

LAND FOR SALE

Altura

105 1/2 Skye Island
Drive, Endicott, NY
13760

OFFERING MEMORANDUM



EDDY PEZZINO

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STEPH JACOBSON

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Yaman Commercial Industrial in compliance with all applicable fair housing and equal opportunity laws.

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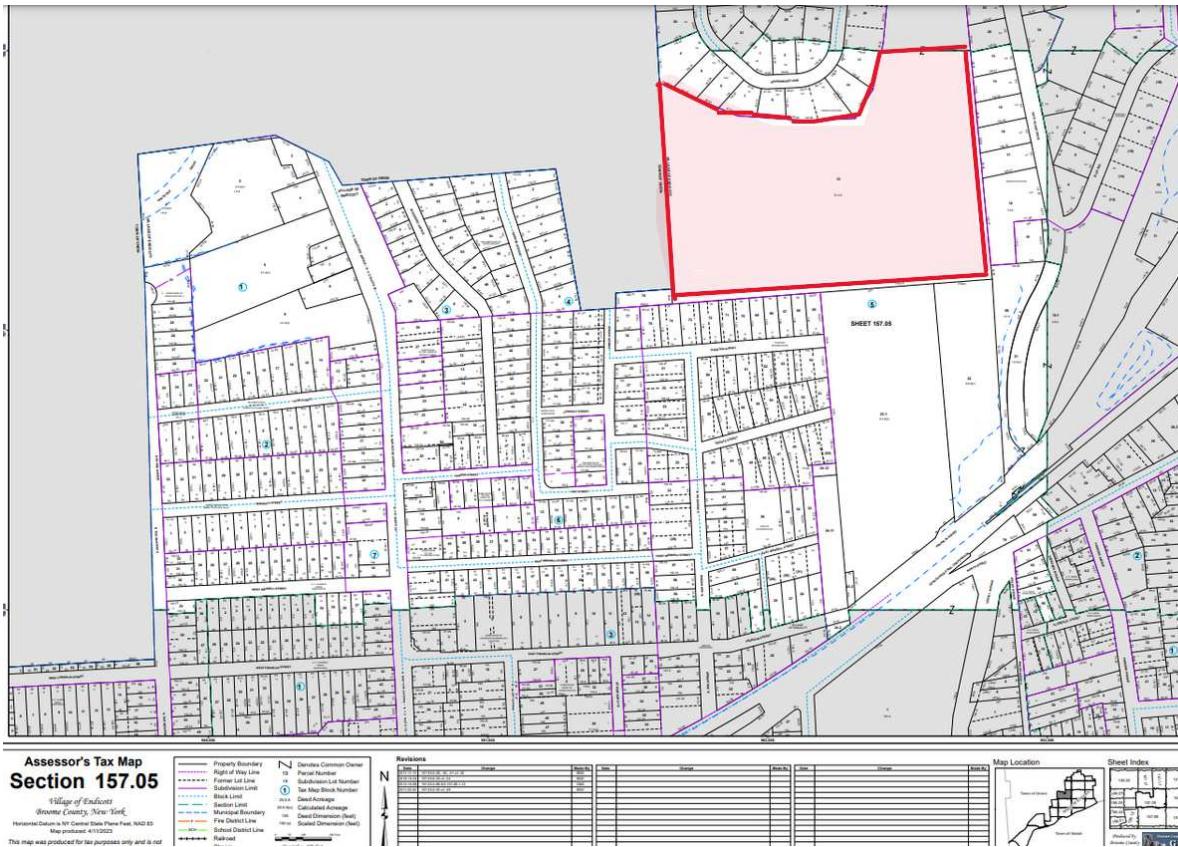
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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

This 21-acre development parcel at 105 1/2 Skye Island Drive, Endicott, NY, presents a rare opportunity for residential or mixed-use development in a prime location. Offering breathtaking panoramic views, the site is zoned Planned Unit Development (PUD), with prior approvals for a 160-unit senior housing community. While the previous approvals have lapsed, the property is well-positioned for re-approval, with strong market demand for housing in the area.

Key Features:

21-acre site with stunning views

Zoned PUD for flexible development

Prior approval for a 160-unit senior housing community

Frontage on Skye Island Drive, providing excellent access

Strong local demand for residential housing, demonstrated by nearby Skye View Heights

This property offers a fantastic opportunity to capitalize on the growing need for high-quality residential housing in

OFFERING SUMMARY

Sale Price:	\$390,000
Lot Size:	21 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	162	1,409	5,665
Total Population	453	3,343	12,602
Average HH Income	\$85,668	\$76,056	\$70,759

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Key Features:



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Frontage on Skye Island Drive, providing excellent access

Strong local demand for residential housing, demonstrated by nearby Skye View Heights

This property offers a fantastic opportunity to capitalize on the growing need for high-quality residential housing in Endicott, with easy access to major roads and nearby amenities. Asking Price: \$390,000.

LOCATION DESCRIPTION

Situated in Endicott, NY, this 21-acre parcel is located on Skye Island Drive, offering exceptional views of the surrounding region. The property is nestled in a desirable, peaceful area while remaining conveniently accessible to major roads, local businesses, and amenities. Endicott is a thriving community within Broome County, known for its rich history and proximity to Binghamton, offering a balance of urban conveniences and natural beauty. The site is also adjacent to the successful Skye View Heights 55+ community, demonstrating strong demand for quality residential development in the area. With easy access to transportation routes and nearby commercial and residential hubs, this location is perfectly suited for future growth, making it an ideal setting for residential or mixed-use development projects.

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COMPLETE HIGHLIGHTS

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PROPERTY HIGHLIGHTS

- 21-acre parcel with stunning panoramic views of Endicott, NY
- Zoned Planned Unit Development (PUD), offering flexibility for residential or mixed-use development
- Previously approved for a 160-unit senior housing community
- Frontage on Skye Island Drive, providing easy access to major roads
- High demand for residential housing in the area, demonstrated by nearby Skye View Heights
- Ideal location for future development with strong market potential
- Utilities nearby, with potential for seamless development approval
- Asking Price: \$390,000



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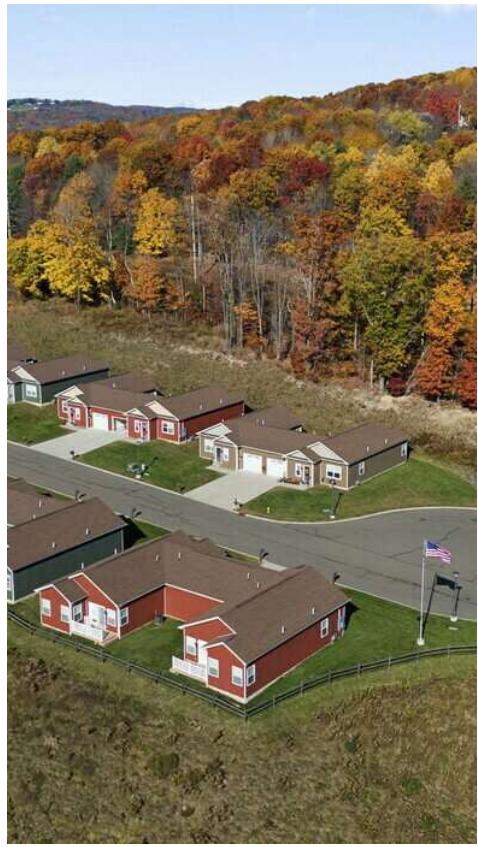
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ADDITIONAL PHOTOS

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Location Information

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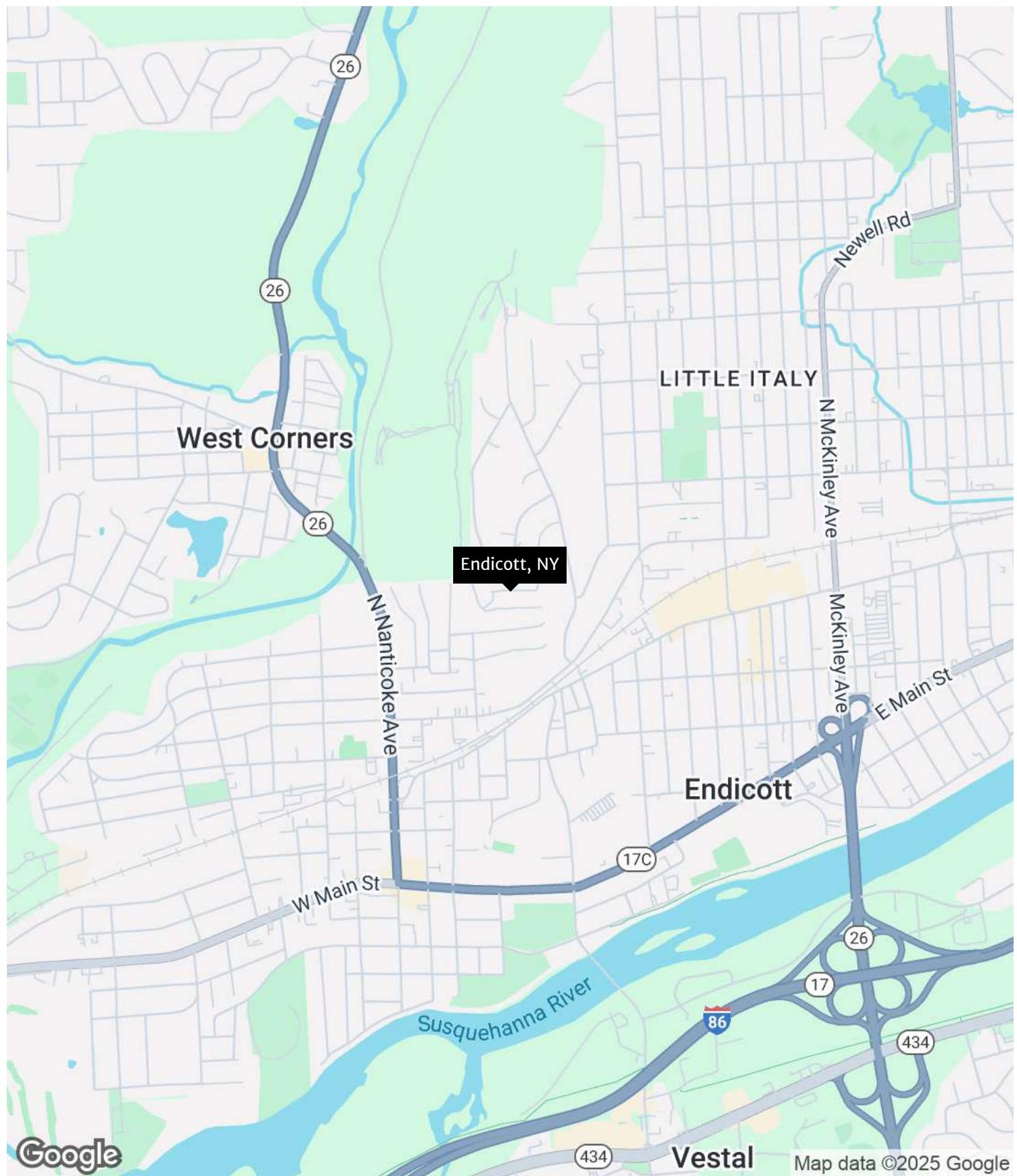
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REGIONAL MAP

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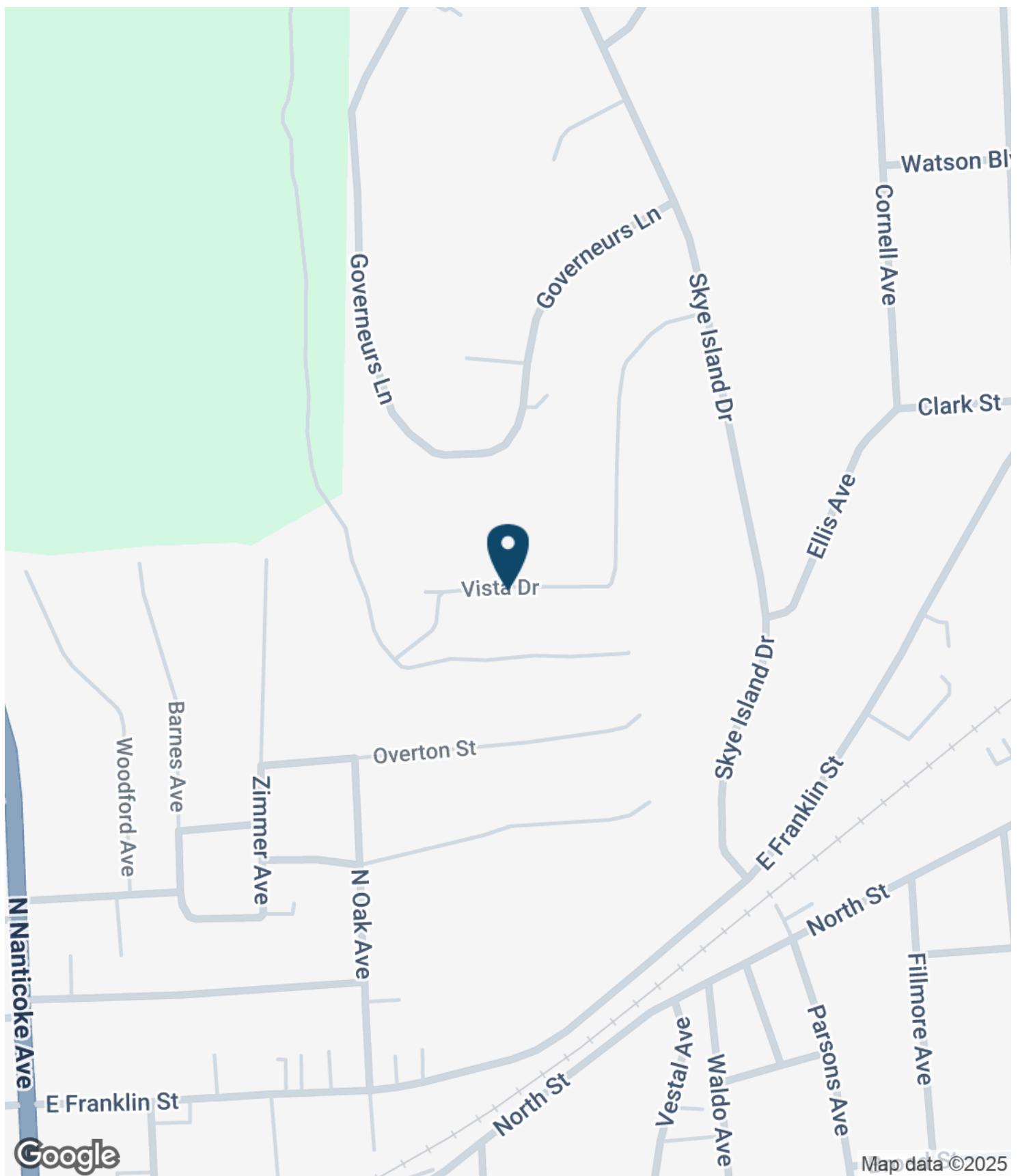
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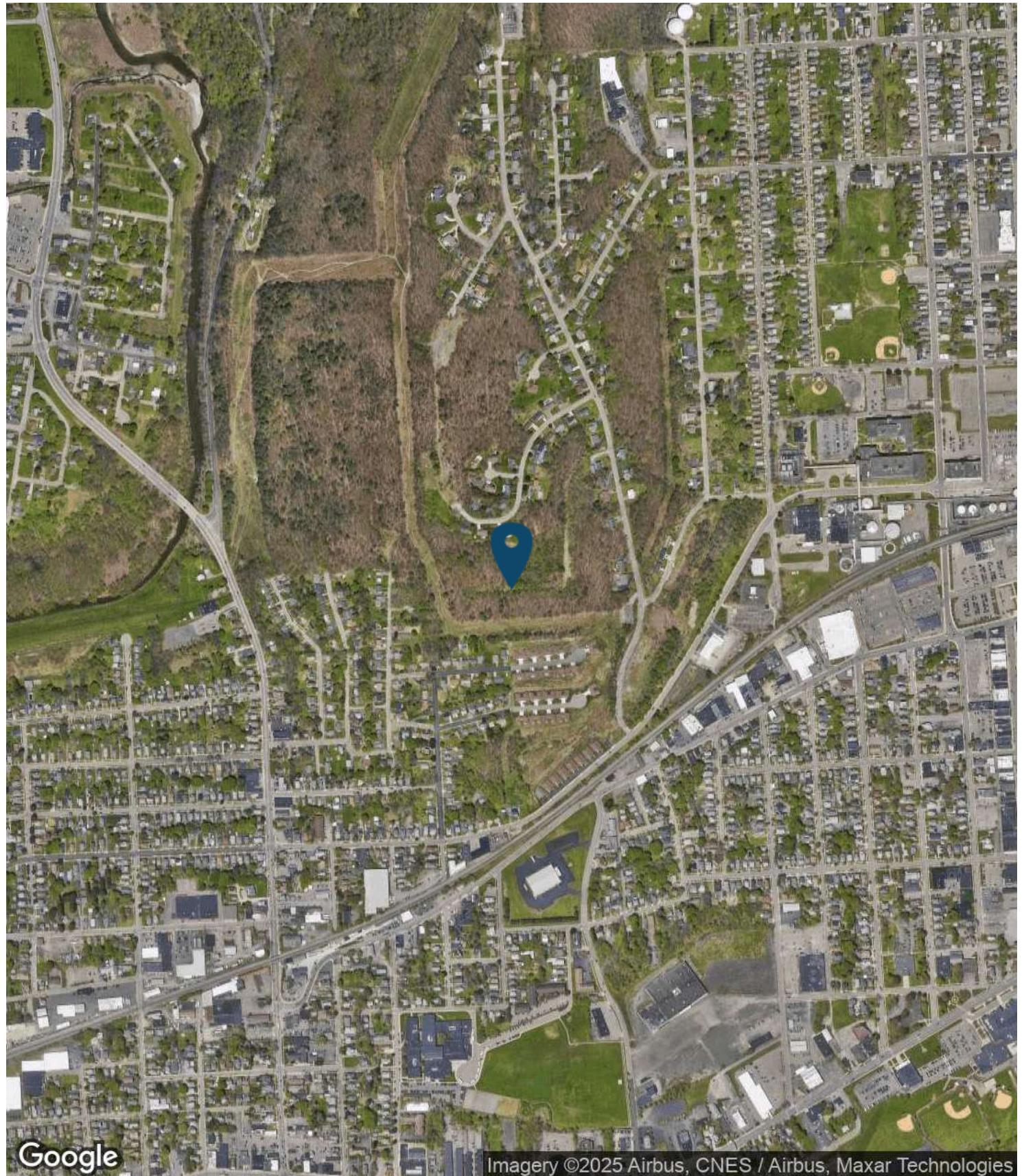
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AERIAL MAP

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Google

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Demographics

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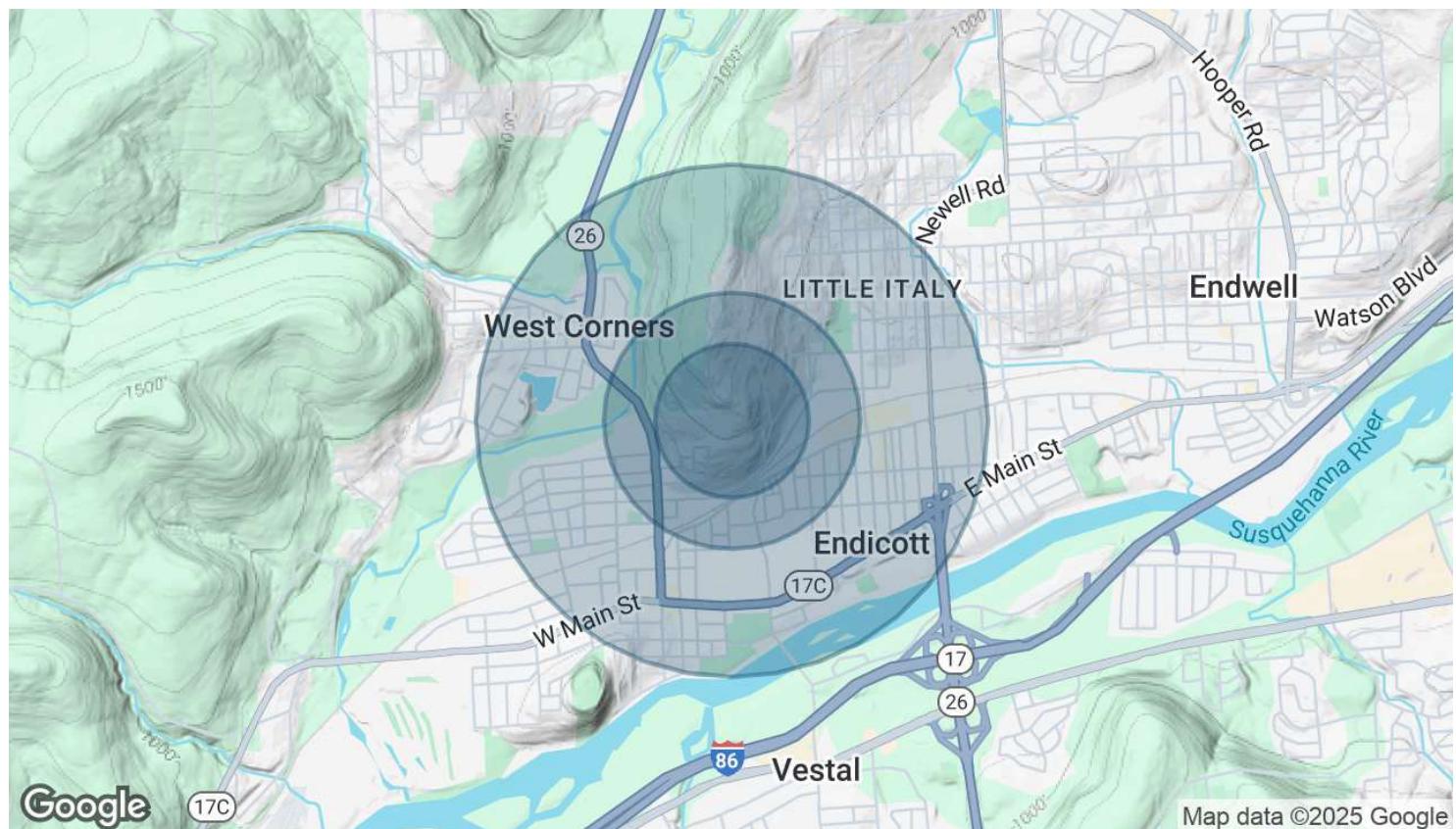
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	453	3,343	12,602
Average Age	50	44	43
Average Age (Male)	49	43	41
Average Age (Female)	52	45	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	162	1,409	5,665
# of Persons per HH	2.8	2.4	2.2
Average HH Income	\$85,668	\$76,056	\$70,759
Average House Value	\$167,955	\$167,540	\$144,861

Demographics data derived from AlphaMap

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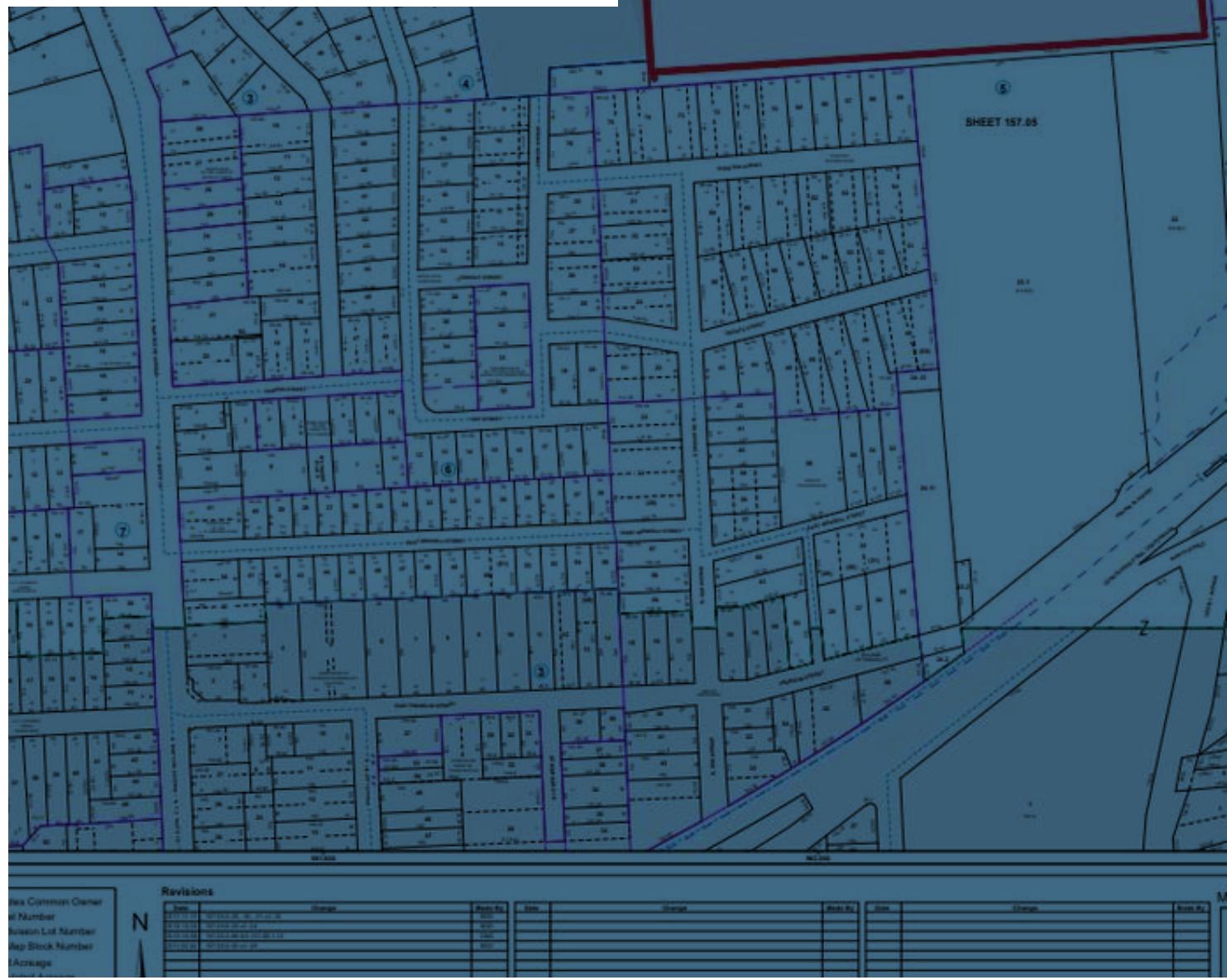
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Advisor Bios

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ADVISOR BIO 1

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Direct: **607.372.3214**

PROFESSIONAL BACKGROUND

Born and raised in Upstate New York, I have always been deeply connected to the Greater Binghamton area. As both an athlete and a dedicated student, I grew up with a passion for teamwork and discipline, which shaped my career and life. Over the years, I've worn many hats—coach, mentor, entrepreneur—and have become a dedicated community advocate and successful business leader.

With a degree in sports management with a concentration in business from the University of Phoenix, I transitioned my skills into the restaurant industry, owning and managing several successful establishments. I've also been actively involved in real estate acquisitions for over 20 years, furthering my expertise in business management, negotiation, and customer satisfaction. My commitment to the local community is unwavering, and I take immense pride in giving back, both through donations and volunteering my time to support local charities and causes. Above all, my most cherished role is being a father to 8 incredible children.

Now, as part of the esteemed Yaman Real Estate team of true professionals, I leverage the collective expertise and reputation of a renowned brokerage to provide my clients with the highest standard of service. The Yaman team's commitment to professionalism, integrity, and success aligns perfectly with my personal mission to always deliver excellence in every transaction.

Over the past year, I've made significant strides in real estate. My work at Yaman Real Estate and as a developer has positioned me as a key player in the local market, focusing on strategic growth and profitable investments.

I've structured several high-profile real estate deals, including the ongoing development of Riverside Gardens, a project aimed at revitalizing the community while providing sustainable housing solutions. My ability to negotiate and bring value to my clients has been a cornerstone of these deals.

Community Engagement and Charitable Contributions: Continuing my commitment to giving back, I've donated both time and resources to various local charities and community-driven initiatives, making an impact where it counts most.

Coaching and Mentoring: My love for sports continues as I coach youth and adult baseball teams, instilling values of teamwork, dedication, and perseverance. Coaching allows me to give back to the community in ways that foster growth and personal development in young athletes.

Recognition in Business and Leadership: Over the past year, I've been recognized for my work in real estate. These accolades highlight my dedication to excellence, strong work ethic, and ability to produce results that exceed expectations.

With more than 20 years of experience as a business owner and coach, I bring a unique blend of leadership, motivation, and industry expertise to my role as a real estate professional at Yaman Real Estate. My ability to compete at the highest level, coupled with a relentless drive to succeed, ensures that I deliver unparalleled results for both my team and my clients.

Whether closing a complex deal or leading a new project, I strive to exceed expectations at every turn. My perseverance, commitment to excellence, and dedication to building lasting relationships ensure that those who trust in my abilities can always count on the best effort and the finest results.

Yaman Commercial Industrial

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ADVISOR BIO 2

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PROFESSIONAL BACKGROUND

Meet Steph, a vibrant commercial real estate agent covering the Syracuse, Binghamton, Cortland, and Ithaca areas since earning her license in 2015. With a degree in painting and drawing from Purchase College, she thrives on creative problem-solving and identifying unconventional solutions.

Focusing exclusively on investors, Steph enjoys navigating the intricacies of commercial leasing and sales. As the owner of a contracting company specializing in historic restoration, she offers a unique perspective on property development and renovation. Historically she's been a multifamily specialist with a focus on student housing, but also has gas stations, restaurants, office buildings, warehouses and self-storage in her portfolio. Her passion for historic buildings and redevelopment projects keeps her inspired, and she takes pride in transforming spaces into thriving investments. With a solid history of representing both buyers and sellers, Steph has successfully closed deals ranging from houses ideal for flipping to large-scale multi-unit properties. Known for her approachable demeanor and commitment to her clients, Steph is dedicated to helping investors achieve their real estate goals while making a positive impact in the community.

Steph grew up in Rochester and returned to upstate New York after spending a number of years in New York City and Richmond, Virginia. In her free time you'll find her in the studio with her husband of eleven years or baking with their three kids.

EDUCATION

BFA, Painting + Drawing, Purchase College, New York

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