

COMMERCIAL LAND FOR SALE

93-1 Hawkins Drive

Town of Montgomery, NY | Orange County



Zoned Regional Commercial (B-1)

## 9.9± ACRE & 4.0± ACRE SITES FOR SALE

### Highlights

- Located off Hawkins Drive in the Town of Montgomery, these 2 adjacent parcels offer the option to purchase individually or together for a total of 14.9± acres.
- The sites provide quick access to Exit 28 off Interstate 84 (I-84) via a .5-mile drive, as well as to Exit 17 off Interstate 87 (NYS Thruway) via an 8.5-mile drive.
- Zoned Regional Commercial, the sites offer a flexible range of use opportunities. Click [HERE](#) for Zoning regulations.
- Access to municipal water and sewer.

### Location/Traffic Highlights:

5 Miles from Exit 28, I-84:

- 54,036 AADT
- 10,397 AADT (Truck)

8.5 Miles from Exit 17, I-87:

- 39,883 AADT
- 7,301 AADT (Truck)

75 miles from New York City

**SALE PRICE:** \$2,530,000 | **LOT #1 - 9.9± Acres:** \$1,650,000 | **LOT #2 - 4.0± Acres:** \$880,000

### For more Information contact:

**ROBERT W. SCHERREIK, SIOR, CCIM, MCR**  
President / Real Estate Broker  
+1 845 787 1373  
rscherreik@pyramidbrokerage.com

**JAMES DESIMONE**  
Real Estate Salesperson  
+1 845 596 9092  
jdesimone@pyramidbrokerage.com

356 Meadow Avenue, 2<sup>nd</sup> Floor  
Newburgh, New York 12550  
+1 845 522 5900  
pyramidbrokerage.com

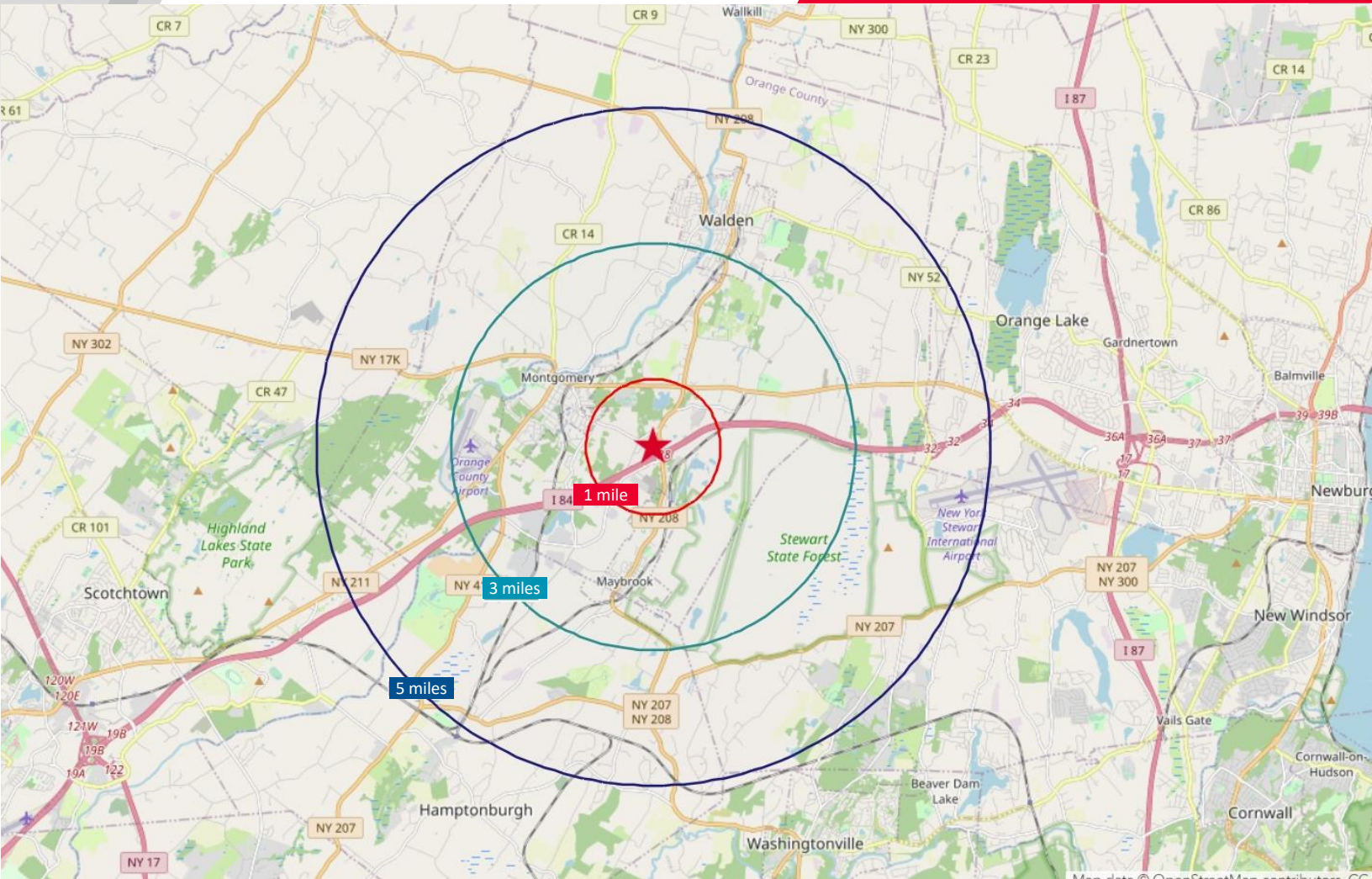
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## 1,3,5 Mile Radius Map / Demographics



Demographic Summary	1 Mile	3 Miles	5 Miles
Population	1,004	10,945	28,963
Households	348	4,033	10,468
Average H.H. Income	\$110,999	\$117,963	\$121,801

Source: ESRI forecasts for 2023.. U.S Census Bureau 2020.

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