

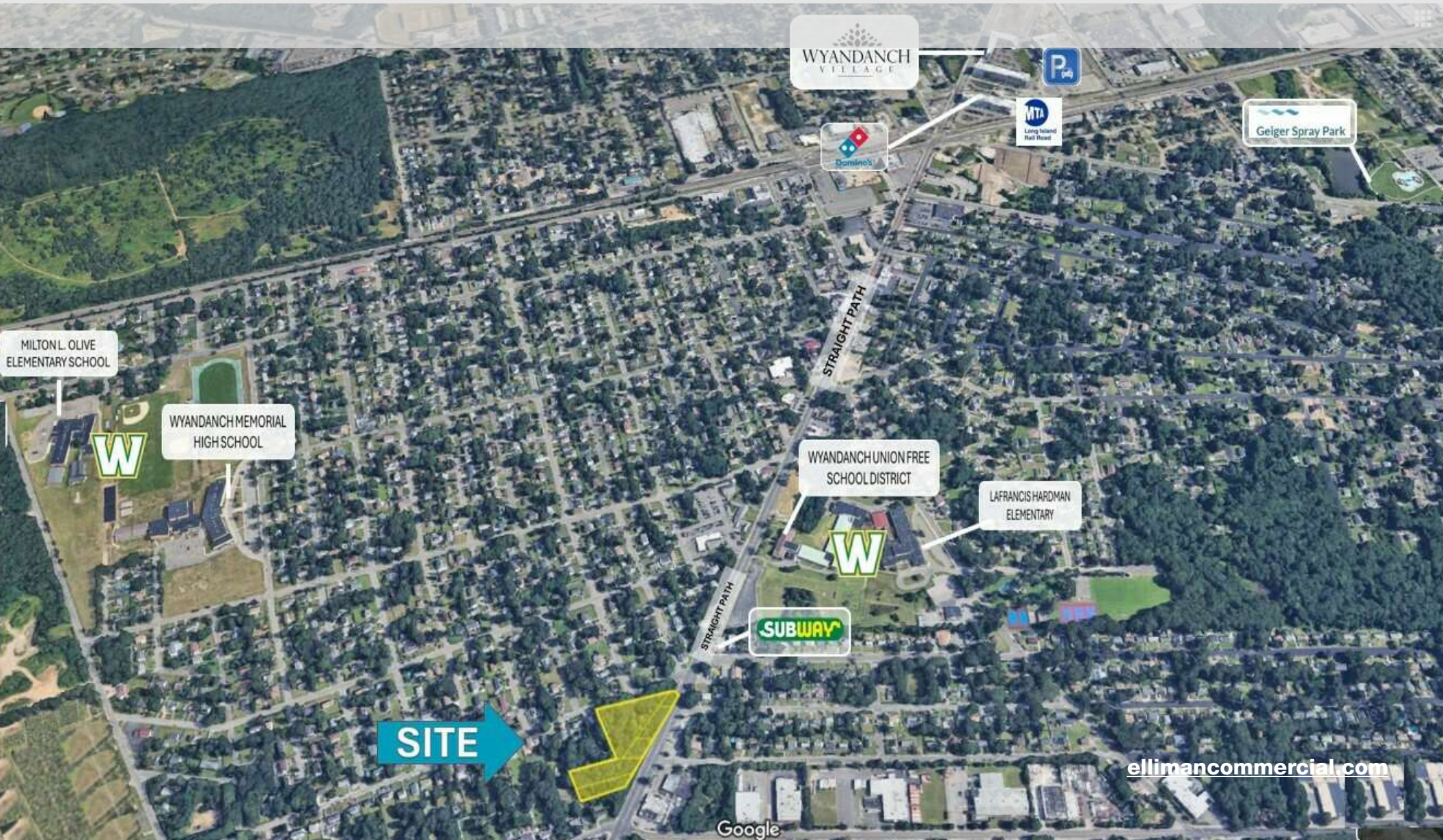
# OFFERING MEMORANDUM | 3.52 ACRE MIXED USE DEVELOPMENT SITE

8 Patton Avenue | Wyandanch, New York 11798

# FOR SALE



Commercial



WYANDANCH VILLAGE



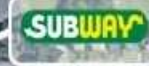
Gelger Spray Park

MILTON L. OLIVE ELEMENTARY SCHOOL

WYANDANCH MEMORIAL HIGH SCHOOL

WYANDANCH UNION FREE SCHOOL DISTRICT

LAFRANCIS HARDMAN ELEMENTARY



**SITE** →

[ellimancommercial.com](http://ellimancommercial.com)

Google

# EXECUTIVE SUMMARY

## 8 Patton Avenue Wyandanch NY | 3.52 ACRE DEVELOPMENT SITE FOR SALE

<b>Total # of Lots:</b>	Six (6)	<b>Total Lot Size:</b>	3.52 Acres
<b>Frontage Patton Ave:</b>	349 Feet	<b>Zoning:</b>	WC (Wyandanch Corridor)
<b>Frontage Straight Path:</b>	590 Feet	<b>Traffic Count:</b>	21,000 Cars Per Day
<b>Annual Taxes:</b>	\$16,800.00	<b>Sale Price:</b>	Price On Request

*Taxes based on current land and subject to increase based on development*

### Property Overview

Incredible Development Opportunity! 3.52 Acres comprised of 6 lots situated at corner of Patten Avenue and Straight Path in Wyandanch, NY. Zoned WC (Wyandanch Straight Path Corridor/Residential) in the Town of Babylon, this site offers a Prime opportunity for Multi-Family, Mixed-Use or Commercial Development. This site is part of the Wyandanch Rising Project, an initiative supported by the Town of Babylon to create a vibrant pedestrian friendly downtown in the heart of the community centered around the Wyandanch train station.

This Highly visible corner location offers tremendous frontage on both Straight Path and Patton Road. Traffic Counts of over 21,000 cars passing this site each day! Wyandanch is currently undergoing an economic boom with new development under the Wyandanch Rising Project and other Town of Babylon initiatives. This site is situated just minutes to the LIRR Commuter Rail, and the Wyandanch Village Apartments, and is conveniently located near major thoroughfares. For more details contact Michael Murphy.

### Property Highlights

- Part of The Wyandanch Rising Development Initiative
- Multitude of Development Possibilities on 3.52 Acres
- All Utilities Available Plus Sewers
- 580 Feet of Frontage on Straight Path

*Exclusively represented by:*

**Michael G. Murphy**

President | Commercial Division  
631.858.2460 Email: michael.murphy@elliman.com

**Vincent "Vince" Gebbia**

Licensed Real Estate Salesperson  
516.695.4898 Email: vincent.gebbia@elliman.com

# AERIAL VIEW OF PROPERTY + LOTS

8 Patton Avenue Wyandanch NY | 3.52 ACRE DEVELOPMENT SITE FOR SALE



*Exclusively represented by:*

**Michael G. Murphy**

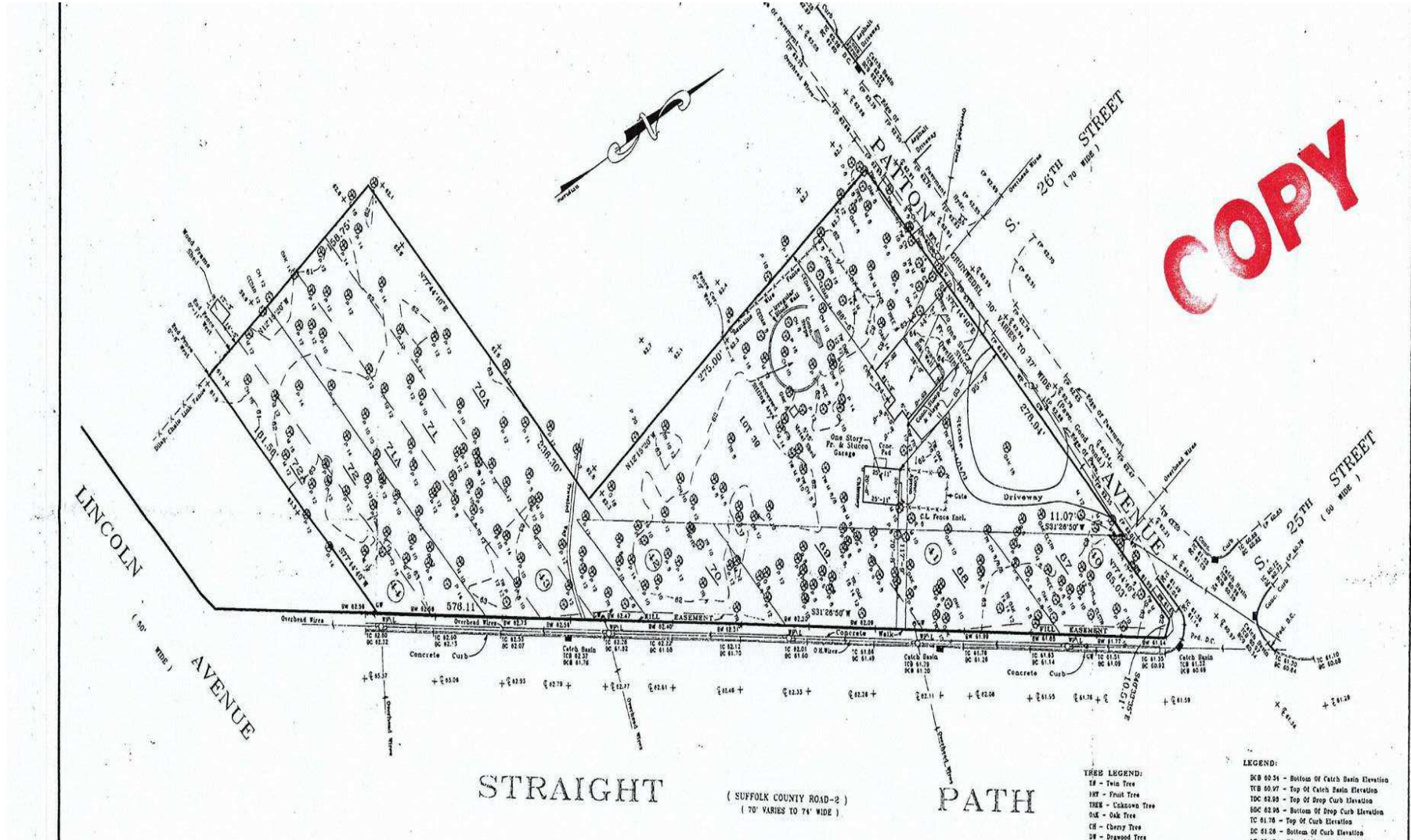
President | Commercial Division  
631.858.2460 Email: michael.murphy@elliman.com

**Vincent "Vince" Gebbia**

Licensed Real Estate Salesperson  
516.695.4898 Email: vincent.gebbia@elliman.com

# PROPERTY SURVEY

8 Patton Avenue Wyandanch NY | 3.52 ACRE DEVELOPMENT SITE FOR SALE



Exclusively represented by:

**Michael G. Murphy**

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

**Vincent "Vince" Gebbia**

Licensed Real Estate Salesperson

516.695.4898 Email: vincent.gebbia@elliman.com

# PROPERTY TAX MAP

8 Patton Avenue Wyandanch NY | 3.52 ACRE DEVELOPMENT SITE FOR SALE



Exclusively represented by:

**Michael G. Murphy**

President | Commercial Division

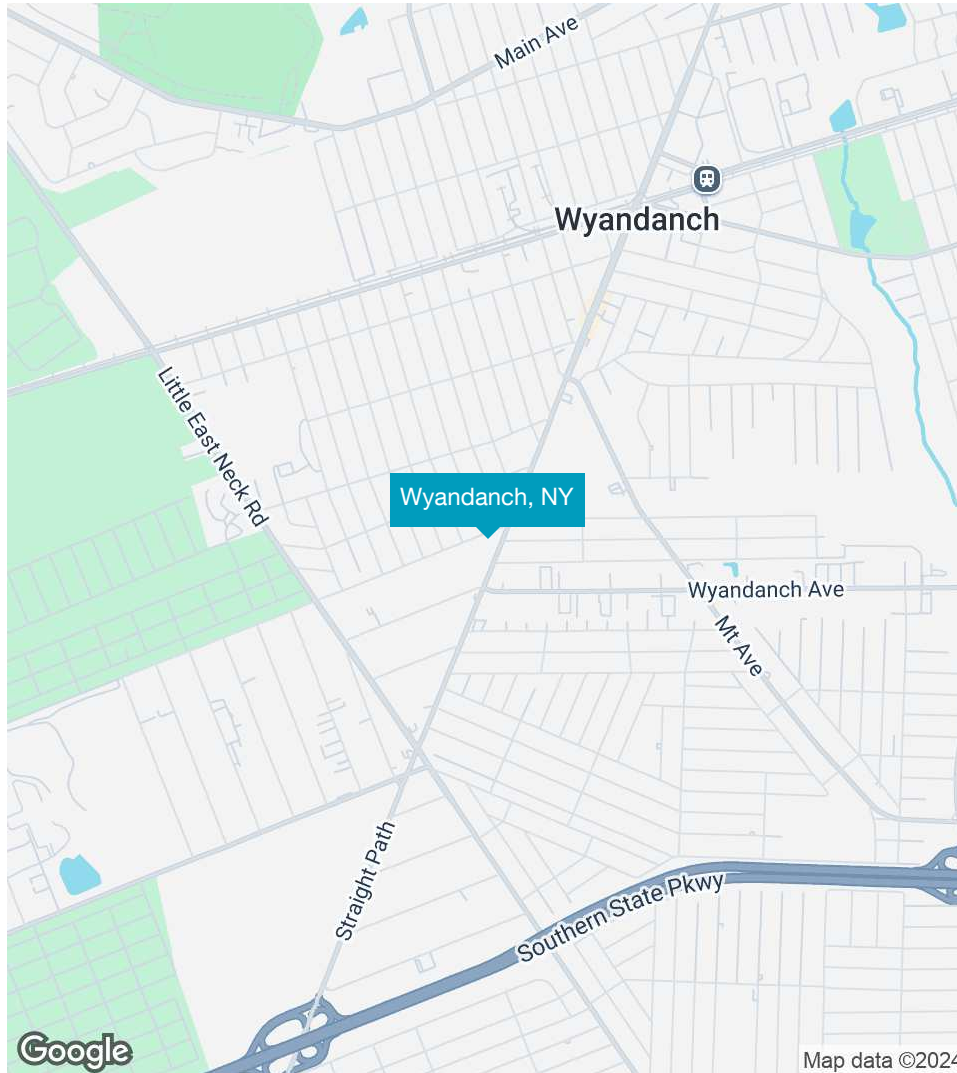
631.858.2460 Email: michael.murphy@elliman.com

**Vincent "Vince" Gebbia**

Licensed Real Estate Salesperson

516.695.4898 Email: vincent.gebbia@elliman.com

## 8 Patton Avenue Wyandanch NY | 3.52 ACRE DEVELOPMENT SITE FOR SALE



### Location Description

Located in Wyandanch, NY, this thriving area offers a prime opportunity for office building investment. Surrounded by a rich tapestry of amenities, the property benefits from its proximity to the Wyandanch Village development, which includes retail, restaurants, and residential spaces. The area also boasts easy access to Long Island's major roadways and the Wyandanch LIRR station, making it highly convenient for commuters and businesses alike. With ongoing revitalization initiatives aimed at enhancing the local business environment, this location presents a promising investment prospect for those seeking a dynamic and growing community in the heart of Long Island.

### Wyandanch Village Information:

Wyandanch Village is a 40-acre, \$500 million development in Wyandanch, Suffolk County. Dubbed a "downtown from scratch" by the New York Times, it blends residential, retail, office, cultural, and civic spaces. Leveraging its proximity to a Long Island Railroad stop, it's designed as a transit-oriented development (TOD). So far, two mixed-income buildings with 177 units are complete, a third with 124 units is under construction, and three more phases are in pre-development. The project began with community visioning, resulting in the Wyandanch Hamlet Plan, which promotes pedestrian-friendly, mixed-use development around the LIRR station.

Wyandanch Village is a comprehensive, multi-phase, mixed-use, mixed-income project under the Wyandanch Rising revitalization initiative. It aims to address longstanding issues of poverty, blight, and lack of investment in Wyandanch, where over 11% of residents between 18-64 live below the poverty line. Historically, Wyandanch is one of the most economically distressed communities on Long Island. The Town of Babylon acquired over 70 properties for the project and built the necessary infrastructure.

The project includes a new park with an ice-skating rink, a newly opened LIRR station house, and a 500-car MTA commuter parking garage. One of the upcoming phases will feature a 100,000 SF health and wellness center, including a new YMCA and a community health care facility. These additions will provide much-needed recreational and wellness facilities, serving as a focal point for the community.

Exclusively represented by:

**Michael G. Murphy**

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

**Vincent "Vince" Gebbia**

Licensed Real Estate Salesperson

516.695.4898 Email: vincent.gebbia@elliman.com

8 Patton Avenue Wyandanch NY | 3.52 ACRE DEVELOPMENT SITE FOR SALE

## The Wyandanch Rising Vision

- Affordable, market rate and workforce **housing**
- Creation of career and construction **job opportunities** for Wyandanch residents
- Development of local businesses and **economic growth**
- **New space for community** gatherings, cultural arts, health and wellness clinics and recreational areas
- Collaborative efforts with organizations in the greater Suffolk County area for **social and educational advancement**
- Focusing on healthy and **environmentally-friendly values** and lifestyles

*Exclusively represented by:*

**Michael G. Murphy**

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

**Vincent "Vince" Gebbia**

Licensed Real Estate Salesperson

516.695.4898 Email: vincent.gebbia@elliman.com

# ADDITIONAL PHOTOS

8 Patton Avenue Wyandanch NY | 3.52 ACRE DEVELOPMENT SITE FOR SALE



Exclusively represented by:

**Michael G. Murphy**

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

**Vincent "Vince" Gebbia**

Licensed Real Estate Salesperson

516.695.4898 Email: vincent.gebbia@elliman.com



# RETAILER MAP

8 Patton Avenue Wyandanch NY | 3.52 ACRE DEVELOPMENT SITE FOR SALE



Exclusively represented by:

**Michael G. Murphy**

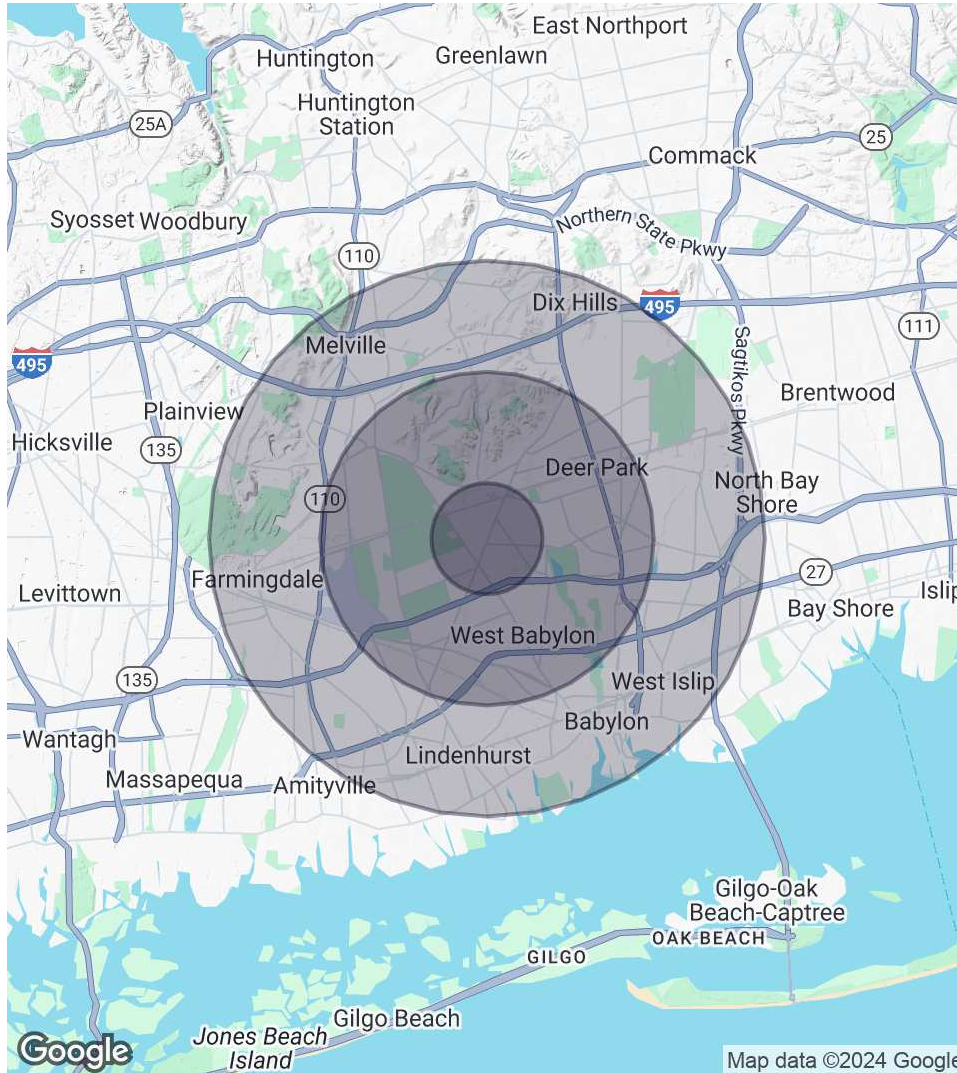
President | Commercial Division  
631.858.2460 Email: michael.murphy@elliman.com

**Vincent "Vince" Gebbia**

Licensed Real Estate Salesperson  
516.695.4898 Email: vincent.gebbia@elliman.com

# DEMOGRAPHICS MAP & REPORT

## 8 Patton Avenue Wyandanch NY | 3.52 ACRE DEVELOPMENT SITE FOR SALE



### 1 Mile Radius

**Population**  
15,936  
**Households**  
3,886  
**Average HH Income**  
\$114,539

### 3 Miles Radius

**Population**  
110,860  
**Households**  
34,866  
**Average HH Income**  
\$155,167

### 5 Miles Radius

**Population**  
293,478  
**Households**  
96,151  
**Average HH Income**  
\$164,104

Exclusively represented by:

**Michael G. Murphy**

President | Commercial Division  
631.858.2460 Email: michael.murphy@elliman.com

**Vincent "Vince" Gebbia**

Licensed Real Estate Salesperson  
516.695.4898 Email: vincent.gebbia@elliman.com

# MEET THE TEAM

8 Patton Avenue Wyandanch NY | Exclusively Represented by:



**Michael G. Murphy**

President | Commercial Division

**Direct:** 631.858.2460 **Cell:** 631.834.2626  
michael.murphy@elliman.com



**Vincent "Vince" Gebbia**

Licensed Real Estate Salesperson

**Direct:** 516.695.4898 **Cell:** 516.695.4898  
vincent.gebbia@elliman.com

*Exclusively represented by:*

**Michael G. Murphy**

President | Commercial Division  
631.858.2460 Email: michael.murphy@elliman.com

**Vincent "Vince" Gebbia**

Licensed Real Estate Salesperson  
516.695.4898 Email: vincent.gebbia@elliman.com



## We Are Commercial Real Estate

550 Smithtown Bypass Suite 117  
Smithtown, NY 11787  
631.858.2405  
ellimancommercial.com

Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.