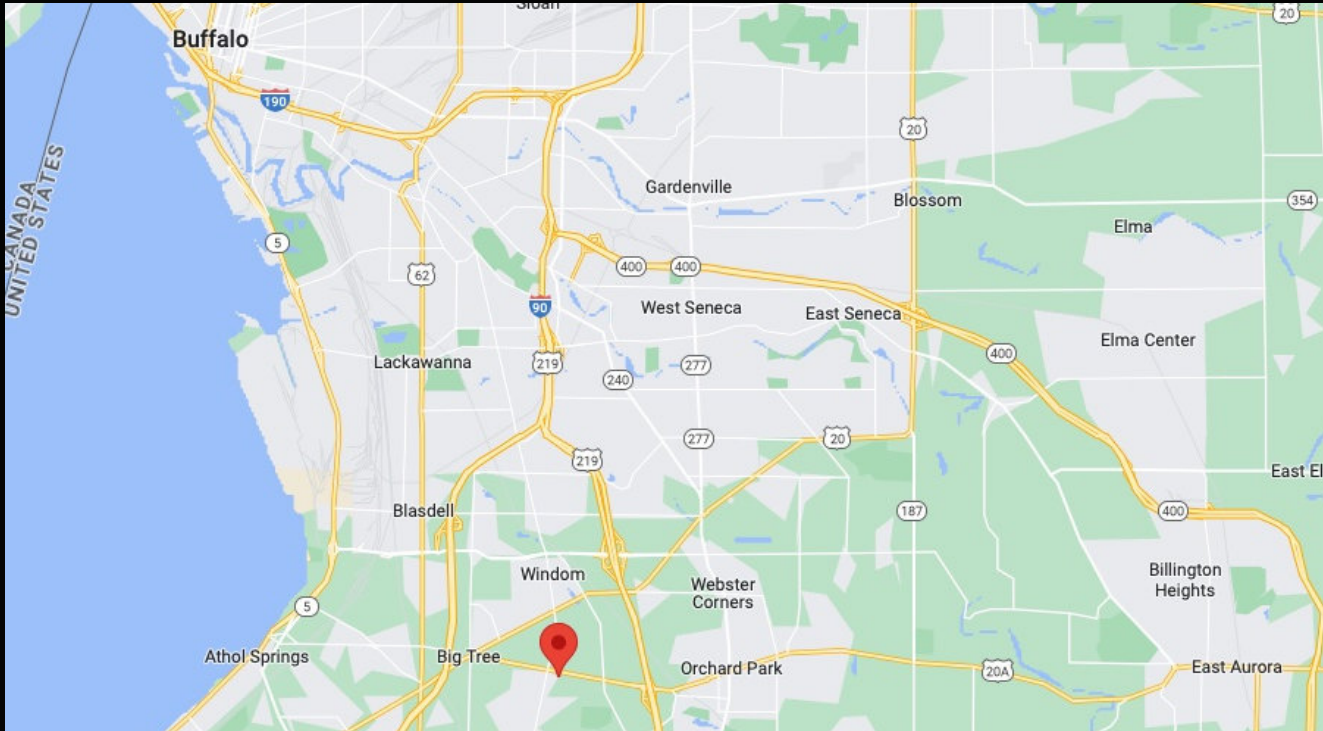
IMMEDIATE INCOME, LONG TERM VALUE
 Receive immediate income from the parking operations on the parcels while you prepare for long term development.



PRIME LOCATION
 The parcels are highly trafficked on non-game days, near affluent population centers, commercial corridors, and 2 highways.



CENTER OF THE ACTION
 With the construction of a state of the art stadium, these parcels are primed to be an integral part of the most exciting development opportunity in decades.



Where else would you rather be than right here, right now?

