



CHELSEA FARM SUB-DIVISION FOR SALE

50 CHELSEA ROAD & RIVER ROAD, WAPPINGERS FALLS, NY 12590



Beacon & Newburgh Metro-North

APPROVED 17 LOT SUBDIVISION WITH 2 RIVERFRONT LOTS

ADDRESS: 50 Chelsea Road & River Road
Wappingers Falls, NY 12590

LOCATION: **U.S. Route 9**
(8 Minutes / 4.5 Miles)
Newburgh-Beacon Bridge
(8 Minutes / 4.6 Miles)
New Hamburg Metro-North
(9 Minutes / 5.1 Miles)
Interstate 84, Exit 46
(10 Minutes / 6.4 Miles)
Beacon Metro-North
(11 Minutes / 5.2 Miles)

ACREAGE: 185.83 Acres

ZONING: R-40/80

SALE PRICE: **New Asking Price: \$2,100,000**
Previously Asking: \$2,250,000



PROPERTY OVERVIEW

CR Properties Group is pleased to offer Land For Sale on Chelsea Road & River Road, Wappingers Falls, NY 12590. Approved for 17 Lot Subdivisions with Two Riverfront Lots. There are 185.83 Acres and zoned for R-40/80. Located 8 Minutes from U.S. Route 9, 8 Minutes from Newburgh-Beacon Bridge, 9 Minutes from New Hamburg Metro-North and 10 Minutes from Interstate 84, Exit 46 and 11 minutes from Beacon Metro-North Train Station.

***100k worth of Tree Clearing has been done on the property and development can start any time.**



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



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For more information:

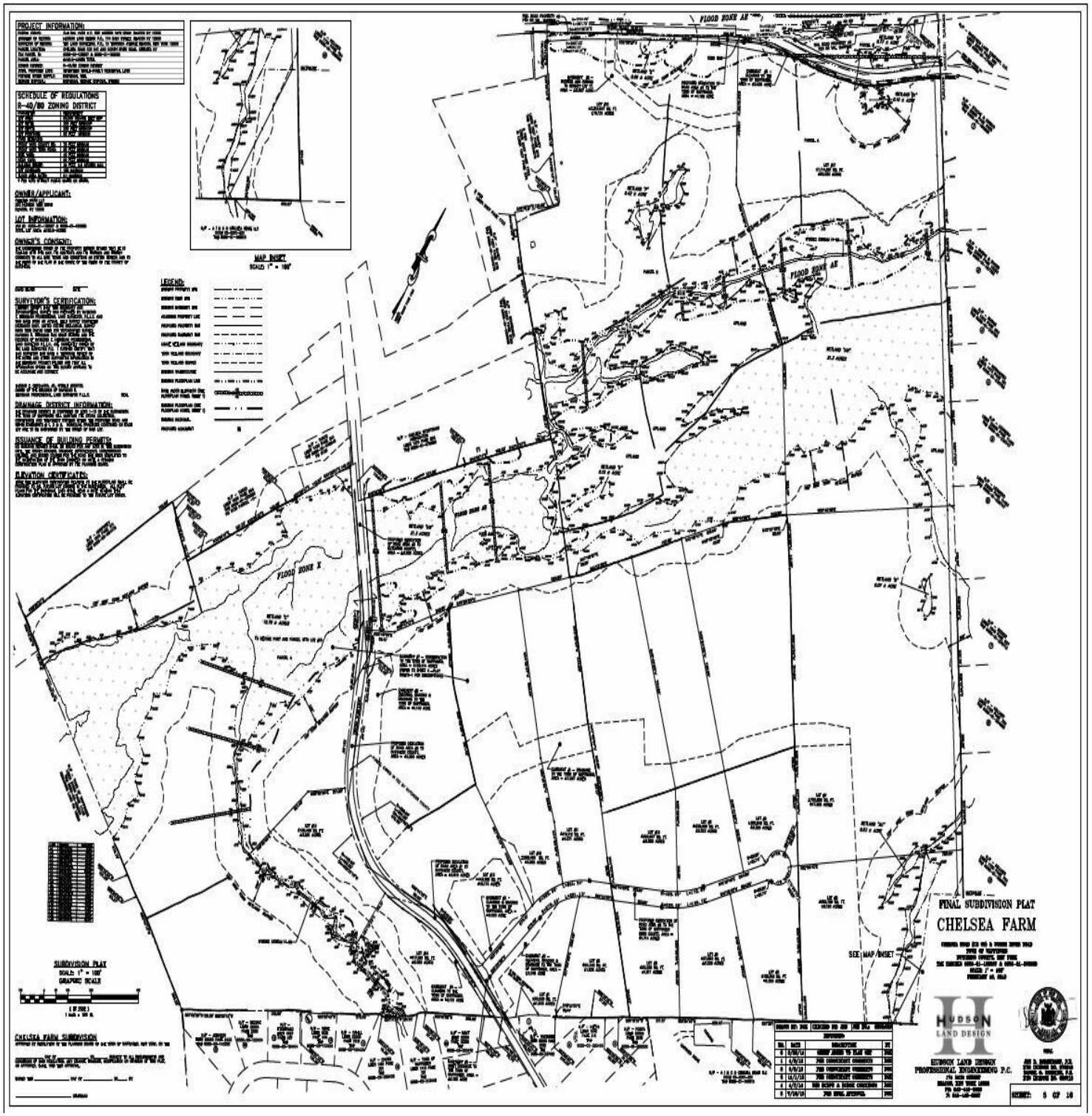
Thomas M. Cervone
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SUBDIVISION PLAT MAP

50 CHELSEA ROAD & RIVER ROAD, WAPPINGERS FALLS, NY 12590

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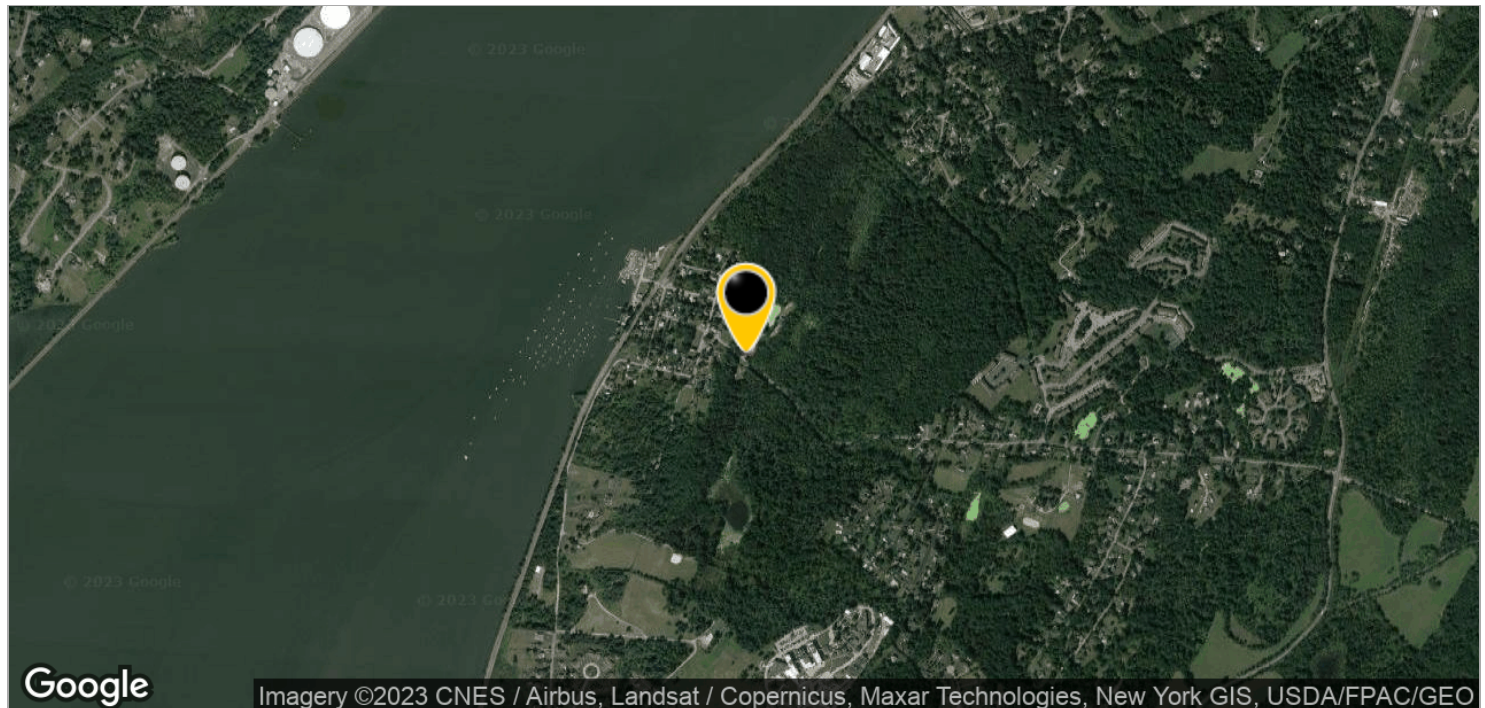
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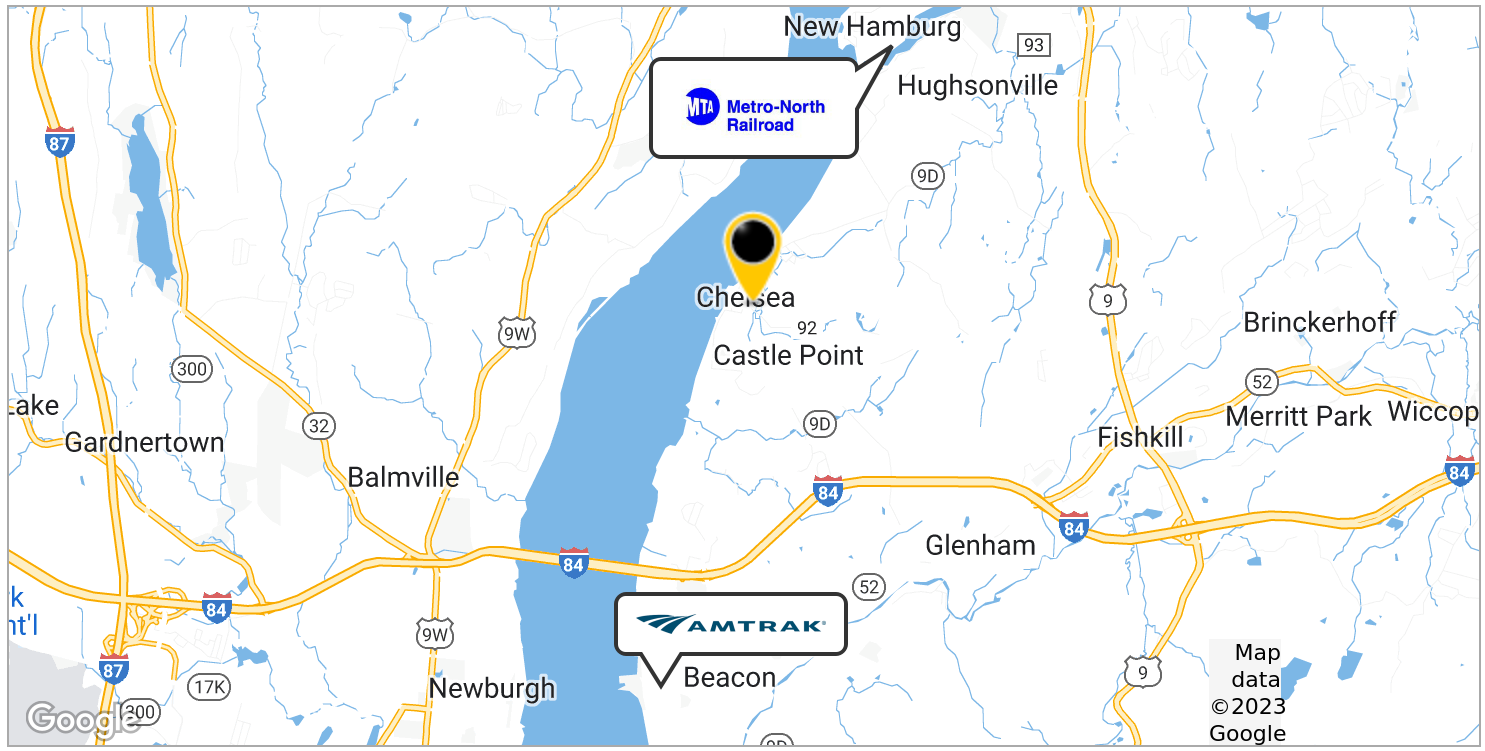
RECREATIONAL, FARMING & ANIMAL RELATED

50 CHELSEA ROAD & RIVER ROAD, WAPPINGERS FALLS, NY 12590

R-40/80 ZONING ORDINANCE



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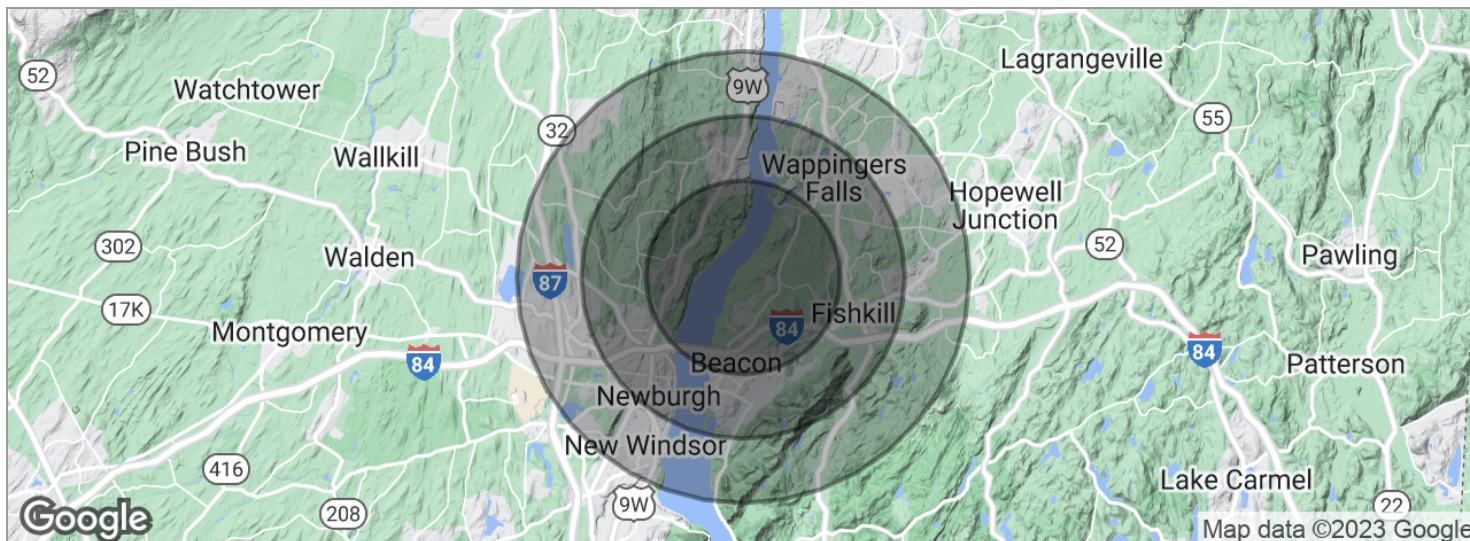
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

MID-HUDSON VALLEY REGION



POPULATION	3 MILES	5 MILES	7 MILES
Total population	28,062	95,820	147,702
Median age	41.1	39.6	40.9
Median age (male)	40.0	38.3	39.3
Median age (Female)	39.1	40.5	42.1
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total households	10,781	39,580	60,625
# of persons per HH	2.6	2.4	2.4
Average HH income	\$97,358	\$84,096	\$88,265
Average house value	\$302,258	\$237,207	\$246,747

* Demographic data derived from 2020 ACS - US Census



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