

300+ Acres with buildings Agribusiness or investment

LISTING PRESENTATION | 7775 ALBANY POST ROAD | RED HOOK, NY

Exclusively Listed by

Joseph Distelburger - Associate Broker/Investor Partner | (845) 344-7170 | jdistelburger@gmail.com

Silvio Perez III - Commercial Director / NYS RE Salesperson | (206) 445-4798

KW Commercial - Central Valley

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Chester, NY 10918

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Executive Summary



Property Highlights

- 300+ Acres of Prime Farm land
- Modern freestall barn with creamery and farmhouse
- Barn is clear span with high ceilings that could serve many uses
- Visibility on Route 9 makes this a great agri business or ag tourism site
- Over a mile of frontage on Route 9
- Equipment for ice cream or other agricultural endeavor such as beef processing etc

Price:10000000	\$9,750,000
Lot Size:300+	300.0 Acres
Permitted Uses:	Agriculture
Frontage:	1 Mile
Traffic Count:	7166 CPD
Zoning:	ABD
APN:	134889-6273-00-905456-0000



Property Overview

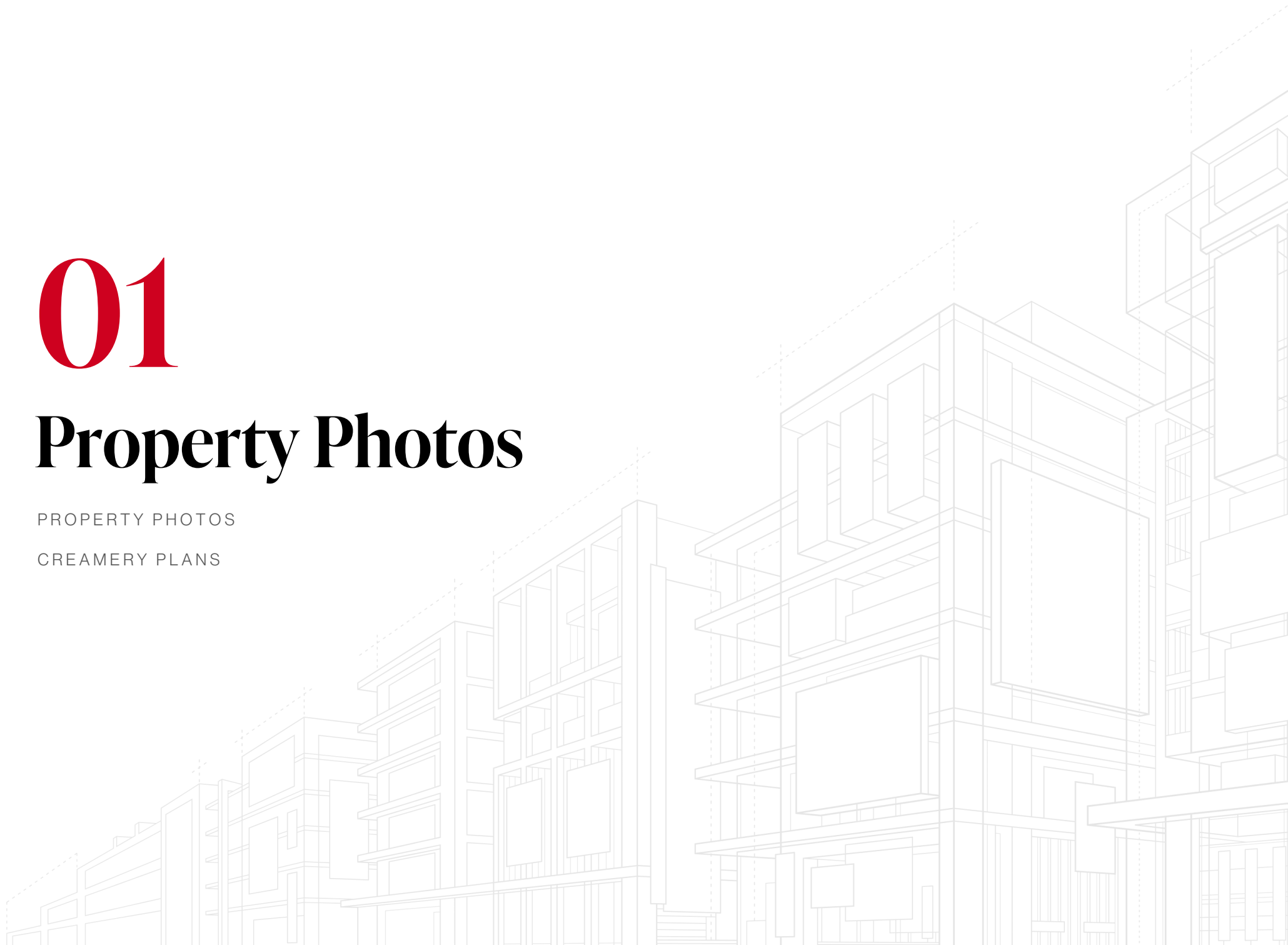
Premier 300-Acre Agricultural & Investment Estate on Route 9 – Dairy & Creamery Opportunity
Discover a rare investment opportunity in the heart of the Hudson Valley. This expansive 300-acre property, located along the busy Route 9 corridor in the Town of Red Hook, offers an exceptional combination of large-scale farmland, modern agricultural infrastructure, and high-visibility commercial potential.
At the center of the property is a modern 110-stall freestall barn built in 2018, which is metal skin clear span high ceiling facility. Complementing the dairy operation is a separate commercial facility equipped for ice cream manufacturing, presenting a unique farm-to-table opportunity for a creamery, farm market, agri-tourism destination, or other agricultural business. The land spans 300+ acres with over a mile of road frontage on three roads, providing excellent accessibility and long-term investment potential. The property features a mix of fertile fields and scenic countryside ideal for agricultural production, equestrian use, or land investment. A conservation easement covers half of the land, limiting certain development opportunities, but not the main Route 9 frontage. Also included is a well-maintained historic farmhouse that can serve as a residence, manager's home, or office space.

01

Property Photos

PROPERTY PHOTOS

CREAMERY PLANS



Property Photos



Property Photos



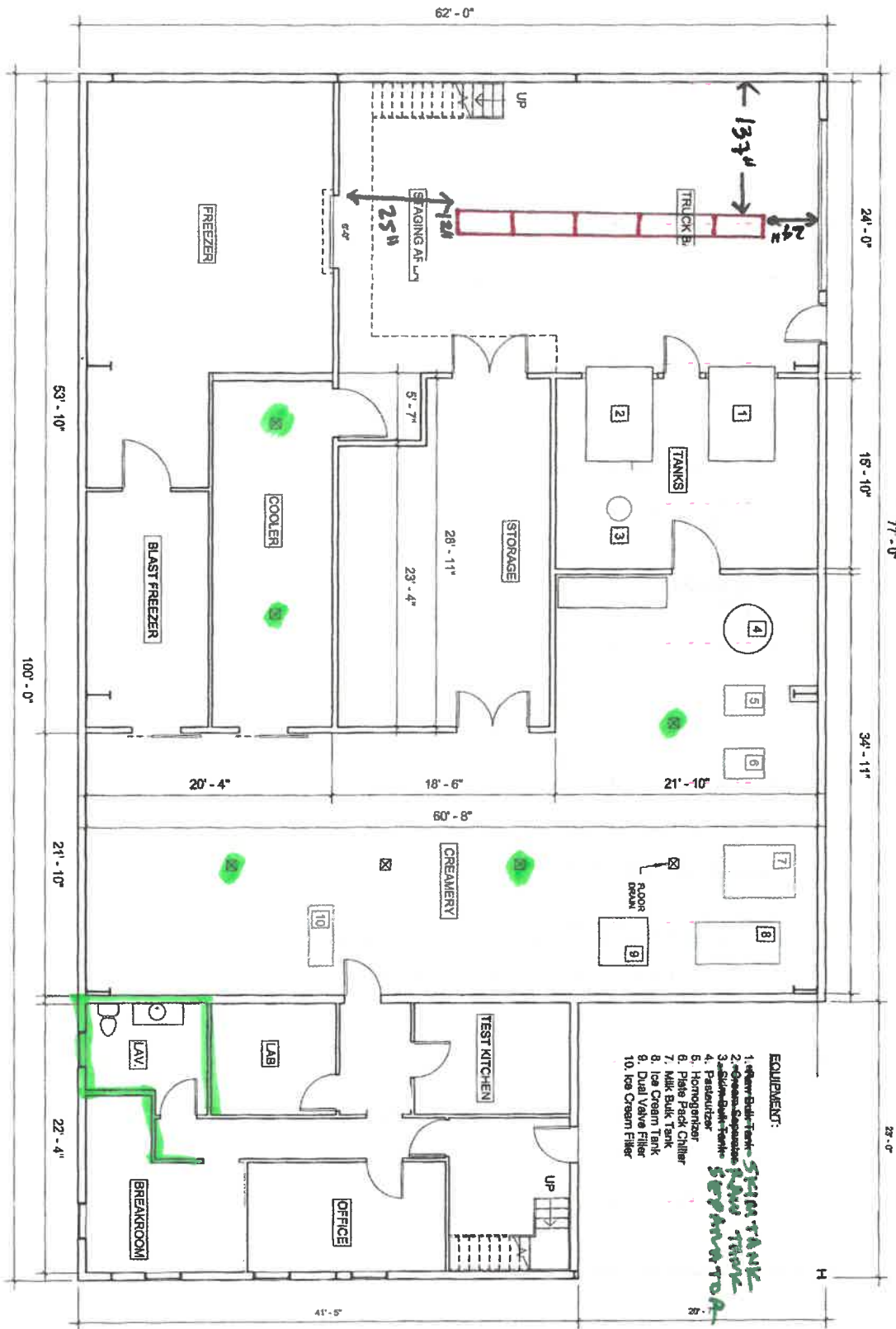
Property Photos



Creamery Plans



1 Level 1 Floor Plan
1/8" = 1'-0"



- EQUIPMENT:
1. 9000 Gallon Tank - SPIN TANK
 2. 3000 Gallon Separator - RAW TANK
 3. 3000 Gallon Tank - SEPARATOR
 4. Pasteurizer
 5. Homogenizer
 6. Plate Pack Chiller
 7. Milk Bulk Tank
 8. Ice Cream Tank
 9. Dual Valve Filler
 10. Ice Cream Filler

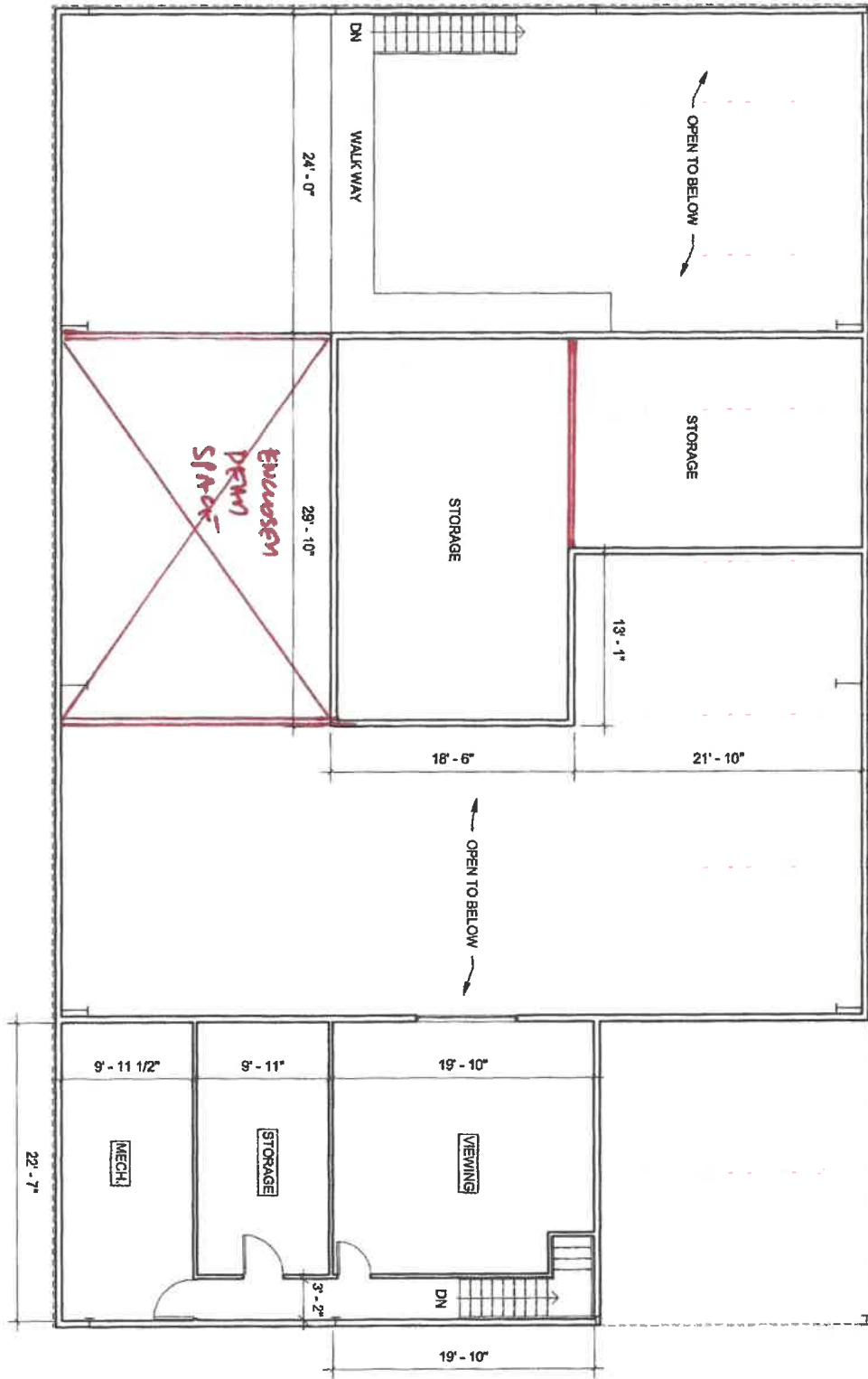
Dels Dairy Creamery
7775 Albany Post Road
Red Hook, NY 12572
Creamery Floor Plan

Date: 3.18.18
Scale: 1/8" = 1'-0"
Drawing Number
A-1

Creamery Plans



① Level 2 Floor Plan
1/8" = 1'-0"



Dels Dairy Creamery
7775 Albany Post Road
Red Hook, NY 12572
Creamery Level 2 Floor Plan

Date: 3.18.18
Scale: 1/8" = 1'-0"
Drawing Number

A-2

02

Maps and Demographics

REGIONAL MAP

LOCATION MAPS

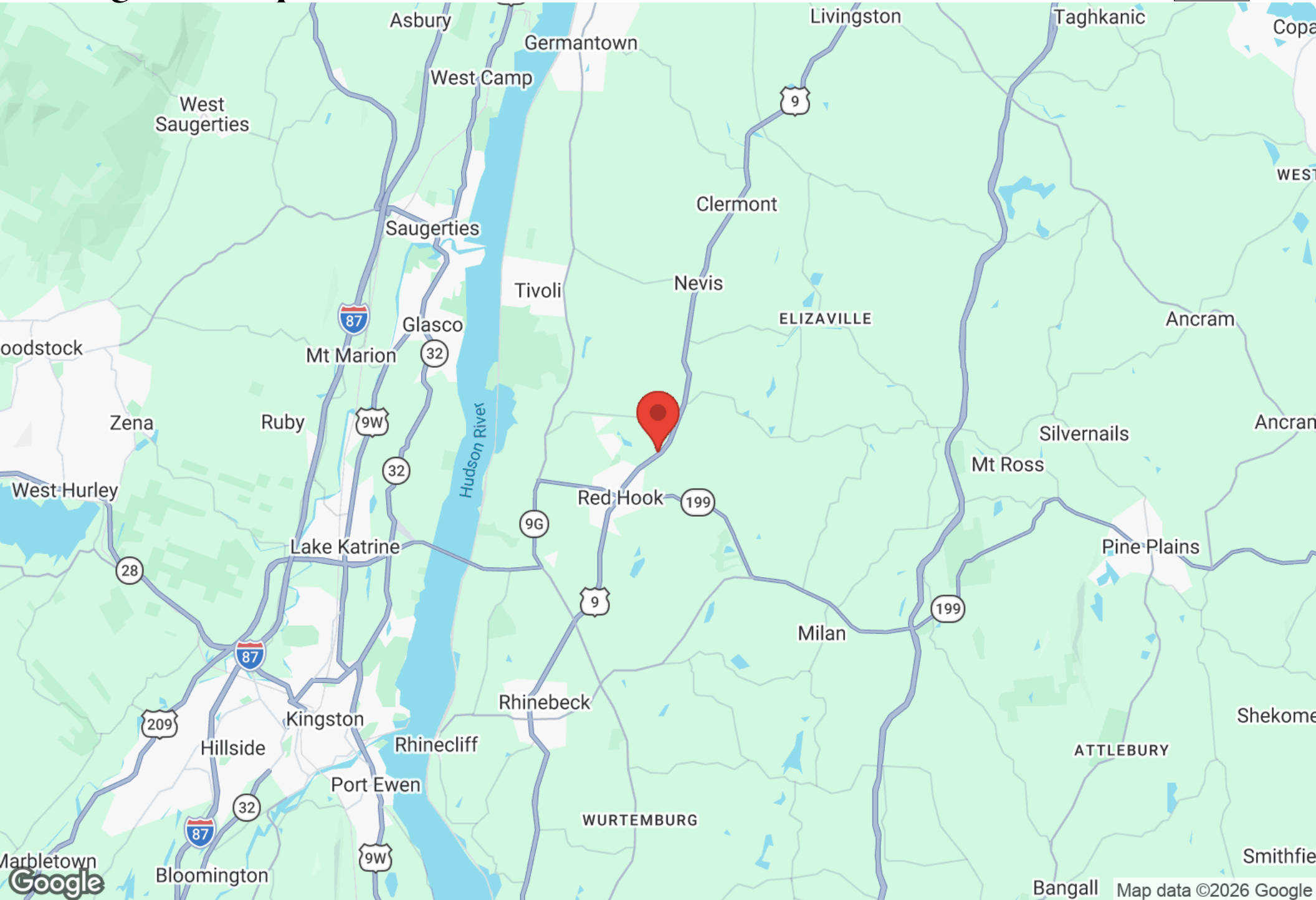
BUSINESS MAP

AERIAL MAP

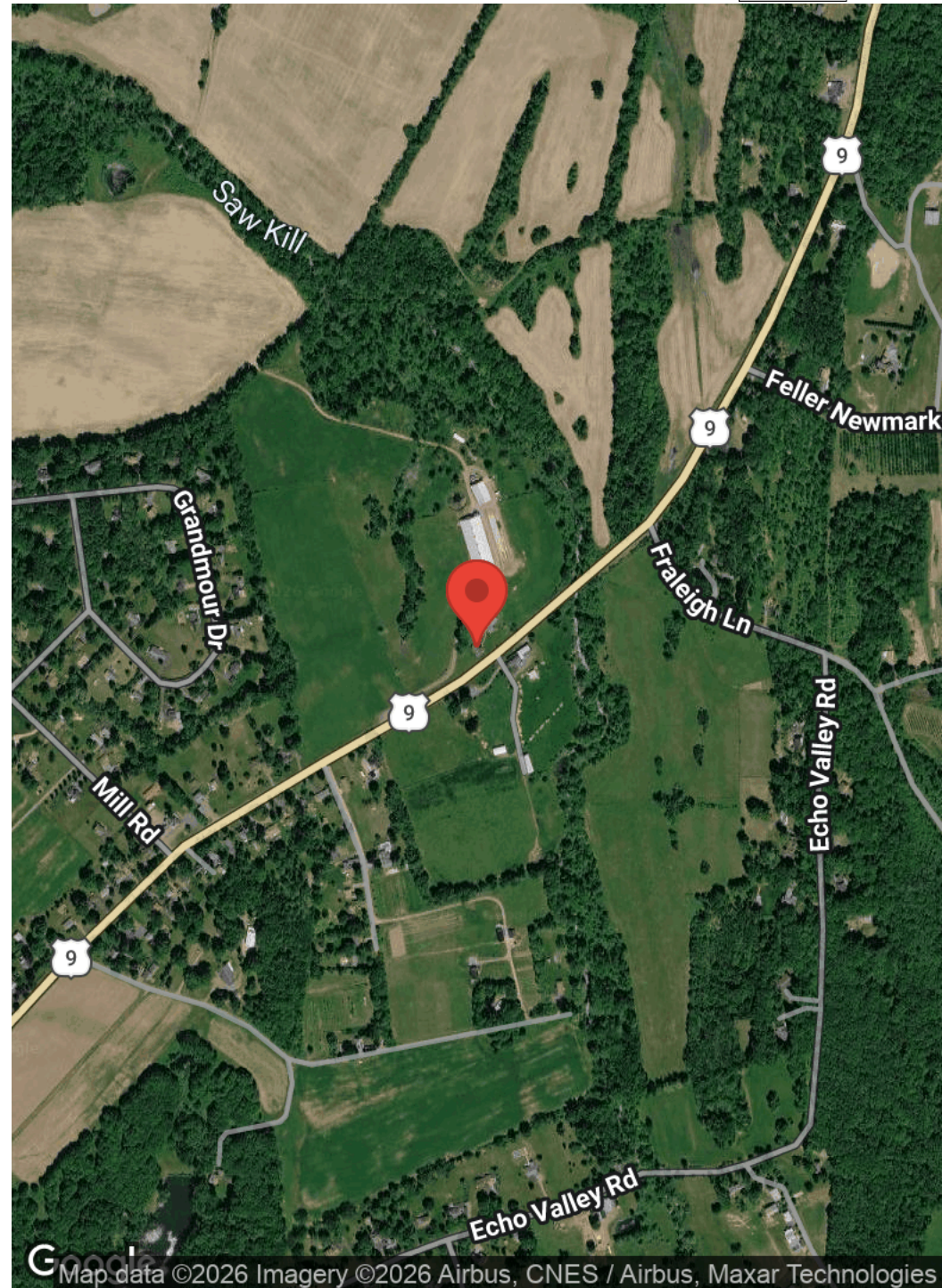
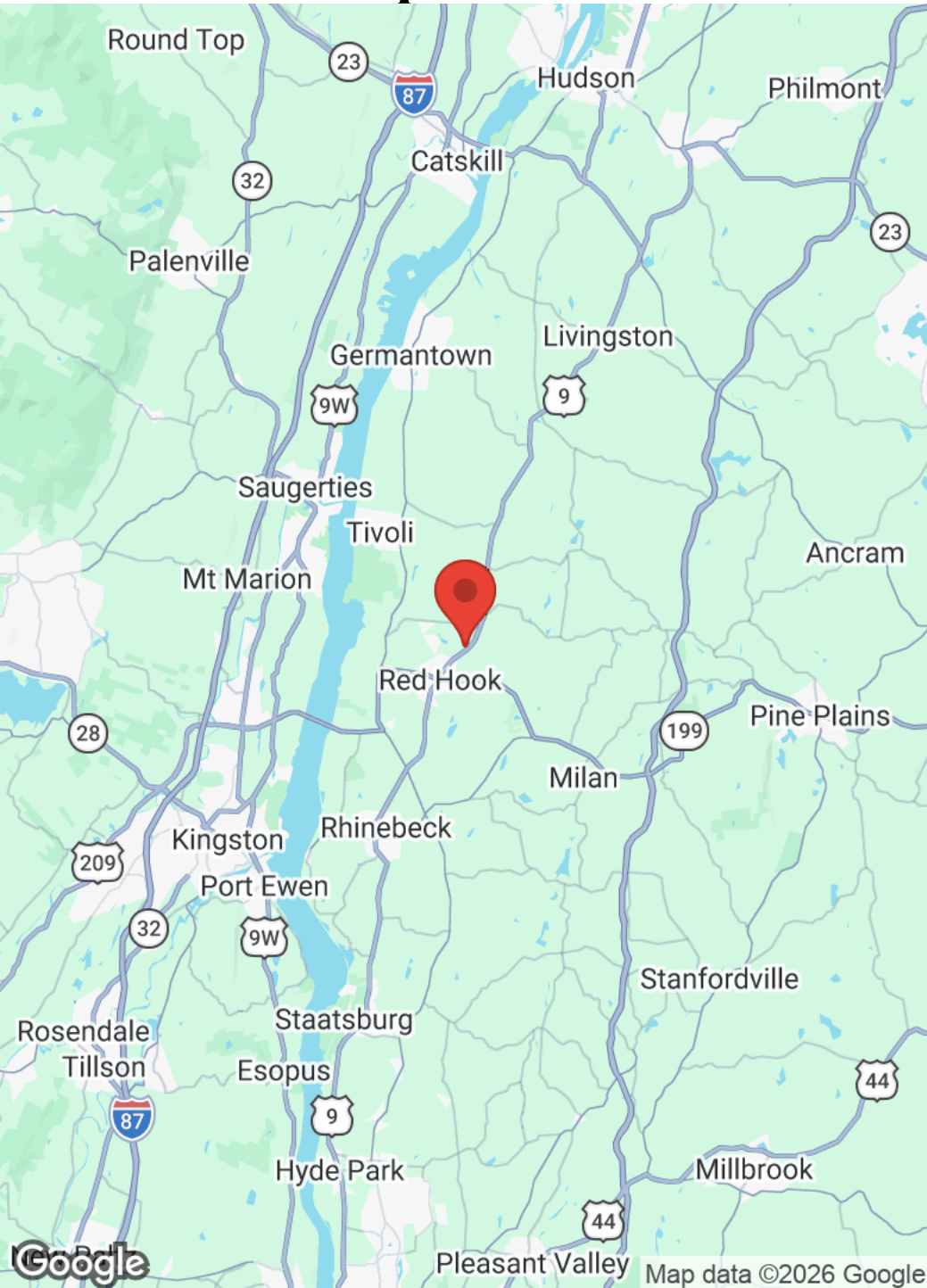
DEMOGRAPHICS



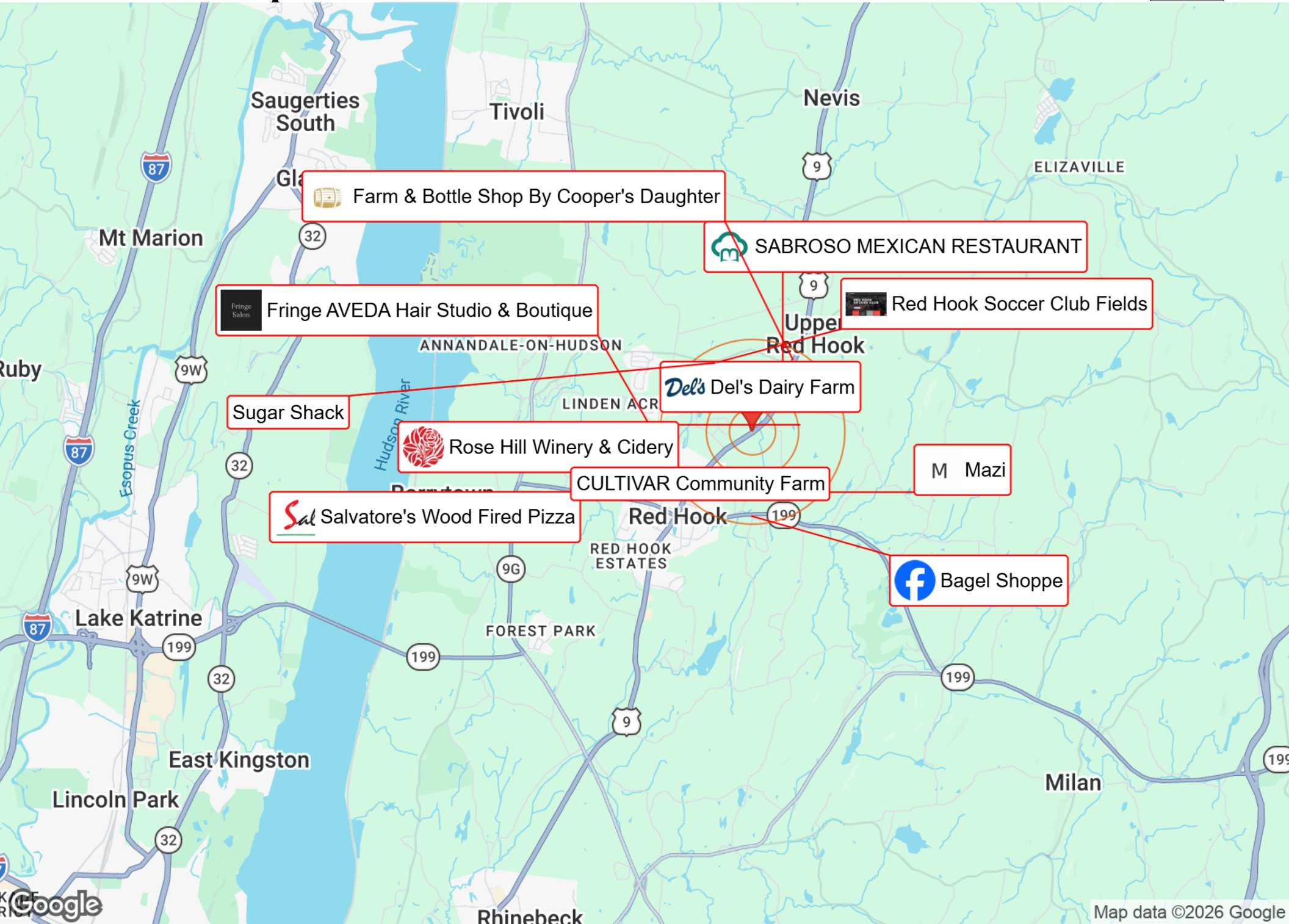
Regional Map



Location Maps



Business Map



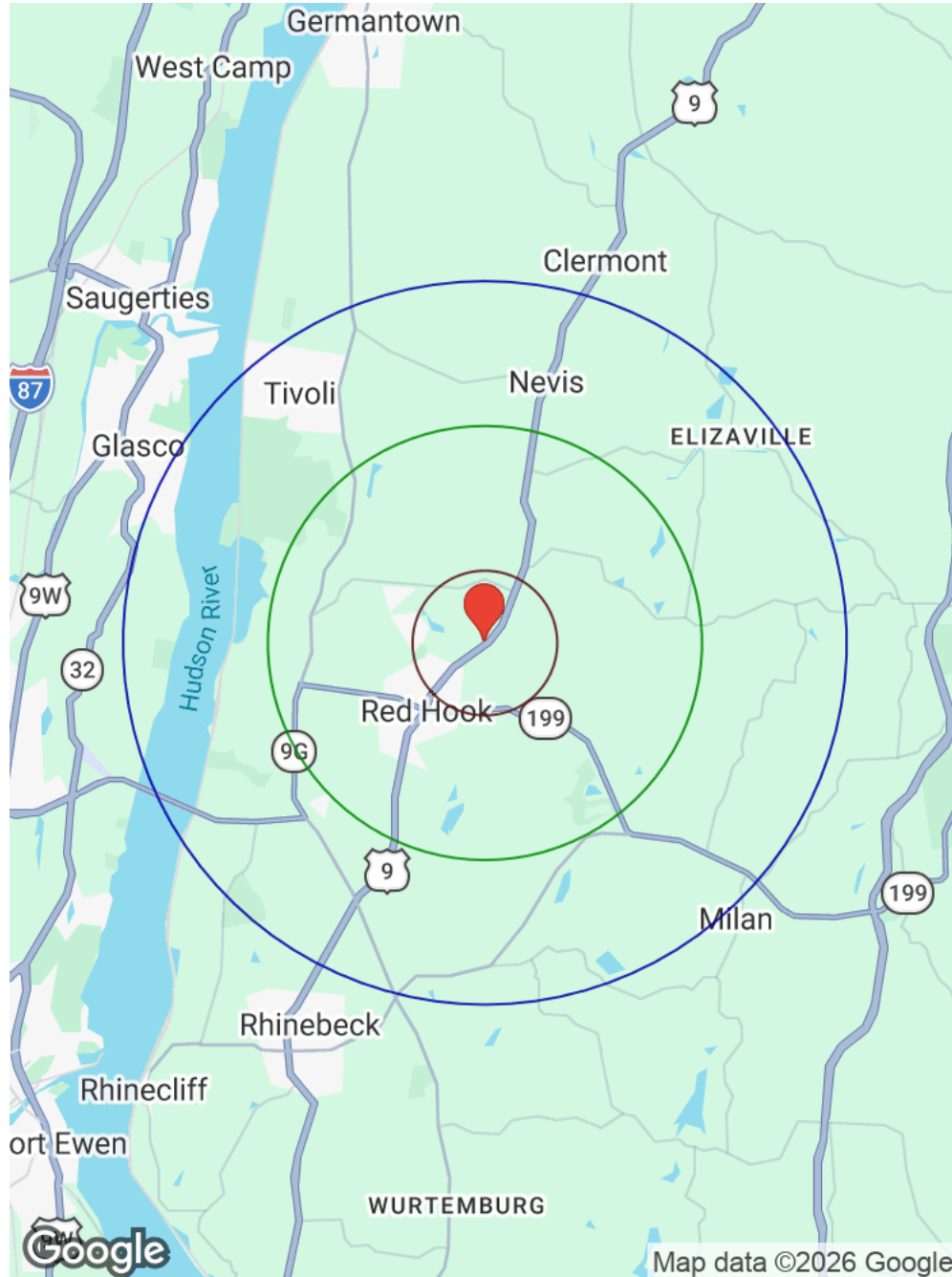
Aerial Map



Google

Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies

Demographics



Distance: ○ 1Mile ○ 3Miles ○ 5Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	527	4,226	7,526
	Female	477	4,032	7,271
	Total Population	1,004	8,258	14,797
Race / Ethnicity	White	815	6,724	12,199
	Black	24	226	389
	Am In/AK Nat	1	6	9
	Hawaiian	N/A	1	1
	Hispanic	119	828	1,423
	Asian	24	297	441
	Multiracial	19	161	311
	Other	2	13	25
Housing	Total Units	434	3,553	6,688
	Occupied	400	3,277	6,044
	Owner Occupied	285	2,358	4,392
	Renter Occupied	115	919	1,652
	Vacant	34	277	643
Age	Ages 0 - 14	138	1,088	1,905
	Ages 15 - 24	129	1,281	2,105
	Ages 25 - 54	341	2,658	4,752
	Ages 55 - 64	162	1,287	2,359
	Ages 65+	233	1,943	3,674
Income	Median	\$126,477	\$118,345	\$109,233
	Under \$15k	16	146	332
	\$15k - \$25k	14	94	231
	\$25k - \$35k	5	125	278
	\$35k - \$50k	23	199	447
	\$50k - \$75k	37	304	650
	\$75k - \$100k	50	412	795
	\$100k - \$150k	95	787	1,297
	\$150k - \$200k	48	373	644
Over \$200k	113	836	1,369	

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Agent Information

PROFESSIONAL BIO






Professional Bio



After Graduating from Syracuse University with a degree in economics, I came into the family business of dairy farming and selling dairy cattle to neighboring farmers. Within a few years, I expanded the business into 32 states and 4 Countries. As the business grew I needed to acquire more property and that was where my passion for real estate began. To date I have sold \$100's of millions in various asset classes including land development for single family and high density, hospitality, industrial and farms. I am an owner\investor in Keller Williams with a market center of 270+ agents. I enjoy being a broker at this point in my career.

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Agricultural Agri Tourism Site



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