

**FOR
SALE**

MIDDLEBURGH MEADOWS

130 MARJORIE LANE
MIDDLEBURGH, NY 12122

MIDDLEBURGH MEADOWS



FORTY-EIGHT (48) UNIT APPROVED CONDO PROJECT

Sixty-three (63) unit fully approved single-family residential condo project
Phase one consisting of fifteen (15) units completed and sold
Most recent unit selling for \$374,900 (\$212.77 psf)
Phase two consisting of forty-eight (48) units remains
Municipal water and sewer
+/-7.6 total acres
Conveniently located immediately next door to Middleburgh Meadows Plaza
Breathtaking mountain views and maintenance-free living
Plans available for four (4) unit townhome concept

FOR SALE

\$2,160,000

\$45K PER LOT

FOR MORE
INFORMATION
PLEASE
CONTACT

RUDY R. LYNCH, CCIM
Associate Real Estate Broker
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com



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EXECUTIVE SUMMARY

Middleburgh Meadows presents a rare, fully approved 48-unit residential condominium development opportunity located in the heart of Schoharie County. Situated on approximately 7.6 acres, this shovel-ready Phase Two offering benefits from successful prior development and strong market validation.

Phase One of the project—15 units—has been fully constructed and sold, with the most recent sale achieving \$374,900 (\$212.77/SF), demonstrating robust buyer demand for quality, low-maintenance housing in this desirable location. Phase Two includes 48 remaining approved units, with plans available for a four-unit townhome design, providing flexibility and efficiency for future construction.

With municipal water and sewer, breathtaking mountain views, and a peaceful residential setting, Middleburgh Meadows delivers the ideal blend of convenience and lifestyle appeal. The site is located immediately adjacent to the Middleburgh Meadows retail plaza, enhancing walkability and daily convenience for future residents.

This is an exceptional opportunity for builders, developers, or investors to step into a fully approved, market-proven residential project in a growing Upstate New York community.



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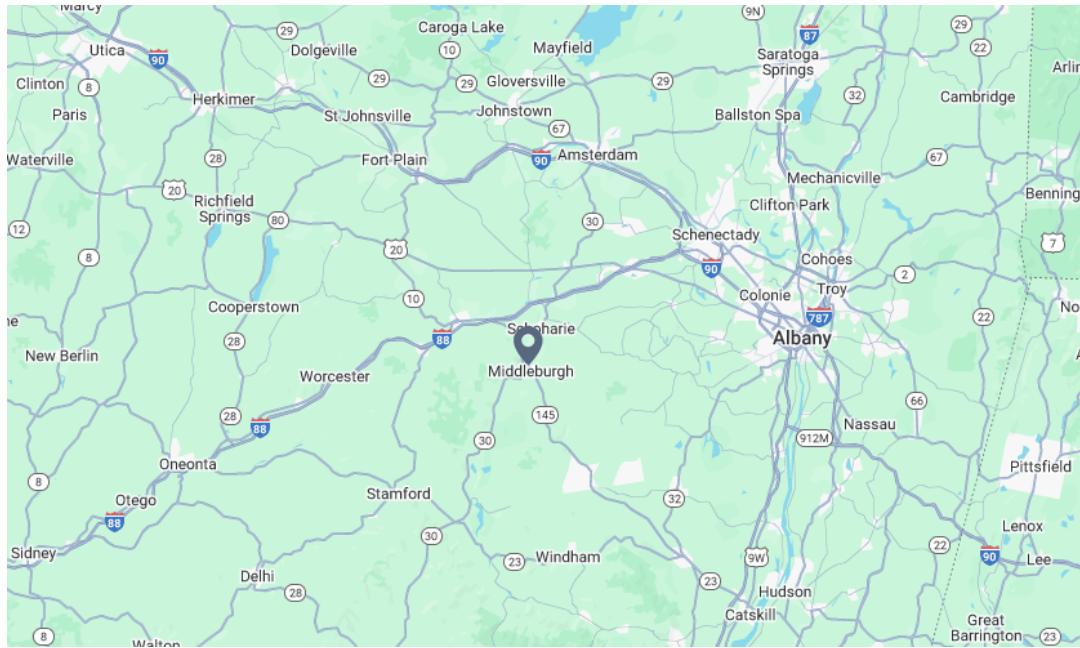
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TAX MAP



LOCATION



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SITE PLAN

FORTY-EIGHT (48) UNIT SINGLE-FAMILY APPROVED CONDO PLAN



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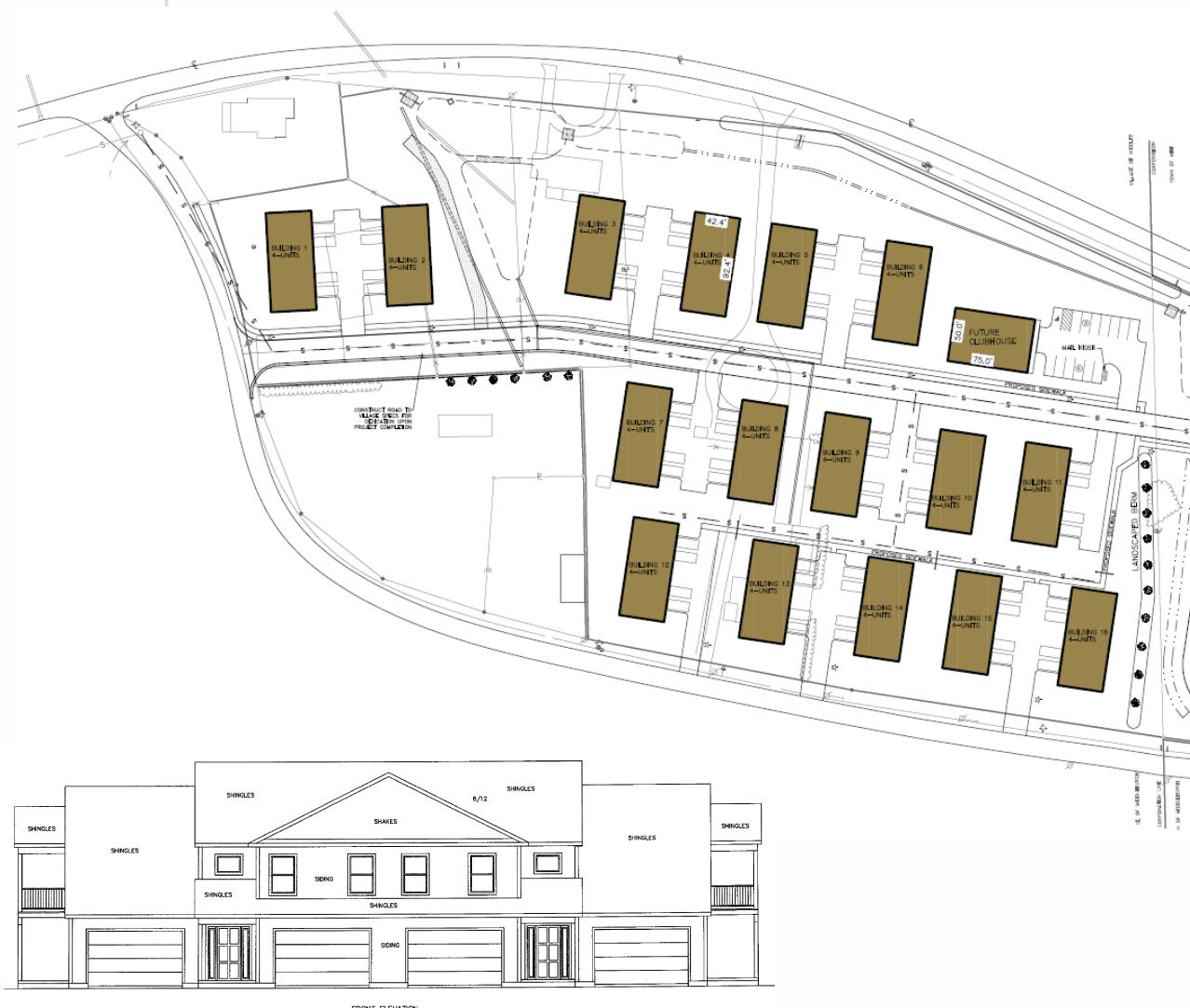
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SITE PLAN

**FORTY-EIGHT (48) UNIT
FOUR-UNIT TOWNHOUSE
APPROVED PLAN**



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DEMOGRAPHICS

Population

	2 miles	5 miles	10 miles
2020 Population	1,955	5,168	18,435
2024 Population	1,768	4,827	18,356
2029 Population Projection	1,764	4,848	18,590
Annual Growth 2020-2024	-2.4%	-1.7%	-0.1%
Annual Growth 2024-2029	0%	0.1%	0.3%
Median Age	48.9	48.7	44.3
Bachelor's Degree or Higher	19%	22%	25%
U.S. Armed Forces	2	3	6

Households

	2 miles	5 miles	10 miles
2020 Households	870	2,277	7,740
2024 Households	781	2,115	7,637
2029 Household Projection	777	2,121	7,738
Annual Growth 2020-2024	-2.0%	-1.1%	0.2%
Annual Growth 2024-2029	-0.1%	0.1%	0.3%
Owner Occupied Households	571	1,591	5,462
Renter Occupied Households	207	529	2,276
Avg Household Size	2.2	2.2	2.2
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$22.5M	\$63.2M	\$233.2M

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$73,953	\$78,727	\$84,979
Median Household Income	\$60,223	\$64,465	\$65,770

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