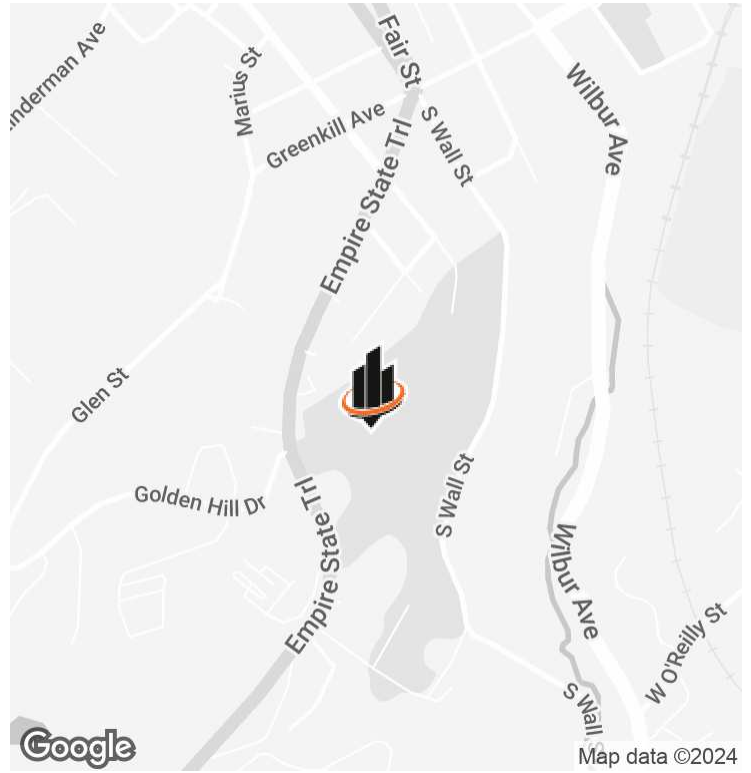


PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,125,000
TOTAL ACREAGE:	18 Acres
PRICE/ACRE	\$62,500
MUNICIPALITY	City of Kingston
ZONING	T2C
FRONTAGE (ROUTE 32)	697'
WATER	Municipal
SEWER	Municipal
ELECTRIC/GAS	At Road Frontage

SALE PRICE BY LOT

- 2.5 ACRE LOT: \$175,000
- 5 ACRE LOT: \$275,000
- 10.6 ACRE LOT: \$675,000

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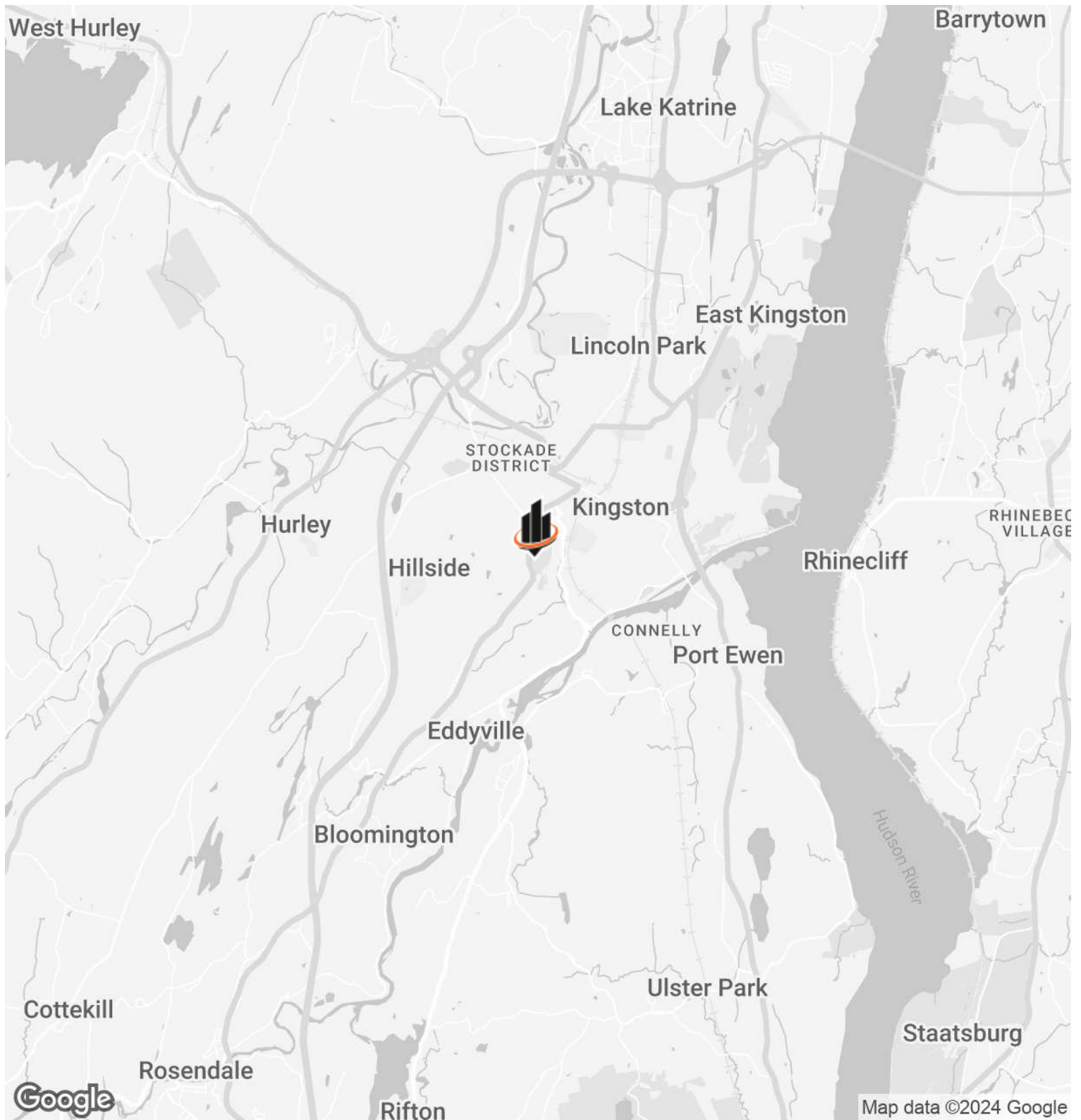
PROPERTY DESCRIPTION

New to market and exclusively listed by SVN are 18 acres of prime property, zoned T2C, which offers a wealth of potential for residential development. With its strategic location in the heart of Kingston, this parcel presents an exceptional chance to capitalize on the thriving local market. The zoning designation allows for versatile development options, providing the flexibility to bring your vision to life. Take advantage of this sought-after location, positioned for future growth and surrounded by a range of amenities. Whether you're considering residential or commercial ventures, this property is an ideal canvas for your next successful project.

PROPERTY HIGHLIGHTS

- Zoned T2C for versatile density options
- Prime location in the heart of Kingston, NY
- Ideal for residential development
- Surrounded by a range of amenities and services
- Potential for future growth and value appreciation
- Strategic positioning for maximum market accessibility
- Located Across the Street from the Empire State Trail
- Rare chance to capitalize on the thriving local market

REGIONAL LOCATION MAP



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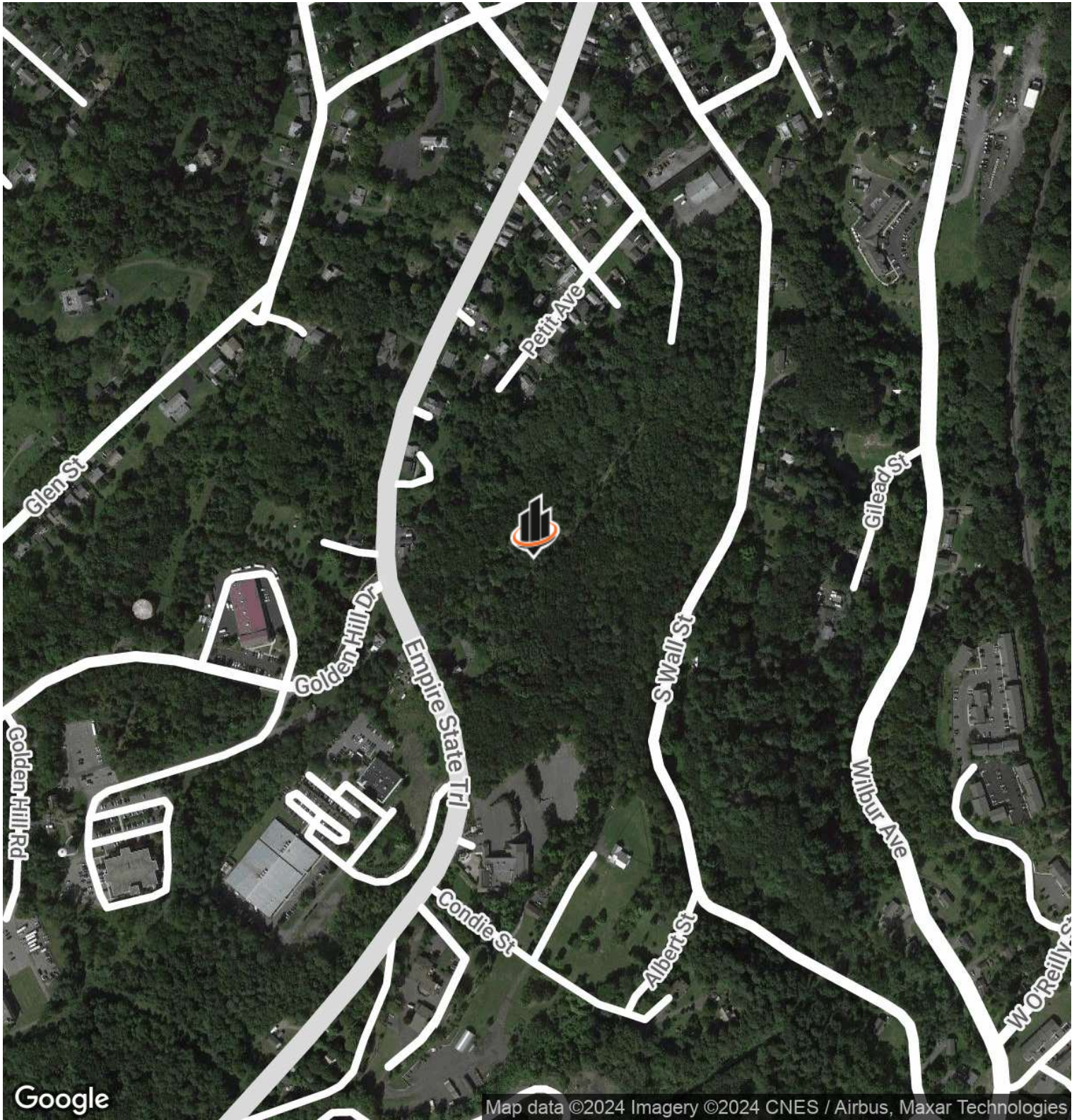
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AERIAL LOCATION MAP



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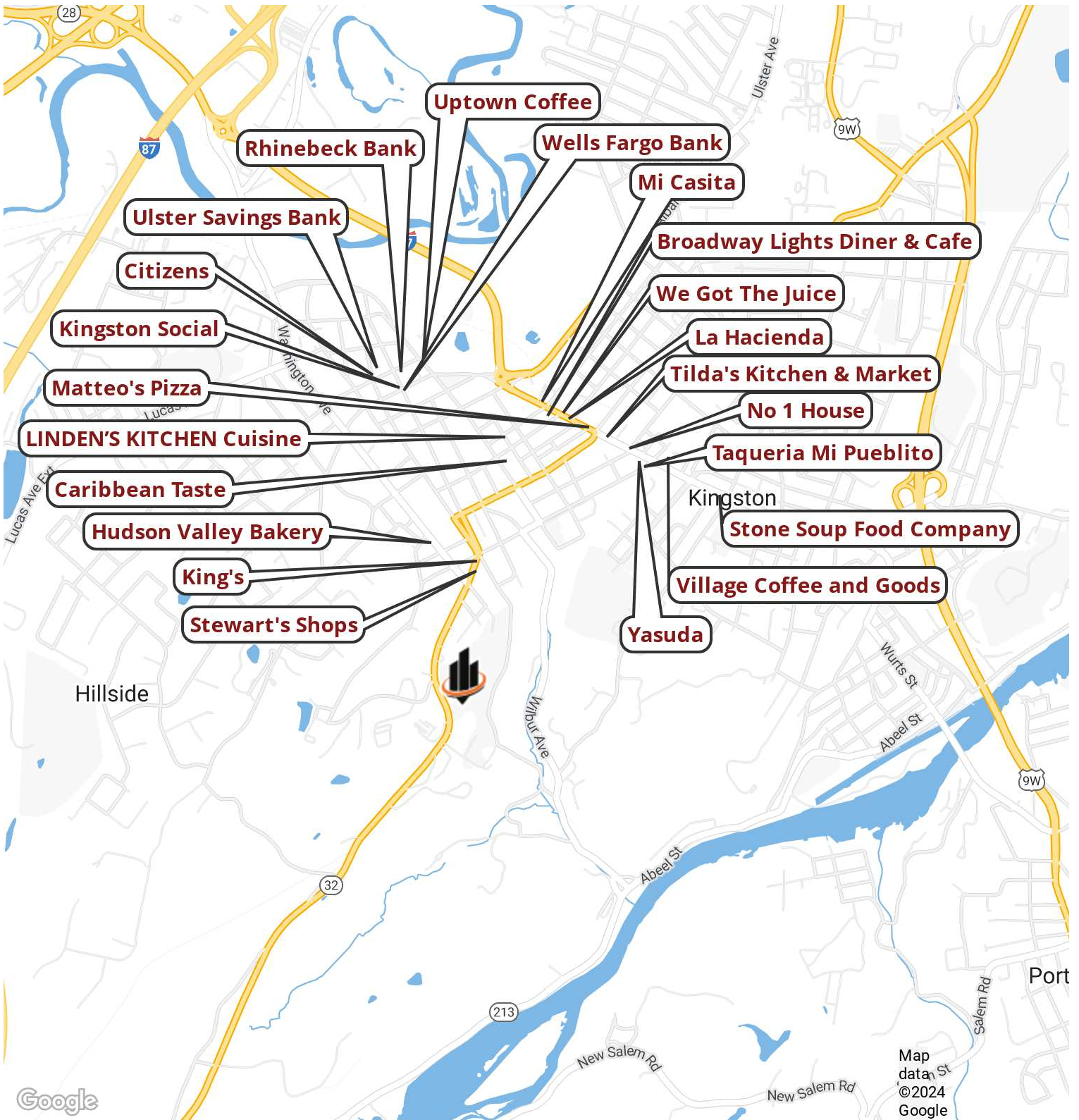
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RETAILER MAP



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ZONING DESCRIPTION

https://kingston-ny.gov/filestorage/8359/8469/48570/Kingston_Form_Based_Code_Draft_3.0.pdf

T2C Conservation Zoning

2. T2 Conservation (T2C)		TABLE 405.25.A: ALLOWED BUILDING TYPES											
(a) Intent	(b) Primary Characteristics	T1	T2	T3	T4	T5	T6	T7	T8	T9	T10	T11	T12
To protect the integrity of existing natural land with low density detached homes as well as areas of steep slopes and natural vegetation, and reinforce their role within the City.	Detached	X	X	X	X								
	Medium-to-Large Setbacks	X	X	X	X								
	Up to 2.5 Stories	X	X	X	X								
	Parking to the Side or Rear	X	X	X	X								
	Common Yard Frontages	X	X	X	X								
		Row Street Building	X	X	X	X							
		Flux Building	X	X	X								
		Linear Building	X	X	X	X							
		Low-Rise Building	X	X	X	X	X						
		Stacked Flats	X	X	X	X							
		Courtyard Building	X	X	X								
		Mid-Rise	X	X	X	X	X						
		Small Mid-Rise	X	X	X	X	X	X	X				
		Corner Store	X	X	X	X	X	X	X	X			
		Rowhouse	X	X	X	X	X	X	X				
		Cottage Court				X	X	X	X	X			
		Duplex		X		X	X	X	X	X	X		
		Detached House	X			X	X	X	X	X	X	X	
		Garage House	X	X		X	X	X	X	X	X	X	

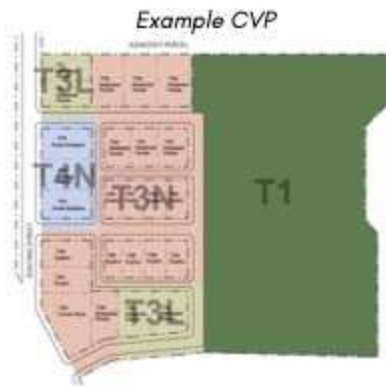
Conservation Village Plan (CVP) option for bonus density potential

- CVPs and WNP are a form of development approval, documented by a package of required drawings and information (see Sec 405.25.C.3) intended to create and reinforce WALKABLE settlements with a mix of housing, civic, retail and service uses within a compact, transit-supportive environment. A key distinction between a CVP and a WNP is that a CVP is intended to protect OPEN SPACES and natural resources by clustering development and requiring 50% of the land area to be dedicated to the T1 Natural Transect Zone.
- CVPs shall achieve the following goals:
 - Promote development patterns that retain the region's natural infrastructure derived from topography, woodlands, farmlands, green corridors and waterways;
 - Conserve natural features by providing a variety of housing types and a mixture of land uses in a WALKABLE, clustered community form;
 - Reduce vehicular dependency by offering safe and effective multimodal streets, trails, as well as potential transit options;
 - Improve the physical character, fiscal stability and quality of the neighborhood and adjacent neighborhoods;
 - Protect and enhance real property values; and,
 - Reinforce the unique identity of Kingston building upon the local context, climate, and history.

1. Land Allocation by Transect Zones

- When composing a CVP or WNP, the zones in Article 3 shall be used as sub-districts within the ranges noted in Table 405.25.C.1. The allocation of land by Transect Zone shall be made a part of all applications and approvals for CVPs and WNP. All development shall conform to the standards.
- Transect Organization. Transect Zones shall be organized in a manner that responds appropriately to the SITE's context. More intense Transect Zones shall be organized around a neighborhood main street, transit stop, or civic building and civic space in visible and accessible locations suitable for greater intensities. Lower intensity Transect Zones shall be utilized to transition to existing adjacent development. Additional guidance is provided in 405.25.C.2.B.

Base Zone	Permitted Neighborhood Design Plan	Transect Zone	Transect Zone Proportion ^{1,2}
T2C	CVP	T1	50% min. (includes area preserved due to steep slopes)
		T2 / T2L	5-20%
		T3N / T3N-O	10-30%
		T4-MS / T4N / T4N-O ³	10-40%



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AERIAL LOTS DEFINED



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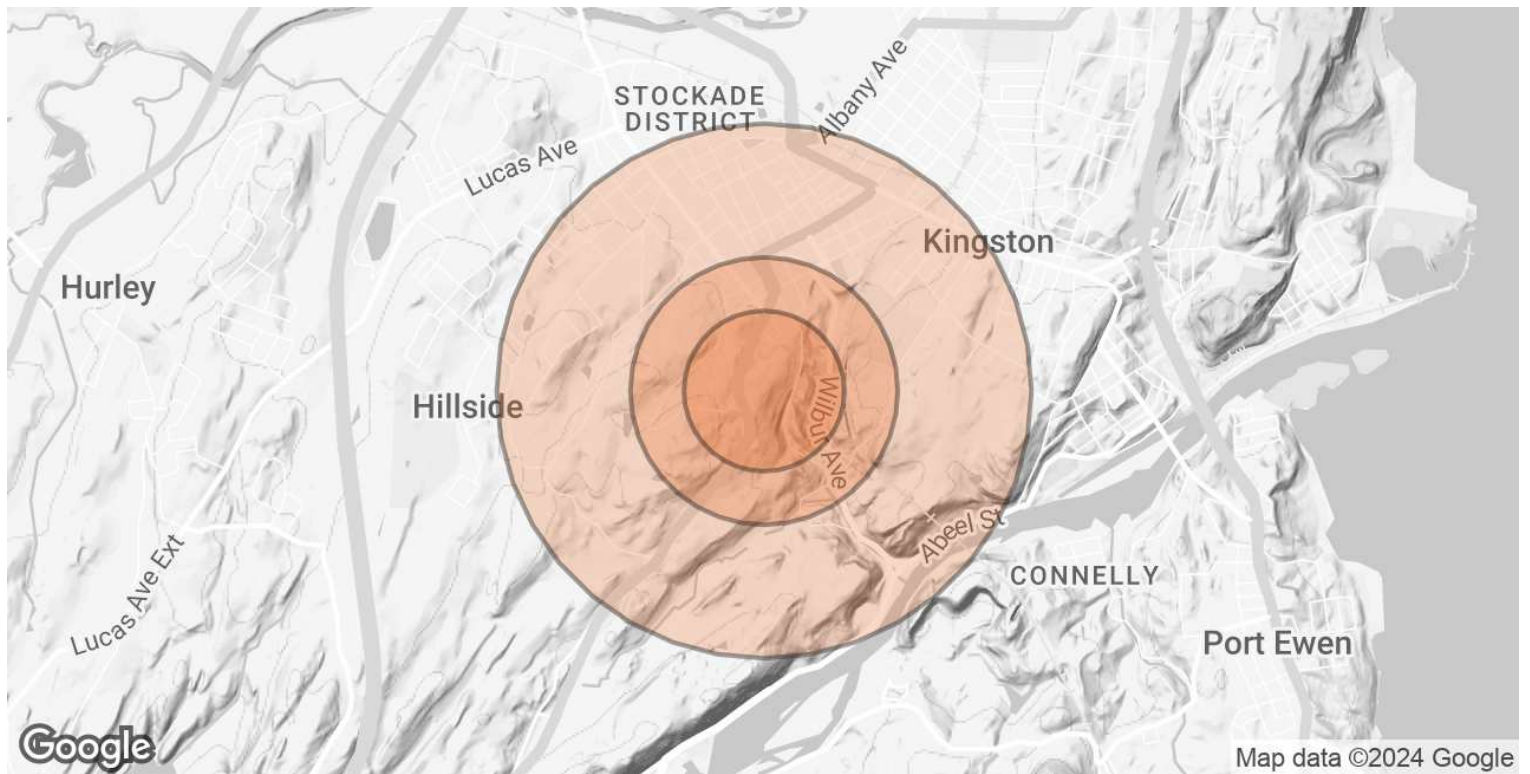
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,131	4,024	14,671
AVERAGE AGE	41	41	40
AVERAGE AGE (MALE)	39	40	39
AVERAGE AGE (FEMALE)	42	42	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	446	1,655	6,135
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$81,228	\$100,742	\$100,121
AVERAGE HOUSE VALUE	\$348,734	\$362,522	\$364,126

Demographics data derived from AlphaMap

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