

Premier Corporate Office Development Site

Scotts Corners, Montgomery, New York

For Sale: 1,250,000



- Scotts Corners Drive with secondary access from NYS Rt 208
- Located at the busy and well-known intersection known as Scotts Corners
- Join Walden Savings Bank, Community Foundation of Orange and Sullivan, the Orange County Chamber of Commerce, William A Smith and Son, and the Orange County United Way at this hilltop corporate park, with excellent access and notable location

24.8 Acres

Zoned OP /Office Park

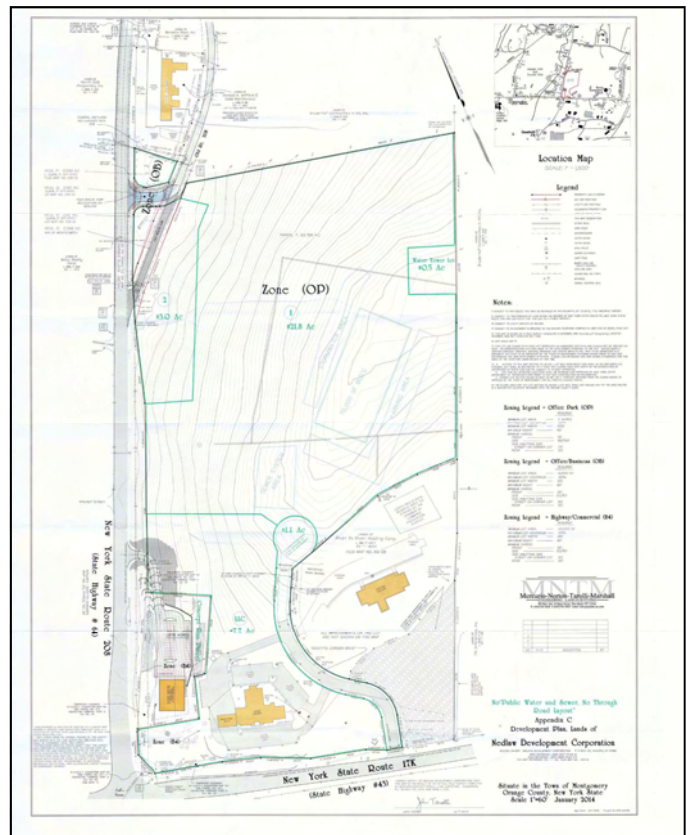
Easy access to interstate highways. Exit 5 of I-84 just 1 mile, NYS Thruway and NYS Quickway (I-86) accessible with nearby interchanges.

Old Route 208 realignment negotiated, providing increased access

Large site can accommodate 70,000+ square feet of office

Includes potential to subdivide a parcel off on Route 208.

Survey, Topo, and Concept plans available.



(845) 744.2095



- ◇ RJ Smith, Broker
rj@rsmithrealty.com
- ◇ John Lavelle, RE Associate Broker
jlavelle@rsmithrealty.com
- ◇ Dennis Gillespie, RE Salesperson
djk@rsmithrealty.com



RJ Smith



John Lavelle

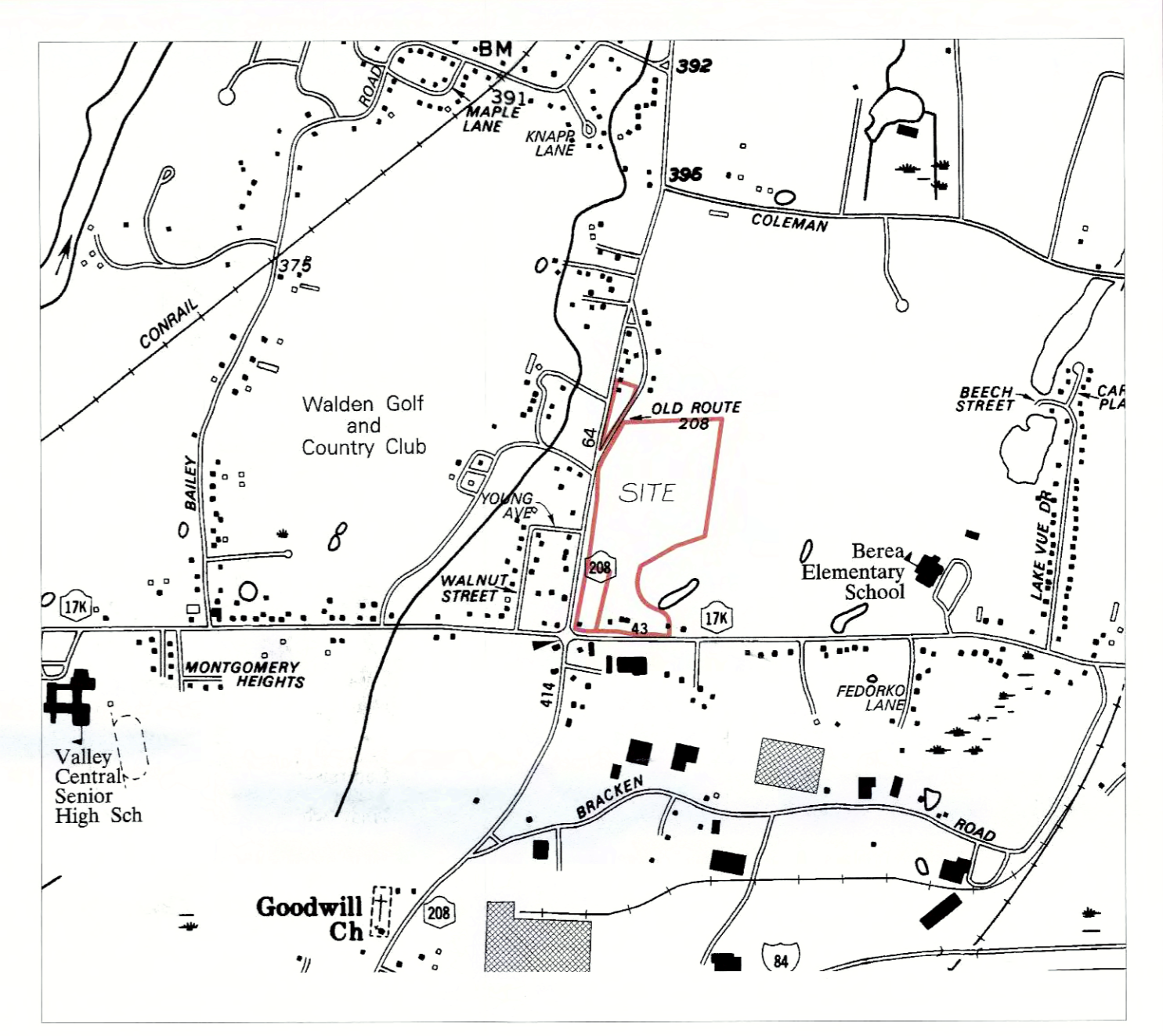
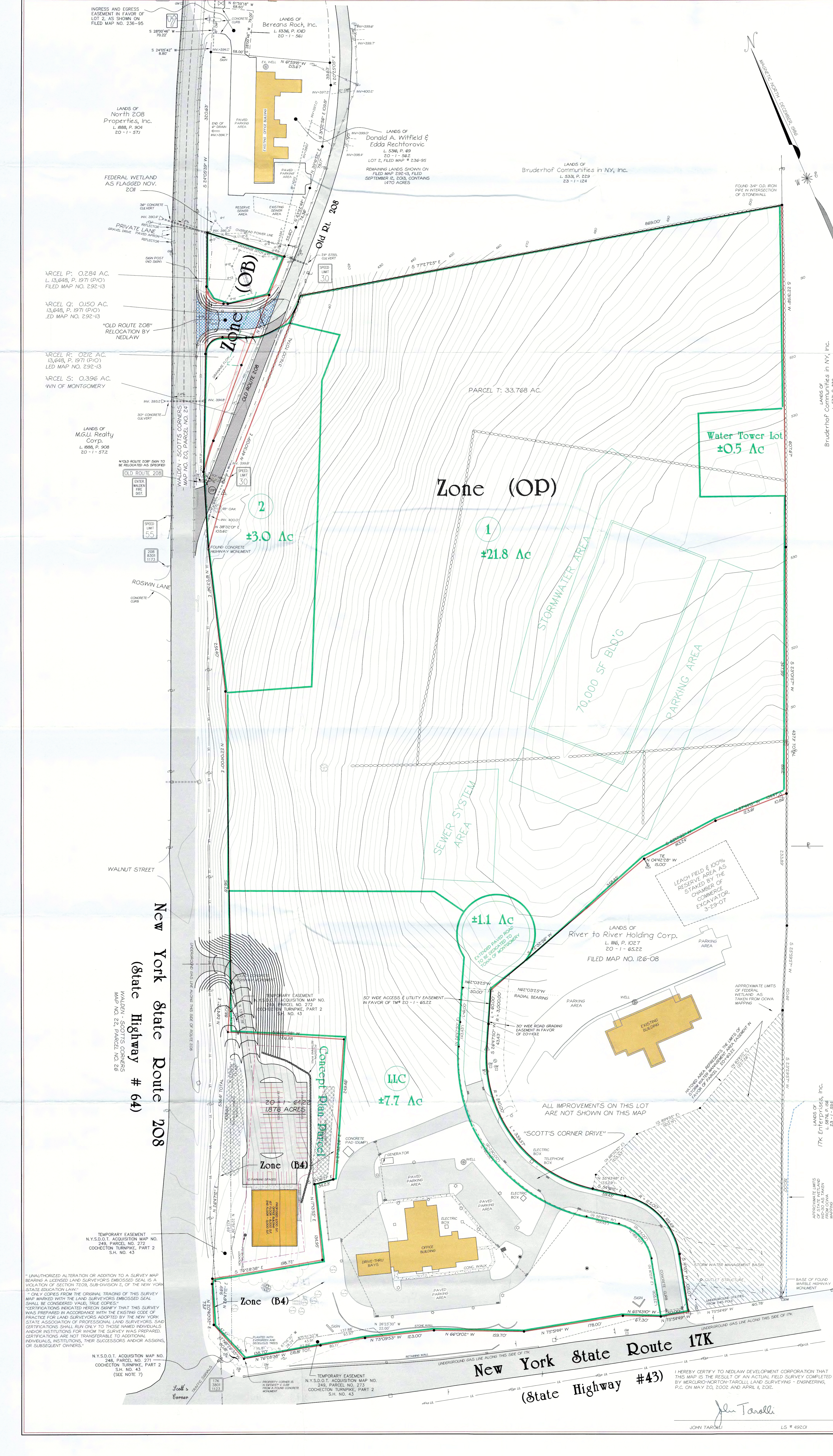


Dennis Gillespie

55 Main Street, Pine Bush, NY 12566

WWW.RANDCOMMERCIAL.COM

OFFICE | WAREHOUSE | RETAIL | INDUSTRIAL | INVESTMENT | RENTAL | MIXED-USE



Location Map
SCALE: 1" = 1,500'

Legend

- PROPERTY LINE & CORNER
- SET 5/8" IRON ROD
- UTILITY LINE AND POLE
- ADJOINER'S PROPERTY LINE
- LIBER OF DEEDS, PAGE
- TAX MAP DESIGNATION
- STONE WALL
- WIRE FENCE
- WATERCOURSE
- CATCH BASIN
- GAS VALVE
- SEWER CLEANOUT
- LIGHT POLE
- BURIED GAS LINE (DRAFT PRINTED)
- GAS LINE SIGN
- GUARD RAIL (W TYPE)
- MANHOLE
- SIGNAL CONTROL BOX

Notes:

- 1) SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY AN ACCURATE, UP TO DATE, TITLE ABSTRACT REPORT.
- 2) SUBJECT TO THAT PORTION OF LAND WITHIN THE BOUNDS OF NEW YORK STATE ROUTE 17K, NEW YORK STATE ROUTE 208 AND OLD ROUTE 208 FOR USE AS A PUBLIC HIGHWAY.
- 3) SUBJECT TO UTILITY GRANTS OF RECORD.
- 4) SUBJECT TO AN EASEMENT IN GRANTED TO THE WALDEN TELEPHONE COMPANY IN LIBER 1335 OF DEEDS, PAGE 227.
- 5) THIS MAP IS BASED ON A FIELD SURVEY CONDUCTED IN DECEMBER, 1986 (BOUNDARY & TOPOGRAPHY), UPDATED DECEMBER, 1998, MAY 1999 AND MAY 2002.
- 6) SITE SOILS ARE PL.
- 7) THIS LOT LINE CHANGE PLAN DOES NOT REPRESENT AN ENGINEERED SITE PLAN AND SHOULD NOT BE TREATED AS SUCH. NO REPRESENTATION HAS BEEN MADE TO THE DEVELOPMENT POTENTIAL OF THE SITE. WATER SUPPLY, SEWER DISPOSAL SERVICES, GRADING, DRAINAGE AND TRAFFIC IMPACTS WILL NEED TO BE ADDRESSED IN A SEPARATE SITE PLAN TO BE APPROVED BY THE TOWN OF MONTGOMERY PLANNING BOARD PRIOR TO ANY SITE DISTURBANCE OR LAND DEVELOPMENT ACTIVITIES. ZONING LAW REVISIONS AND NEW DESIGN STANDARDS FOR THE AREA OF THE TOWN ARE UNDER REVIEW AT THIS TIME.
- 7) A. ACCESS TO TAX MAP SECTION 20, BLOCK L LOT 642 FROM ROUTE 208 SHALL BE AS FAR NORTH AS POSSIBLE, BUT SHALL BE RESTRICTED TO A POINT NOT CLOSER THAN 500' NORTH OF THE INTERSECTION OF CENTERLINES OF ROUTE 208 AND 17K, SUBJECT TO ANY FOOT APPROVAL.
- B. ANY AND ALL ENTRANCE LOCATIONS SHALL BE REVIEWED AND APPROVED BY NEW YORK STATE DEPARTMENT OF TRANSPORTATION PRIOR TO ANY SITE CONSTRUCTION OR DISTURBANCE.
- C. ZONING LAW SECTION 100-100-40 MUST BE MET OR A VARIANCE OBTAINED FROM THE ZONING BOARD OF APPEALS OF THE TOWN OF MONTGOMERY FOR ALL PRIVATE ACCESS POINTS.
- 8) THE FUTURE USES FOR TAX LOT SECTION 20, BLOCK L LOT 642, SHALL NOT INCLUDE ANY OF THE USES RECORDED IN A RESTRICTIVE COVENANT RECORDED WITH THE ORANGE COUNTY CLERK.

Zoning Legend - Office Dark (OP)

| REQUIRED | REQUIRED |
|---|----------|
| MINIMUM LOT AREA | 2 ACRES |
| MAXIMUM LOT COVERAGE | 30% |
| MINIMUM LOT WIDTH | 200' |
| MAXIMUM HEIGHT | 40' |
| MINIMUM YARDS: | |
| FRONT | 75' |
| SIDE | 50'/00' |
| SIDE ABUTTING SIDE STREET ON CORNER LOT | 75' |
| REAR | 50' |

Zoning Legend - Office/Business (OB)

| REQUIRED | REQUIRED |
|---|-----------|
| MINIMUM LOT AREA | 15,000 SF |
| MAXIMUM LOT COVERAGE | 30% |
| MINIMUM LOT WIDTH | 150' |
| MAXIMUM HEIGHT | 40' |
| MINIMUM YARDS: | |
| FRONT | 50' |
| SIDE | 20'/40' |
| SIDE ABUTTING SIDE STREET ON CORNER LOT | 50' |
| REAR | 30' |

Zoning Legend - Highway/Commercial (B4)

| REQUIRED | REQUIRED |
|---|-----------|
| MINIMUM LOT AREA | 40,000 SF |
| MAXIMUM LOT COVERAGE | 25% |
| MINIMUM LOT WIDTH | 150' |
| MAXIMUM HEIGHT | 40' |
| MINIMUM YARDS: | |
| FRONT | 50' |
| SIDE | 20'/40' |
| SIDE ABUTTING SIDE STREET ON CORNER LOT | 50' |
| REAR | 30' |

MNTM
Mercurio-Norton-Tarolli-Marshall
ENGINEERING - LAND SURVEYING
PO Box 166, 45 Main Street, Pine Bush, NY 12566
P: (845)744-3620 F: (845)744-3305 Email: mntm-pc@mtm-pc.com

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
| 4 | | | |
| 3 | | | |
| 2 | | | |
| 1 | | | |

No "Public Water and Sewer, No Through Road Layout"

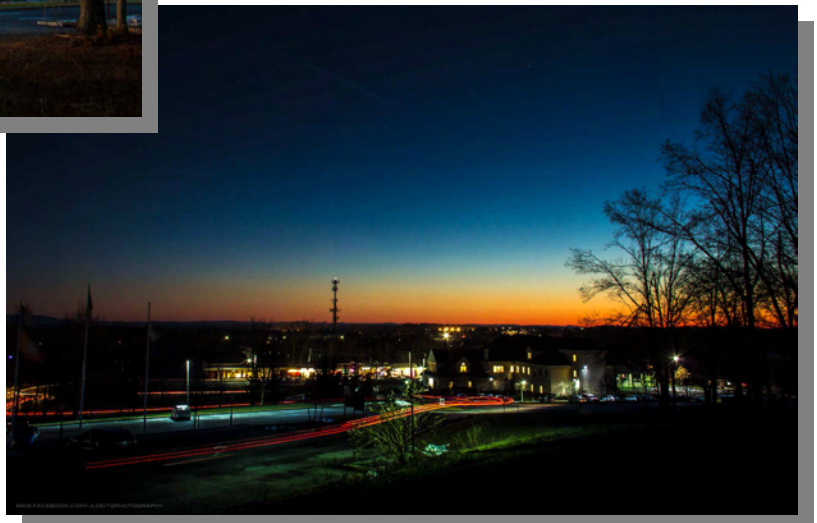
Appendix C
Development Plan, Lands of
Nedlaw Development Corporation

RECORD OWNER: NEDLAW DEVELOPMENT CORPORATION P O BOX 155, WALDEN, NY 12586
DEED REFERENCE: LIBER 2487 PAGE 8
DEED REFERENCE: LIBER 13646 PAGE 1971
TAX MAP REFERENCE: 20-1-KK, FILED MAP NO. 292-13

Situate in the Town of Montgomery
Orange County, New York State
Scale 1"=60' January 2014

I HEREBY CERTIFY TO NEDLAW DEVELOPMENT CORPORATION THAT THIS MAP IS THE RESULT OF AN ACTUAL FIELD SURVEY COMPLETED BY MERCURIO-NORTON-TAROLLI LAND SURVEYING - ENGINEERING, P.C. ON MAY 20, 2002 AND APRIL 1, 2002.

John Tarolli
JOHN TAROLLI





Demographic and Income Profile

Scotts Corners Office Site
 2241 State Route 208, Montgomery Town of, New York, 12549
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 41.52742
 Longitude: -74.19878

| Summary | Census 2010 | 2015 | 2020 |
|---------------------------------|-------------|--------|----------|
| Population | 27,099 | 27,141 | 27,489 |
| Households | 9,541 | 9,585 | 9,716 |
| Families | 7,058 | 7,058 | 7,138 |
| Average Household Size | 2.80 | 2.79 | 2.79 |
| Owner Occupied Housing Units | 7,076 | 7,056 | 7,113 |
| Renter Occupied Housing Units | 2,465 | 2,528 | 2,603 |
| Median Age | 38.7 | 39.8 | 40.2 |
| Trends: 2015 - 2020 Annual Rate | Area | State | National |
| Population | 0.26% | 0.42% | 0.75% |
| Households | 0.27% | 0.46% | 0.77% |
| Families | 0.23% | 0.39% | 0.69% |
| Owner HHs | 0.16% | 0.19% | 0.70% |
| Median Household Income | 2.77% | 2.84% | 2.66% |

| Households by Income | 2015 | | 2020 | |
|--------------------------|----------|---------|-----------|---------|
| | Number | Percent | Number | Percent |
| <\$15,000 | 735 | 7.7% | 633 | 6.5% |
| \$15,000 - \$24,999 | 705 | 7.4% | 504 | 5.2% |
| \$25,000 - \$34,999 | 743 | 7.8% | 612 | 6.3% |
| \$35,000 - \$49,999 | 1,074 | 11.2% | 1,008 | 10.4% |
| \$50,000 - \$74,999 | 1,660 | 17.3% | 1,493 | 15.4% |
| \$75,000 - \$99,999 | 1,410 | 14.7% | 1,551 | 16.0% |
| \$100,000 - \$149,999 | 2,010 | 21.0% | 2,274 | 23.4% |
| \$150,000 - \$199,999 | 672 | 7.0% | 939 | 9.7% |
| \$200,000+ | 575 | 6.0% | 701 | 7.2% |
| Median Household Income | \$72,405 | | \$83,017 | |
| Average Household Income | \$88,820 | | \$102,424 | |
| Per Capita Income | \$31,462 | | \$36,303 | |

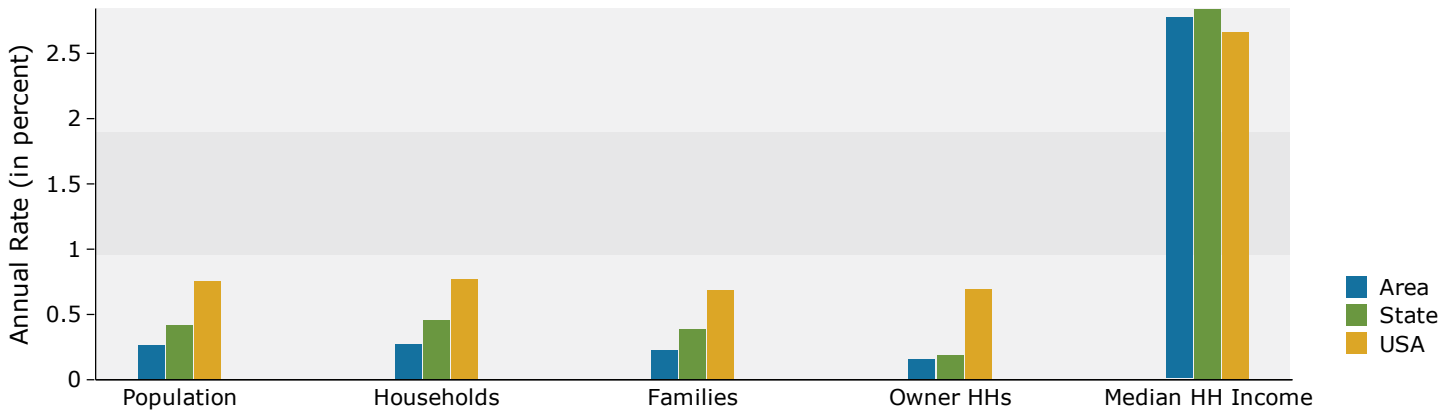
| Population by Age | Census 2010 | | 2015 | | 2020 | |
|-------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 1,628 | 6.0% | 1,520 | 5.6% | 1,514 | 5.5% |
| 5 - 9 | 1,855 | 6.8% | 1,684 | 6.2% | 1,564 | 5.7% |
| 10 - 14 | 2,063 | 7.6% | 1,928 | 7.1% | 1,776 | 6.5% |
| 15 - 19 | 2,112 | 7.8% | 1,853 | 6.8% | 1,755 | 6.4% |
| 20 - 24 | 1,583 | 5.8% | 1,768 | 6.5% | 1,484 | 5.4% |
| 25 - 34 | 3,000 | 11.1% | 3,307 | 12.2% | 3,768 | 13.7% |
| 35 - 44 | 3,940 | 14.5% | 3,375 | 12.4% | 3,503 | 12.7% |
| 45 - 54 | 4,563 | 16.8% | 4,333 | 16.0% | 3,752 | 13.6% |
| 55 - 64 | 3,274 | 12.1% | 3,725 | 13.7% | 4,102 | 14.9% |
| 65 - 74 | 1,673 | 6.2% | 2,203 | 8.1% | 2,656 | 9.7% |
| 75 - 84 | 1,001 | 3.7% | 999 | 3.7% | 1,153 | 4.2% |
| 85+ | 404 | 1.5% | 446 | 1.6% | 461 | 1.7% |

| Race and Ethnicity | Census 2010 | | 2015 | | 2020 | |
|----------------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 22,952 | 84.7% | 22,424 | 82.6% | 22,038 | 80.2% |
| Black Alone | 1,912 | 7.1% | 2,141 | 7.9% | 2,425 | 8.8% |
| American Indian Alone | 59 | 0.2% | 60 | 0.2% | 63 | 0.2% |
| Asian Alone | 389 | 1.4% | 430 | 1.6% | 489 | 1.8% |
| Pacific Islander Alone | 5 | 0.0% | 6 | 0.0% | 8 | 0.0% |
| Some Other Race Alone | 1,013 | 3.7% | 1,185 | 4.4% | 1,421 | 5.2% |
| Two or More Races | 768 | 2.8% | 895 | 3.3% | 1,046 | 3.8% |
| Hispanic Origin (Any Race) | 3,772 | 13.9% | 4,349 | 16.0% | 5,117 | 18.6% |

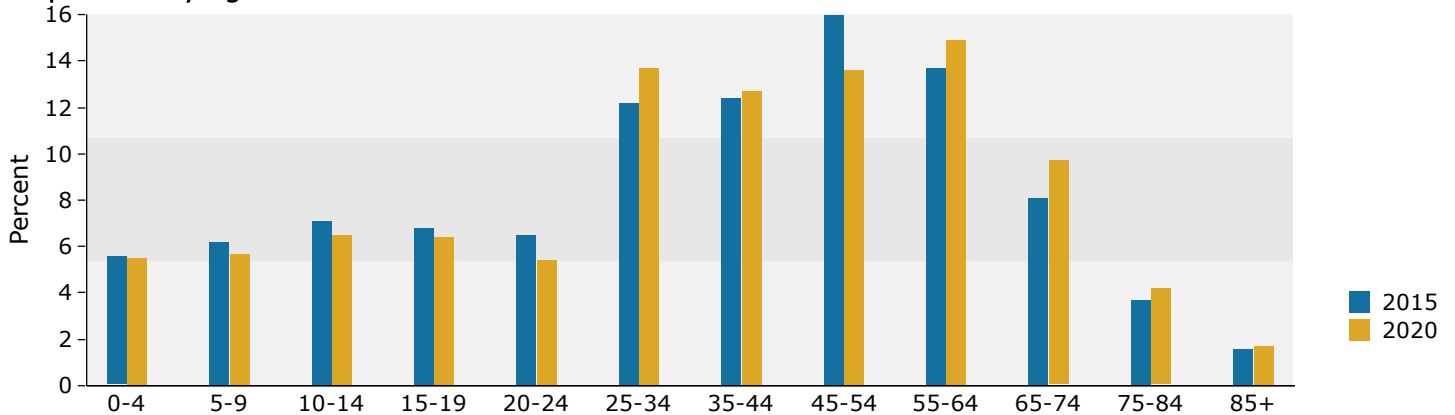
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

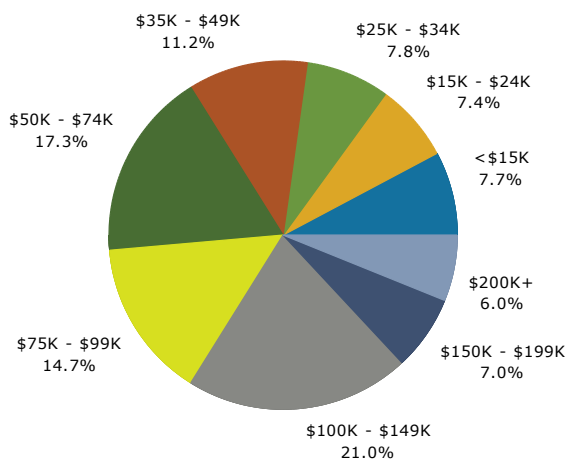
Trends 2015-2020



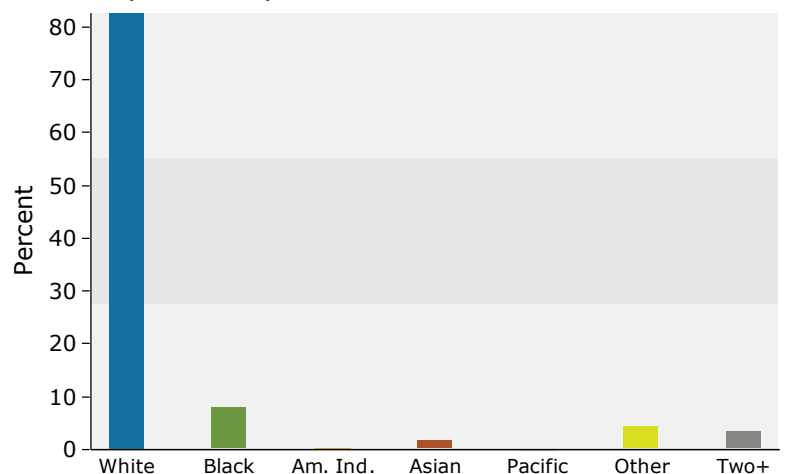
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 16.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



Demographic and Income Profile

Scotts Corners Office Site
 2241 State Route 208, Montgomery Town of, New York, 12549
 Ring: 10 mile radius

Prepared by Esri
 Latitude: 41.52742
 Longitude: -74.19878

| Summary | Census 2010 | 2015 | 2020 |
|---------------------------------|-------------|---------|----------|
| Population | 161,291 | 163,110 | 166,096 |
| Households | 54,561 | 55,371 | 56,486 |
| Families | 39,936 | 40,321 | 41,018 |
| Average Household Size | 2.85 | 2.84 | 2.84 |
| Owner Occupied Housing Units | 38,503 | 38,664 | 39,198 |
| Renter Occupied Housing Units | 16,058 | 16,708 | 17,287 |
| Median Age | 37.5 | 38.4 | 39.0 |
| Trends: 2015 - 2020 Annual Rate | Area | State | National |
| Population | 0.36% | 0.42% | 0.75% |
| Households | 0.40% | 0.46% | 0.77% |
| Families | 0.34% | 0.39% | 0.69% |
| Owner HHs | 0.27% | 0.19% | 0.70% |
| Median Household Income | 2.74% | 2.84% | 2.66% |

| Households by Income | 2015 | | 2020 | |
|--------------------------|----------|---------|-----------|---------|
| | Number | Percent | Number | Percent |
| <\$15,000 | 4,312 | 7.8% | 3,910 | 6.9% |
| \$15,000 - \$24,999 | 3,895 | 7.0% | 2,873 | 5.1% |
| \$25,000 - \$34,999 | 4,539 | 8.2% | 3,856 | 6.8% |
| \$35,000 - \$49,999 | 5,918 | 10.7% | 5,624 | 10.0% |
| \$50,000 - \$74,999 | 10,165 | 18.4% | 9,196 | 16.3% |
| \$75,000 - \$99,999 | 7,810 | 14.1% | 8,672 | 15.4% |
| \$100,000 - \$149,999 | 11,359 | 20.5% | 12,770 | 22.6% |
| \$150,000 - \$199,999 | 4,243 | 7.7% | 5,824 | 10.3% |
| \$200,000+ | 3,131 | 5.7% | 3,760 | 6.7% |
| Median Household Income | \$71,148 | | \$81,449 | |
| Average Household Income | \$88,414 | | \$100,845 | |
| Per Capita Income | \$30,433 | | \$34,699 | |

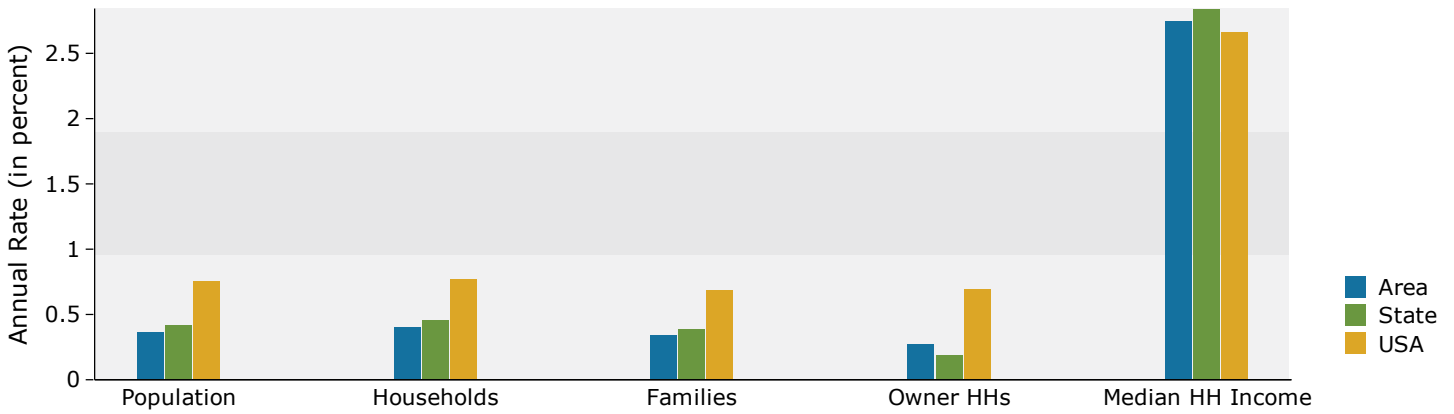
| Population by Age | Census 2010 | | 2015 | | 2020 | |
|-------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 10,093 | 6.3% | 9,598 | 5.9% | 9,621 | 5.8% |
| 5 - 9 | 11,102 | 6.9% | 10,427 | 6.4% | 9,813 | 5.9% |
| 10 - 14 | 12,019 | 7.5% | 11,377 | 7.0% | 10,796 | 6.5% |
| 15 - 19 | 12,368 | 7.7% | 11,482 | 7.0% | 10,931 | 6.6% |
| 20 - 24 | 10,417 | 6.5% | 11,192 | 6.9% | 10,153 | 6.1% |
| 25 - 34 | 19,082 | 11.8% | 20,787 | 12.7% | 22,864 | 13.8% |
| 35 - 44 | 23,670 | 14.7% | 20,798 | 12.8% | 21,404 | 12.9% |
| 45 - 54 | 26,104 | 16.2% | 25,023 | 15.3% | 22,652 | 13.6% |
| 55 - 64 | 18,540 | 11.5% | 21,253 | 13.0% | 23,089 | 13.9% |
| 65 - 74 | 9,926 | 6.2% | 12,771 | 7.8% | 15,077 | 9.1% |
| 75 - 84 | 5,668 | 3.5% | 5,841 | 3.6% | 7,023 | 4.2% |
| 85+ | 2,302 | 1.4% | 2,561 | 1.6% | 2,674 | 1.6% |

| Race and Ethnicity | Census 2010 | | 2015 | | 2020 | |
|----------------------------|-------------|---------|---------|---------|---------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 118,436 | 73.4% | 115,793 | 71.0% | 113,492 | 68.3% |
| Black Alone | 20,528 | 12.7% | 22,307 | 13.7% | 24,258 | 14.6% |
| American Indian Alone | 864 | 0.5% | 871 | 0.5% | 897 | 0.5% |
| Asian Alone | 3,607 | 2.2% | 3,969 | 2.4% | 4,454 | 2.7% |
| Pacific Islander Alone | 61 | 0.0% | 74 | 0.0% | 83 | 0.0% |
| Some Other Race Alone | 12,489 | 7.7% | 14,064 | 8.6% | 16,052 | 9.7% |
| Two or More Races | 5,306 | 3.3% | 6,032 | 3.7% | 6,859 | 4.1% |
| Hispanic Origin (Any Race) | 33,978 | 21.1% | 38,097 | 23.4% | 43,218 | 26.0% |

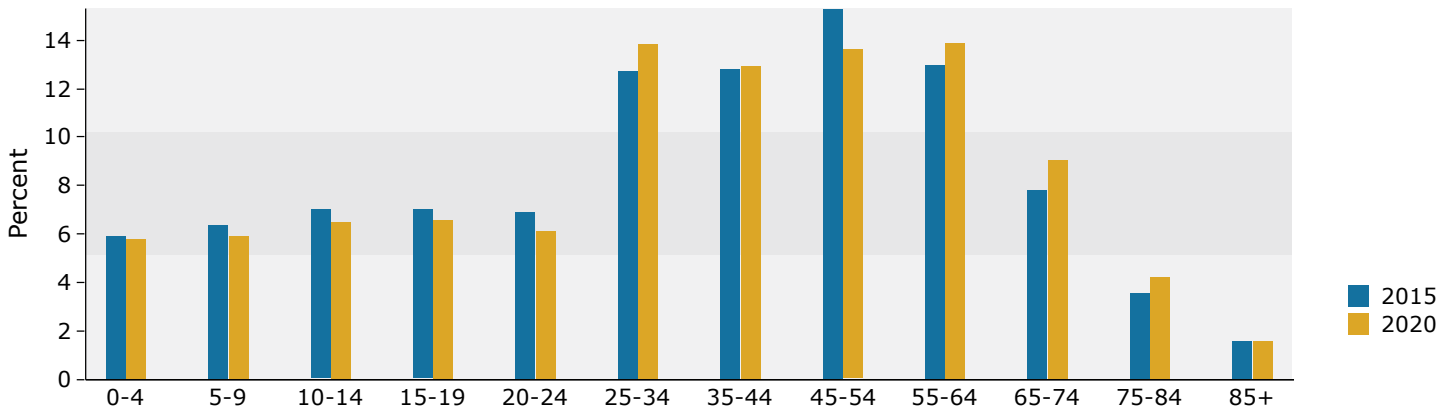
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

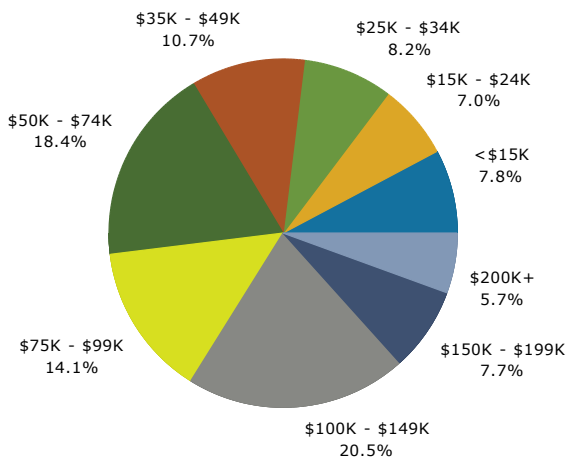
Trends 2015-2020



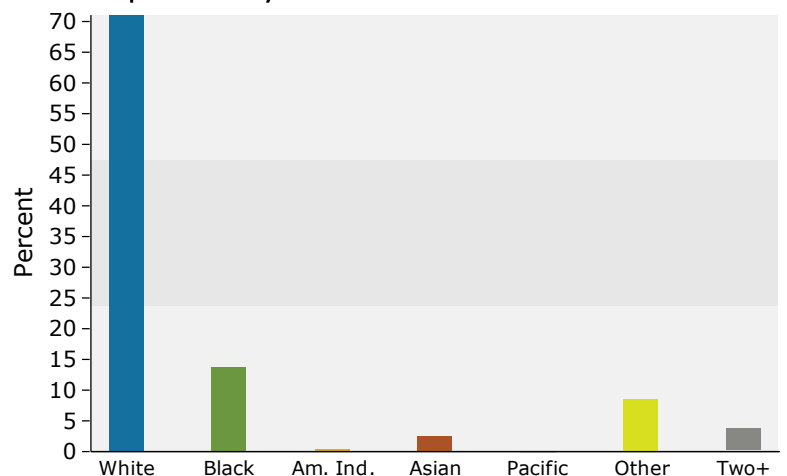
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 23.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



Demographic and Income Profile

Scotts Corners Office Site
 2241 State Route 208, Montgomery Town of, New York, 12549
 Ring: 15 mile radius

Prepared by Esri
 Latitude: 41.52742
 Longitude: -74.19878

| Summary | Census 2010 | 2015 | 2020 |
|---------------------------------|-------------|---------|----------|
| Population | 360,213 | 368,016 | 377,126 |
| Households | 122,783 | 125,809 | 129,032 |
| Families | 87,400 | 89,123 | 91,172 |
| Average Household Size | 2.82 | 2.82 | 2.82 |
| Owner Occupied Housing Units | 82,089 | 82,860 | 84,254 |
| Renter Occupied Housing Units | 40,694 | 42,950 | 44,778 |
| Median Age | 36.5 | 37.1 | 37.7 |
| Trends: 2015 - 2020 Annual Rate | Area | State | National |
| Population | 0.49% | 0.42% | 0.75% |
| Households | 0.51% | 0.46% | 0.77% |
| Families | 0.46% | 0.39% | 0.69% |
| Owner HHs | 0.33% | 0.19% | 0.70% |
| Median Household Income | 2.68% | 2.84% | 2.66% |

| Households by Income | 2015 | | 2020 | |
|--------------------------|----------|---------|-----------|---------|
| | Number | Percent | Number | Percent |
| <\$15,000 | 11,178 | 8.9% | 10,308 | 8.0% |
| \$15,000 - \$24,999 | 9,516 | 7.6% | 7,166 | 5.6% |
| \$25,000 - \$34,999 | 9,813 | 7.8% | 8,510 | 6.6% |
| \$35,000 - \$49,999 | 12,916 | 10.3% | 12,325 | 9.6% |
| \$50,000 - \$74,999 | 22,285 | 17.7% | 20,303 | 15.7% |
| \$75,000 - \$99,999 | 18,138 | 14.4% | 20,368 | 15.8% |
| \$100,000 - \$149,999 | 24,634 | 19.6% | 27,712 | 21.5% |
| \$150,000 - \$199,999 | 10,014 | 8.0% | 13,448 | 10.4% |
| \$200,000+ | 7,315 | 5.8% | 8,891 | 6.9% |
| Median Household Income | \$70,730 | | \$80,742 | |
| Average Household Income | \$88,048 | | \$100,237 | |
| Per Capita Income | \$30,536 | | \$34,729 | |

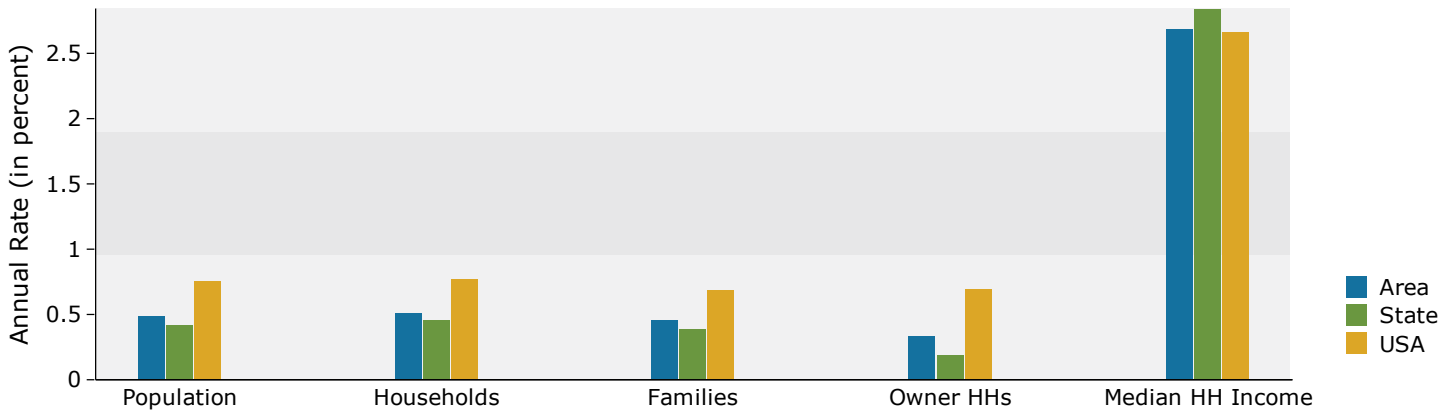
| Population by Age | Census 2010 | | 2015 | | 2020 | |
|-------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 25,634 | 7.1% | 25,135 | 6.8% | 26,004 | 6.9% |
| 5 - 9 | 26,393 | 7.3% | 25,169 | 6.8% | 24,246 | 6.4% |
| 10 - 14 | 27,057 | 7.5% | 26,096 | 7.1% | 24,855 | 6.6% |
| 15 - 19 | 27,243 | 7.6% | 25,932 | 7.0% | 24,684 | 6.5% |
| 20 - 24 | 23,331 | 6.5% | 26,149 | 7.1% | 24,056 | 6.4% |
| 25 - 34 | 43,290 | 12.0% | 46,246 | 12.6% | 51,815 | 13.7% |
| 35 - 44 | 50,988 | 14.2% | 45,942 | 12.5% | 46,852 | 12.4% |
| 45 - 54 | 55,978 | 15.5% | 53,841 | 14.6% | 48,952 | 13.0% |
| 55 - 64 | 40,424 | 11.2% | 46,234 | 12.6% | 50,162 | 13.3% |
| 65 - 74 | 21,480 | 6.0% | 27,933 | 7.6% | 33,283 | 8.8% |
| 75 - 84 | 12,715 | 3.5% | 13,207 | 3.6% | 15,752 | 4.2% |
| 85+ | 5,682 | 1.6% | 6,133 | 1.7% | 6,465 | 1.7% |

| Race and Ethnicity | Census 2010 | | 2015 | | 2020 | |
|----------------------------|-------------|---------|---------|---------|---------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 273,434 | 75.9% | 270,961 | 73.6% | 268,576 | 71.2% |
| Black Alone | 40,569 | 11.3% | 44,526 | 12.1% | 48,586 | 12.9% |
| American Indian Alone | 1,599 | 0.4% | 1,642 | 0.4% | 1,704 | 0.5% |
| Asian Alone | 8,500 | 2.4% | 9,496 | 2.6% | 10,699 | 2.8% |
| Pacific Islander Alone | 124 | 0.0% | 160 | 0.0% | 185 | 0.0% |
| Some Other Race Alone | 24,764 | 6.9% | 28,377 | 7.7% | 32,704 | 8.7% |
| Two or More Races | 11,222 | 3.1% | 12,854 | 3.5% | 14,671 | 3.9% |
| Hispanic Origin (Any Race) | 67,201 | 18.7% | 76,402 | 20.8% | 87,552 | 23.2% |

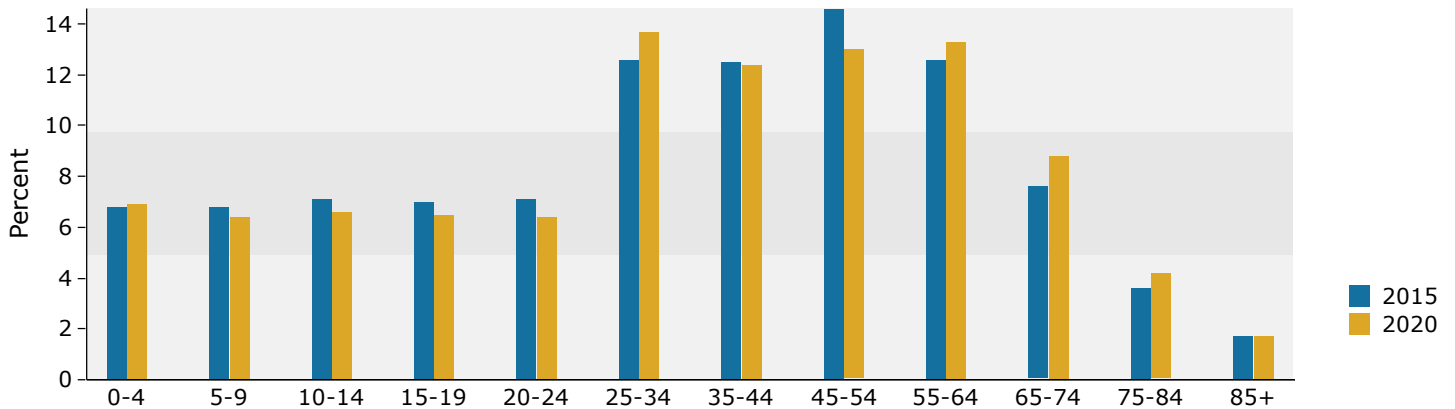
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Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

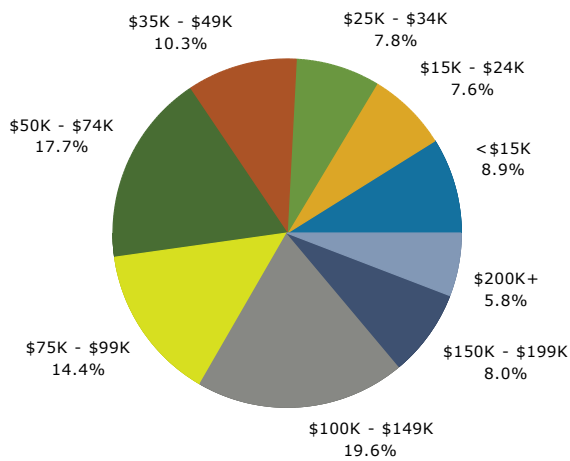
Trends 2015-2020



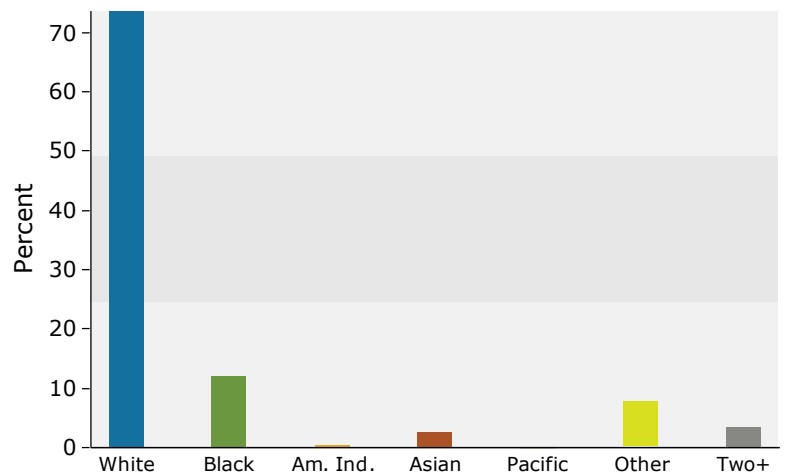
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 20.8%