

FOR SALE



Welcome to 245 Secor Road; located in the exclusive town of Hartsdale, New York

Secor Woods subdivision offers 4 approved (already subdivided) residential building lots along a private cul-de-sac road. A developer has the opportunity to acquire these lots with approvals in place for the road and utilities. Each lot can fit up to an +/-2,800 SF home with a full basement and beautiful backyard. New construction homes are in high demand and have continued to see sell out prices in the mid \$1M's; especially those that are located within the Ardsley School District.

Given the scarcity of land and new construction inventory in Westchester; a developer will have the opportunity to capitalize on delivering a high demand product in a very supply constrained market.

ASKING PRICE

\$1,300,000 / \$325,000 Per Lot

PROPERTY INFORMATION

Real Estate Taxes (Land)			\$12,000	
Subject Property	Approved Lot SF	Approved House SF	Avg. PSF	Estimated Sales Price
Lot 1	8,085	3,450	\$519.61	\$1,792,641
Lot 2	8,106	2,790	\$519.61	\$1,449,701
Lot 3	8,106	2,788	\$519.61	\$1,448,662
Lot 4	7,604	2,650	\$519.61	\$1,376,956
Avg. Sellout Value				\$1,516,990

FOR MORE INFORMATION OR A COMPLIMENTARY OPINION OF VALUE, PLEASE CONTACT



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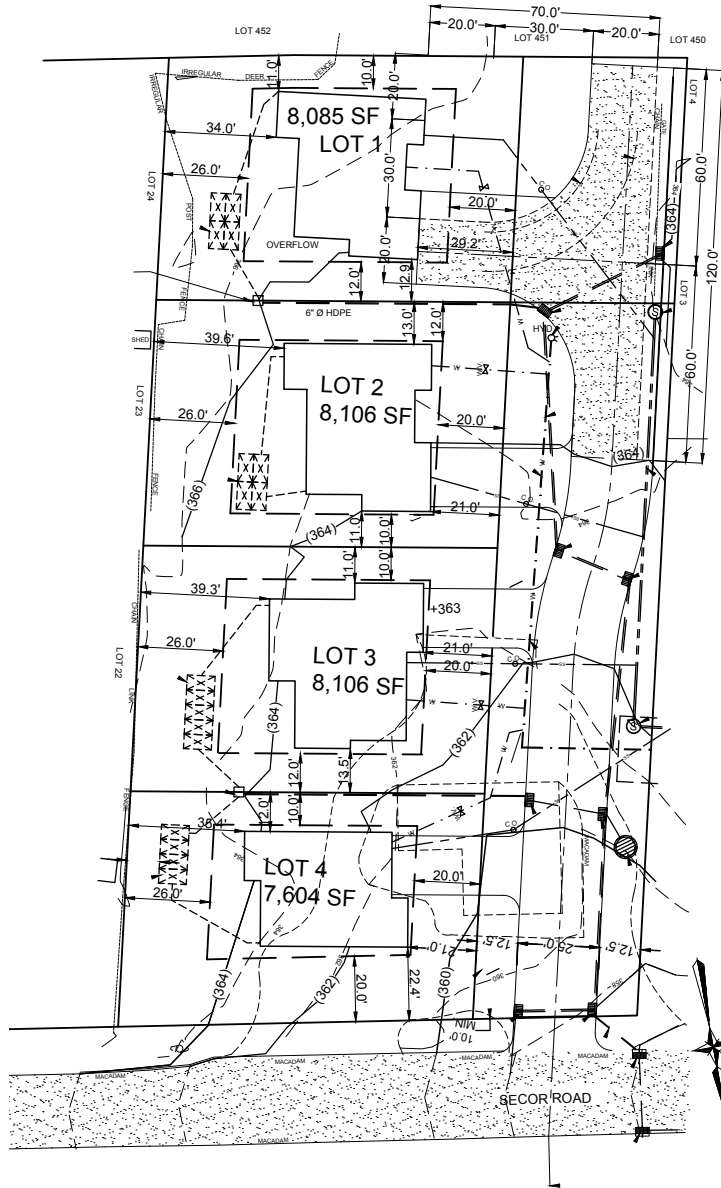
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LAND SURVEY

TOWN OF GREENBURGH ZONING REQUIREMENTS				
ZONING : R-7.5				
	LOT 1		LOT 2	
	REQD./ALLOWED	PROPOSED	REQD./ALLOWED	PROPOSED
MIN LOT AREA	7,500 FT ²	8,085 FT ²	7,500 FT ²	8,106 FT ²
MIN LOT WIDTH	75.0'	75.0'	75.0'	75.0'
PRINCIPAL BUILDING COVERAGE (24%)	1,940 FT ²	18% (1,455 FT ²)	1,945 FT ²	21% (1,750 FT ²)
IMPERVIOUS SURFACE (40.75%)	3,294 FT ²	32.6% (2,636 FT ²)	3,303 FT ²	37% (3,010 FT ²)
F.A.R.	(0.345) 2,789 FT ²	2,700 FT ²	(0.345) 2,796 FT ²	2,790 FT ²
YARD SETBACKS				
FRONT	20.0'	29.0'	20.0'	21.0'
ONE SIDE	10.0'	11.0'	10.0'	11.0'
TWO SIDES	22.0'	23.9'	22.0'	24.0'
REAR	26.0'	34.0'	26.0'	39.6'

	LOT 3		LOT 4	
	REQD./ALLOWED	PROPOSED	REQD./ALLOWED	PROPOSED
MIN LOT AREA	7,500 FT ²	8,106 FT ²	7,500 FT ²	7,604 FT ²
MIN LOT WIDTH	75.0'	75.0'	75.0'	108.0'
PRINCIPAL BUILDING COVERAGE (24%)	1,945 FT ²	18.5% (1,500 FT ²)	1,842 FT ²	22% (1,675 FT ²)
IMPERVIOUS SURFACE (40.75%)	3,303 FT ²	34.5% (2,800 FT ²)	3,099 FT ²	38% (2,890 FT ²)
F.A.R.	(0.345) 2,796 FT ²	2,788 FT ²	(0.35) 2,661 FT ²	2,650 FT ²
YARD SETBACKS			CORNER LOT 2 FRONT SETBACKS	
FRONT	20.0'	21.0'	20.0'	21.0'
ONE SIDE	10.0'	11.0'	20.0'	22.4'
TWO SIDES	22.0'	24.5'	ONE SIDE 10.0'	12.0'
REAR	26.0'	39.3'	26.0'	39.3'



REVIVED

COMMERCIAL

245 SECOR ROAD

Hartsdale, NY 10583

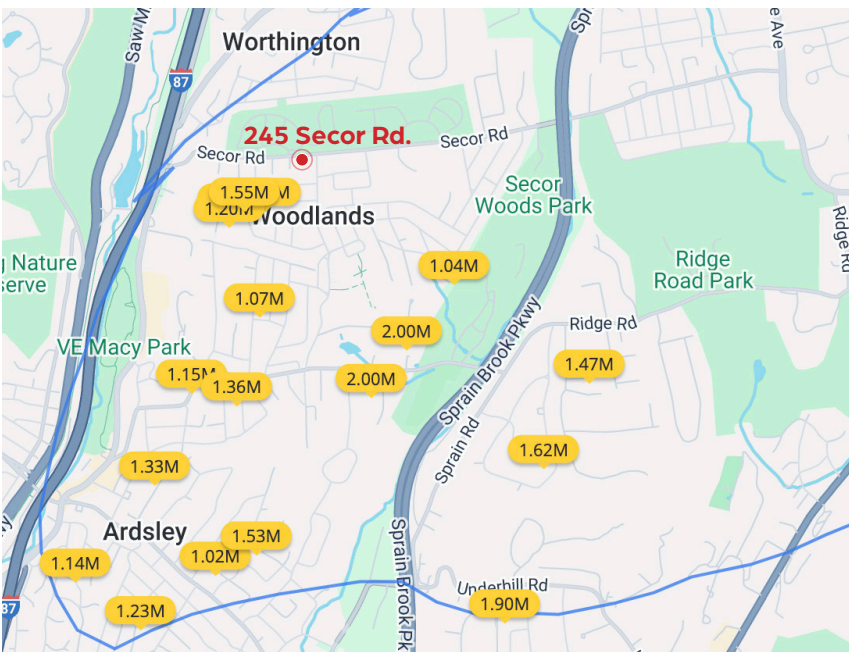
APPROVED 4 LOT PRIVATE SUBDIVISION
IN THE ARDLEY SCHOOL DISTRICT

SITE PHOTOS



COMPS

Address	Sale Date	Sales Price	Bedrooms/ Bathrooms	SF	Price PSF	Lot SF	Year Built
9 Melissa Drive, Ardsley, NY	9/12/2023	\$1,550,000	4 Bd/4Ba	2,963	\$523.12	10,019	1985
19 Northway, Hartsdale, NY	7/18/2023	\$1,370,000	4Bd/3Ba	2,611	\$524.70	7,405	1954
19 Melissa Drive, Ardsley, NY	9/12/2023	\$1,200,000	4Bd/3Ba	2,400	\$500.00	10,000	1986
4 Highland Drive, Ardsley, NY	8/14/2023	\$1,358,000	4Bd/4Ba	3,400	\$399.41	7,405	1952
11 Beacon Hill Rd, Ardsley, NY	8/28/2024	\$1,326,000	3Bd/3Ba	2,114	\$627.25	38,000	1958
2 Rest Avenue, Ardsley, NY	7/31/2023	\$1,525,000	4Bd/4Ba	3,600	\$423.61	13,860	2008
14 Riverview Avenue, Ardsley, NY	9/12/2024	\$1,225,000	4Bd/3Ba	2,390	\$512.55	18,480	1964
36 Topland Road, Hartsdale, NY	8/20/2024	\$1,620,000	4Bd/4Ba	3,447	\$469.97	29,400	1951
11 Hawthorne Way, Hartsdale, NY	08/08/2024	\$1,471,000	4Bd/3Ba	2,114	\$695.84	60,000	1962
Average Sales Price		\$1,405,000		2,782	\$519.61		



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