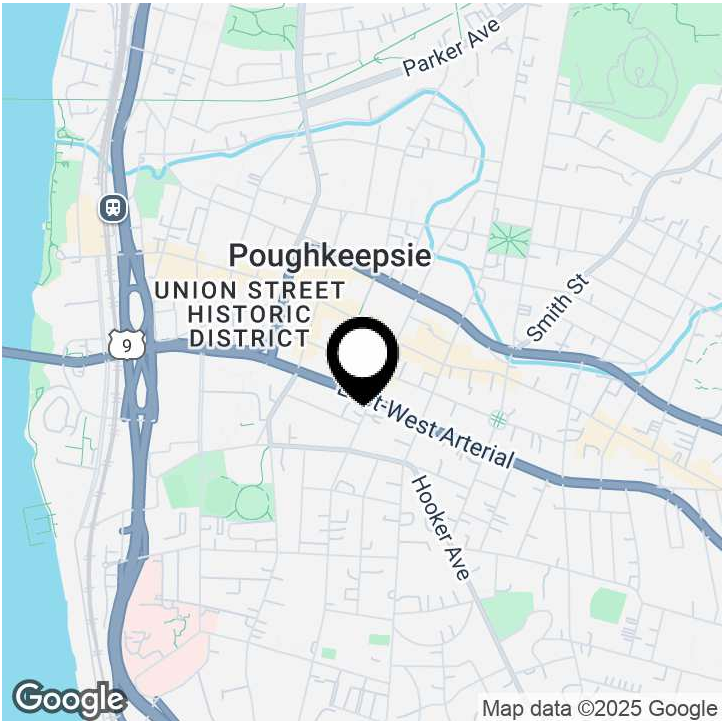
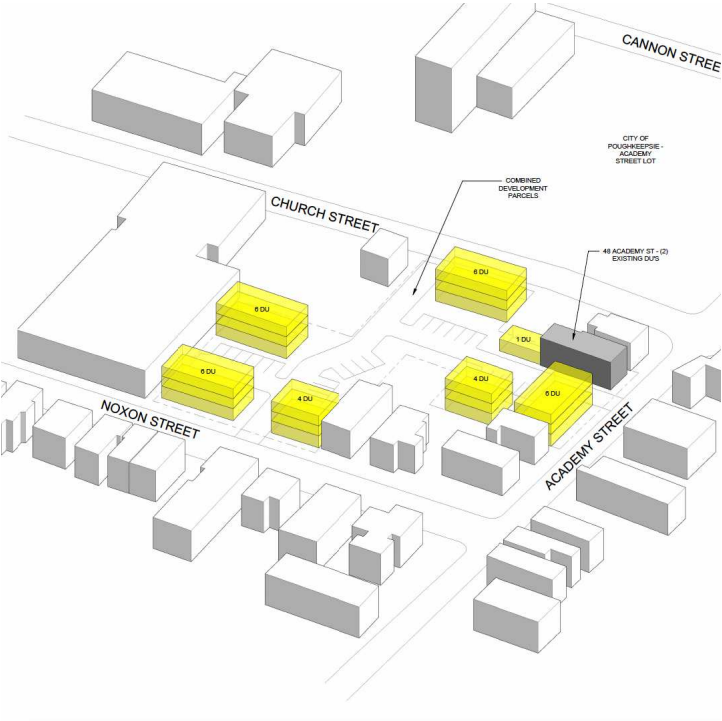


# 11 PARCEL DEVELOPMENT SITE CHURCH ST, ACADEMY ST, AND NOXON ST

50 ACADEMY STREET, POUGHKEEPSIE, NY 12601

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$2,900,000
Available SF:	
Lot Size:	1.12 Acres
Price / Acre:	\$2,589,286
Zoning:	PID-B & MU-5

### PROPERTY OVERVIEW

Unlock the potential of this high-value, 11 parcel development opportunity in the heart of Poughkeepsie's rapidly growing Innovation District and Mixed-Use zones. 50 Academy Street is part of a strategic 11-parcel assemblage located at the intersection of Church Street, Academy Street, and Noxon Street. This site offers zoning flexibility and density bonuses that can support significant residential, commercial, or mixed-use development.

Zoning: PID-B (Poughkeepsie Innovation District B) & MU-5 (Mixed Use 5)

Lot Size: 1.12 acres over 11 parcels with expansive street frontage

Permitted Uses: Multi-family residential, office, retail, hospitality, food service, live-work housing, student housing, performing arts, medical, and more

Bonus Opportunities: Up to 9 stories / 120 ft height in PID-B with affordable housing inclusion

Up to 7 stories / 94 ft in MU-5 with affordable housing

No Historic Restrictions: Not in a City Historic District

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## PROPERTY DETAILS & HIGHLIGHTS

### Property Overview:

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Permitted Uses: Multi-family residential, office, retail, hospitality, food service, live-work housing, student housing, performing arts, medical, and more

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### Parking & Incentives:

On-site parking design flexibility with potential for Planning Board waiver or fee-in-lieu of parking

Immediate proximity (within 50 ft) to municipal parking lot at 50 Cannon Street with ~210 spaces

### Investment Highlights:

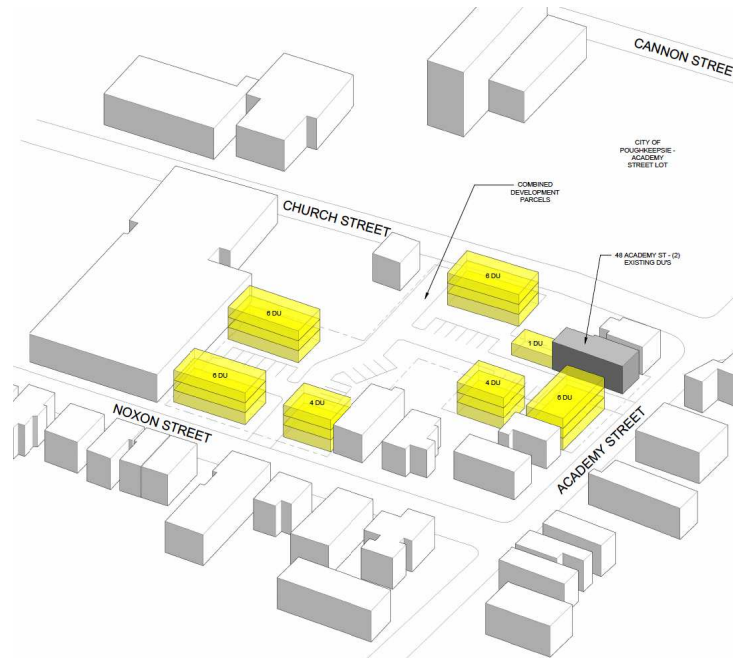
Prime urban infill location

Strong residential rental demand

High-density development as-of-right with bonus potential

Flexible mixed-use zoning for a broad range of uses

Infrastructure and planning support from the City's Innovation District initiative



- Development Concepts:
- Several conceptual massing studies have been completed by Tinkelman Architecture, including:
- Option A: 35 residential units / 26 parking spaces
- Option B: 55 residential units / 28 parking spaces
- Option C: 76 residential units / 52 parking spaces
- Option D: 116 residential units / 49 parking spaces

BRIAN MOSSEY

D. 845.288.4367

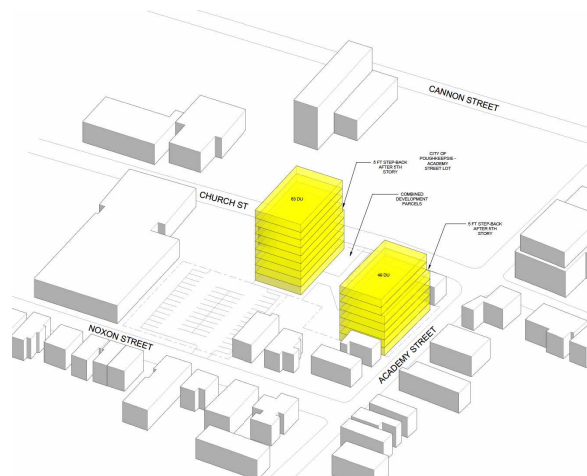
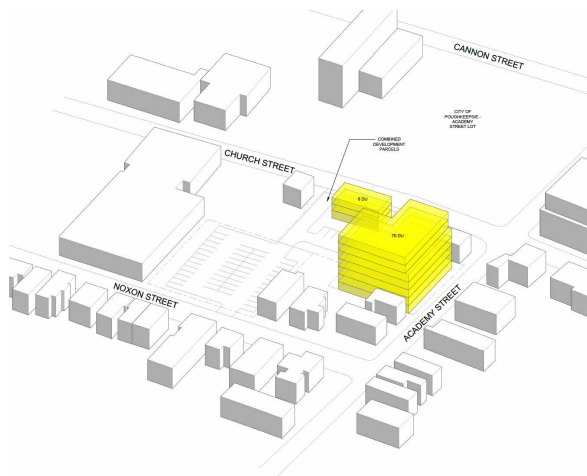
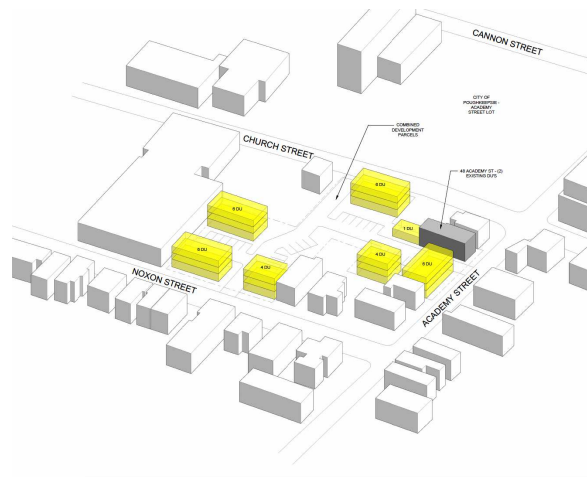
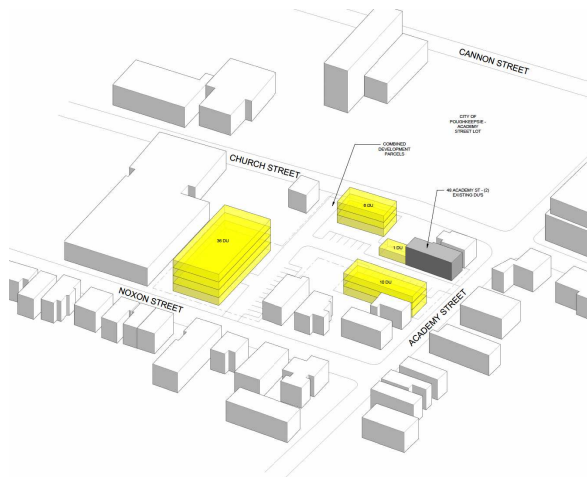
M. 845.288.4367

bmossey@bhhshudsonvalley.com

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## ADDITIONAL PHOTOS

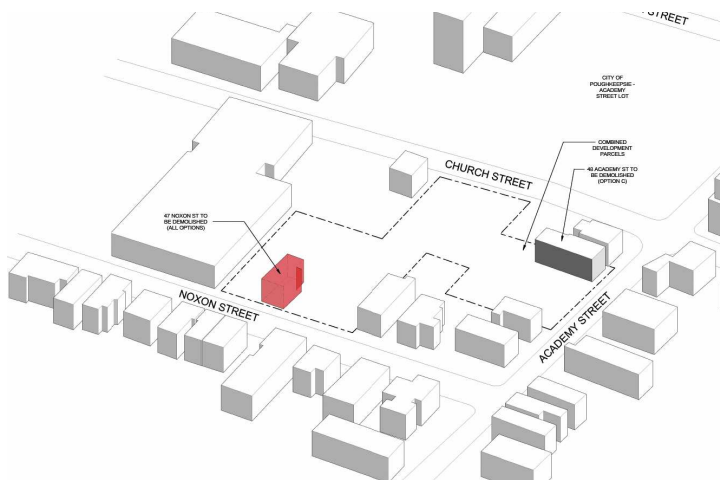




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## ADDITIONAL PHOTOS



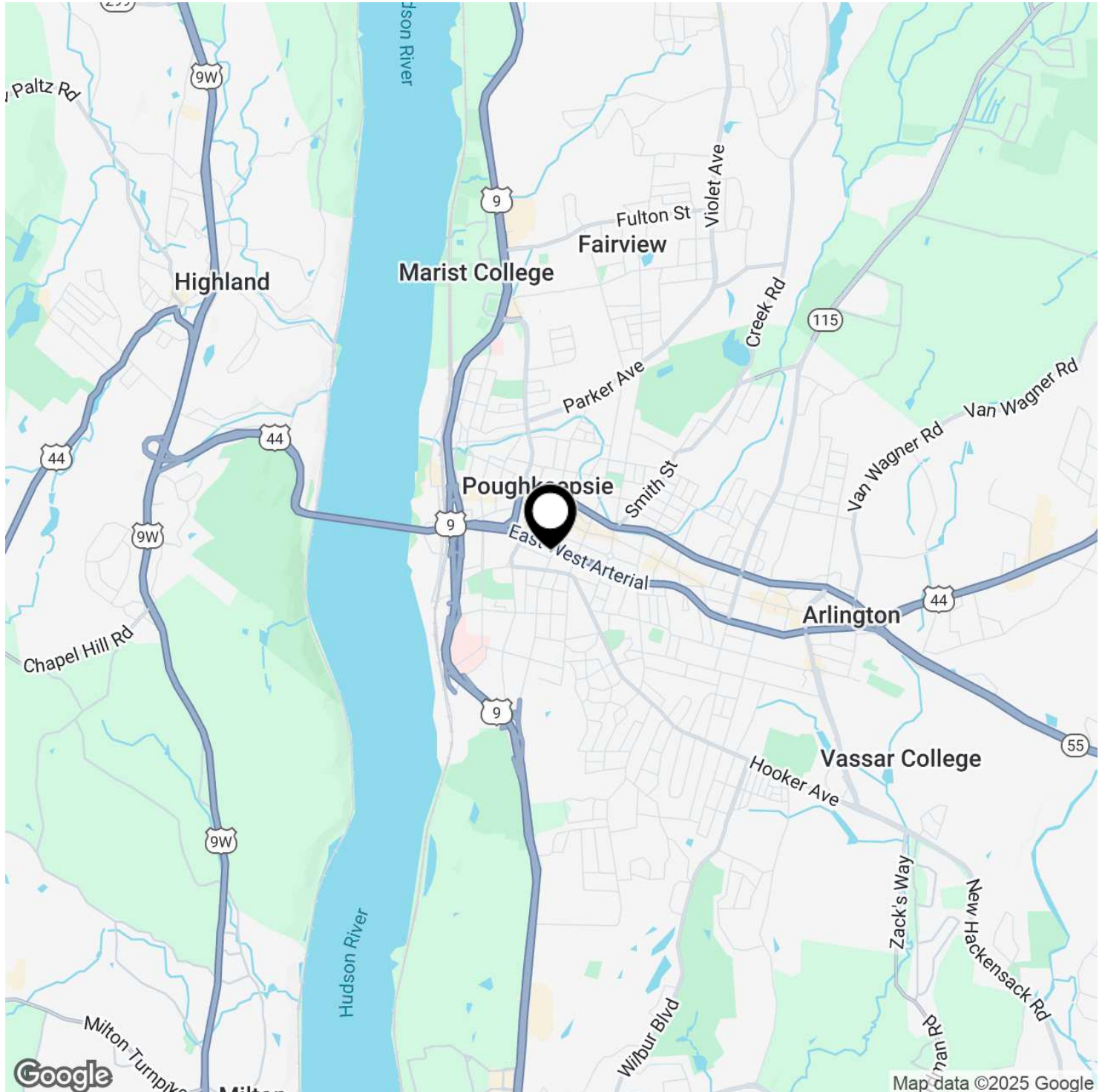
**BRIAN MOSSEY**  
D. 845.288.4367  
M. 845.288.4367  
bmossey@bhshudsonvalley.com



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## LOCATION MAP

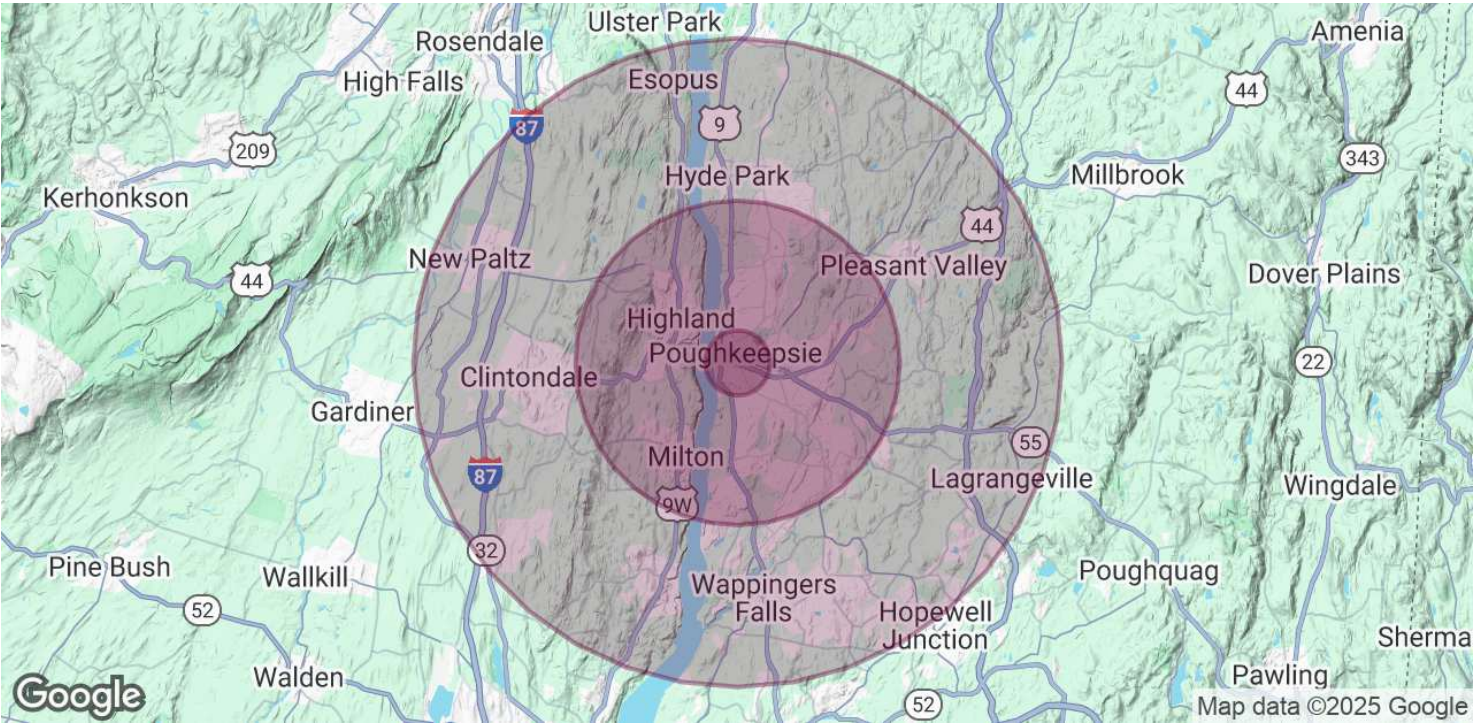




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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	23,890	97,458	209,579
Average Age	39	40	42
Average Age (Male)	38	39	41
Average Age (Female)	40	41	43

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	9,906	36,495	79,476
# of Persons per HH	2.4	2.7	2.6
Average HH Income	\$71,007	\$115,431	\$123,829
Average House Value	\$294,275	\$345,272	\$387,799

Demographics data derived from AlphaMap