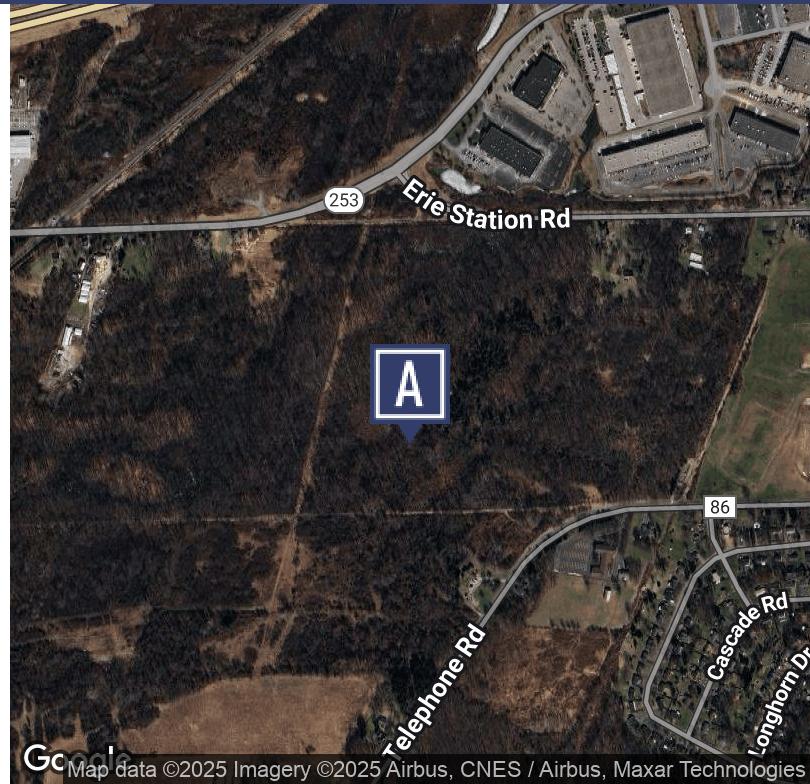


ERIE STATION & TELEPHONE ROAD LAND West Henrietta, NY 14586

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.

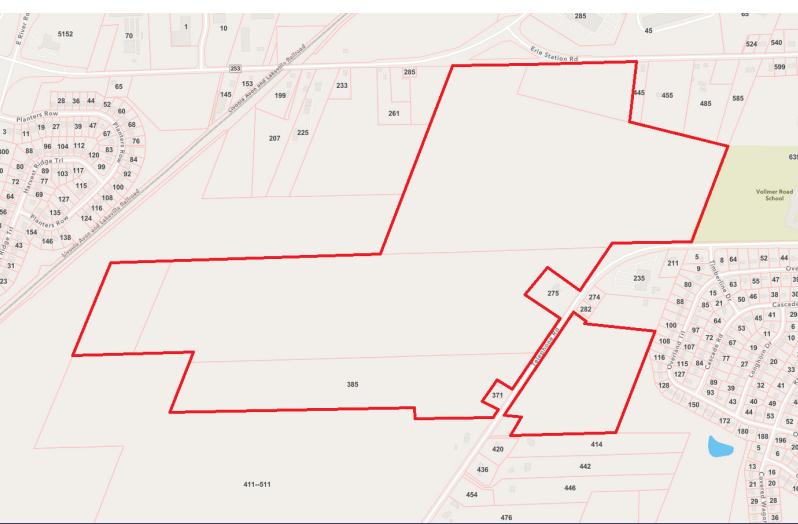
JOSEPH F. "JOE" ROWLEY, JR. JOSEPH L. ROWLEY (III)

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AnchorREA.com

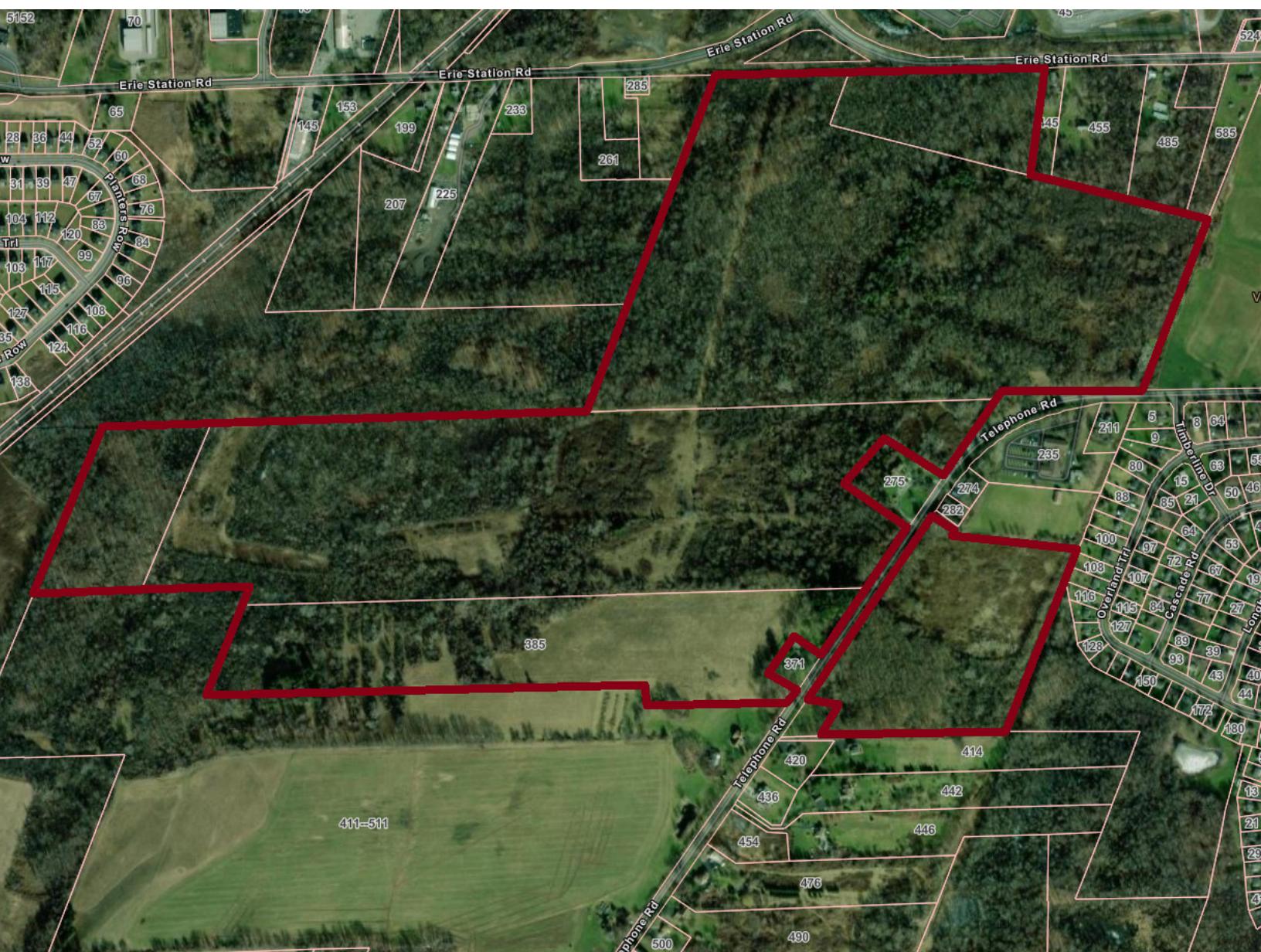


HIGHLIGHTS

- 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

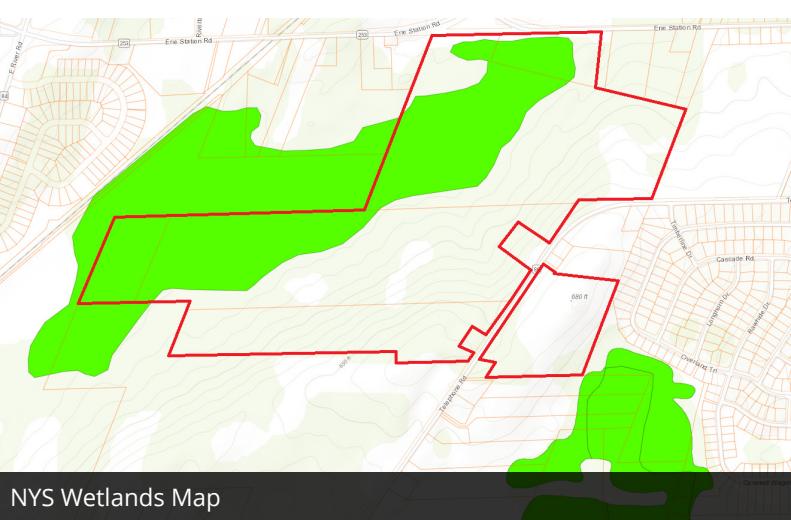
ERIE STATION & TELEPHONE ROAD LAND
West Henrietta, NY 14586

AERIAL VIEW

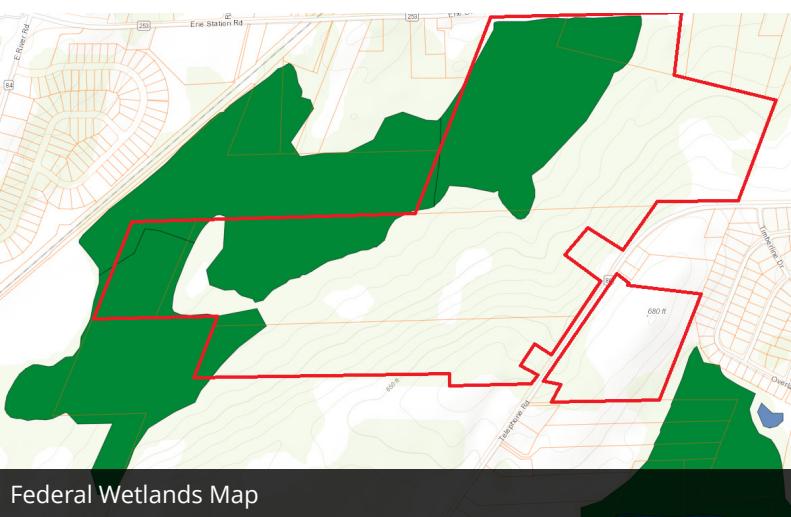




Sanitary District Map



NYS Wetlands Map



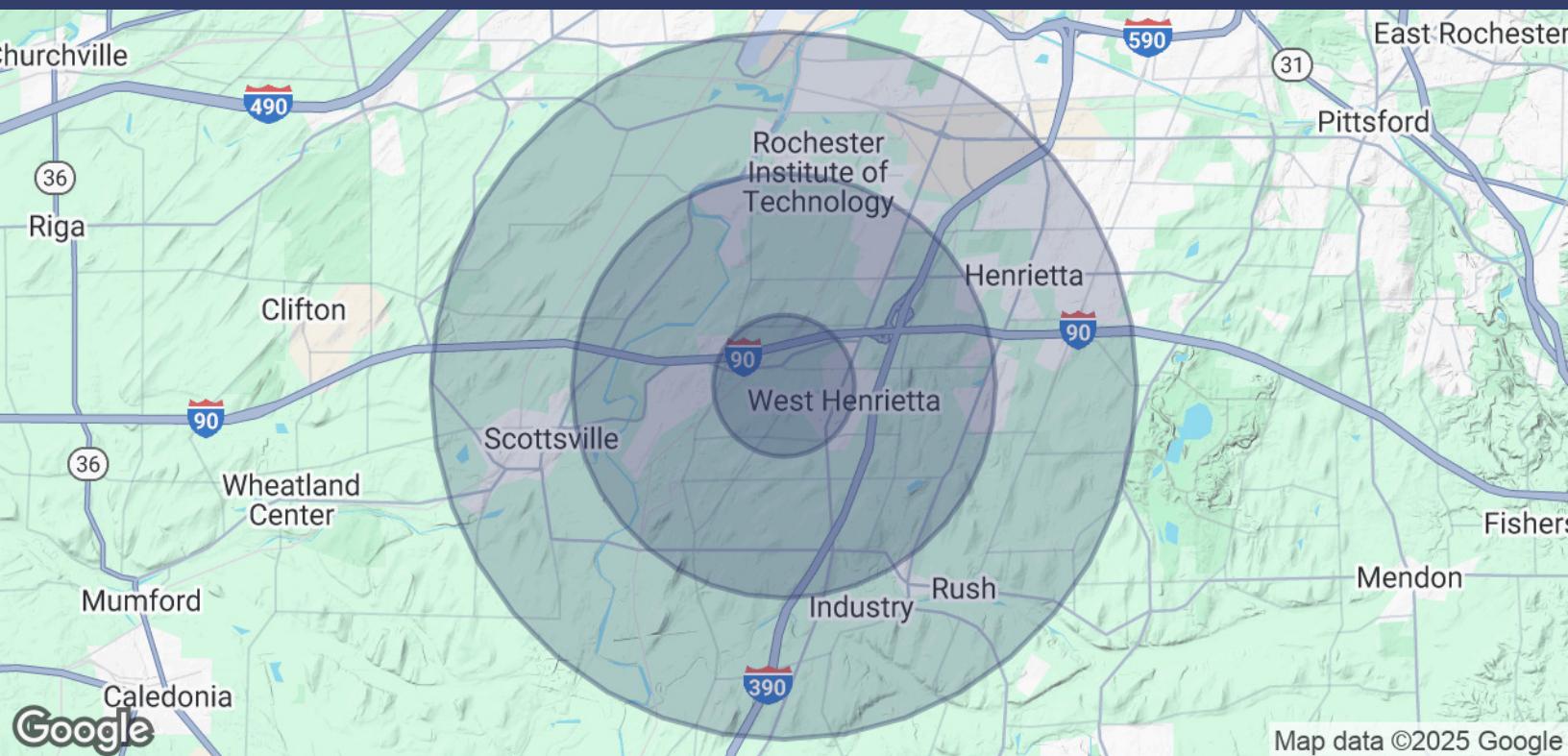
Federal Wetlands Map

PROPERTY HIGHLIGHTS

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- 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