

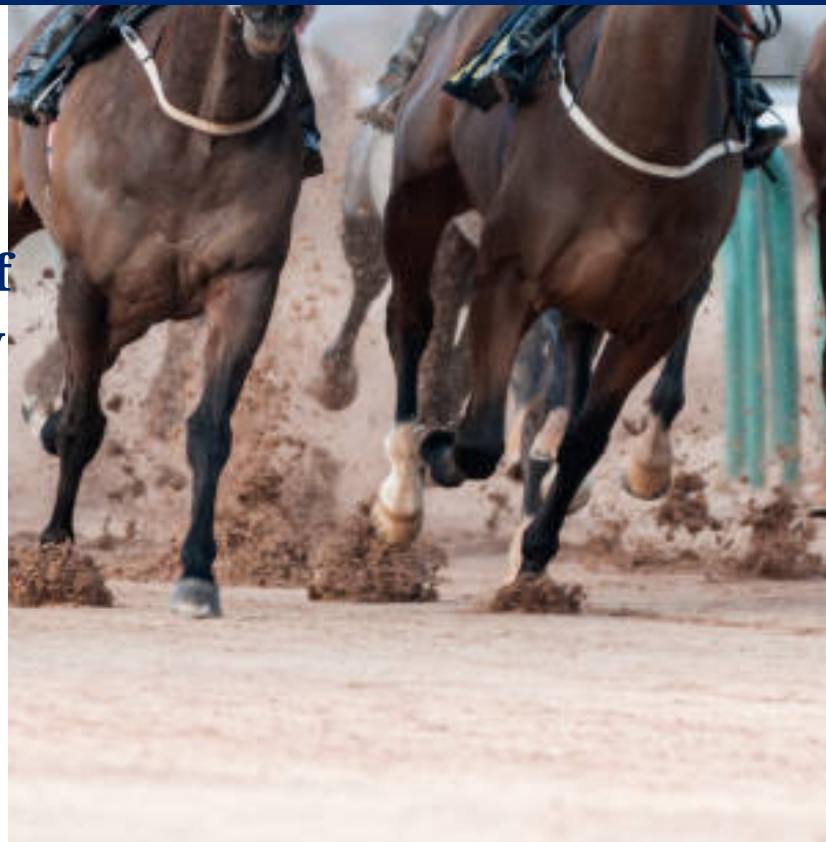
# Green Mountain Race Track Development Opportunity

7012 US-7, Pownal, VT 05261



## DEVELOPMENT OPPORTUNITY FOR SALE

- Horse and dog racetrack from 1963-1993
- Approximately 1 hour east of Albany NY, 3 hours west of Boston, 3 hours north of New York City and 3 hours due south of Burlington VT
- Over 140 acres of land
- access to the local aquifer with substantial water development rights



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## Property Overview

The Green Mountain Racetrack, which operated from 1963 until 1993, was a thoroughbred horse and greyhound racing track located in Pownal, Vermont. The property is located ~1 hour east of Albany NY, ~3 hours west of Boston, ~3 hours north of New York City and ~3 hours due south of Burlington VT. The location has hosted numerous events including Lollapalooza in 1996. The Property abuts US Route 7, for easy access north south from Connecticut to Quebec, and is near Williamstown, MA.

The purchase of this property is a rare opportunity to create a destination development at the intersection MA, VT, and NY and lies just north of the Berkshires. Several former thoroughbred tracks have been redeveloped throughout New England with significant success and the subject parcel is next in line. Previous approvals have allowed a 1,300-unit residential development. The asking price will increase as ownership seeks entitlements for a mixed-use development based on current market conditions. The parcel enjoys access to the local aquifer with substantial water development rights and can be connected to municipal water and sewer.



## Demographics

### Offering Summary

**SALE PRICE:** \$3,500,000

**LOT SIZE:** 144.77 Acres

**PRICE / ACRE:** \$24,176

Population



1 mi.

140

3 mi.

9,843

5 mi.

43,086

Median HH  
Income



\$83,714

\$78,337

\$64,048

Median Age



41 years

36 years

41 years

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