

# FOR SALE: 2.4 Acres

*Approved For 12,600 SF Commercial Building*



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- Location: Rt 9W Marlboro NY, 12542
- Size: 2.4 Acres
- Traffic: +/- 16,000 Vehicles Daily
- Location: Corner Lot  
4 Way Signaled Intersection  
400' Rt 9w Frontage  
Great Visibility
- Utilities: Muni Water, Sewer, Nat Gas
- Zoning: Highway Development Zone
- Asking: ~~\$850,000~~ Now: \$799,000  
Possible Seller Financing

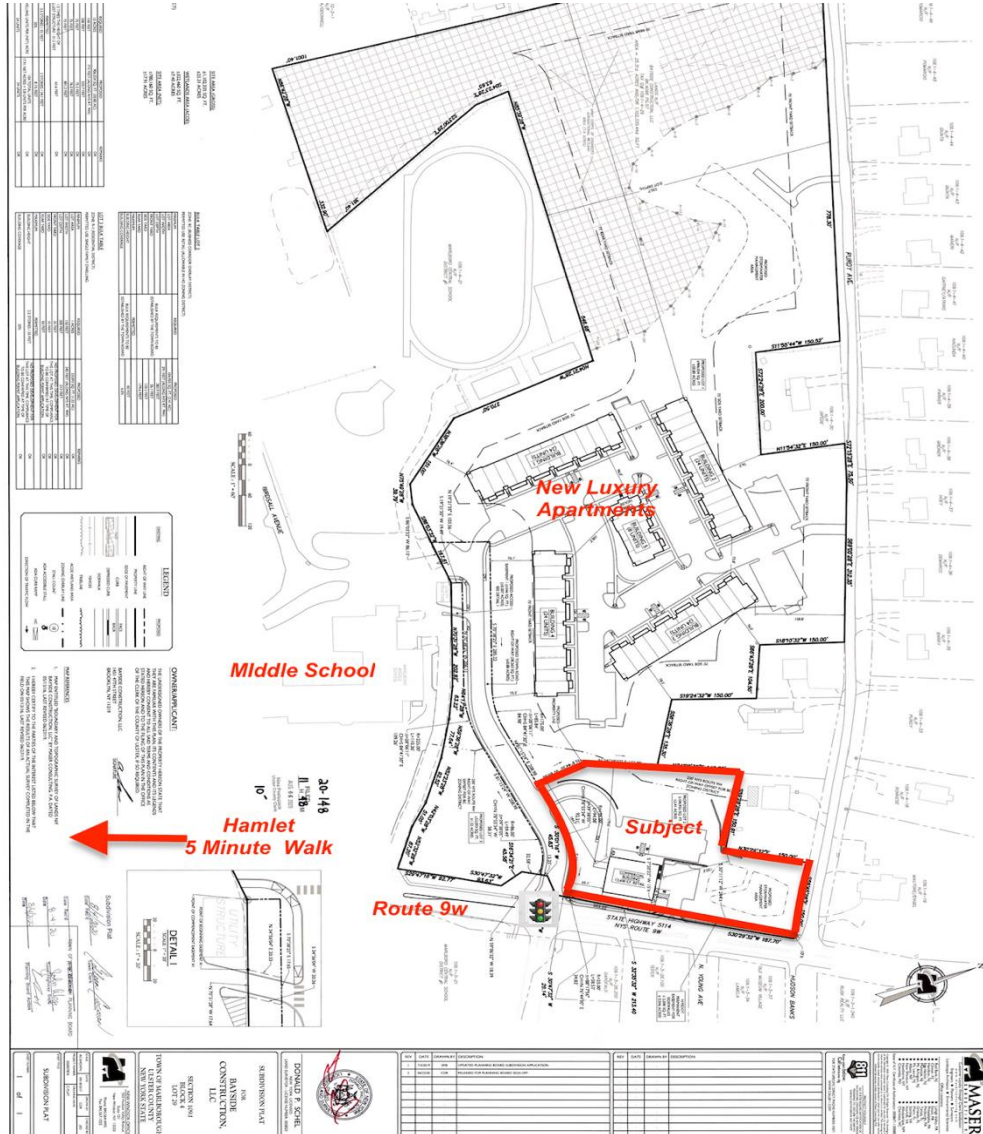


Contact John DeMarco 845.206.3667

# FOR SALE: 2.4 Acres Approved Commercial Lot In Marlboro NY



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**2.4 ACRE DEVELOPMENT LOT:** Located at a new 4 way signaled intersection, on busy Route 9w, in development friendly Marlboro NY. This property is approved for a 12,600 SF commercial building and has access to municipal water, sewer and natural gas and sits squarely in the highway development overlay zone perfect for retail, office, or essential services. Exposure and visibility to Route 9w is outstanding. There is plenty of parking and this location is walkable to the hamlet and is positioned at the base of the new Hudson West Luxury Apartment project (104 units). It is also in close proximity to the proposed 100 unit river-front condo project. This is a very progressive area with multiple growth projects recently approved or in the approval process right now. Possible seller financing.

# Proximity Map:



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***Looking West at New Adjacent Luxury Apartment Complex:***



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***Looking East Towards Hudson River, New 4 Way Intersection  
And Condo Development Site:***



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**Coming Soon:  
100 River Front Condo's**

**SUBJECT**

**+/- Linear Dimensions:**



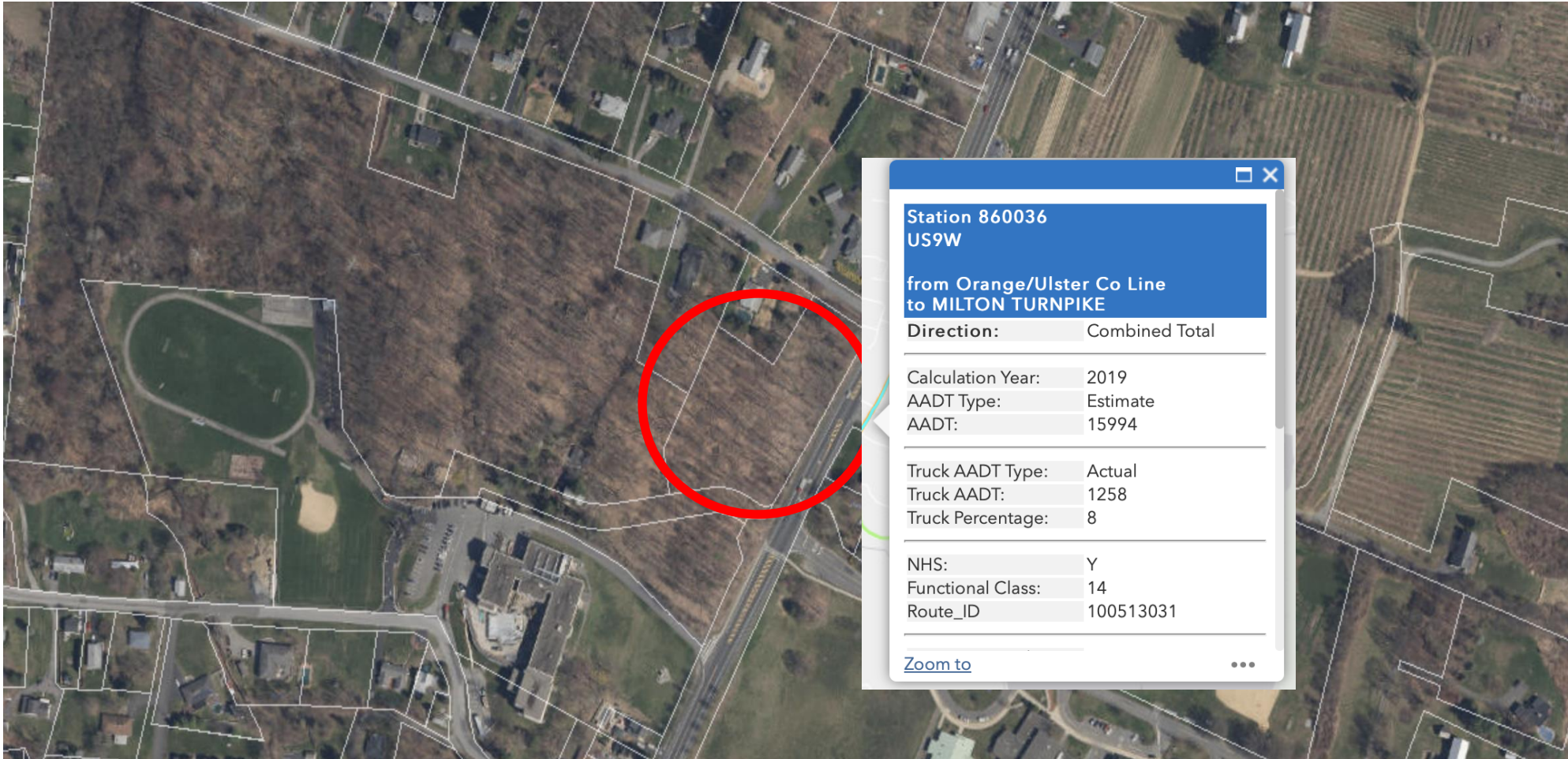
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# High Traffic Area: 15,994 Annual Average Vehicles Per Day



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Source: AADT NYS Traffic Viewer

# Zoning:

Regulations	District						
	R	R-1	R-Ag-1	C-1	C-2	HD	I
Minimum lot area		1 acre <sup>1</sup>	1 acre <sup>1</sup>			2 acres	5 acres
Without public water or sewer (square feet)	20,000			15,000	20,000		
With public water or sewer (square feet)	15,000			10,000			
With public water and sewer (square feet)	10,000			5,000		1.5 acres	
Minimum yards							
Front yard (feet)	10	35	50	5	35	75	75
Rear yard (feet)	20	50	75	20	30	75	75
Side yard (feet)							
One	10	35	35	0	35	25	25
Both	25	70	80	0	70	50	50
Minimum lot width (feet)	75	150	150	50	100	200	200
Minimum lot depth (feet)	100	200	200	100	100	200	200
Maximum building coverage (percent)	30%	20%	20%	75%	40%	40%	30%
Maximum height							
Stories	2½	2½	2½	2½	2½	4	2½
Height (feet)	35	35	35	35	35	45 <sup>2</sup>	35



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For More Details: <https://ecode360.com/8667157?highlight=hd&searchId=44585072874013790#8667157>



# Demographics:

## Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ 12542



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## Neighborhood: Economic Stats and Charts

	12542	Ulster County	New York	USA
Income Per Capita	\$54,220	\$38,966	\$43,208	\$37,638
Median Household Income	\$104,707	\$71,040	\$75,157	\$69,021
Unemployment Rate	–	2.6%	3.8%	3.5%
Unemployment Number	–	2.24K	366K	–
Employment Number	–	85K	9.21M	–
Labor Force Number	–	87.2K	9.57M	–

**FOR MORE INFORMATION:**

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