



Asking Price \$15,900,000.00

**100 Shore Road
Glenwood Landing, NY 11547**

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NEW YORK FAIR HOUSING NOTICE

https://www.dos.ny.gov/licensing/docs/FairHousingNotice_new.pdf

PROPERTY OVERVIEW

100 Shore Road, Glenwood Landing, NY 11547



PROPERTY INFORMATION

Neighborhood - North Shore

County - Nassau

State - New York

BUILDING INFORMATION

Buildable - 35% Per Acre

Taxes - \$29,980.00

Total Saleable Net - 115.5%

Year Built - 2026

Building Class - B

Building Style - Mid Rise Luxury

Floors - 3

Total Layout - 36 Units

ZONING INFORMATION

Zoning - Waterfront-B (WF-B)

Block - A

Lot - 35

LOT INFORMATION

Bulk Head - 1220 FT

Lot Acres - 3.31



PROPERTY HIGHLIGHTS



Residential
Development Site



Minutes to Public
Transportation



Walking Distance to
Beach & Golf



Marina, Pool,
Pickle Ball & Gym



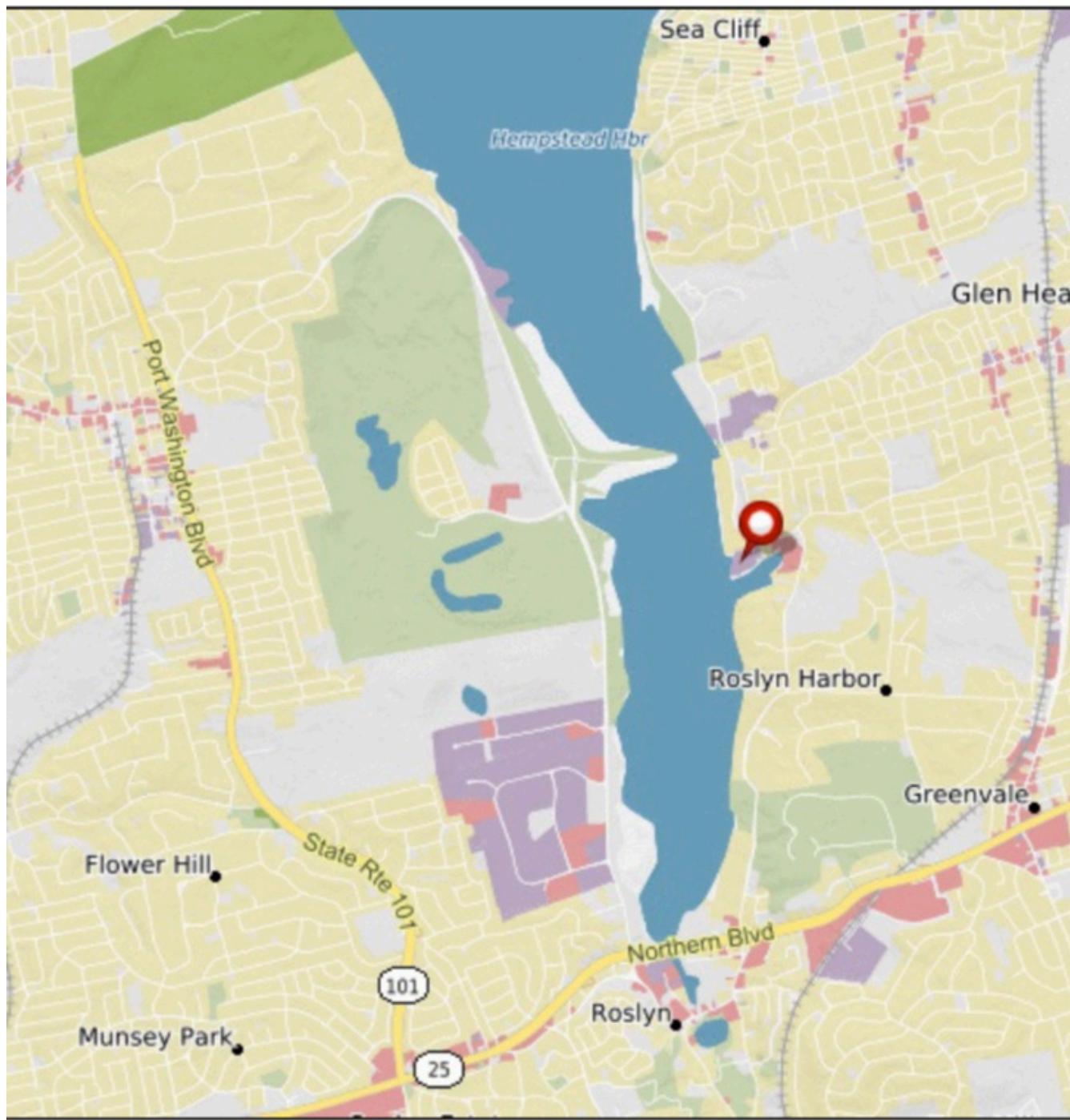
Elevator
Building



Investment
Development
Opportunity

Premier waterfront development located in the prestigious North Shore neighborhood of Nassau County, NY. This exceptional property boasts 1,200 feet of bulkhead with uninterrupted water views of Hempstead Harbor, offering a unique blend of luxury, convenience, and investment potential. 100 Shore Road represents a rare investment and development opportunity in a thriving area with significant growth potential. With its strategic location, luxury amenities, and proximity to proposed high-profile projects, this property is poised to become a landmark residential development.

LOCATION & ZONING

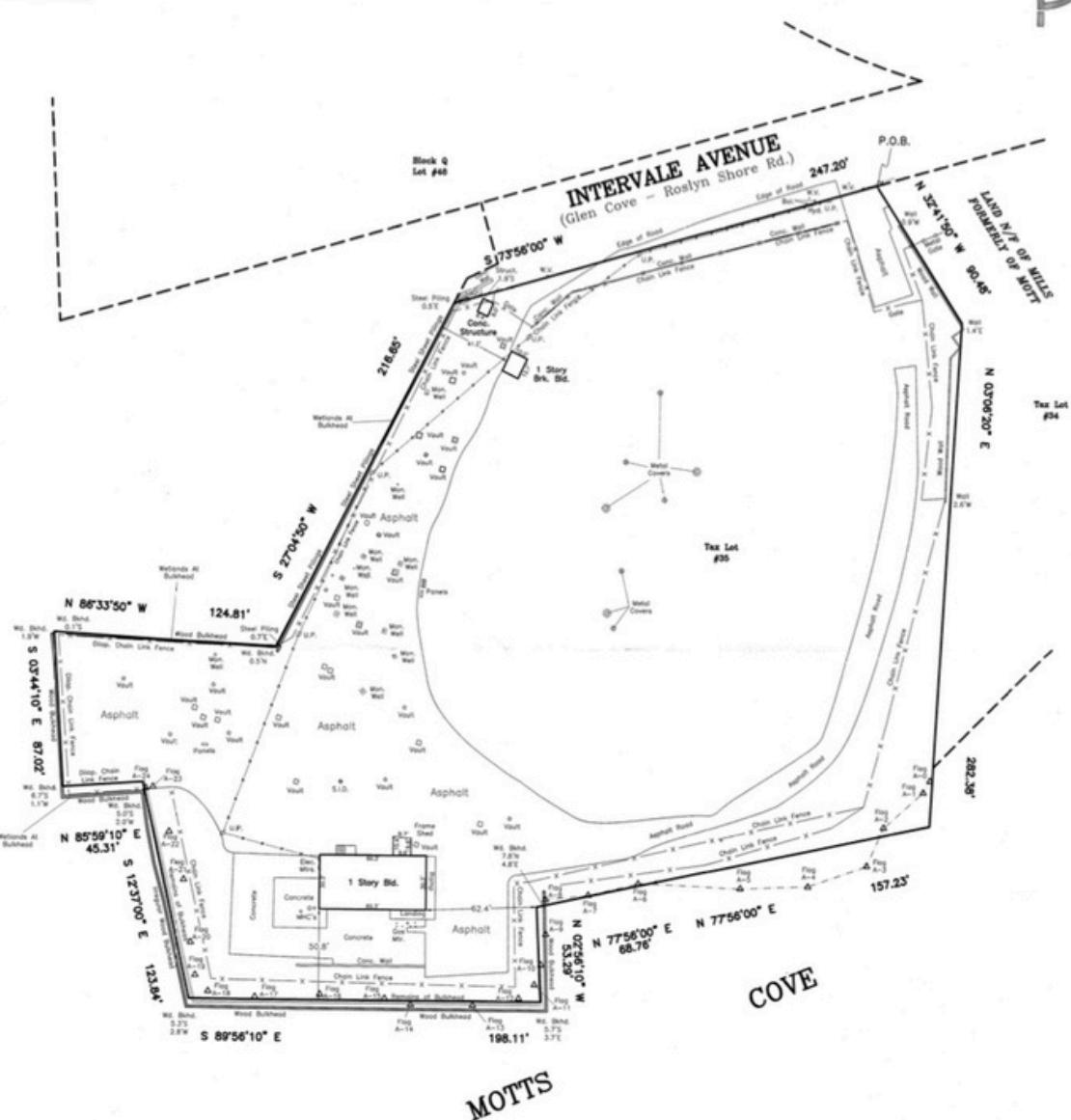


SURVEY

- S.I.D. Surface inlet drain
- U.P. Utility pole
- W.M. Water Meter
- W.V. Water valve
- A/C Air Conditioner
- O.W. Overhead Wires



HEMPSTEAD HARBOR



NOTE: Wetlands Flagged 8/17/2021
by B. Laing Associates, Inc.

CERTIFICATIONS ON THE STANDARD SURVEY MAY STATE THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EDITION, CODE OF PRACTICE FOR LAND SURVEYS, ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

DISMANTLES, MEASURED WORK SHALL BE LEFT TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON THEIR REQUEST, SHALL BE TURNED OVER TO THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

PROJECT INFORMATION		PROJECT
DATE:	8/20/2021	
DRAWN BY:	KR	
CHECKED BY:	TJB	
SCALE:	1"=40'	
AREA:	3.37 ACRES	
146785.75 SQ.FT.	SITUATED AT:	
DATUM:	N/A	
N/CTM:		GLENWOOD LANDING, NY
		SEC. 20 BLK. A LOT 35
 Northcoast		

PAD SITE



Neighboring Proposed Projects

- Engineers Country Club: 92 Units
- North Shore Country Club: TBD
- Garvies Point: 675 Units
- GH Water Tower: 37 & 17 Units
- 145 W Shore Rd: 176 Units
- Glen Street Kimco: 148 Units

TRANSPORTATION

Glen Head Station



3 min drive | 1.7 mi

Greenvale Station



4 min drive | 1.9 mi

Roslyn Station



6 min drive | 2.9 mi

Sea Cliff Station



TRANSPORTATION

AIRPORT

Laguardia

30 min drive | 18.1 mi

John F Kennedy International

32 min drive | 20.9 mi

DEMOGRAPHICS

Total population	585	Average household income	\$127,266
Female population	52.6%	White collar	73.1%
Male population	47.4%	Blue collar	26.9%
Median age	47.4		
Male median age	49.3		
Female median age	47.1		
Education			
No highschool	3.1%	Family households	58.6%
Some highschool or college	37.0%	Households with kids	35.7%
Bachelors degree	40.0%	Housing units	227
Other			
No highschool	3.1%	Occupied housing units	227
Some highschool or college	37.0%	Owner occupied units	70.5%
Bachelors degree	40.0%	Average number of people per household	2.58
		Median year structure built	1953
		Houses with mortgages	65.6%
Wealth			
Citizens	97.1%	Median value for units with a mortgage	\$896,900
Citizens born in US	78.8%	Median value for units without a mortgage	\$868,800
English speakers	100.0%	Median gross rent	\$1,695
Journey to Work			
Work in a metropolitan area	100.0%	Median mobile home values	\$0
Work at home	18.0%	Median housing costs per month	\$0
Go to work by car	73.5%	Population in poverty	6.8%
Go to work after 10 am	7.3%		

Proposed Site Plan

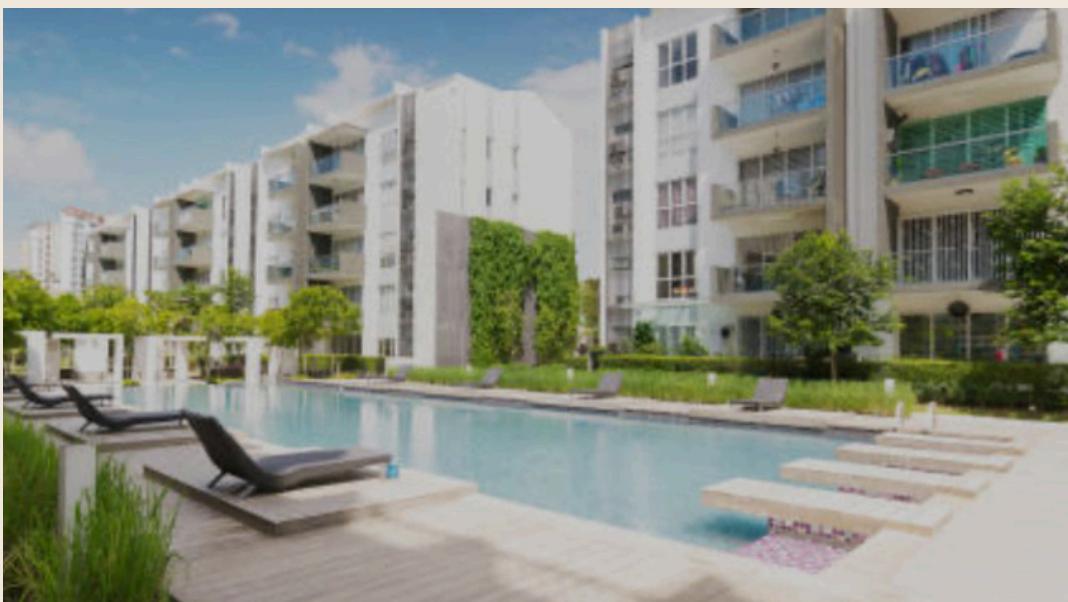
PROPOSED SITE ALIGNMENT PLAN ZONING DATA (SITE AREA 188,486 SF)

70.0 ZONING	PERMITTED	PROPOSED
70.1 USE	Existing Zone (1-B)	Residence District Multiple (RM)
70-68 HEIGHT	3-Story 43Ft. Max.	2-Story. 35 ft. Max. 10' Min.
70.69.1 Buffer Area	10' Min.	10' Min.
70-10.3 Parking	2 1/4 Spaces/Unit	2 1/4 Spaces/Unit
70-71 Lot Coverage	35% (65,970)sf	28.9% (54,536) sf
	50' Between Front and Rear walls 20' between end wall	50' Min.
	20' Min.	
70-71 Rec Area	100 sf per unit 2500 sf	5,250 sf
70-74 Floor Area	600 sf per Unit	2400 sf per Unit.
70-75 Front Yard	25 ft. Min.	(25)Feet
70-76 Side Yard	30 ft. Min.	(30) Feet
70-77 Rear Yard	20 ft. Min.	(20) Feet

Proposed Site Plan



AMENITY RENDERINGS



AMENITY RENDERINGS





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