

96 WILDEY STREET

Tarrytown, NY 10591

&

86-90 VALLEY STREET

Sleepy Hollow, NY 10591



HOULIHAN LAWRENCE
COMMERCIAL

OFFERING MEMORANDUM

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0.86 ACRES \$3,950,000 OFFERED AT

The offering consists of four (4) adjacent taxable parcels. 96 Wildey Street (Aka: 96 Valley Street) is a 0.35 acre vacant commercial lot located in the Village of Tarrytown within the Town of Greenburgh. 90 Valley Street (lot 40), 90 Valley Street (lot 41), and 86 Valley Street are located in the Village of Sleepy Hollow within the Town of Mount Pleasant. The Sleepy Hollow lots are 0.40 acre, 0.06 acre, and 0.05 acre in size. The four (4) lots combined total 0.86 acre.

The Tarrytown lot is set within the M-1.5 Multi Family zoning district, while the Sleepy Hollow lots are set within the C-2 Central Commercial zoning district.

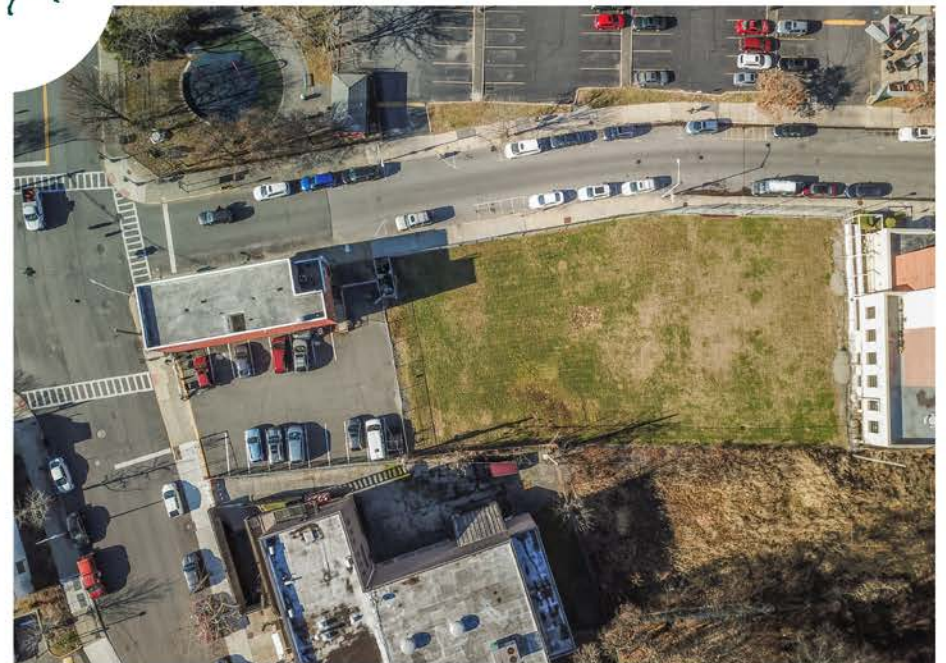
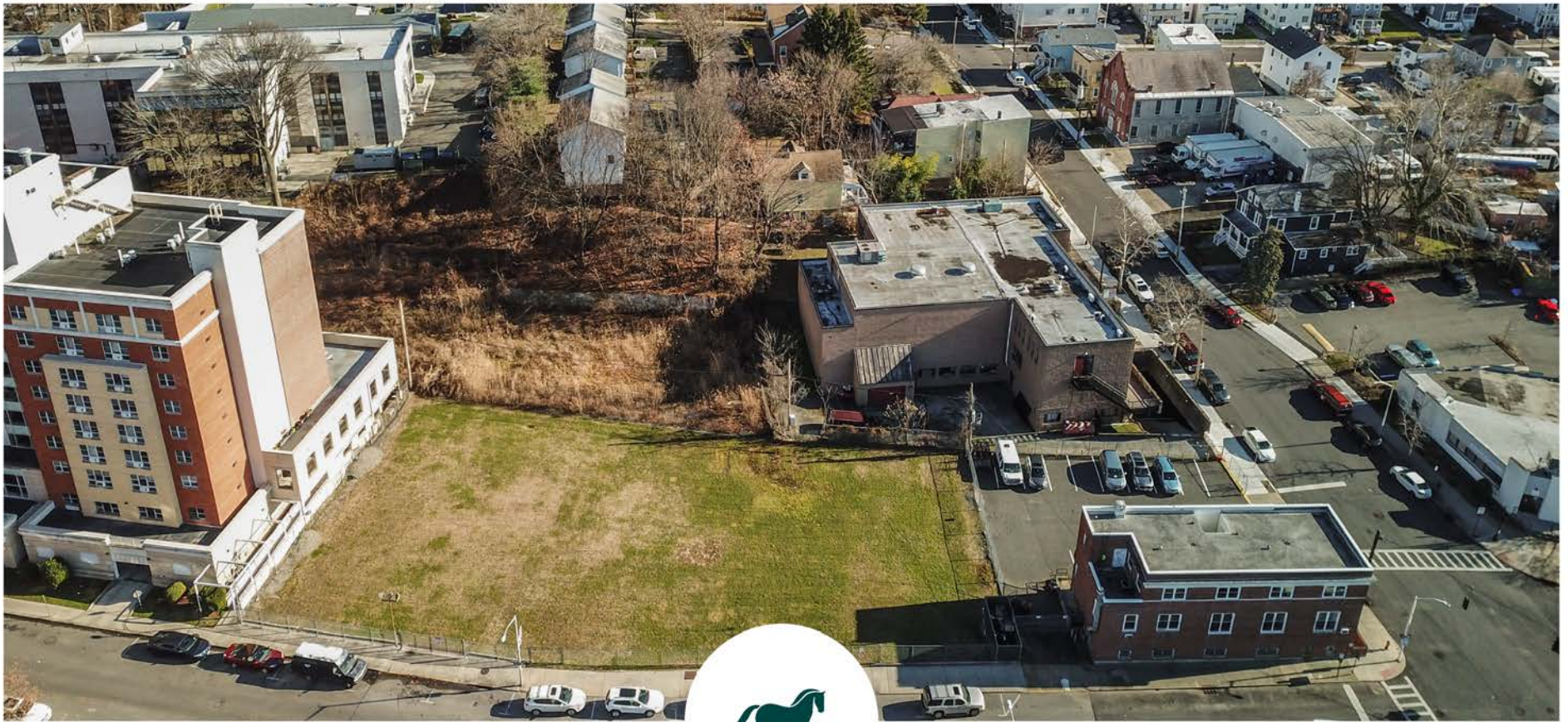
The property has a high potential for development in a very desirable Tarrytown/ Sleepy Hollow location.



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Potential Water Views & Close Proximity to Metro North Hudson Line Station





SITE SUMMARY

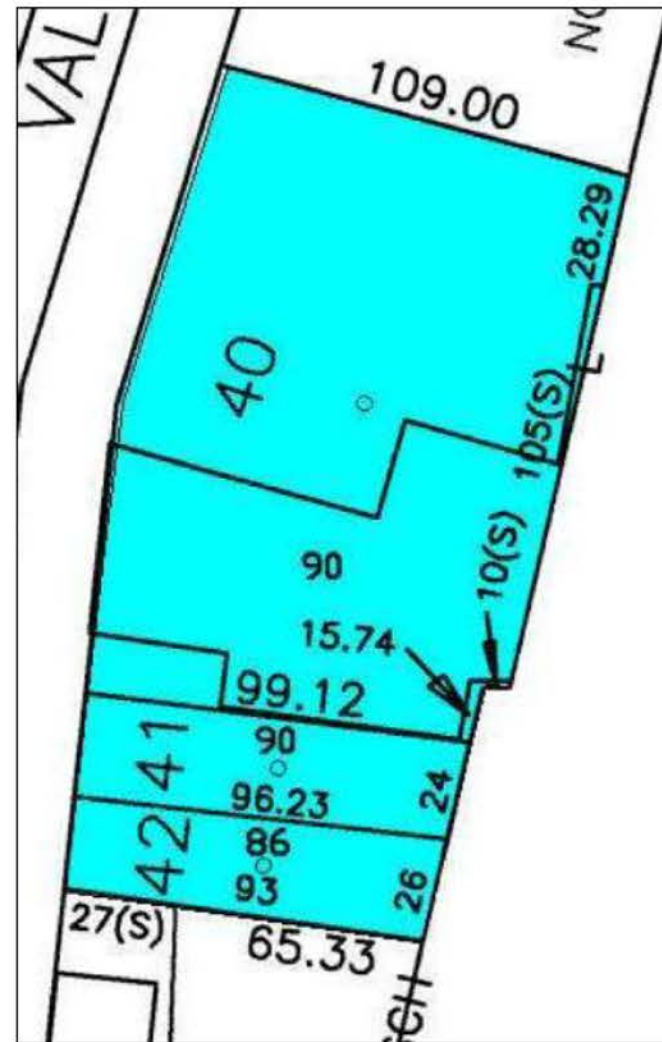
- 0.86+/- acres
- 37,484 sqft
- 220+/- frontage along eastern side of Valley Street
- Mainly level grade with some areas of sloping
- Irregular shaped lot
- Located in Flood Zone X
- Zoned M1.5 Downtown Gateway District and C-2 Central Commercial District
- Many permitted Uses
- High potential for development
- Desirable Tarrytown/Sleepy Hollow location



TAX ASSESSOR'S MAPS

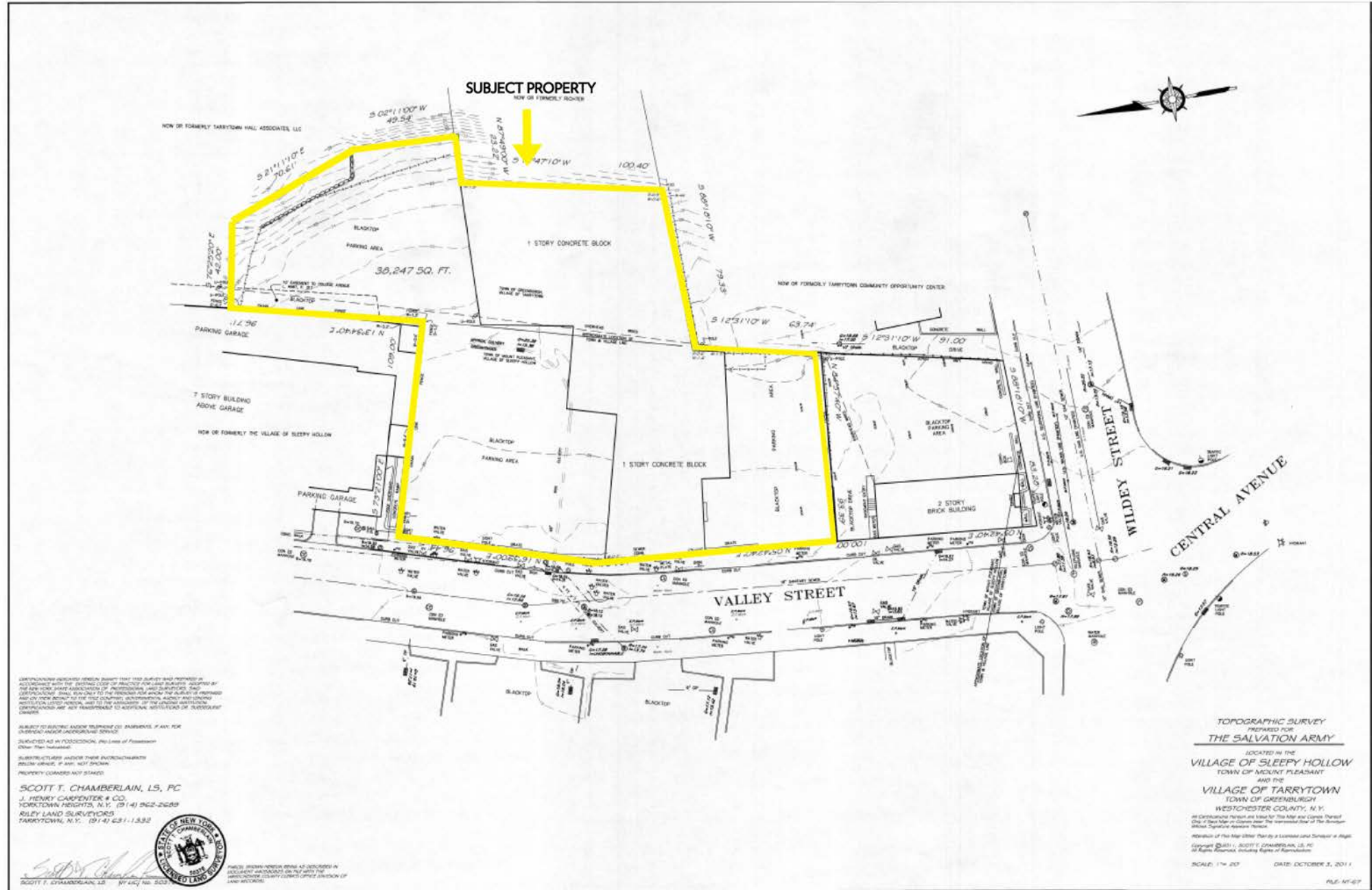


96 Wildey Street
(AKA: 96 Valley Street)



86 - 90 Valley Street





SUBJECT PROPERTY
NOW OR FORMERLY OWNER

CONVEYANCES INDICATED HEREON SHOWN THAT THE SURVEY WAS PREPARED IN ACCORDANCE WITH THE GENERAL CODE OF PRACTICE FOR LAND SURVEYORS AS SET BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL AND SURVEYING ENGINEERS. THE SURVEYOR SHALL BE RESPONSIBLE TO THE PERSONS FOR WHOM THE SURVEY IS PREPARED AND ON THEIR BEHALF TO THE FIELD COURTS, GOVERNMENT AGENCIES AND OTHER AGENCIES AND TO THE PUBLIC. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY AND FOR THE PROTECTION OF THE RIGHTS OF THE SURVEYED PARTIES. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE RIGHTS OF THE SURVEYED PARTIES. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE RIGHTS OF THE SURVEYED PARTIES.

SUBJECT TO RECORDING AND PAYMENT OF TAXES, IF ANY, FOR OVERHEAD AND/OR UNDERGROUND SERVICES.
 SUBDIVIDED AS IN POSSESSION, P.O. Lines of Possession (Other Than Indicated).
 SUBSTRUCTURES AND/OR THEIR ENCLOSURES SHALL BE SHOWN, IF ANY, NOT SHOWN.
 PROPERTY CORNER NOT SHOWN.

SCOTT T. CHAMBERLAIN, L.S., P.C.
 J. HENRY CARPENTER & CO.
 YORKTOWN HEIGHTS, N.Y. (914) 962-2689
 RILEY LAND SURVEYING
 TARRYTOWN, N.Y. (914) 631-1332



FIELD NOTES AND/OR RECORDS AS REFERRED TO IN THIS SURVEY ARE KEPT BY THE SURVEYOR AT HIS OFFICE OR AT THE OFFICE OF HIS EMPLOYER. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE RIGHTS OF THE SURVEYED PARTIES.

TOPOGRAPHIC SURVEY
 PREPARED FOR
THE SALVATION ARMY

LOCATED IN THE
VILLAGE OF SLEEPY HOLLOW
 TOWN OF MOUNT PLEASANT
 AND THE
VILLAGE OF TARRYTOWN
 TOWN OF GREENBURGH
 WESTCHESTER COUNTY, N.Y.

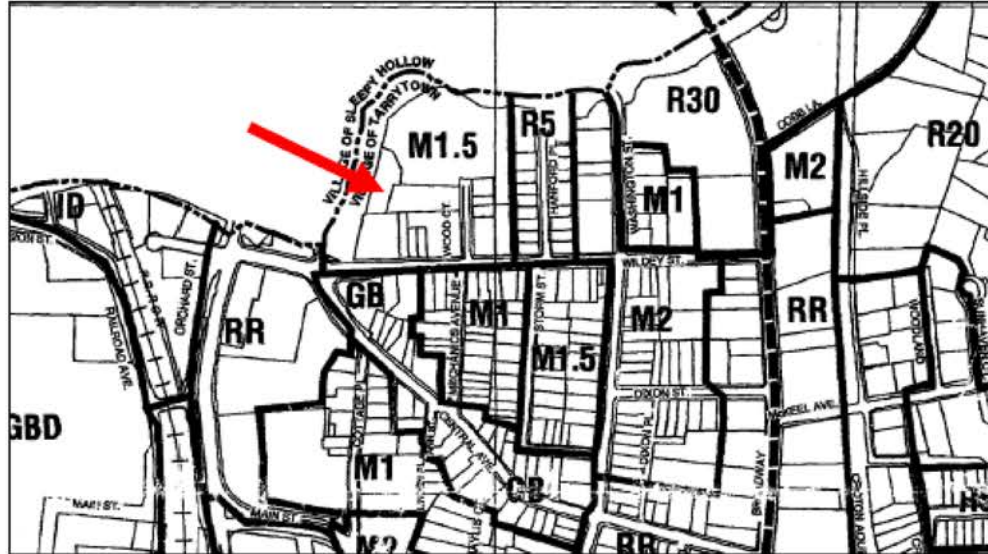
All Contour Lines are based on the Mean Sea Level Datum of 1985. All Contour Lines are based on the Mean Sea Level Datum of 1985. All Contour Lines are based on the Mean Sea Level Datum of 1985. All Contour Lines are based on the Mean Sea Level Datum of 1985.

SCALE: 1" = 20' DATE: OCTOBER 3, 2011



HOULIHAN LAWRENCE
 COMMERCIAL

ZONING MAPS



M-1.5 Multi Family Residence District



C-2: Central Commercial



Multifamily Residential M-1.5 Zone

305 Attachment 6

Village of Tarrytown

Zoning Schedule Multifamily Residence Districts

5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
Zone	Use	Minimum Lot Size (square feet)	Width at Front of Building (feet)	Principal Building Coverage (percent)	Accessory Building Coverage (percent)	Total Coverage (all buildings) (percent)	Minimum Front Yard (feet)	Minimum for Each Side Yard (feet)	Minimum 2 Side Yards (feet)	Minimum Rear Yard (feet)	Minimum Distance From Accessory Building to Principal Building (feet)	Minimum Distance From Accessory Building to Side Lot Line (feet)	Minimum Distance From Accessory Building to Rear Lot Line (feet)	Maximum Height (stories)	Maximum Height (feet)	Minimum Floor Area Per Dwelling Unit (square feet)	Zone
M-4	1-family dwelling units	20,000	120	18.0	4.5	22.5	30	16	34	32	16	16	16	2.5	25	1,500	M-4
M-4	2-family dwelling units	24,000	120	20.0	5.0	25.0	45	45	90	45	10	10	10	2.0	25	800	M-4
M-4	3-family dwelling units	28,000	120	15.0	10.0	25.0	50	50	100	50	10	10	10	3.0	35	800	M-4
M-4	Multifamily	20,000/first unit, 4,000/ each additional unit	120	10.0	15.0	25.0	70	70	140	70	15	15	15	3.0	35	800	M-4
M-3	1-family dwelling units	15,000	115	20.0	5.0	25.0	27	14	30	30	14	14	14	22.5	25	1,350	M-3
M-3	2-family dwelling units	18,000	115	20.0	5.0	25.0	40	40	80	40	10	10	10	2.0	25	750	M-3
M-3	3-family dwelling units	21,000	115	15.0	10.0	25.0	45	45	90	45	10	10	10	3.0	35	750	M-3
M-3	Multifamily	15,000/first unit, 3,000/ each additional unit	115	10.0	15.0	25.0	60	60	120	60	15	15	15	3.0	35	750	M-3
M-2	1-family dwelling units	10,000	100	22.0	5.5	27.5	25	12	26	28	12	12	12	2.5	25	1,200	M-2
M-2	2-family dwelling units	12,500	25	30.0	0.0	30.0	20	8	18	26	0	0	0	2.5	25	750	M-2
M-2	3-family dwelling units	15,000	25	30.0	5.0	35.0	25	20	40	45	0	0	0	3.0	35	700	M-2
M-2	Multifamily	10,000/first unit, 2,500/ each additional unit	25	20.0	10.0	30.0	30	25	50	50	0	0	0	3.0	35	700	M-2
M-1.5	1-family dwelling units	7,500	75	24.0	6.0	30.0	20	10	22	26	10	10	10	2.5	25	1,050	M-1.5
M-1.5	2-family	9,500	40	30.0	0.0	30.0	20	8	16	26	0	0	0	2.5	25	750	M-1.5

305 Attachment 6:1

12 - 15 - 2008

TARRYTOWN CODE

5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
Zone	Use	Minimum Lot Size (square feet)	Width at Front of Building (feet)	Principal Building Coverage (percent)	Accessory Building Coverage (percent)	Total Coverage (all buildings) (percent)	Minimum Front Yard (feet)	Minimum for Each Side Yard (feet)	Minimum 2 Side Yards (feet)	Minimum Rear Yard (feet)	Minimum Distance From Accessory Building to Principal Building (feet)	Minimum Distance From Accessory Building to Side Lot Line (feet)	Minimum Distance From Accessory Building to Rear Lot Line (feet)	Maximum Height (stories)	Maximum Height (feet)	Minimum Floor Area Per Dwelling Unit (square feet)	Zone
M-1.5	3-family dwelling units	11,500	40	30.0	10.0	40.0	20	15	30	45	0	0	0	2.0	35	650	M-1.5
M-1.5	Multifamily	7,500/first unit, 1,500/ each additional unit	40	20.0	15.0	35.0	25	20	40	45	0	0	0			650	M-1.5
M-1.5	Public buildings	0	40	0.0	0.0	0.0	20	0	0	20	0	0	0			0	M-1.5
M-1.5	Nursing home	120,000	120	30.0	0.0	30.0	30	25	50	50	N/A	N/A	N/A	N/A	N/A	N/A	M-1.5
M-1	1-family dwelling units	5,000	50	26.0	6.5	32.5	20	8	18	26	0	0	0			900	M-1
M-1	2-family dwelling units	6,000	50	45.0	10.0	55.0	15	10	20	45	0	0	0			600	M-1
M-1	3-family dwelling units	7,000	50	30.0	20.0	50.0	20	15	30	45	0	0	0			600	M-1
M-1	Multifamily	5,000/first unit, 1,000/ each additional unit	50	15.0	25.0	40.0	25	20	40	45	0	0	0			600	M-1

Central Commercial C-2 Zone

SLEEPY HOLLOW CODE

District	Permitted Principal Uses	Permitted Accessory Uses	Minimum Lot Size			Maximum Lot Coverage		Required Yards and Open Spaces					Maximum Height (feet)	Miscellaneous Notes
			Use	Area	Width (feet)	Use	Area (percent)	Use	Front (feet)	Side		Rear (feet)		
										One (feet)	Both (feet)			
C-2, Central Commercial	As in R-5, plus Banks, offices, restaurants and similar community service activities Stores and shops for retail business and personal and business services Commercial recreation facility Printing and publishing plant Planned commercial development group Restaurant, delicatessen or other food service establishment* Tavern or bar* Car wash Mixed-use (commercial and residential) development*	As in C-1 Antennas, communications towers, antenna towers, monopoles, associated buildings, structures and equipment	Commercial uses, excluding car wash Car wash Residence and other R-5 uses Mixed use	No minimum 10,000 square feet As in R-5 No minimum	No minimum 100 As in R-5 No minimum	Commercial use Residence use Mixed use	As in C-1 As in R-4 No minimum FAR-14	Commercial use Residence use Mixed use	None As in R-4 None	None As in R-4 None	None As in R-4 None	20 As in R-4 Where a mixed use is abutting a residential district, the yard requirement shall be 25, the last 10 of which must be landscaped	45	Parking and loading as specified in § 450-41E Uses subject to performance standards as specified in § 450-43 Site plan review as specified in § 450-66 *See additional requirements as specified in §§ 450-49 and 450-50, as appropriate

Discover Tarrytown



HOULIHAN LAWRENCE



11,436
POPULATION

27
MILES TO NYC

3.1
SQUARE MILES

VILLAGE OF TARRYTOWN

History and culture are just a train ride away in this picturesque River-town. Rich in history, Tarrytown is a bustling Hudson River town known for its thriving Main Street, diversity of shopping, and dining, with a naturally-breathtaking setting. Located on the hills of the east bank of the Hudson River, Tarrytown is the eastern terminus of the Mario M. Cuomo Bridge, connecting the New York State Thruway between Tarrytown and Nyack. Serviced by Metro North's Hudson Line, the 25 miles to Grand Central Terminal in New York City is about a 35 minute express ride.

PARKS & RECREATION

Tarrytown has a thriving and active Recreation & Parks Department that is dedicated to enhancing the lives of the residents by providing a variety of event programming and well-rounded recreational activities, while maintaining and preserving the Village parks. Enjoy Patriots Park with walking paths and playground, located on Broadway, near the Warner Library.

Pierson Park on the waterfront has tennis courts, basketball courts, splash pad, and picnic areas. Losee Park fields are lighted for softball, baseball, and soccer with amazing views directly on the Hudson River. Tarrytown residents also enjoy a brand new Fitness Center with outdoor pool for summer fun.

ARTS & CULTURE

Music performances at the Tarrytown Music Hall, which occur more nights than not, vary from classic rock to jazz to blues.

EDUCATION

John Paulding School: Grades Pre K-K | Enrollment: 203
W.L. Morse School: Grades 1-2 | Enrollment: 402
Washington Irving School: Grades 3-5 | Enrollment: 613
Sleepy Hollow Middle School: Grades 6-8 | Enrollment: 621
Sleepy Hollow High School: Grades 9-12 | Enrollment: 849



Discover Sleepy Hollow



HOULIHAN LAWRENCE



10,122
POPULATION

27
MILES TO NYC

2.3
SQUARE MILES

VILLAGE OF SLEEPY HOLLOW

This beautiful village, steeped in folklore was immortalized by Washington Irving, author of Rip Van Winkle and The Legend of Sleepy Hollow. Philipsburg Manor, a 1720 national landmark, forms a bridge to America's past where granite millstones ground wheat into flour (a basic commodity in the Philipse family international trading empire). Pocantico Hills is home to the Rockefeller Kykuit Estate. The residential neighborhoods of Philipse Manor and Sleepy Hollow Manor are located north of the village center, near the river. Sleepy Hollow has its own train station with parking, making for any easy commute on the Hudson Line. Beekman Avenue is the bustling business district which ends at the site of the former GM plant, currently under development into stores, condos, and restaurants. This peaceful village along the Hudson is rightly proud of its rich history and today it remains a quaint, verdant, welcoming community of over 10,000 residents.

PARKS & RECREATION

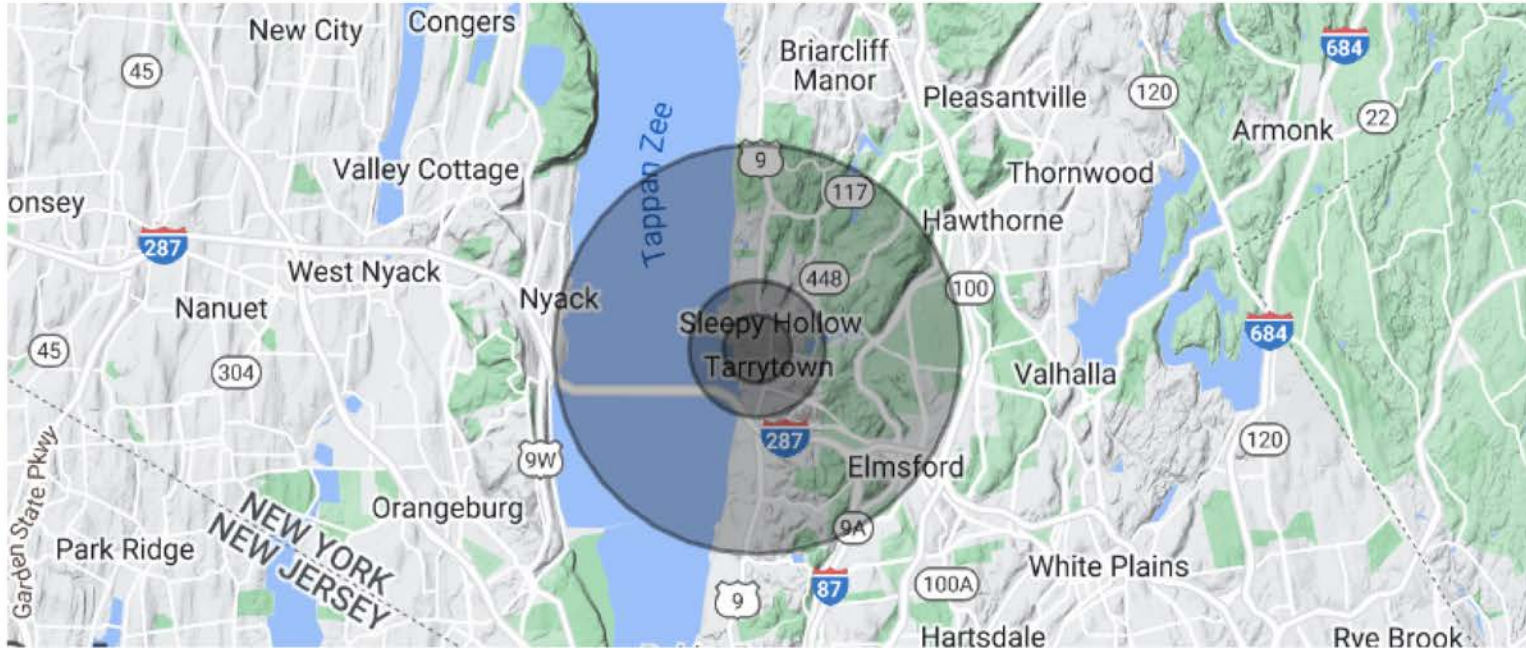
The Village of Sleepy Hollow Recreation and Parks Department enhances the quality of life for local residents with a particular focus on programs for youth and seniors. There are a number of park facilities that fall within the village including: Barnhart Park, Devries Park, Douglas Park, Horan's Landing, Kingsland Point Park as well as the Kathryn Davis River Walk Center, 1883 Sleepy Hollow Lighthouse, and Sleepy Hollow Senior Center.

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John Paulding School: Grades Pre K-K | Enrollment: 203
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DEMOGRAPHICS



POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	7,583	13,148	37,671
Average Age	39.2	40.8	41.9
Average Age (Male)	39.8	39.7	40.4
Average Age (Female)	39.8	40.7	42.3
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	3,121	5,460	15,411
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$81,208	\$113,239	\$145,477
Average House Value	\$397,322	\$455,460	\$519,830

* Demographic data derived from 2020 ACS - US Census





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COMMERCIAL



LOCAL MARKET LEADERSHIP. WORLD CLASS CONNECTIONS.

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