



DEVELOPMENT PARCEL, STRUCTURE IN PLACE (CR23) 16-18 MYERS CORNERS RD, WAPPINGERS, NY 12590



DEVELOPMENT PARCEL; CONVERT EXISTING HOME TO COMMERCIAL USE

ADDRESS: U.S. Route 9 @ County Route 23
16-18 Myers Corners Road
Town of Wappingers, NY 12590

LOT SIZE: Parcel A – 18.09 Acres
Parcel B - 3.10 Acres (Structure)
Total - 21.19 Acres

BUILDING SIZE: 1,440 SF

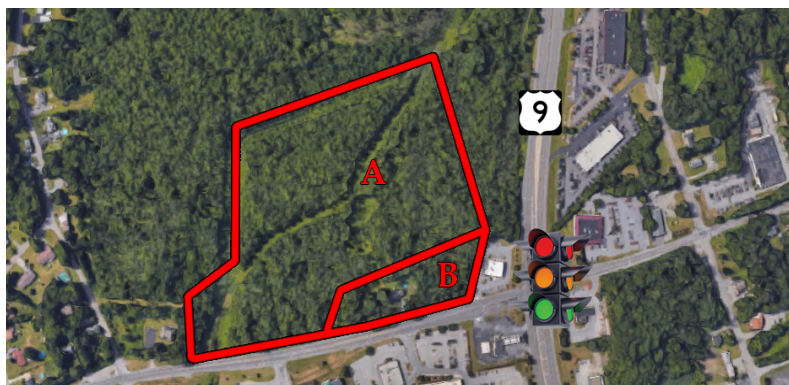
ZONING: Parcel A - CC, Conservation Commercial
Parcel B - HB, Highway Business

SERVICES: Well & Septic

TRAFFIC COUNT: U.S. Route 9 - 45,496 AADT
Myers Corners Rd - 11,335 AADT

ASKING PRICE: New Asking Price: \$500,000

~~Previously Asking: \$550,000~~



PROPERTY OVERVIEW

CR Properties Group is pleased to offer For Sale two development parcels, one with an existing structure on Myers Corners Road, Wappingers, NY. Nearby Demand Generators include, but not limited to: Adams Fairacre Farms, BJ's, Hannafords, Big Lots, Home Depot, USPS, Mercedes, Volvo, Volkswagen, Toyota, and more. There is a combined acreage of 21.19. Parcel A is zoned for CC, Conservation Commercial and Parcel B is HB for Highway Business. Utilities include water, sewer, and gas possible. The average traffic count is 45,496 on U.S. Route 9 & 11,335 on Myers Corners Rd.



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

Thomas M. Cervone
845.485.3100
tom@crproperties.com



NEARBY AREA GENERATORS

ADAMS FAIRACRE FARMS, MERCEDES, VOLVO, VOLKSWAGEN

TRAFFIC COUNT - 45,496 @ U.S. ROUTE 9



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

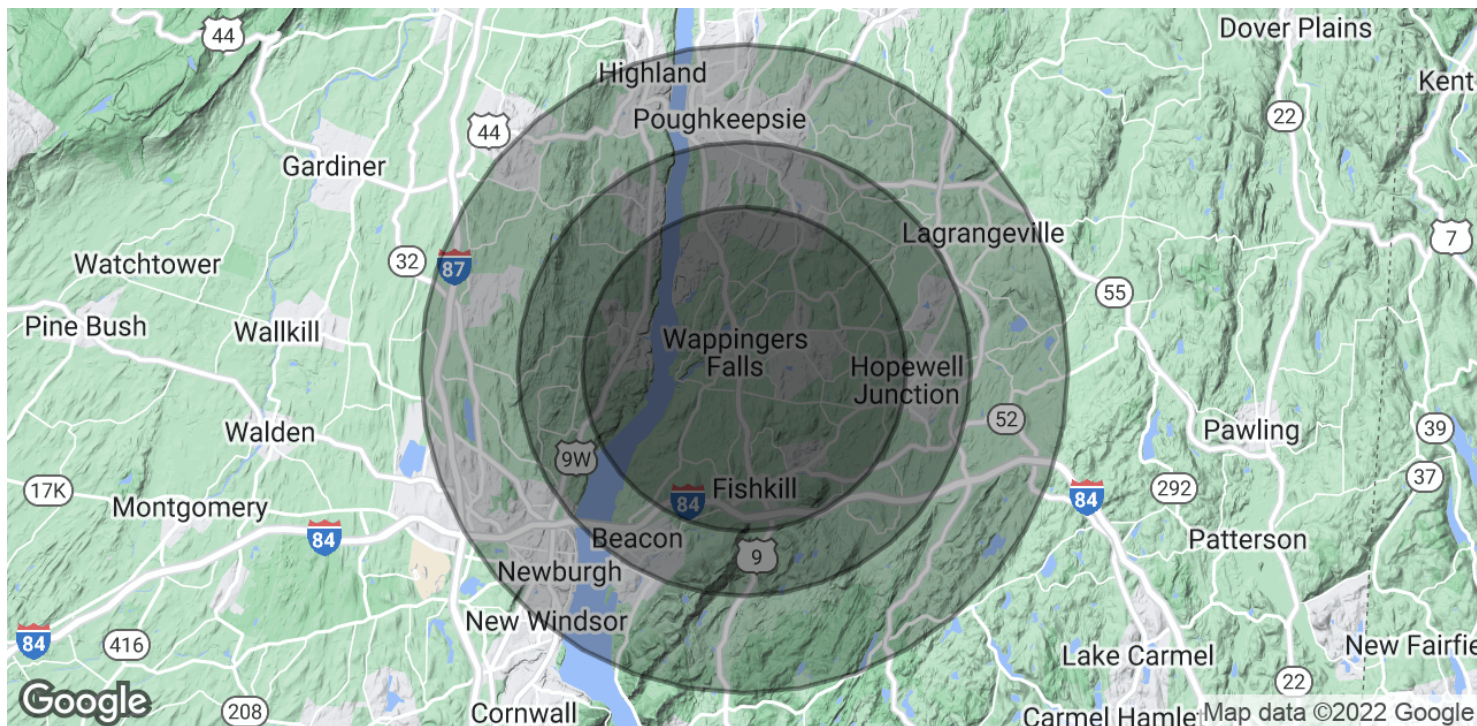
Thomas M. Cervone
845.485.3100
tom@crproperties.com



DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

MID-HUDSON VALLEY REGION



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	60,345	117,971	237,847
Average Age	45.2	44.6	41.1
Average Age (Male)	43.8	43.3	39.8
Average Age (Female)	45.8	45.1	41.9

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	23,816	47,163	95,828
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$105,084	\$107,976	\$94,244
Average House Value	\$361,593	\$361,821	\$298,329

* Demographic data derived from 2020 ACS - US Census



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

Thomas M. Cervone
845.485.3100
tom@crproperties.com