

PRIME DEVELOPMENT OPPORTUNITY IN THE TOWN OF MONTGOMERY

LAND FOR SALE

RIDGE ROAD , MONTGOMERY, NY 12549



FULLY APPROVED SITE PLAN

KW COMMERCIAL | HUDSON VALLEY

9 Bert Crawford Rd
Middletown, NY 10940



Each Office Independently Owned and Operated

PRESENTED BY:

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LOCATION & HIGHLIGHTS

RIDGE ROAD



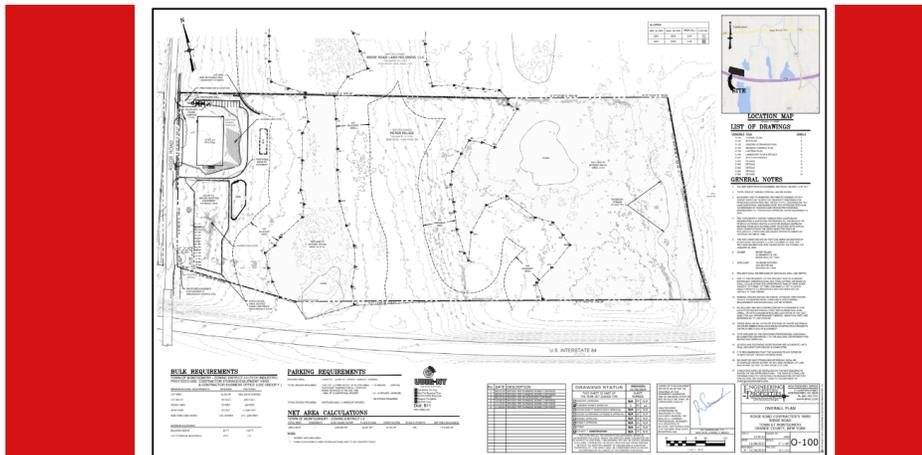
LOCATION INFORMATION

Street Address: Ridge Road

City, State, Zip: Montgomery, New York 12549

County: Orange

Cross Streets: State Route 17K

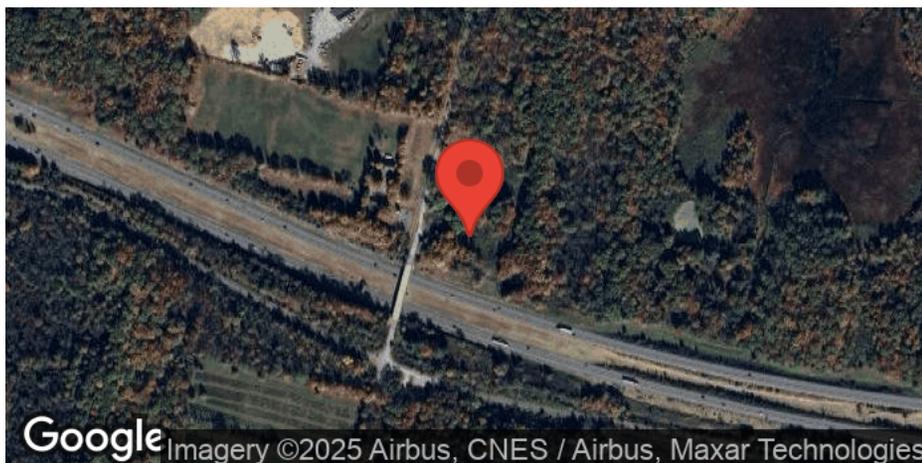


PROPERTY HIGHLIGHTS

- This exceptional commercial site is construction ready with a fully approved site plan
- I-3 zoning allows for a range of industrial uses.
- Strong labor pool and proximity to key regional markets
- Approved for loading docks, parking, and tractor-trailer circulation
- Excellent access to Interstate 84 and the New York State Thruway

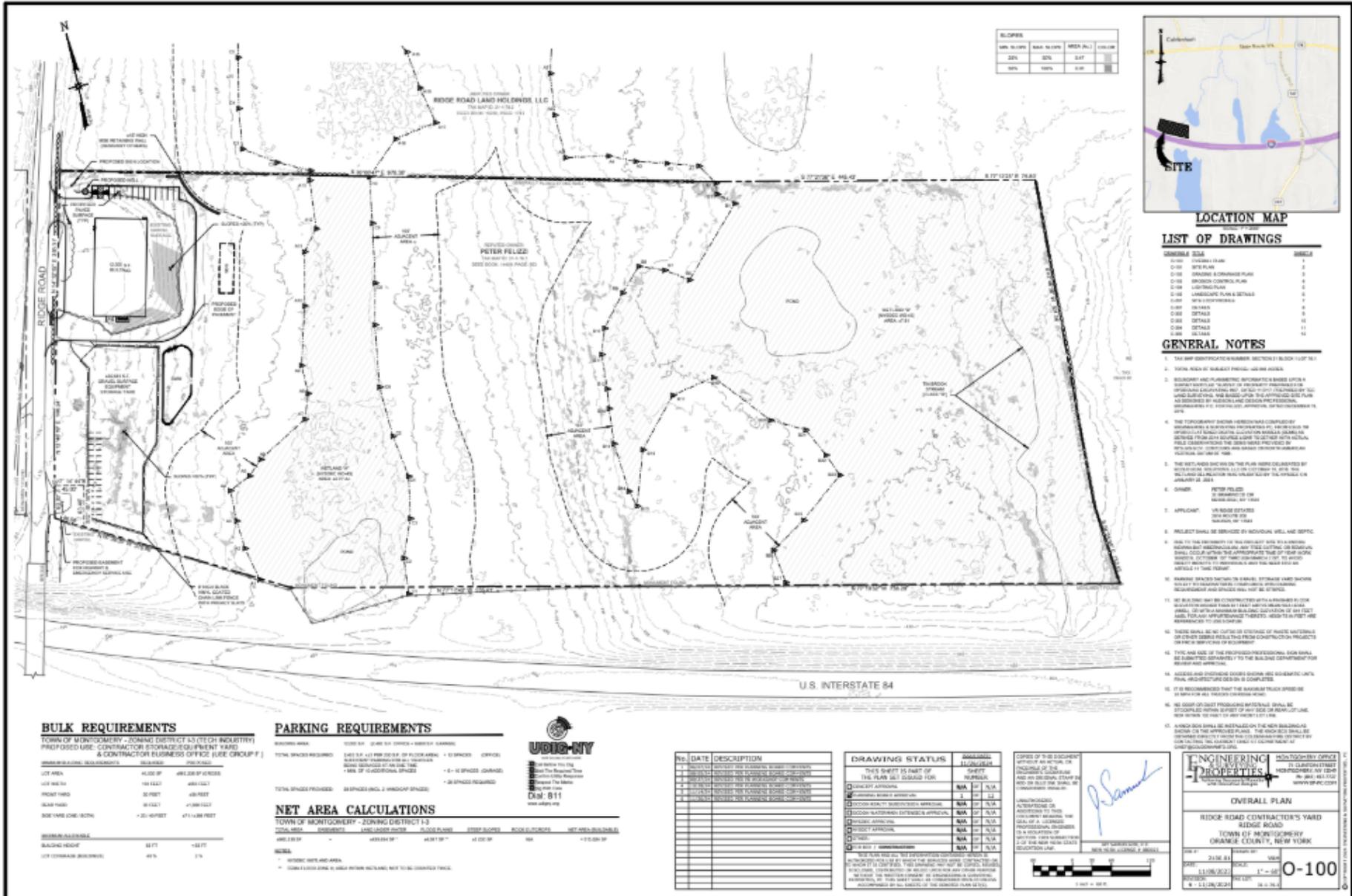
LOCATION OVERVIEW

Just off State Route 17K in the Town of Montgomery, this property is situated near Interstate 84, the New York State Thruway and Stewart international Airport. Route 17K has recently undergone major improvements to accommodate an increase in commercial traffic both on the road itself and at the intersection of Route 747.



SITE PLAN

RIDGE ROAD



LIST OF DRAWINGS

NO.	DESCRIPTION	DATE
0-01	PROPOSED SITE PLAN	11/11/2011
0-02	PROPOSED CONCEPT PLAN	11/11/2011
0-03	PROPOSED LAYOUT PLAN	11/11/2011
0-04	PROPOSED PAVING & DETAILS	11/11/2011
0-05	PROPOSED SIGNAGE	11/11/2011
0-06	PROPOSED DETAILS	11/11/2011
0-07	PROPOSED DETAILS	11/11/2011
0-08	PROPOSED DETAILS	11/11/2011
0-09	PROPOSED DETAILS	11/11/2011
0-10	PROPOSED DETAILS	11/11/2011

GENERAL NOTES

1. ALL WORK IDENTIFIED BY NUMBER, SECTION & BLOCK MUST BE COMPLETED.
2. THE PROPOSED WORK IS SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES OF THE TOWN OF MONTGOMERY AND THE STATE OF NEW YORK.
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BULK REQUIREMENTS

MINIMUM REQUIREMENTS	REQUIRED	PROVIDED
LOT AREA	48,000 SF	486,438 SF EXCEEDS
LOT WIDTH	140 FEET	484 FEET
FRONT YARD	35 FEET	48 FEET
REAR YARD	35 FEET	48 FEET
SIDE YARD (ONE SIDE)	20 FEET	47 FEET EXCEEDS

PARKING REQUIREMENTS

MINIMUM REQUIREMENTS	REQUIRED	PROVIDED
TOTAL SPACES REQUIRED	240 SPACES	486 SPACES EXCEEDS
TOTAL SPACES PROVIDED	240 SPACES	486 SPACES EXCEEDS

NET AREA CALCULATIONS

TOTAL AREA	MINIMUM REQUIRED	PROVIDED
TOTAL AREA	48,000 SF	486,438 SF EXCEEDS



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1	11/11/2011	PROPOSED SITE PLAN
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8	11/11/2011	PROPOSED DETAILS
9	11/11/2011	PROPOSED DETAILS
10	11/11/2011	PROPOSED DETAILS

DRAWING STATUS	APPROVED	REVISIONS
DESIGN APPROVAL	1	1
CONTRACT APPROVAL	1	1
CONTRACTOR APPROVAL	1	1
CONTRACTOR DEFENSE APPROVAL	1	1
CONTRACTOR DEFENSE APPROVAL	1	1
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COPIES OF THIS DOCUMENT ARE ON FILE AT THE TOWN OF MONTGOMERY AND THE STATE OF NEW YORK.

UNDESIGNED ALTERATIONS OR ADDITIONS TO THIS PLAN SHALL BE AT THE USER'S RISK AND SHALL BE AT THE USER'S RISK.

DATE: 11/11/2011

SCALE: 1" = 30'

11/11/2011

ENGINEERING PROPERTIES

11/11/2011

OVERALL PLAN

RIDGE ROAD CONTRACTOR'S YARD

TOWN OF MONTGOMERY

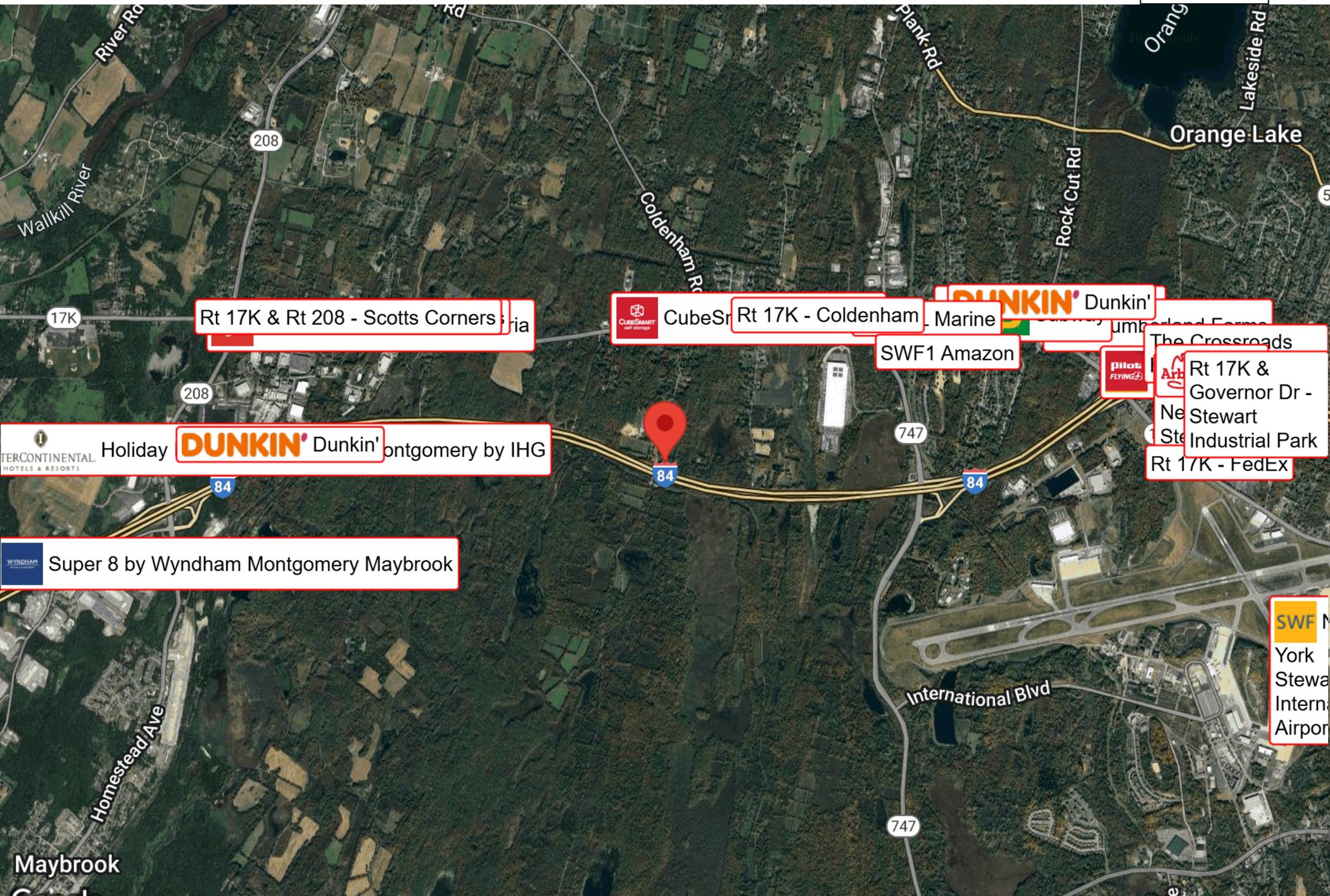
ORANGE COUNTY, NEW YORK

SCALE: 1" = 30'

11/11/2011

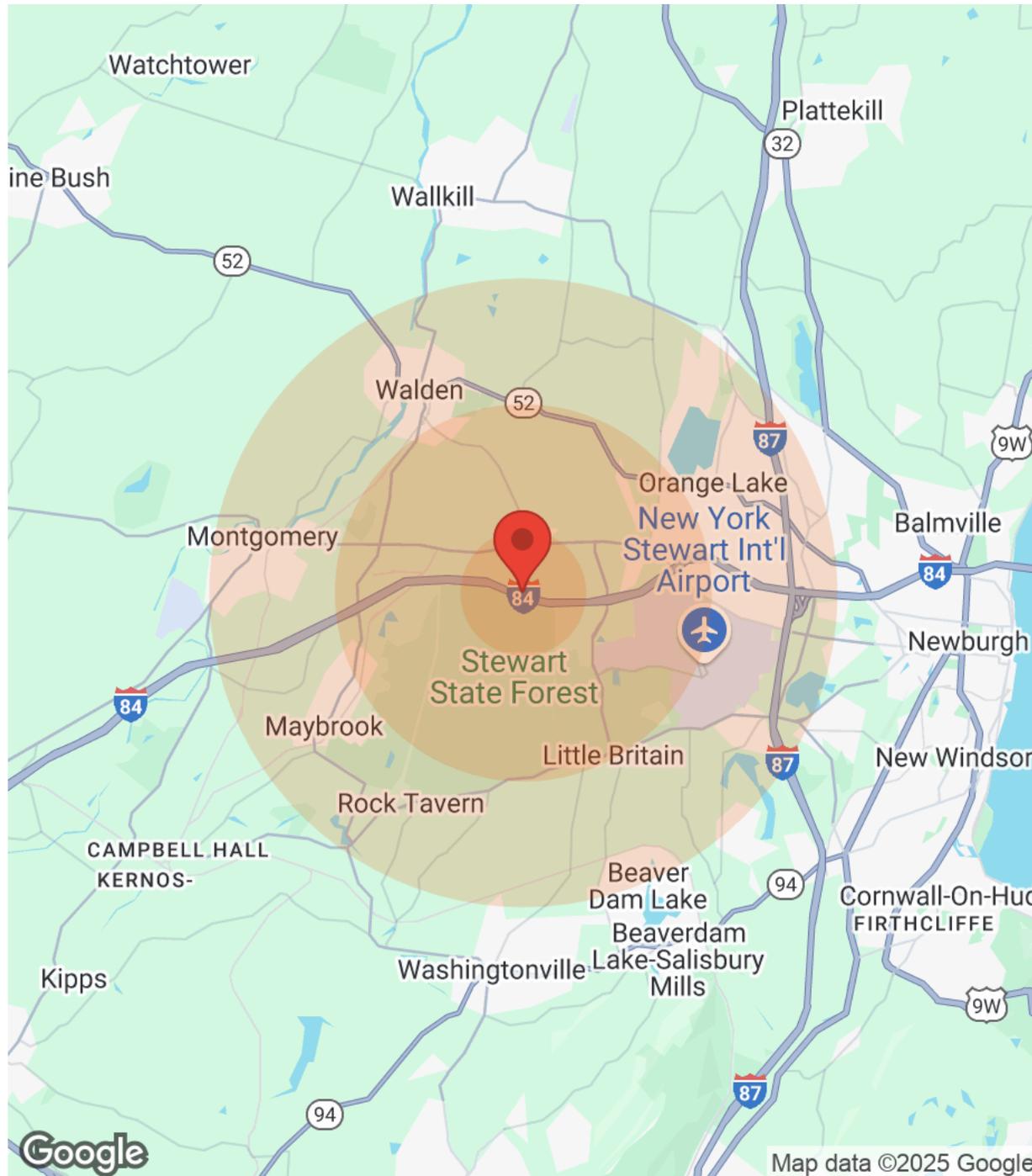
BUSINESS MAP

RIDGE ROAD



DEMOGRAPHICS

RIDGE ROAD



Population	1 Mile	3 Miles	5 Miles
Male	527	4,150	20,216
Female	501	3,788	20,382
Total Population	1,028	7,938	40,598

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	182	1,563	8,320
Ages 15-24	134	1,150	5,762
Ages 25-54	402	3,277	15,554
Ages 55-64	147	974	5,262
Ages 65+	163	974	5,700

Race	1 Mile	3 Miles	5 Miles
White	941	6,550	33,139
Black	18	668	3,767
Am In/AK Nat	N/A	N/A	7
Hawaiian	N/A	N/A	N/A
Hispanic	96	1,367	6,420
Multi-Racial	122	1,300	5,890

Income	1 Mile	3 Miles	5 Miles
Median	\$73,749	\$68,503	\$68,793
< \$15,000	47	232	894
\$15,000-\$24,999	26	208	897
\$25,000-\$34,999	68	229	1,133
\$35,000-\$49,999	N/A	369	1,614
\$50,000-\$74,999	78	508	2,805
\$75,000-\$99,999	41	309	2,291
\$100,000-\$149,999	113	606	3,162
\$150,000-\$199,999	N/A	109	907
> \$200,000	24	147	494

Housing	1 Mile	3 Miles	5 Miles
Total Units	470	2,944	15,445
Occupied	439	2,814	14,558
Owner Occupied	334	2,095	11,336
Renter Occupied	105	719	3,222
Vacant	31	130	887

PROFESSIONAL BIO

RIDGE ROAD



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10301205773, New York

Jason is a Commercial Real Estate Broker with over 25 years of Real Estate experience in Orange, Rockland, Sullivan, and Ulster counties. He is an active member of the New York State Commercial Association of Realtors-Hudson Valley Chapter and KW Commercial, affiliate of the Keller Williams Real Estate franchise which is currently the #1 franchise in the World by agent count and growing.

Jason is a specialist in seller, landlord, and tenant representation in all aspects of commercial real estate including retail, office, industrial and multi-family sales and leasing. He has a deep understanding of land development or commercial and residential projects in the Hudson Valley. He was awarded the 2016 and 2019 Economic Development Deal Maker award and 2022 Outstanding Deal Maker award by the New York State Commercial Association of Realtors-Hudson Valley Chapter. Jason's reputation, experience, and representation has played an integral part in numerous Residential and Commercial Real Estate development projects in the Hudson Valley that have positively impacted the local economy and created countless job opportunities.

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Matthew Gibbs a NY Licensed Real Estate Salesperson with Keller Williams Realty Hudson Valley United and specializes in Commercial Real Estate and Investment. Matt joined the real estate industry in 2014, after more than 20 years of experience in business development and operations management.

He is a member of the National Association of Realtors, The Hudson Gateway Association of Realtors, The Hudson Gateway MLS, The Ulster County MLS, The National KW Commercial Division, along with being immediate Past President of NY State Commercial Association of Realtors, Hudson Valley Chapter.

Matt is passionate about serving our community and currently he actively supports Habitat for Humanity; Newburgh, Fearless of the Hudson Valley, he is an active member of Wallkill East Rotary Club

and Board Member for Wallkill Boys and Girls Club.

He believes that providing successful outcomes for his clients and their business can lead to more productivity and profitability for them. Credited as an expert in the language of sales, negotiating, and real estate investment analysis, he has become known for his direct and tenacious approach.

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RIDGE ROAD



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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

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