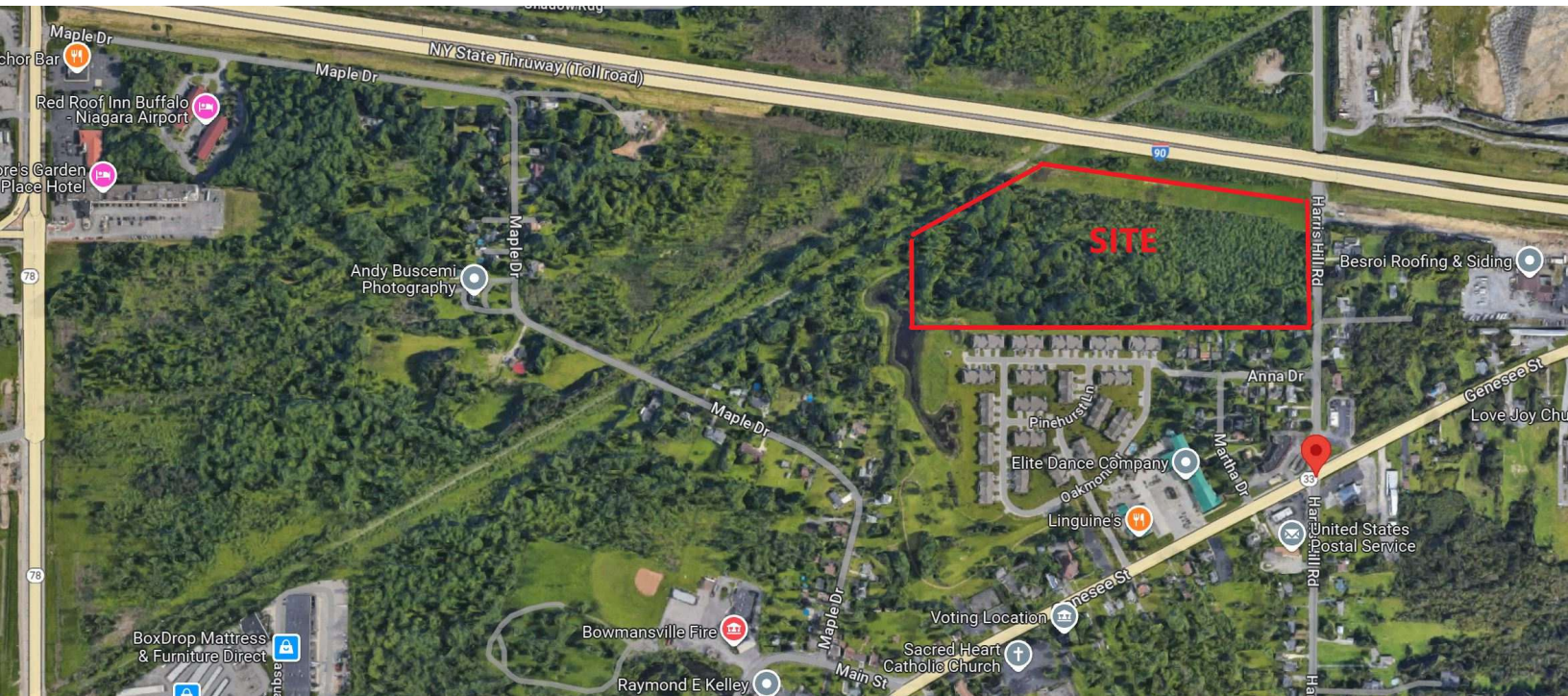


20+/- Vacant Land

475 Harris Hill Rd, Lancaster, NY 14026



OFFERING SUMMARY

Sale Price: \$895,000

Lot Size: 20.0 Acres

Market: Buffalo/Niagara Falls

Submarket: East

Price / SF: \$1.03

PROPERTY OVERVIEW

Amazing opportunity for this 20 +/- Acre(s) highly developable land in a phenomenal location with exposure to NYS Thruway I-90. 481 ft of frontage on Harris Hill Road and over 1,600 ft of frontage facing the NYS Thruway. Located in a large residential and commercial growth area. Utilities on site include: electric, gas, sanitary sewer, storm sewer, and water. With proper rezoning, would make an excellent site for: human services facility, senior apartments, health care, residential subdivision or office complex.

LOCATION OVERVIEW

Harris Hill north of Genesee and south of Wehrle Drive. Adjacent to NYS Thruway I-90. One mile east off Transit Road. Close proximity to Transit Road, Buffalo Niagara International Airport and Main Street.

PROPERTY HIGHLIGHTS

- 20+/- Acres
- 481 ft of Frontage on Harris Hill Rd.
- 1,624+/- Of Depth
- AADT count on NYS Thruway 34,022 cars



RICK RECCKIO
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ADDITIONAL PHOTOS

20+/- Vacant Land

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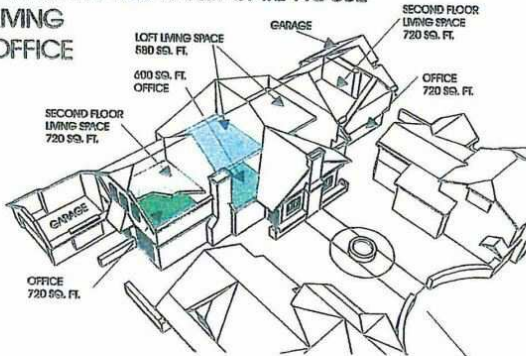
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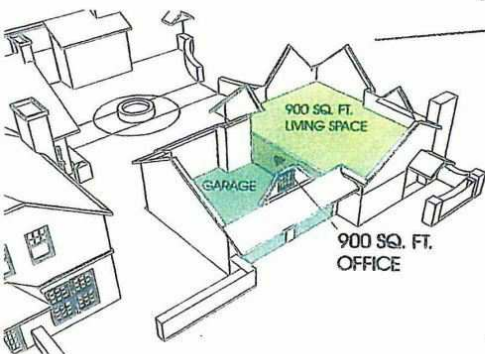
475 Harris Hill Rd, Lancaster, NY 14026

8 LOFT UNITS 2-IN EACH VILLA AND GATE HOUSE
580 SQ. FT. LIVING
600 SQ. FT. OFFICE

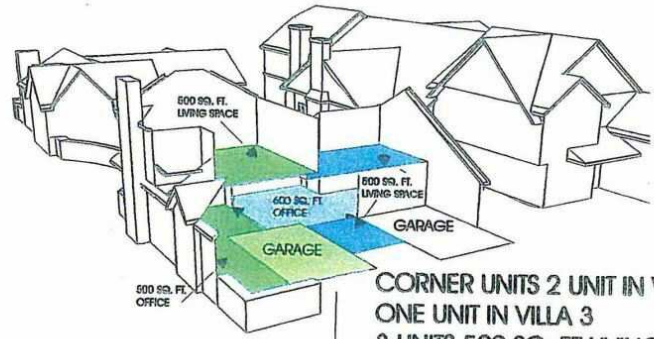


8 END UNITS 2-IN EACH VILLA AND GATE HOUSE
520 SQ. FT. LIVING
520 SQ. FT. OFFICE

3 DELUXE UNITS (1 IN EACH VILLA)
900 SQ. FT. LIVING SPACE
900 SQ. FT. OFFICE



8 LOFT UNITS
8 END UNITS
3 DELUXE UNITS
5 CORNER UNITS
24 TOTAL UNITS
16 GARAGES



CORNER UNITS 2 UNIT IN VILLA 1 & 2
ONE UNIT IN VILLA 3
3 UNITS 500 SQ. FT. LIVING SPACE
500 SQ. FT. OFFICE
2 UNITS 500 SQ. FT. LIVING SPACE
600 SQ. FT. OFFICE.



TOTALS FOR EACH PHASE

GATEHOUSE	5240 SQ. FT.
VILLA 1	9140 SQ. FT.
VILLA 2	9140 SQ. FT.
VILLA 3	8040 SQ. FT.
COMMERCIAL BUILDING	9300 SQ. FT.
TOTAL	40860 SQ. FT.

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Rick Recckio
Site Selection / Investments
Sales & Leasing
Broker



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REAL ESTATE & DEVELOPMENT, INC.



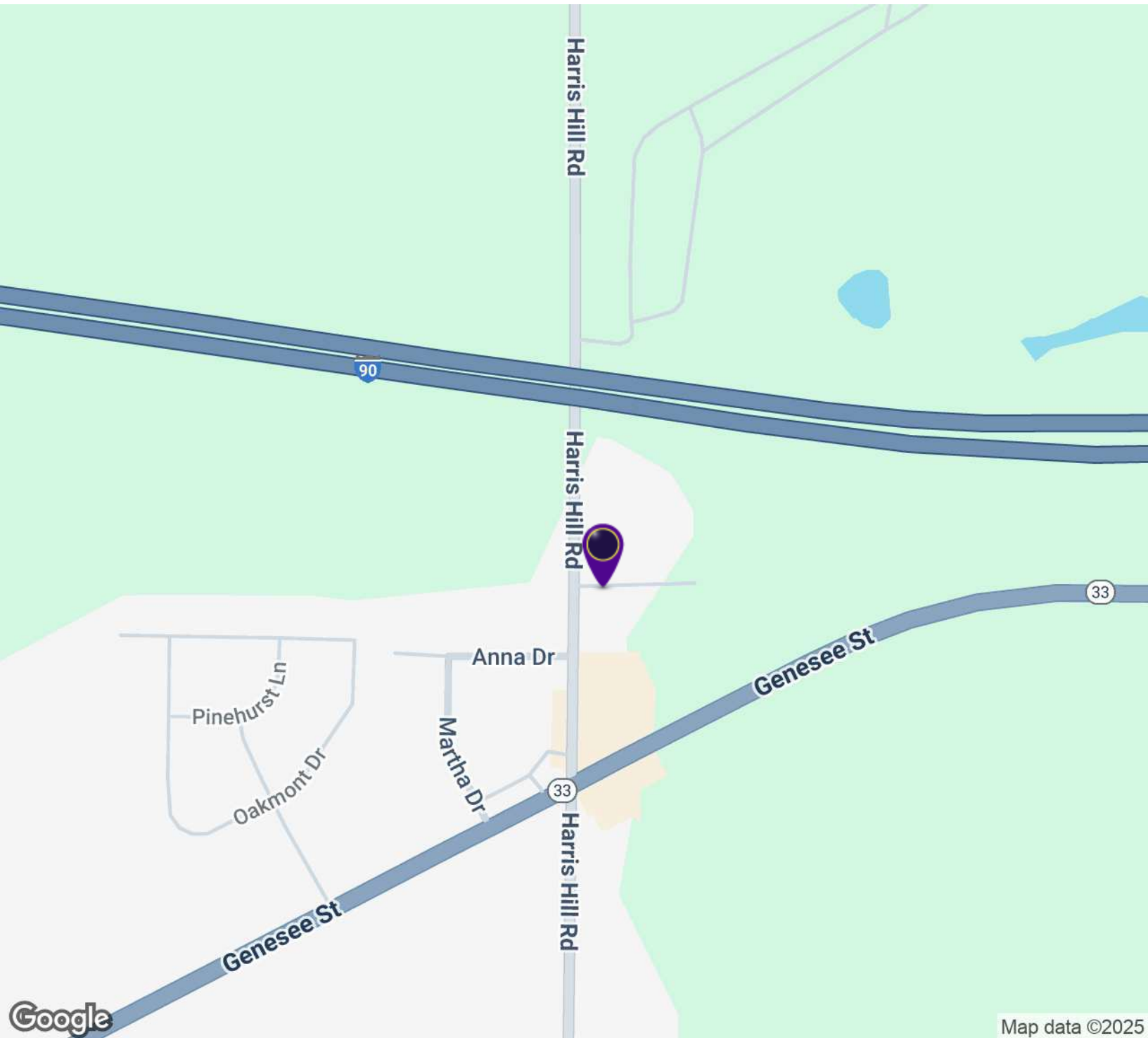
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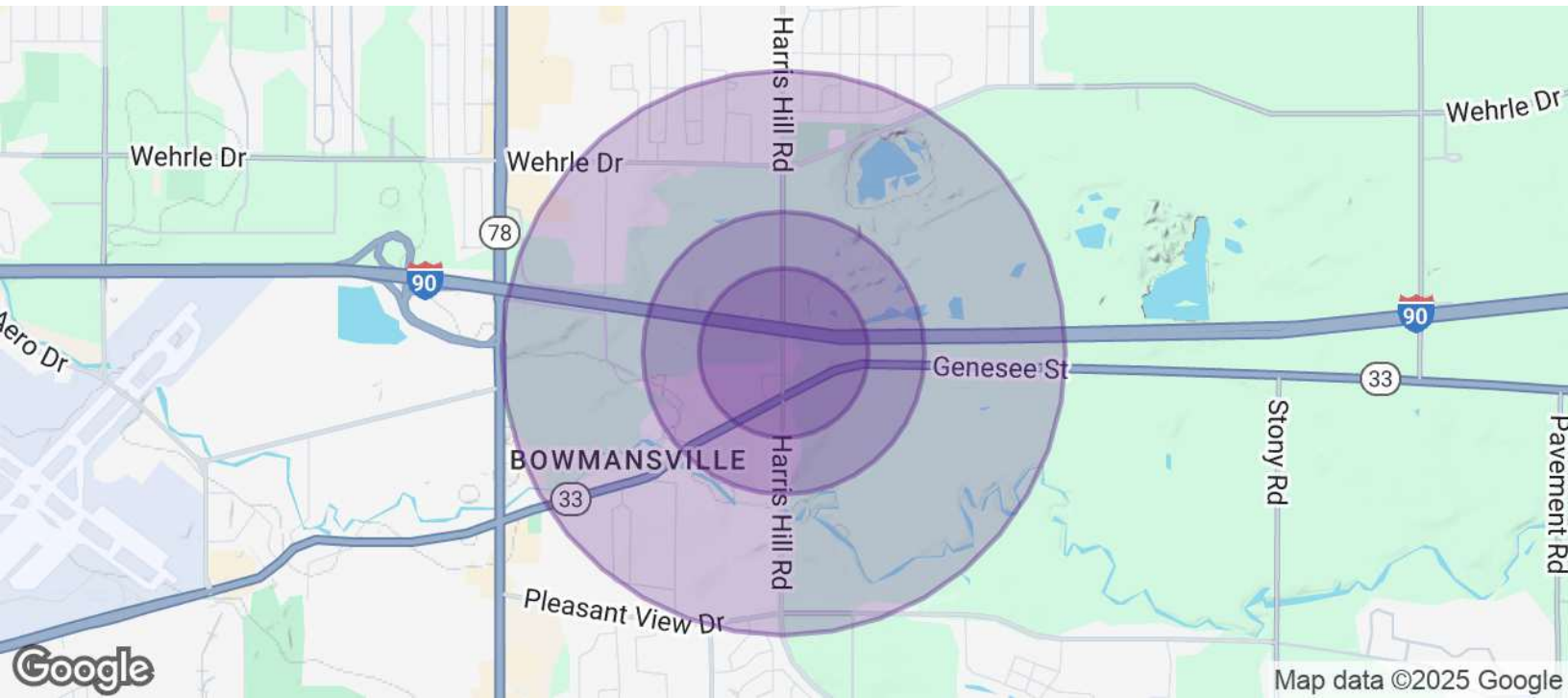
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Map data ©2025

20+/- Vacant Land

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	197	498	2,214
Average Age	49	49	47
Average Age (Male)	47	47	45
Average Age (Female)	51	52	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	79	199	917
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$105,736	\$105,624	\$113,505
Average House Value	\$296,627	\$296,194	\$302,720

Demographics data derived from AlphaMap



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