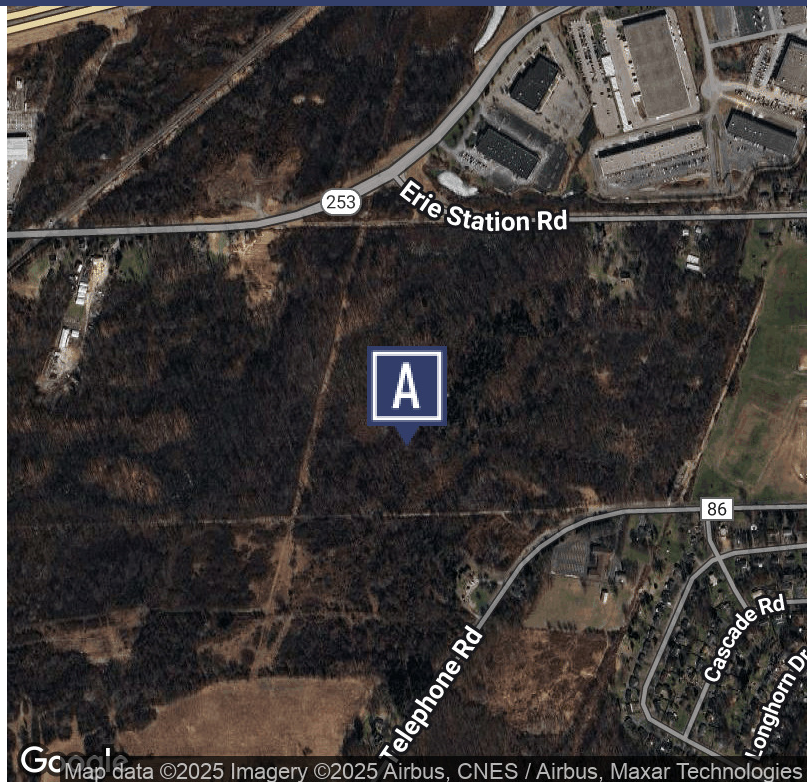


# ERIE STATION & TELEPHONE ROAD LAND

## West Henrietta, NY 14586

FOR SALE



## SUMMARY

Total Land:	223.45 Acres
Zoning:	Rural Residential
Price:	\$7,500 / Acre

### Parcels:

Erie Station Rd 188.02-1-29	9.92 Ac
Telephone Rd 188.02-1-30	77.88 Ac
Telephone Rd 188.04-1-1	9.70 Ac
Telephone Rd 188.04-1-2.1	73.15 Ac
Telephone Rd 188.04-1-3.1	32.10 Ac
Telephone Rd 188.04-1-9.1	20.70 Ac

## OVERVIEW

With a total of 223 Acres of land, this property has frontage on both Erie Station Road and Telephone Road in the Town of Henrietta. The Rural Residential Zoning will allow for residential development with two (2) acre minimum lot size (may be smaller with open space incentive), senior housing including assisted living, nursing home and ancillary health related facilities. Other uses include farming and commercial and private stables.

JOSEPH F. "JOE" ROWLEY, JR. JOSEPH L. ROWLEY (III)

585.299.2799 x1  
Joe@AnchorREA.com  
NY #10491204545

585.299.2799 x2  
Joseph@AnchorREA.com  
NY #10491211217

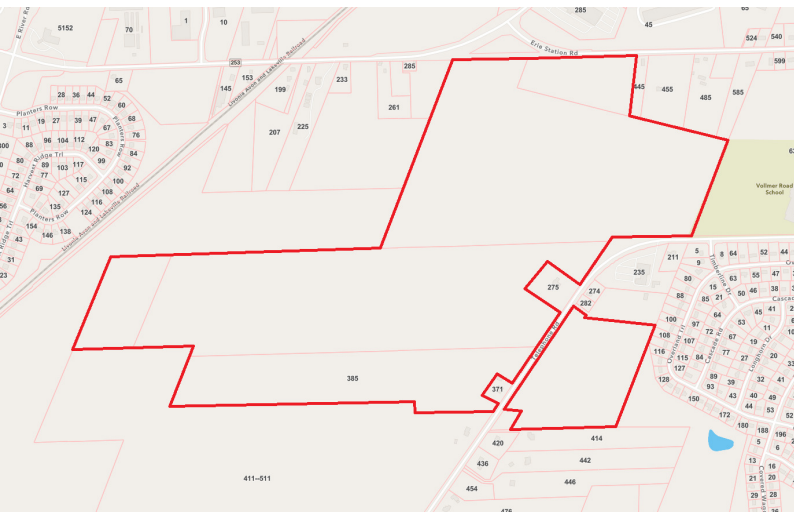
ANCHOR REAL ESTATE ADVISORS LLC

250 Mill Street Rochester, NY 14614  
585.299.2799  
AnchorREA.com

# ERIE STATION & TELEPHONE ROAD LAND

## West Henrietta, NY 14586

PHOTOS



### HIGHLIGHTS

- Frontage on Erie Station Road and Telephone Road
- Residential development allowed with 2 acre minimum lot size (possibly smaller)
- Senior housing allowed including assisted living, nursing home and ancillary health facilities
- Farming and commercial and private stables also allowed

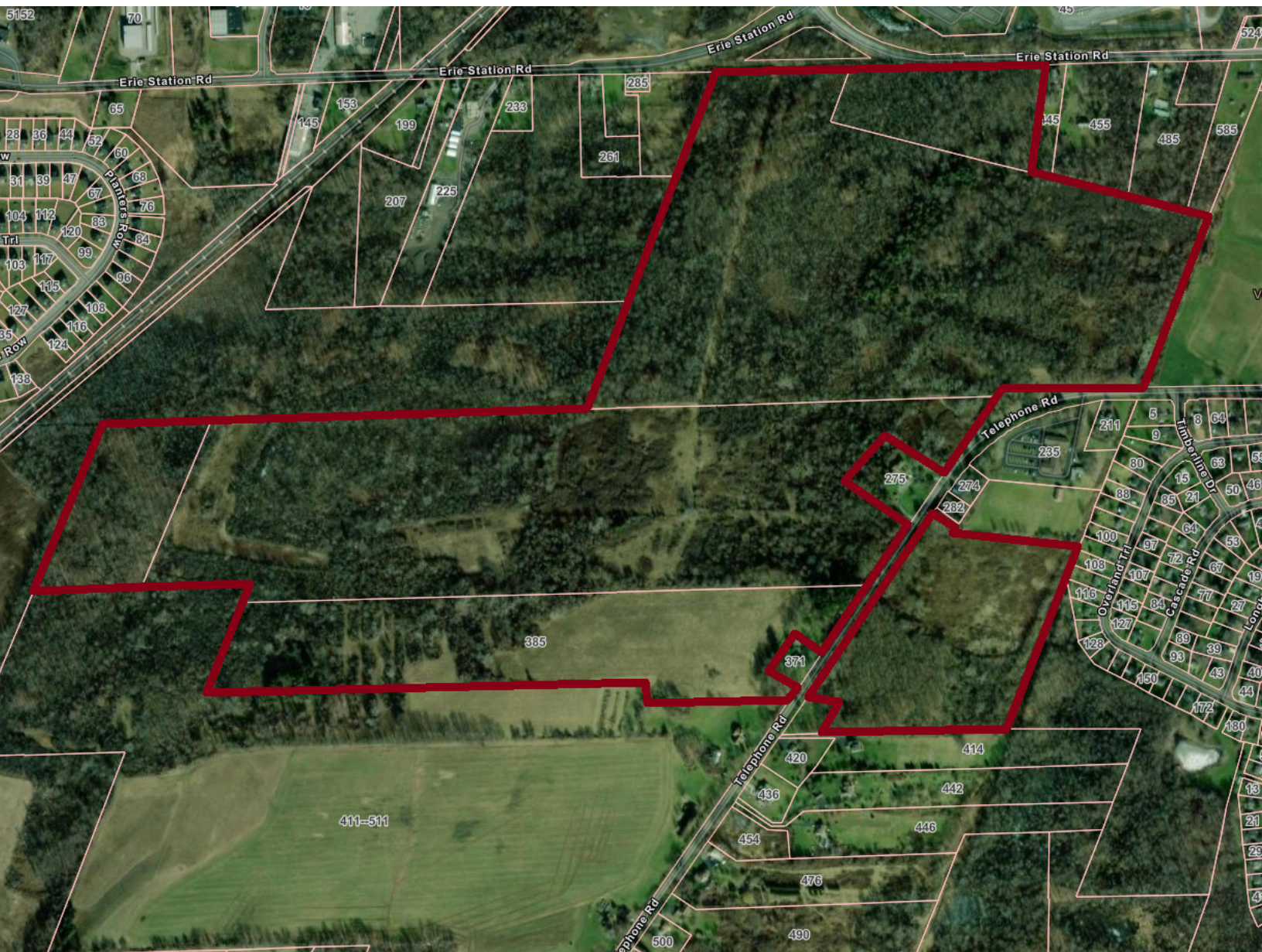
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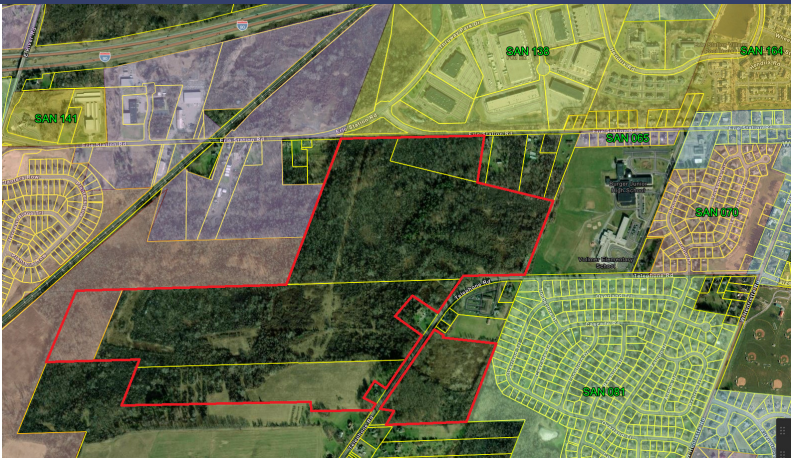


ERIE STATION & TELEPHONE ROAD LAND  
West Henrietta, NY 14586

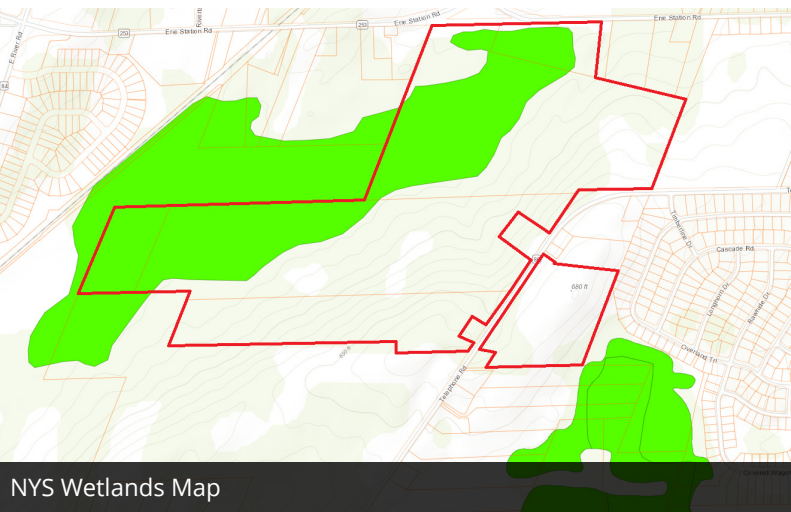
AERIAL VIEW



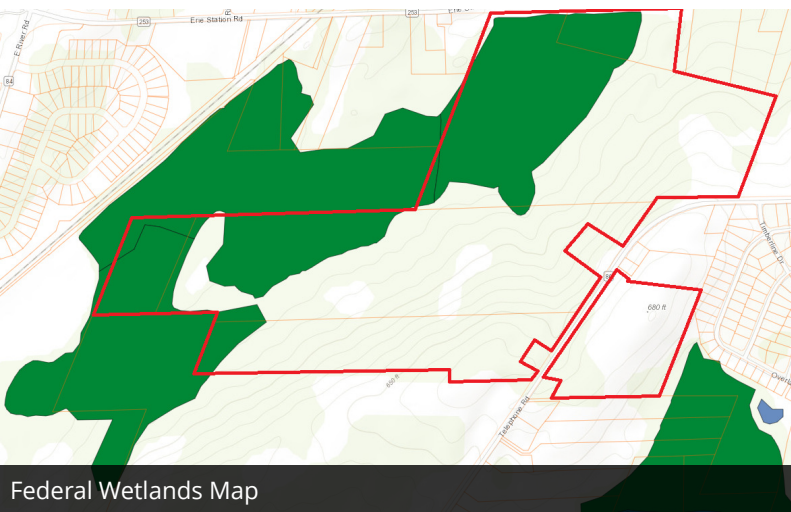




Sanitary District Map



NYS Wetlands Map



Federal Wetlands Map

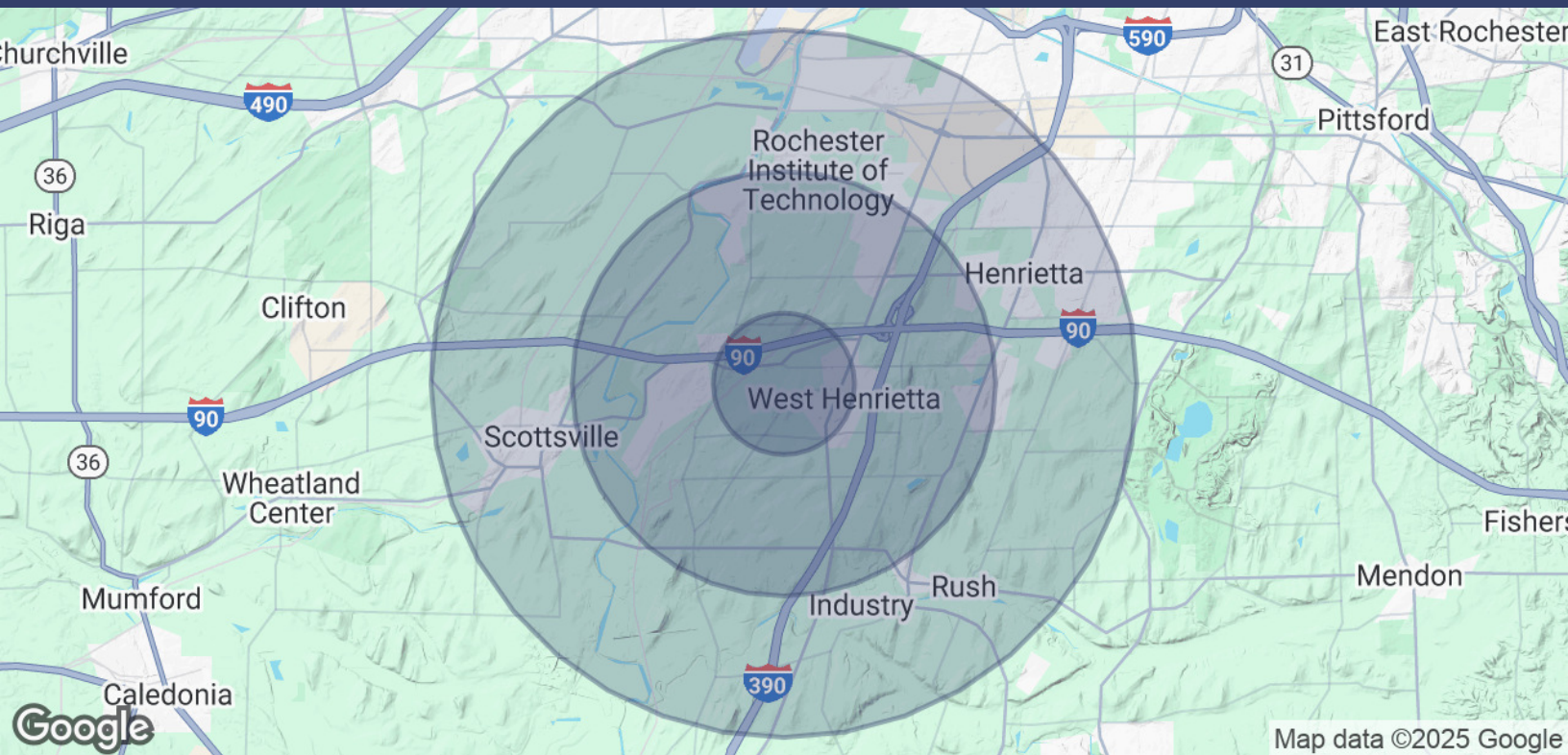
## PROPERTY HIGHLIGHTS

- Frontage on Erie Station Road and Telephone Road
- Residential development allowed with 2 acre minimum lot size (possibly smaller)
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# ERIE STATION & TELEPHONE ROAD LAND

## West Henrietta, NY 14586

### DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,754	20,729	51,443
Average Age	41	40	38
Average Age (Male)	39	38	37
Average Age (Female)	43	42	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,137	7,878	18,608
# of Persons per HH	2.4	2.6	2.8
Average HH Income	\$102,689	\$106,861	\$89,840
Average House Value	\$264,272	\$299,160	\$270,214

Demographics data derived from AlphaMap