



**Pyramid Brokerage
Company**

FOR SALE

**27 BROOKS LANE
CATSKILL, NY**

137.40± Acres

**COUNTRY CLUB
FOR SALE**

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FOR SALE

27 BROOKS LANE

CATSKILL, NY 12414



[Click to View Property Video](#)

137.40± Acres

Property Highlights

Catskill Golf Resort For Sale! 137 Acre 18-hole golf course located off Exit 21 of I-87. Flexible zoning allows for redevelopment and neighborhood housing.

- Pool, Tennis/Pickleball Courts
- 4,000 SF Restaurant and Bar
- New Automated Irrigation System for all 18-holes
- Approval in Place for 7 Townhomes and 1 Model Unit
- Sale Includes: (36) Gas Golf Carts, Toro Greens Mower, John Deere Mower, Ryan Sodcutter, Toro Fairway Mower, (2) John Deere Tractors, (2) Articulators, Billy Goat Blower, Toro Utility Vehicle, John Deere Fairway, Toro Aerator, Spray Rig and Spyker Spreader

Demographic	1 Mile	3 Miles	5 Miles
Population	1,329	7,849	15,865
Households	492	3,687	7,325
Average H.H. Income	\$69,939	\$79,023	\$83,340
Daytime Employees	861	5,317	8,308
Source:	ESRI		
Traffic Counts			
Route 23	14,730 AADT		
I-87 Exit 2	11,488 AADT		
Source:	NYS DOT		



Adam Field

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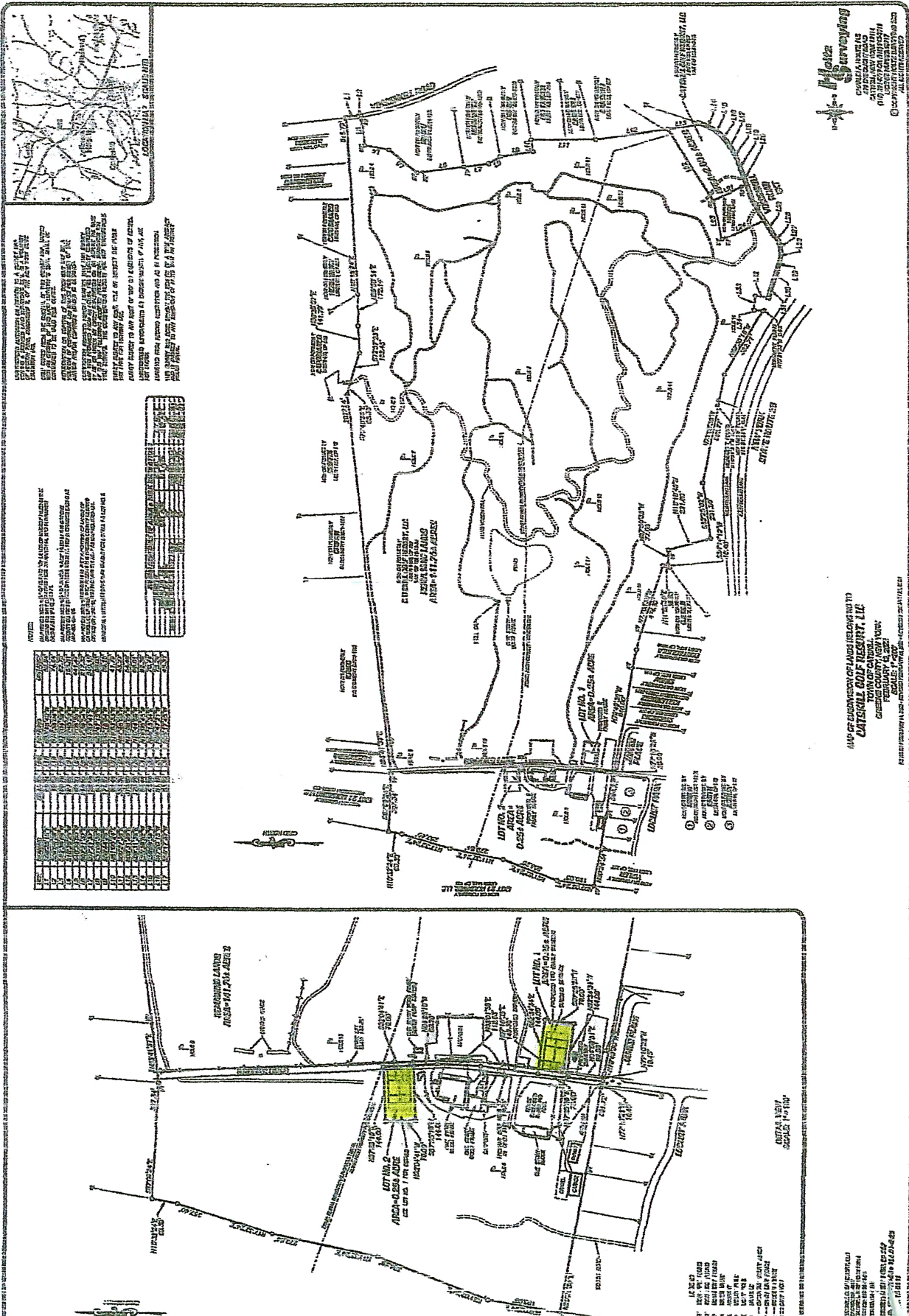


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FOR SALE

27 BROOKS LANE | CATSKILL, NY



NOTICE: THIS SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT OF 1988, AS AMENDED. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THE ACCURACY OF THIS SURVEY. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THE ACCURACY OF THIS SURVEY. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THE ACCURACY OF THIS SURVEY.

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LOT NO.	ACRES	DESCRIPTION
LOT 1	0.00	RESERVED
LOT 2	0.00	RESERVED
LOT 3	0.00	RESERVED
LOT 4	0.00	RESERVED
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LOT 98	0.00	RESERVED
LOT 99	0.00	RESERVED
LOT 100	0.00	RESERVED

Surveying
CUSHMAN & WAKEFIELD
100 PARK AVENUE, SUITE 1000
NEW YORK, NY 10022
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FAX: (212) 904-5001
WWW.CWASURV.COM

LAND CONVEYANCE OF LAND BELONGING TO
CATSKILL GOLF RESORT, LLC
TOWN OF CATSKILL,
COUNTY OF ALBANY, NY
SCALE: 1" = 200'

DATE OF SURVEY: 11/11/2022
SURVEYOR: JAMES J. WATSON
PROFESSIONAL NO.: 10000
CROSS REFERENCE TO: 10000
10000

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