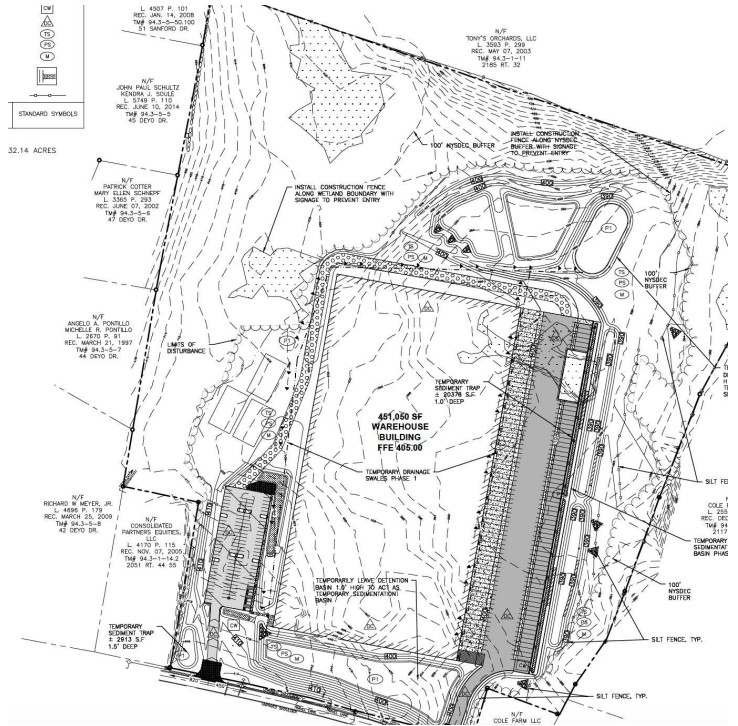
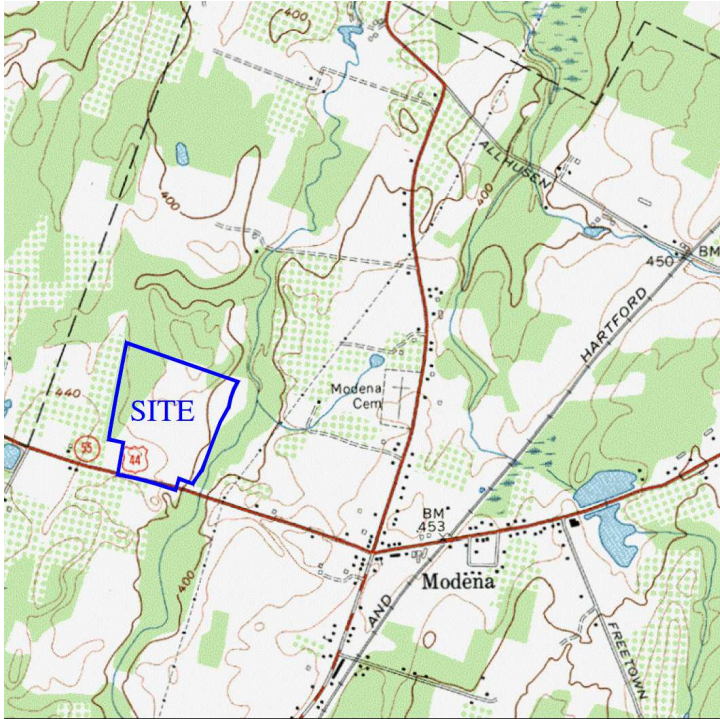


WAREHOUSE / INDUSTRIAL DEVELOPMENT OPPORTUNITY

2021 US-44, MODENA, NY 12548

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,500,000
Available SF:	
Lot Size:	51 Acres
Price / Acre:	\$29,412

PROPERTY OVERVIEW

Fantastic development opportunity in Plattekill, NY. Approximately 10 minutes to I-87 in New Paltz, NY and 20 minutes to I-84 in Newburgh, NY. Topographic survey shows relatively flat land with minimal wetlands. 785 feet of frontage on US-44. Current taxes area around \$12,500. Zoned BD-60 Light Business, permitted uses include: Bed and breakfast, Clubs, Lodges and fraternal organizations, Community Buildings, Essential Services, Minimal Impact Use, Neighborhood Stores, Nurseries and greenhouses, One-family dwelling set back 300 feet from Route 44, Personal Services, Professional Offices, Public Buildings, Public Parks and Playgrounds, Speciality Shops.

Special Permit Uses include: Active adult/senior care communities, Agriculture, Auto Service, Repair, and filling stations, Auto Sales and Rentals, Commercial Indoor recreation and entertainment, Communications centers/towers, Day Care, Flea Markets, Funeral Homes, Hotels and Motels, Kennels and animal hospitals, Light Industrial Uses, Medical Clinics, Mixed use projects, Multiple (multifamily) dwellings, one family dwellings connected to business, Outdoor recreation and amusement, Public Transportation facilities, Restaurants, Retail and Service Establishments, Schools, Colleges and Education Facilities, Self-Storage, Mini-warehouse facilities, Taverns, Truck Terminals, Warehouses and Wholesale Businesses.

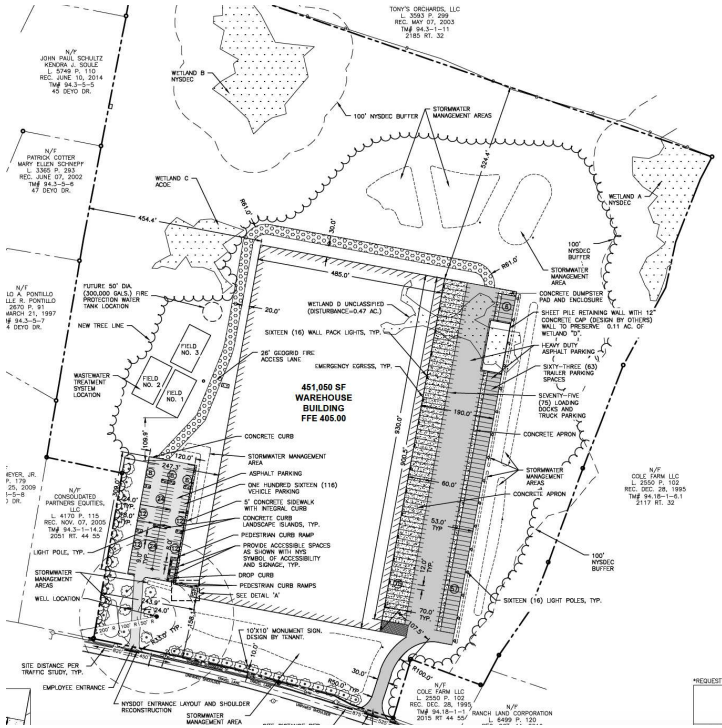
PROPERTY HIGHLIGHTS

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ADDITIONAL PHOTOS



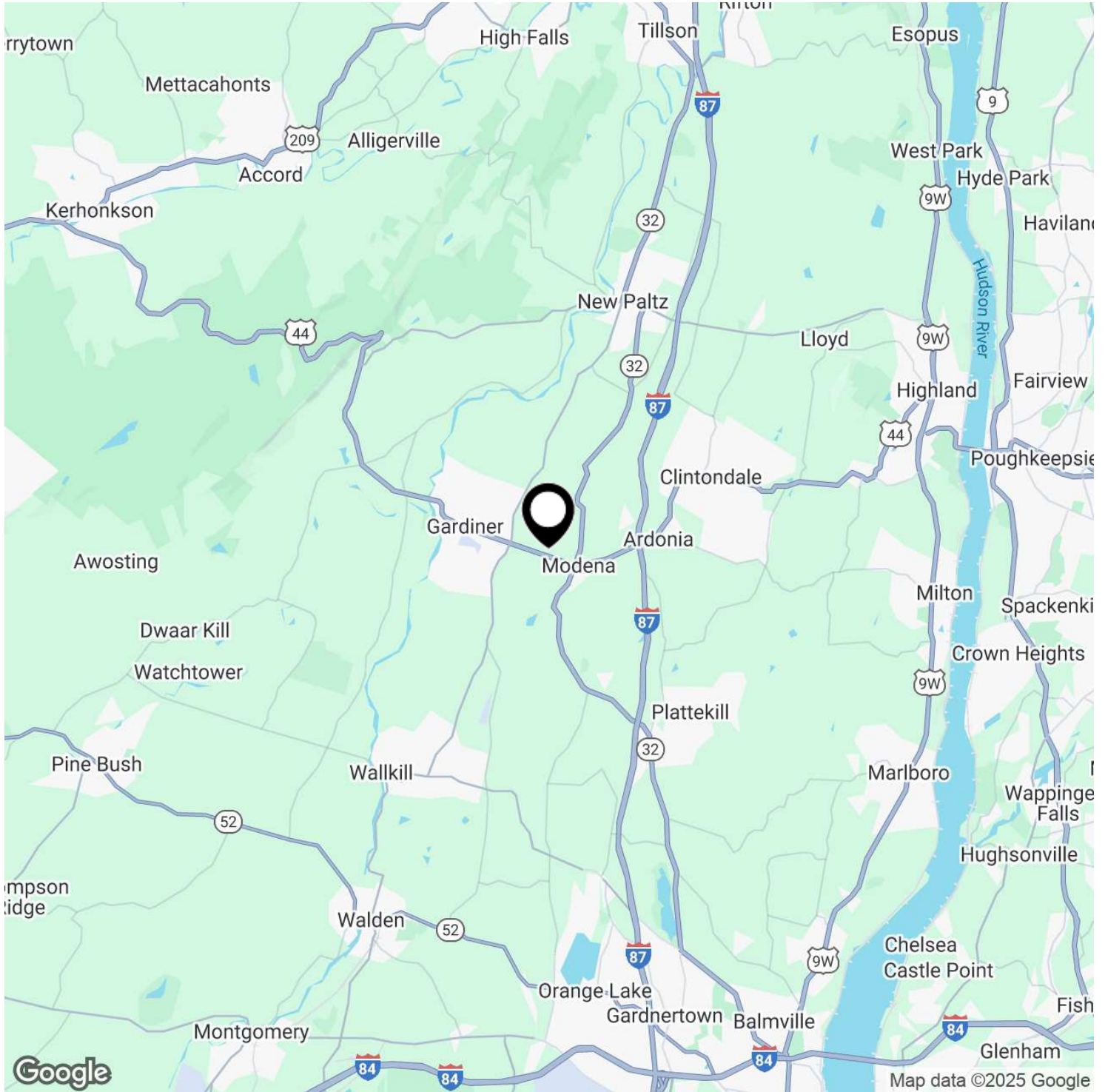
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LOCATION MAP



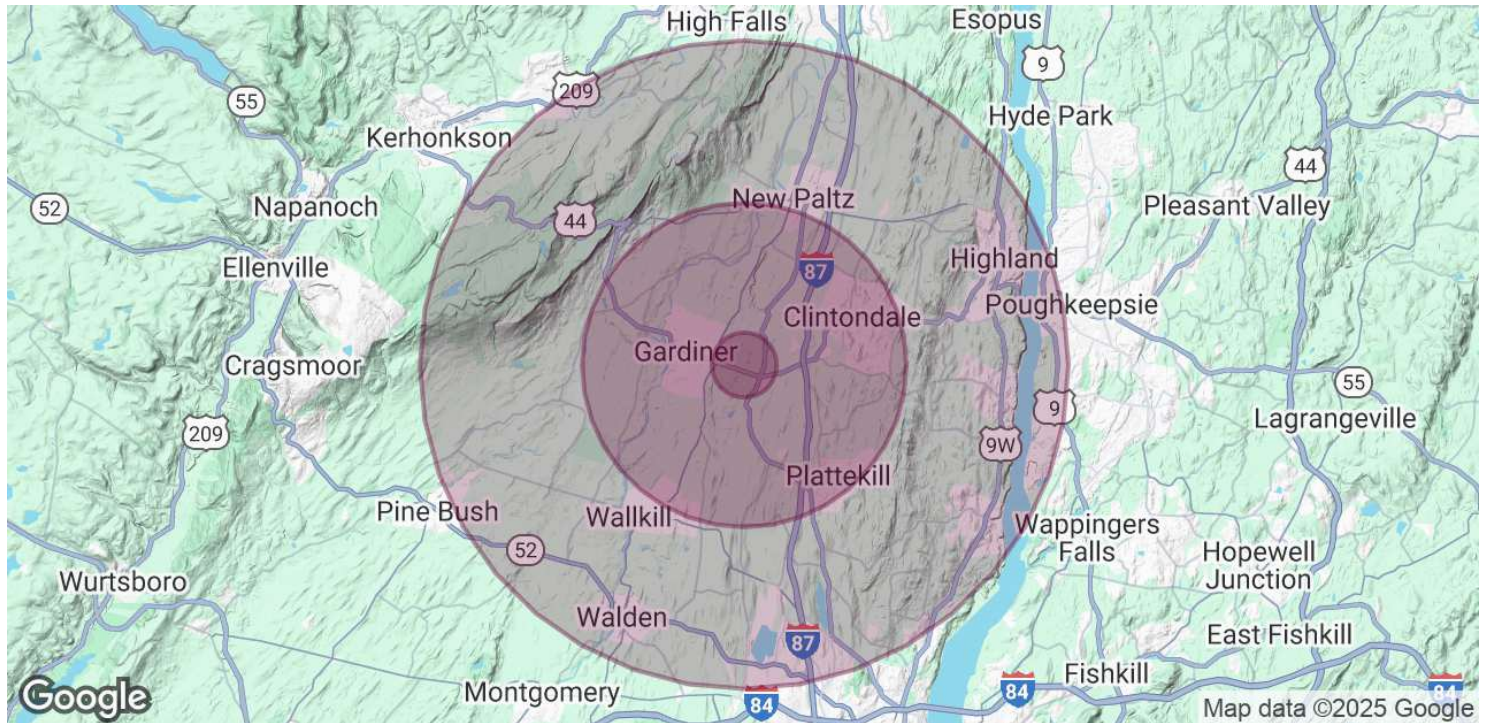
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	827	17,780	83,824
Average Age	40	39.7	39.9
Average Age (Male)	39.1	38.8	39.1
Average Age (Female)	41.8	41	40.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	323	6,307	29,780
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$65,347	\$82,157	\$84,093
Average House Value	\$279,021	\$329,382	\$333,376

2020 American Community Survey (ACS)