#### **PROPOSAL**

# 2025/2029 State Route 26

#### 2025/2029 STATE ROUTE 26

Vestal, NY 13850

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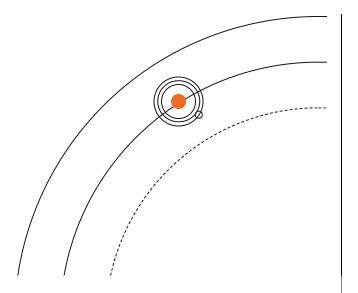
#### **PRESENTED BY:**

SCOTT WARREN, CCIM

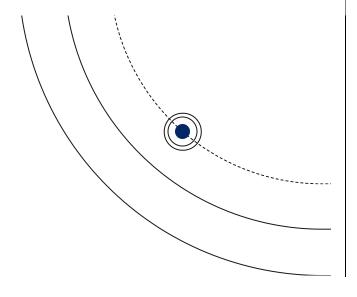
O: 607.621.0439

scott.warren@svn.com





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#### DISCLAIMER

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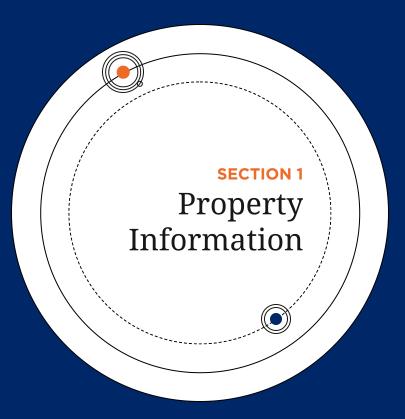
The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

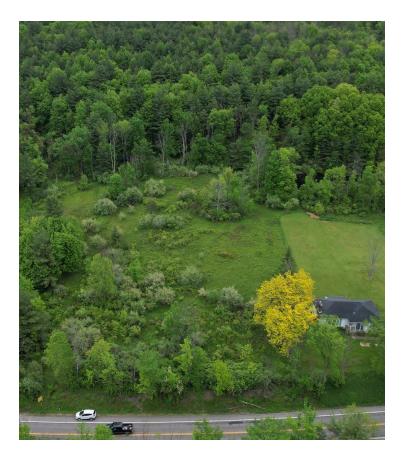
This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.





#### PROPERTY SUMMARY



#### OFFERING SUMMARY

SALE PRICE:	\$279,000
LOT SIZE:	5.24 Acres



#### PROPERTY DESCRIPTION

This is a rare opportunity to acquire two contiguous parcels totaling 5.24 acres along NYS Route 26 in Vestal. With over 400 feet of road frontage and an average daily traffic count of 8,878 vehicles, this highly visible site is accessible and ready for development.

Located across from the newly built Vestal Chateau apartment complex, the property is surrounded by a mix of residential and commercial uses, making it ideal for retail, office, or mixed-use projects. A standout location for your next investment in the heart of Vestal's continued growth.

#### PROPERTY HIGHLIGHTS

- 5.24 acres of development-ready land
- Over 400 feet of frontage on NYS Route 26
- Average daily traffic count of 8,878 vehicles
- Across from new 30-unit Vestal Chateau complex
- Ideal for retail, office, or mixed-use development

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#### LOCATION DESCRIPTION

Located directly on NYS Route 26 in Vestal, this 5.24-acre offering includes two development-ready parcels with over 400 feet of road frontage and a daily traffic count of 8,878 vehicles. Positioned across from the new Vestal Chateau residential complex, the site benefits from strong visibility, easy access, and a growing surrounding community. Ideal for commercial or mixed-use development in one of Vestal's most active corridors.

#### **COMPLETE HIGHLIGHTS**

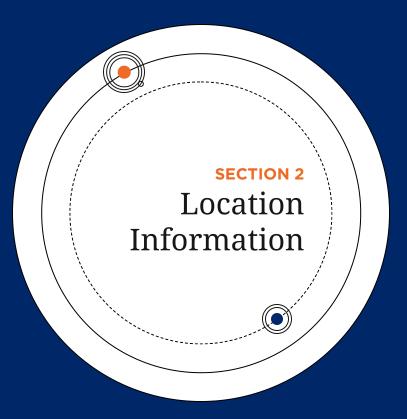


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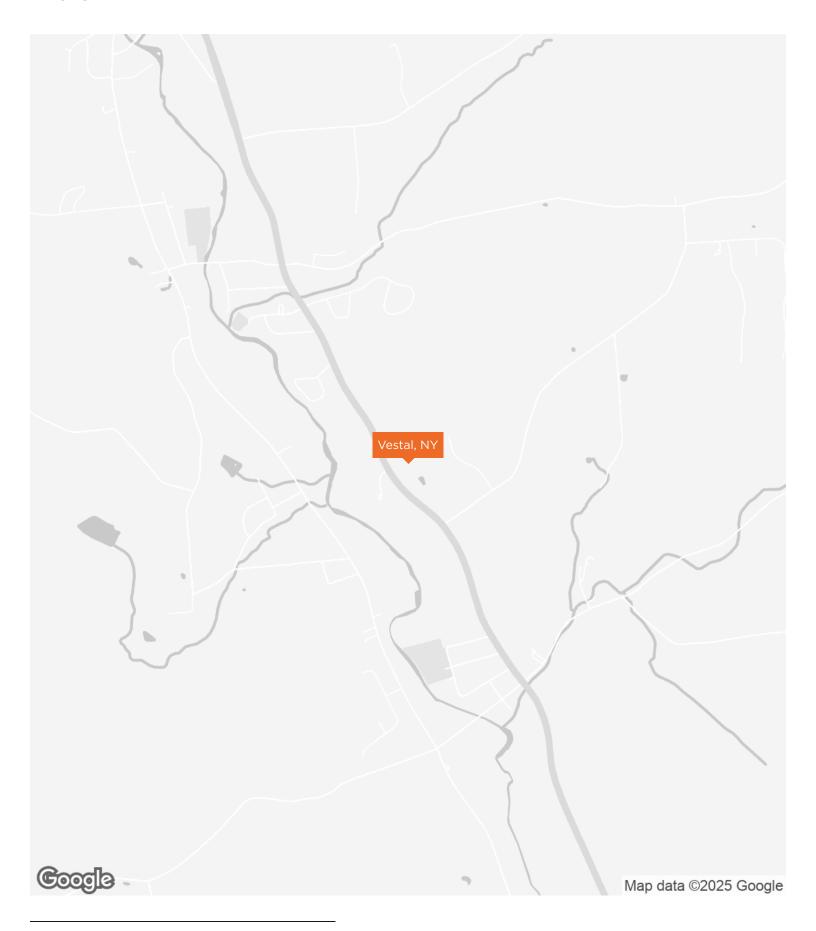




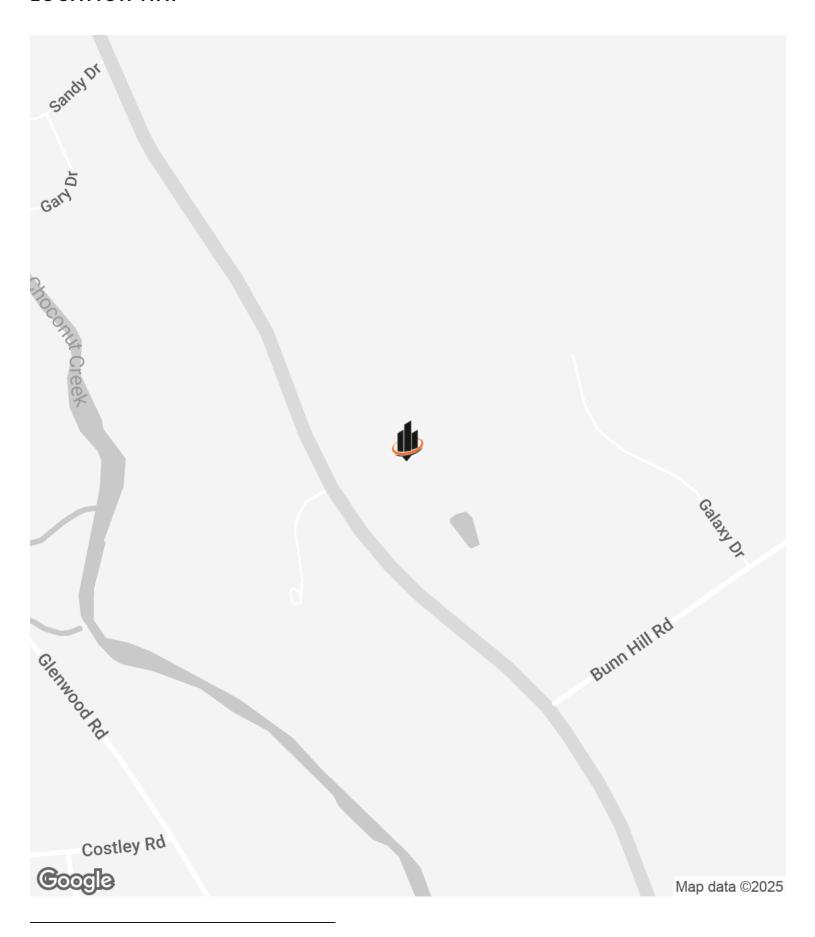


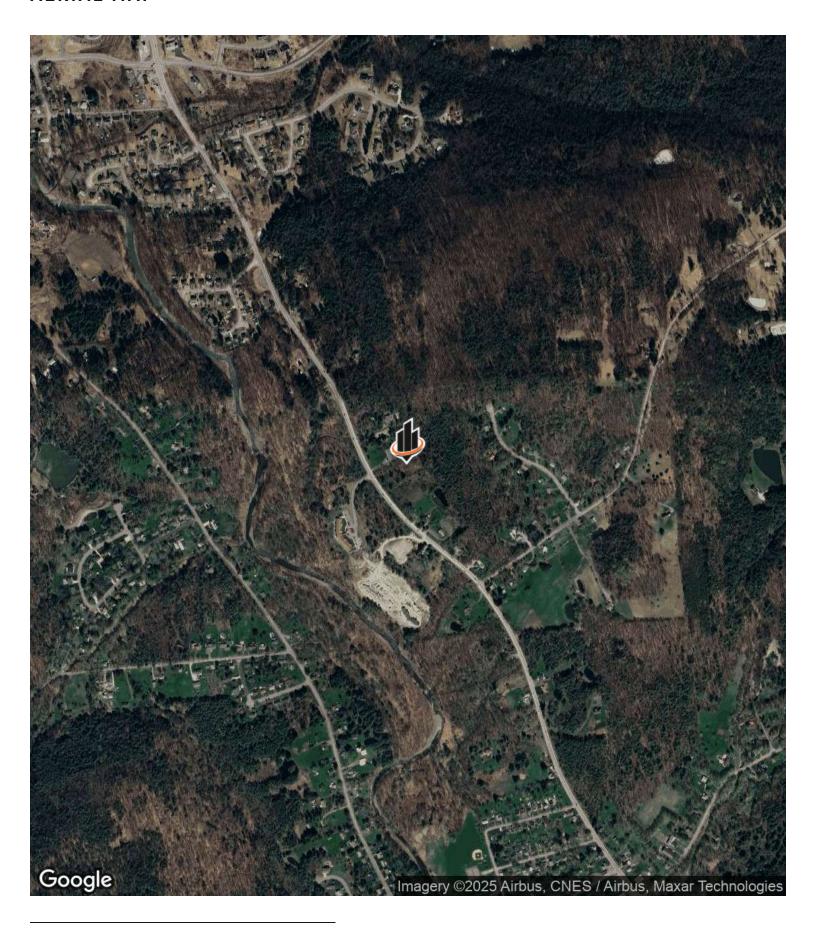


#### **REGIONAL MAP**



#### **LOCATION MAP**









#### **ADVISOR BIO 1**



SCOTT WARREN, CCIM

Managing Director

scott.warren@svn.com

Direct: **607.621.0439** | Cell: **607.621.0439** 

#### PROFESSIONAL BACKGROUND

Scott's extraordinary professional journey began in 1986, marked by unwavering dedication and a relentless pursuit of success. Rising through diverse Sales and Marketing roles, he ascended to become a District Manager and later a Regional Sales Director, overseeing operations across five states. His exceptional performance led to his appointment as a Corporate Executive with Columbian Mutual Life Insurance Company, showcasing his leadership and strategic acumen.

Driven by an entrepreneurial spirit, Scott co-founded a National Marketing Organization that expanded rapidly across all 50 states. Transitioning seamlessly into full-time commercial real estate, he demonstrated an innate understanding of the industry and a commitment to delivering unparalleled results.

Specializing in Investment Real Estate and Industrial properties, Scott's expertise shines. Holding an industrial engineering degree, his collaborations with esteemed clients like The Raymond Corporation and Corning, Inc. underscore his capability. Notably, his success in Broome County has propelled expansion into other parts of Upstate New York and Northeast Pennsylvania.

Now, as the real estate broker and owner of SVN Innovative Commercial Advisors in Johnson City, NY, Scott leads a team dedicated to delivering top-tier results and committed to client success. SVN Innovative Commercial Advisors has rapidly established itself as a trusted name in the industry, known for delivering innovative solutions and exceptional value.

Recognized with the Costar Power Broker Award for his impressive sales performance, Scott continues to shape the industry with his dedication to innovation and client success. His exemplary track record stands as a testament to his expertise, dedication, and commitment to surpassing expectations.

#### **EDUCATION**

Bachelors of Science Industrial Engineering CCIM

#### **MEMBERSHIPS**

CCIM NYSCAR

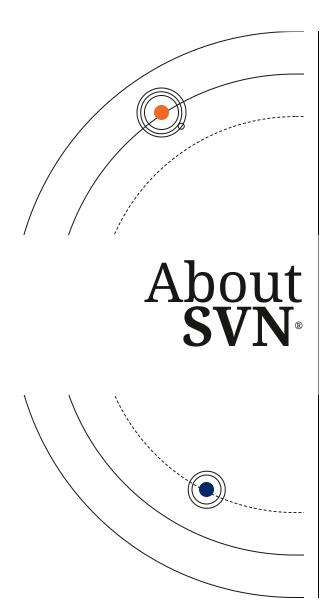
SVN | Innovative Commercial Advisors

520 Columbia Dr. Suite 103 Johnson City, NY 13790





#### **ABOUT SVN**



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

This is the SVN Difference.

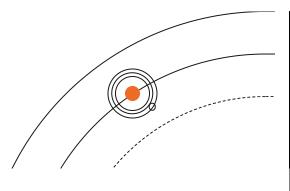
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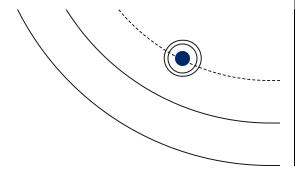
#### SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.

SVN® economists analyzed 15,000 records of sales between \$2.5 and \$20 million in the four core building types- industrial, multifamily, office and retail.\*



# The 9.6% report

A REPORT ON THE PRICING ADVANTAGE OF COOPERATION



# The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, the average selling price was 9.6% higher with brokerage cooperation.

## Think About it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

### It's common sense

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate – we share fees and build trust, driving outsized success for our clients and our colleagues.

Visit syn.com to find out more.

\*Peter Froberg and Viroj Jienwatcharamongkhol, Cooperation in Commercial

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