

LAND FOR SALE

PRIME SIGNALIZED INTERSECTION CORNER DEVELOPMENT SITE

500 MAIN ST, NEW PALTZ, NY 12561

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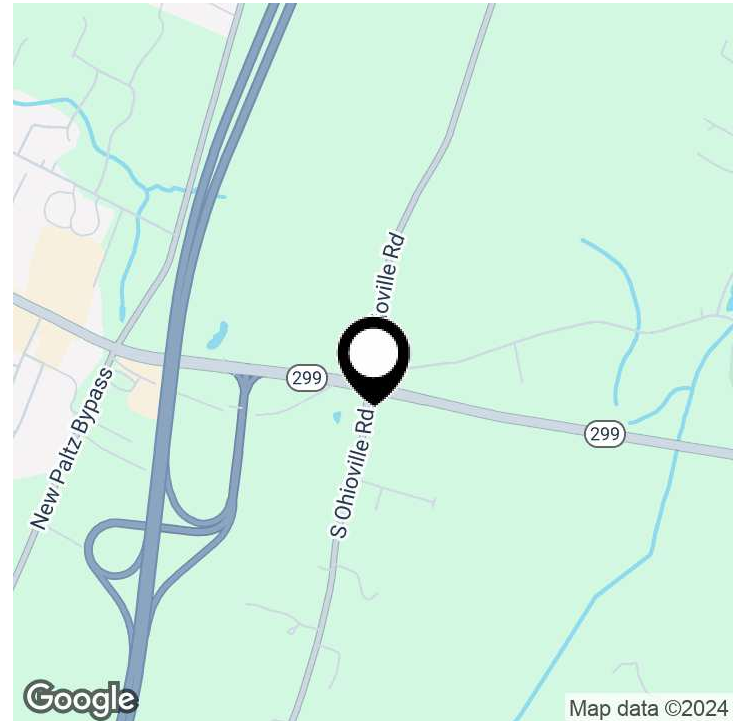
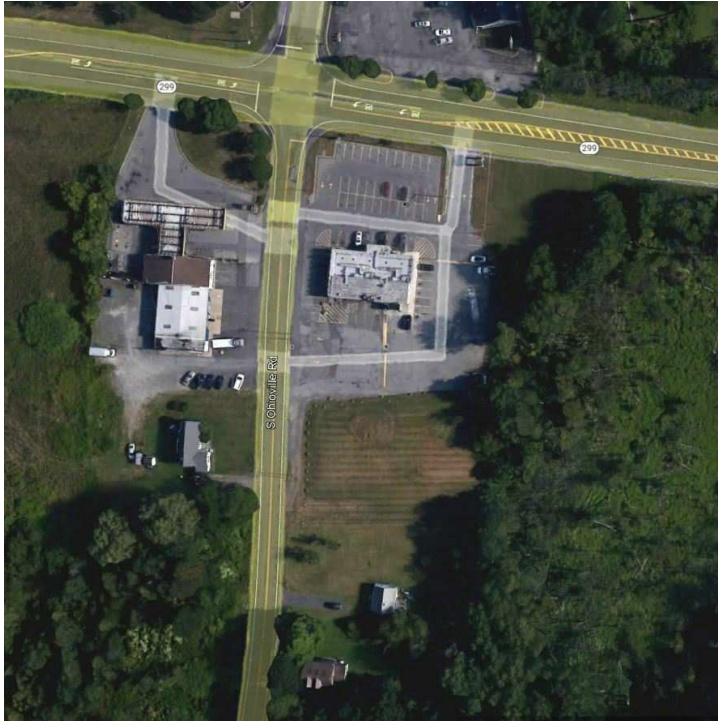
**BERKSHIRE
HATHAWAY**
HOMESERVICES

HUDSON VALLEY
PROPERTIES

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,100,000
Lot Size:	2.11 Acres
Price / Acre:	\$995,261
Utilities:	Drilled Well / Septic
Zoning:	Gateway Hamlet (GH)
Market:	Hudson Valley
Traffic Count:	16,858

PROPERTY OVERVIEW

Introducing a prime development opportunity at 500 Main St, New Paltz, NY (Route 299). This 2.1 acre signalized corner development site is just off I-87 Exit 18 in the town of New Paltz. Located at the intersection of Route 299 and S Ohioville Road. Gateway Hamlet (GH) Commercial Zoning. Central Hudson electric to the site. The former College Diner was serviced by a drilled well and onsite septic system. Natural Gas line via Central Hudson is nearby on Route 299.

The site is ideal for retail, neighborhood center, restaurants, banks and offices. 315 feet of frontage on Route 299 and 440 feet of frontage on S. Ohioville. Recent engineering, survey, and site plans available for a retail pad (Bank and Coffee). Approximately 17,000 vehicles per day on Route 299. Nestled in the picturesque Hudson Valley area, this property offers ample space for a range of commercial endeavors. With its rich historical character and enviable location, it's a promising asset for those looking to capitalize on the burgeoning opportunities in this high growing region.

PROPERTY HIGHLIGHTS

- 1/2 Mile to I-87 Exit 18
- Signalized Intersection
- Existing onsite improvements
- 315' of frontage on Route 299
- Recent Engineering and site planning concepts available
- Owner willing to entertain subdivision of the property



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PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

Nearby points of interest include the renowned Mohonk Mountain House, the bustling Main Street retail district, and the esteemed SUNY New Paltz campus. With its proximity to these notable destinations and the dynamic energy of the Hudson Valley, this location presents an enticing opportunity for Land/Retail investors seeking to tap into the thriving market of this sought-after area.

SITE DESCRIPTION

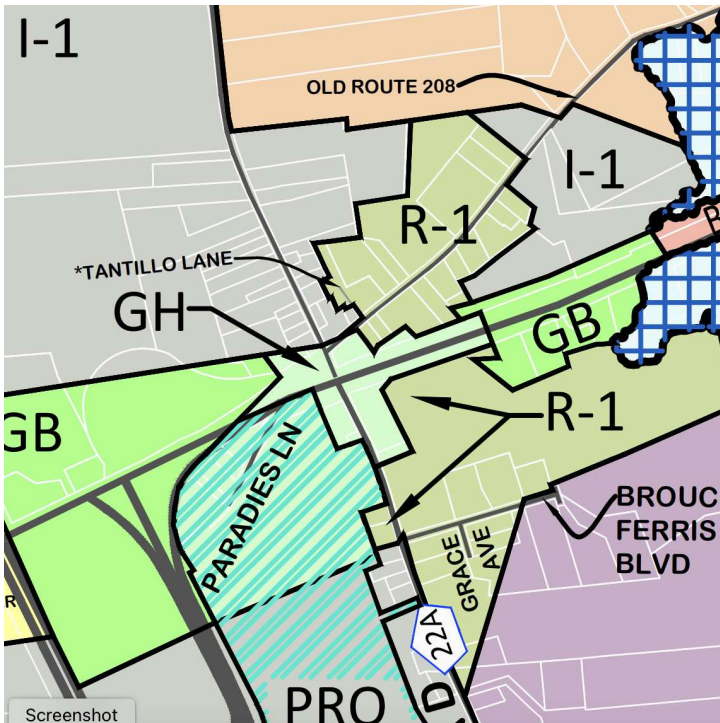
Flat corner parcel. Former College Diner site. Two parcels combined totaling 2.11 acres.



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ADDITIONAL PHOTOS

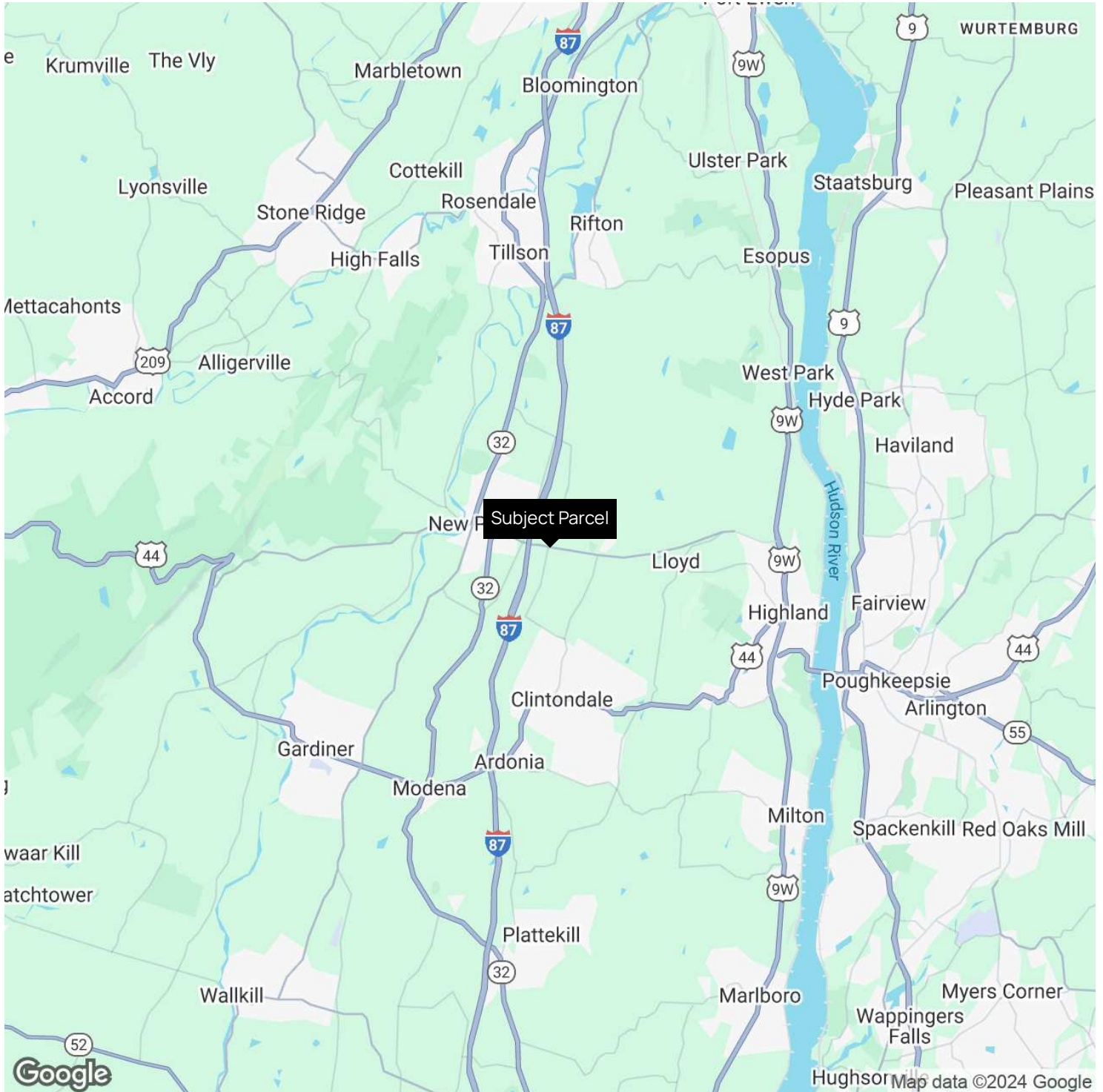




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REGIONAL MAP

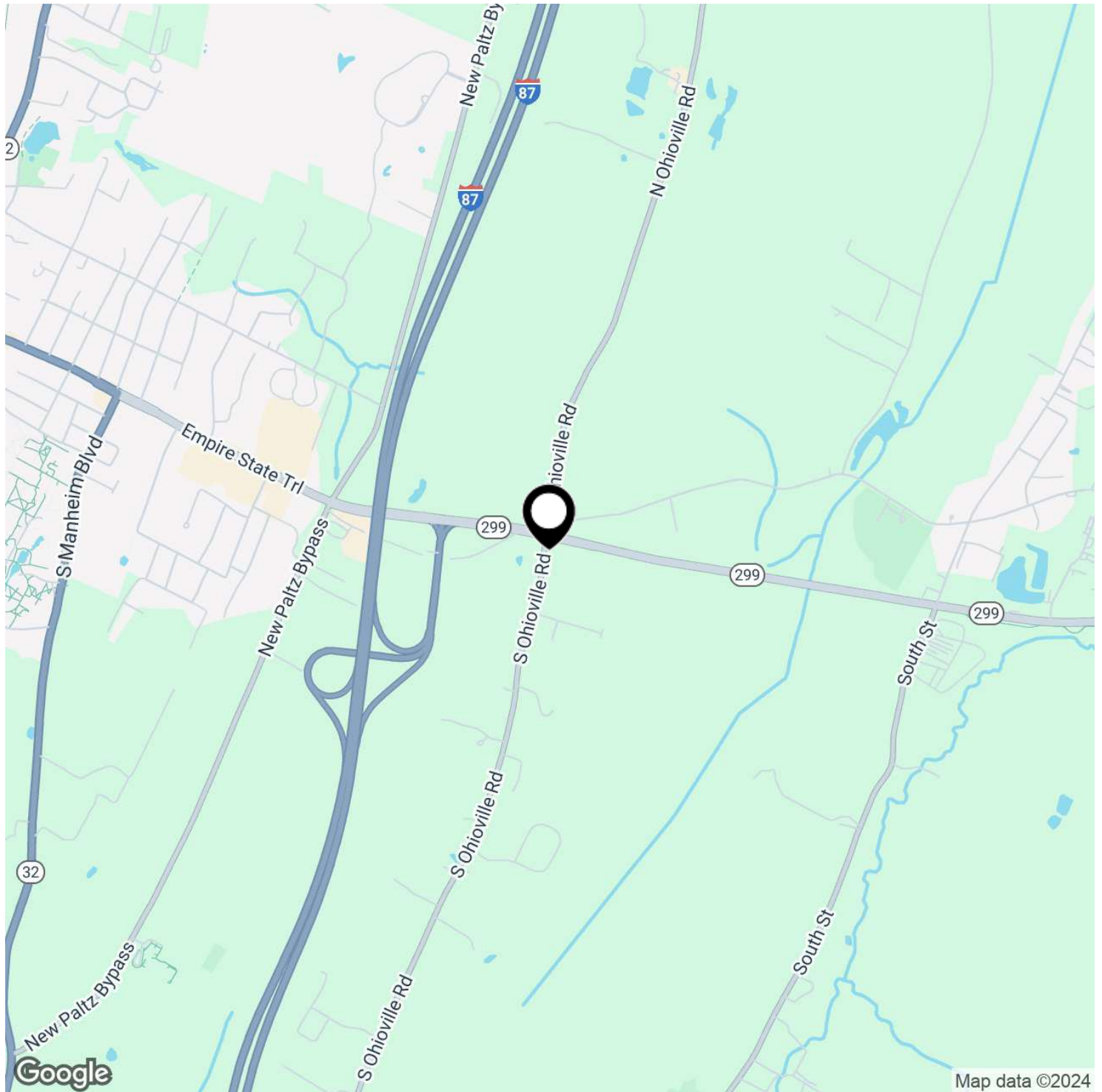




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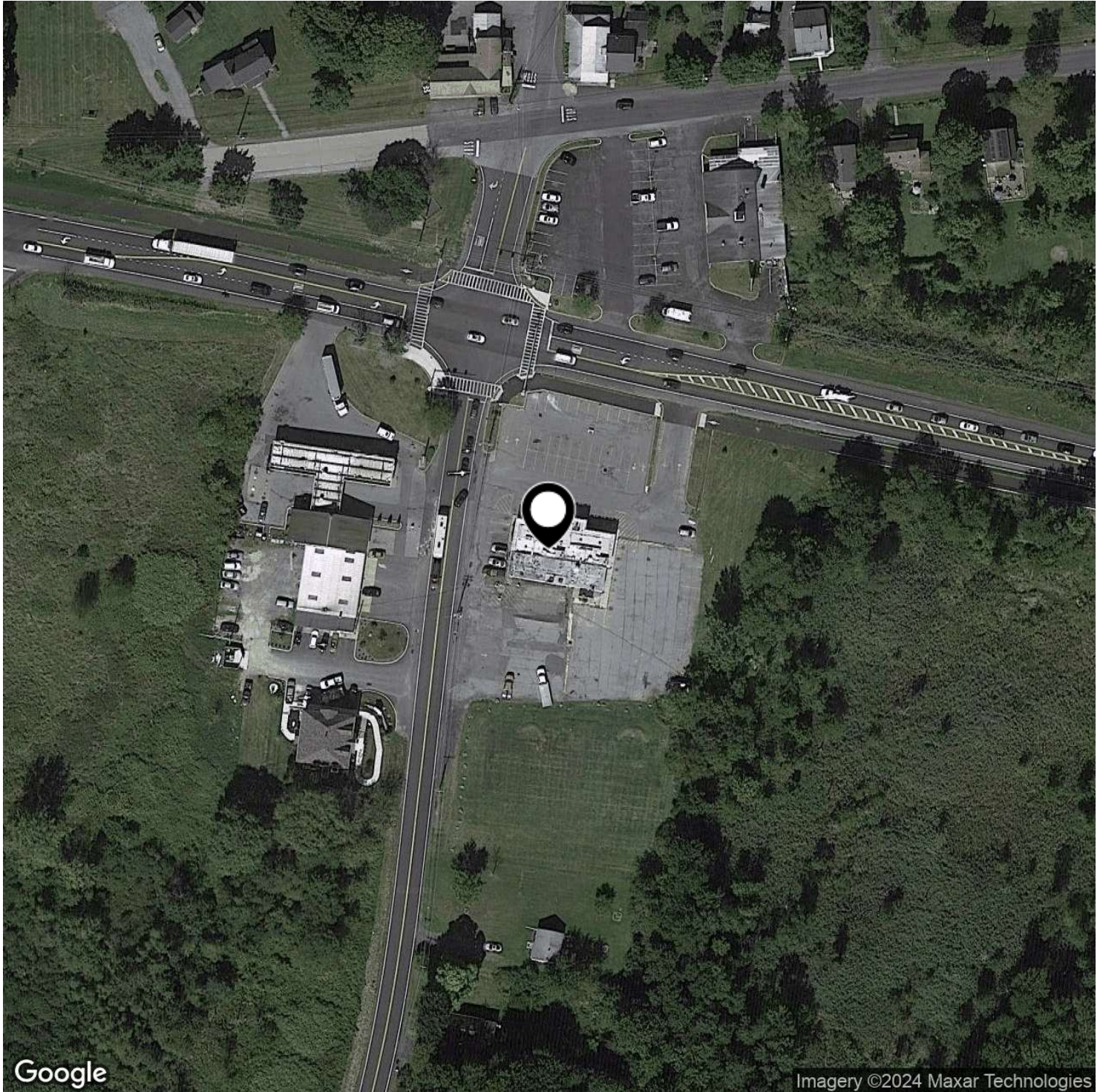
LOCATION MAP



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AERIAL MAP

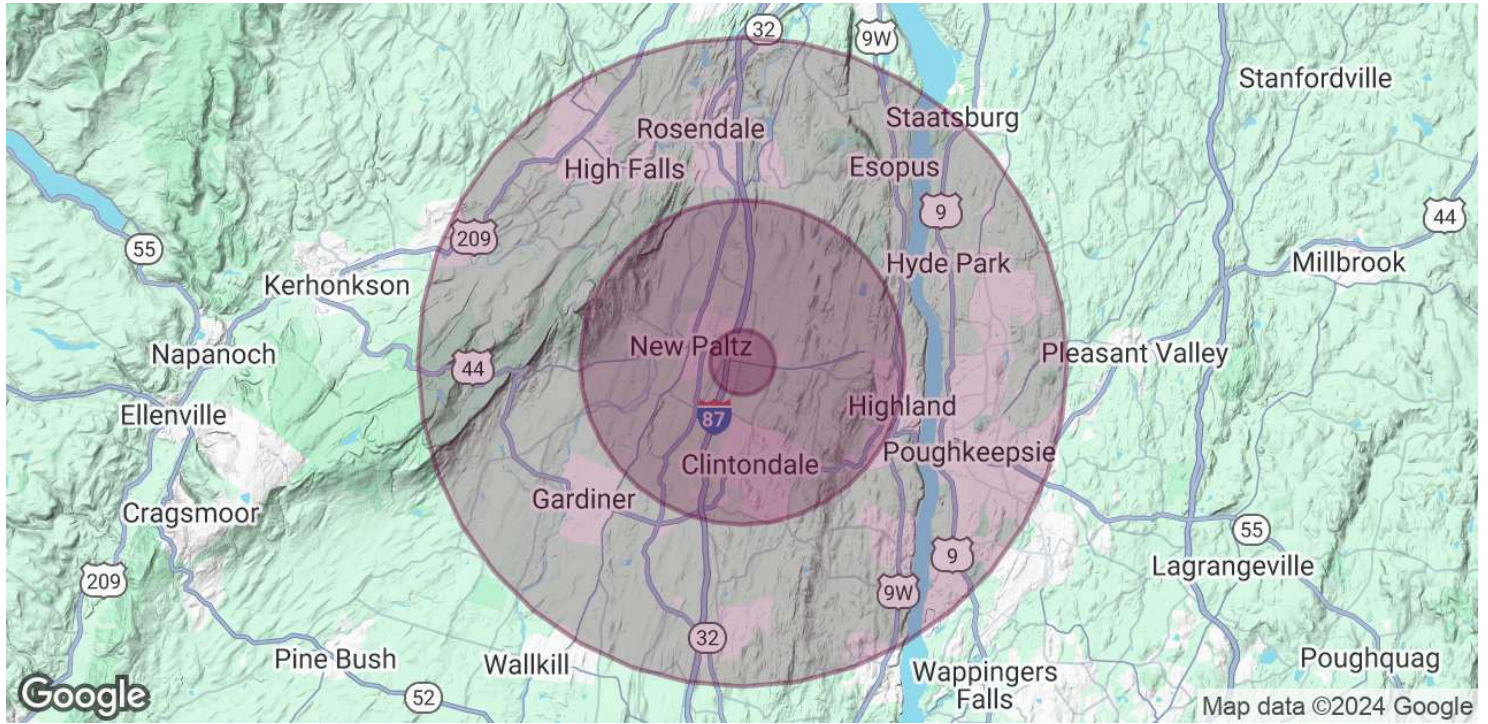




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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,239	24,304	123,391
Average Age	43	41	41
Average Age (Male)	42	40	40
Average Age (Female)	45	42	42
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	513	8,850	47,305
# of Persons per HH	2.4	2.7	2.6
Average HH Income	\$133,529	\$117,474	\$108,537
Average House Value	\$559,111	\$459,900	\$364,500

Demographics data derived from AlphaMap