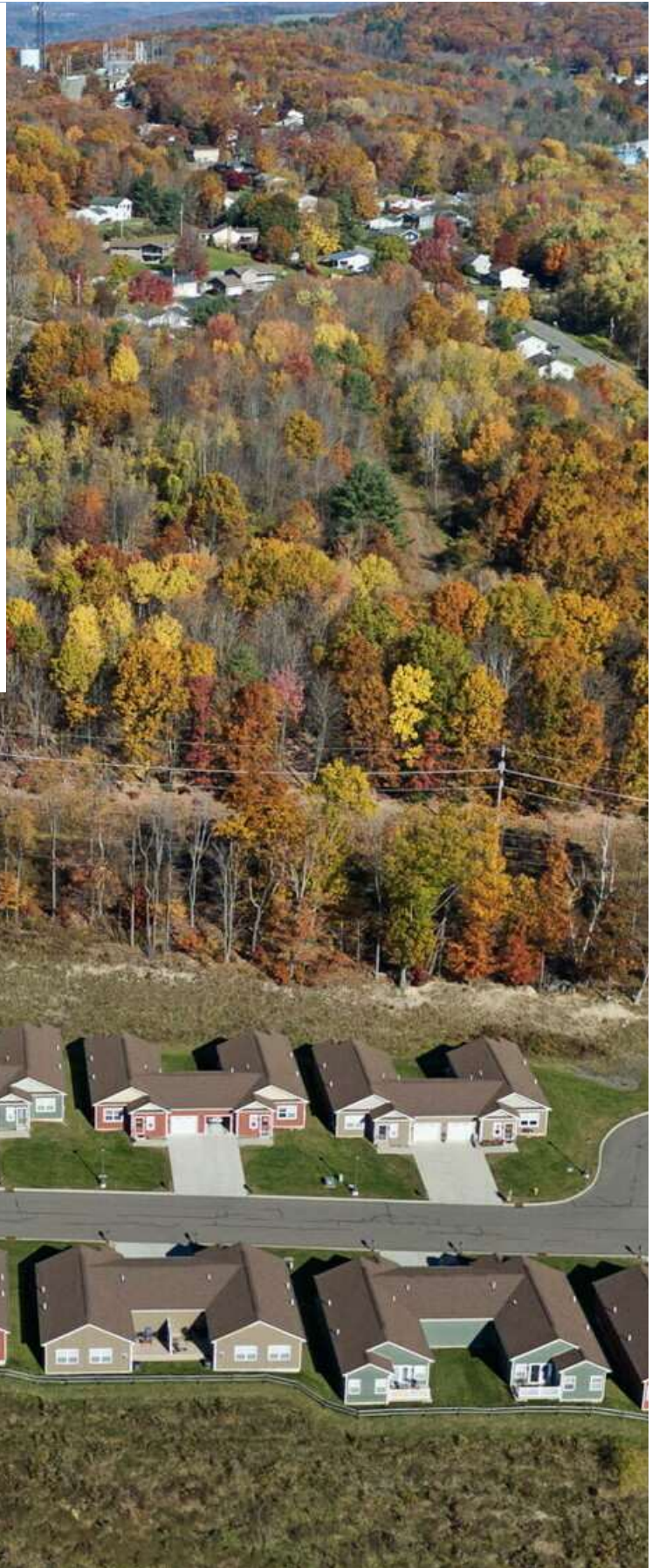


LAND FOR SALE

21 Acres of Commercial Land

105 Skye Island Dr,
Endicott, NY 13760

OFFERING MEMORANDUM



EDDY PEZZINO

Licensed Real Estate Salesperson
607.372.3214
epezzi@yaman.com





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Land For Sale

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Yaman Commercial Industrial in compliance with all applicable fair housing and equal opportunity laws.

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Property Information

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PROPERTY SUMMARY

Land For Sale



PROPERTY DESCRIPTION

This 21-acre parcel at 105 1/2 Skye Island Drive, Endicott, NY, offers breathtaking panoramic views of the region. Zoned Planned Unit Development (PUD), the property was previously approved for a 160-unit senior housing community, including 64 one-bedroom and 56 two-bedroom units, along with amenities such as a pool and fitness center. While the prior approvals have expired, the zoning remains in place, and re-approval is expected to be a smooth process due to strong demand for housing in the area. The site has frontage on Skye Island Drive, providing excellent access to surrounding areas and major roadways. Ideal for residential or mixed-use development, this property benefits from the success of nearby Skye View Heights, a fully-occupied senior community with a waiting list. The location offers a prime opportunity to capitalize on a growing demand for quality housing in Endicott.

PROPERTY HIGHLIGHTS

- –Scenic Vistas: Situated atop Skye Island Drive, the property boasts expansive views over Endicott and the picturesque landscapes of Broome County, enhancing its appeal for potential residents or occupants.
- –Development Potential: The site was previously rezoned as a Planned Unit Development (PUD) and received

OFFERING SUMMARY

Sale Price:	\$390,000
Lot Size:	21 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	221	1,232	5,569
Total Population	669	3,000	12,483
Average HH Income	\$79,026	\$71,055	\$69,390

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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

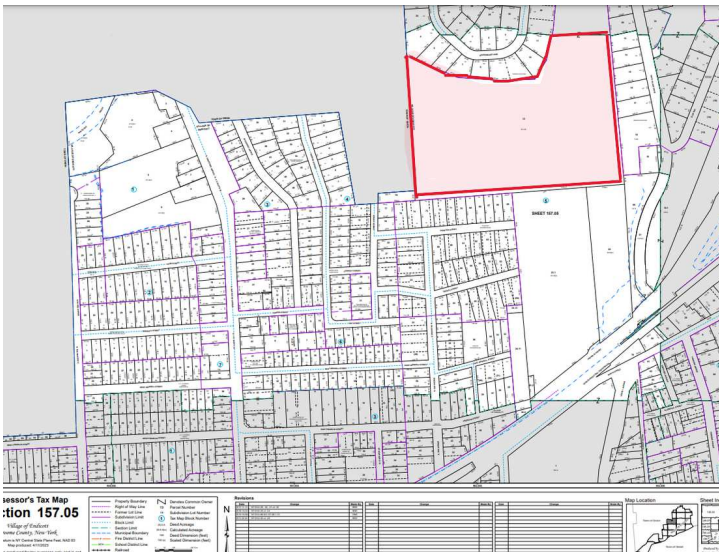
21-acre elevated parcel on Skye Island Dr., Endicott, NY, with stunning panoramic views. Previously zoned PUD and approved for a 160-unit senior community. Utilities nearby, strong housing demand, and easy access. Re-approval likely.

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Land For Sale



PROPERTY HIGHLIGHTS

- **-Scenic Vistas:** Situated atop Skye Island Drive, the property boasts expansive views over Endicott and the picturesque landscapes of Broome County, enhancing its appeal for potential residents or occupants.
- **-Development Potential:** The site was previously rezoned as a Planned Unit Development (PUD) and received approvals in 2021 for a 160-unit residential community catering to the 50+ demographic. While these approvals have lapsed, the groundwork has been established, and re-approval is anticipated to be a smooth process.
- **-Proven Demand:** Adjacent to the successful Skye View Heights development, which maintains full occupancy and a waiting list, indicating a strong market demand for quality housing in this area.?
- **Community Atmosphere:** The Skye Island neighborhood is renowned for its clean, serene environment and strong sense of community, making it a desirable location for prospective developments.
- **-Convenient Location:** Proximity to local amenities, schools, and businesses in Endicott, coupled with the tranquility of an elevated site, offers the best of both worlds for future residents.
- **-Flexible Development Options:** While previously approved for senior housing, the property's zoning and location allow for various development concepts, subject to local approvals.
- **-Market Readiness:** The combination of scenic views, established community appeal, and demonstrated housing demand positions this site as a compelling investment opportunity.
- **-Supportive Community:** Local officials and residents have shown support for developments that enhance the area's residential offerings, suggesting a favorable environment for project approval.

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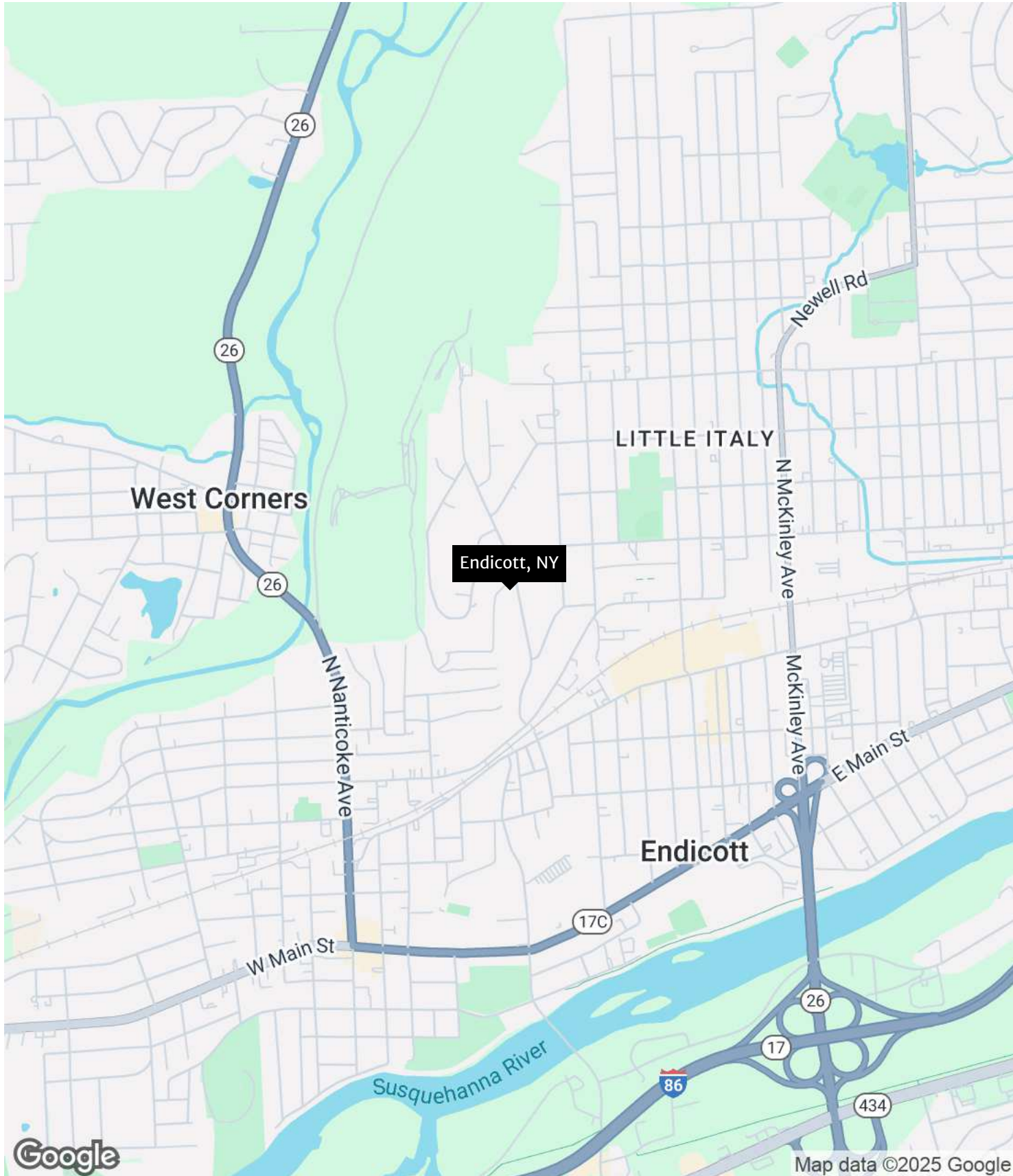
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REGIONAL MAP

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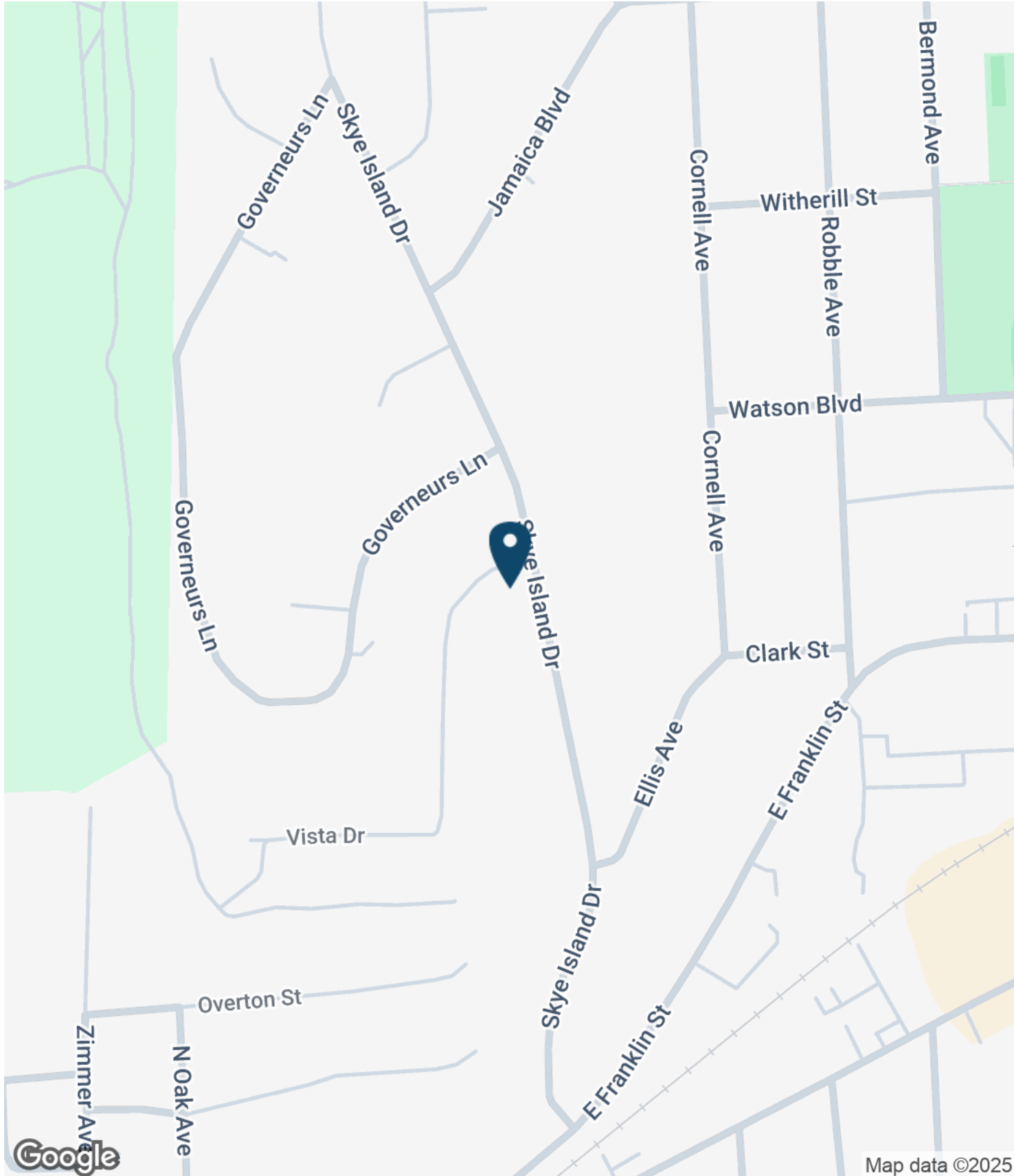
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LOCATION MAP

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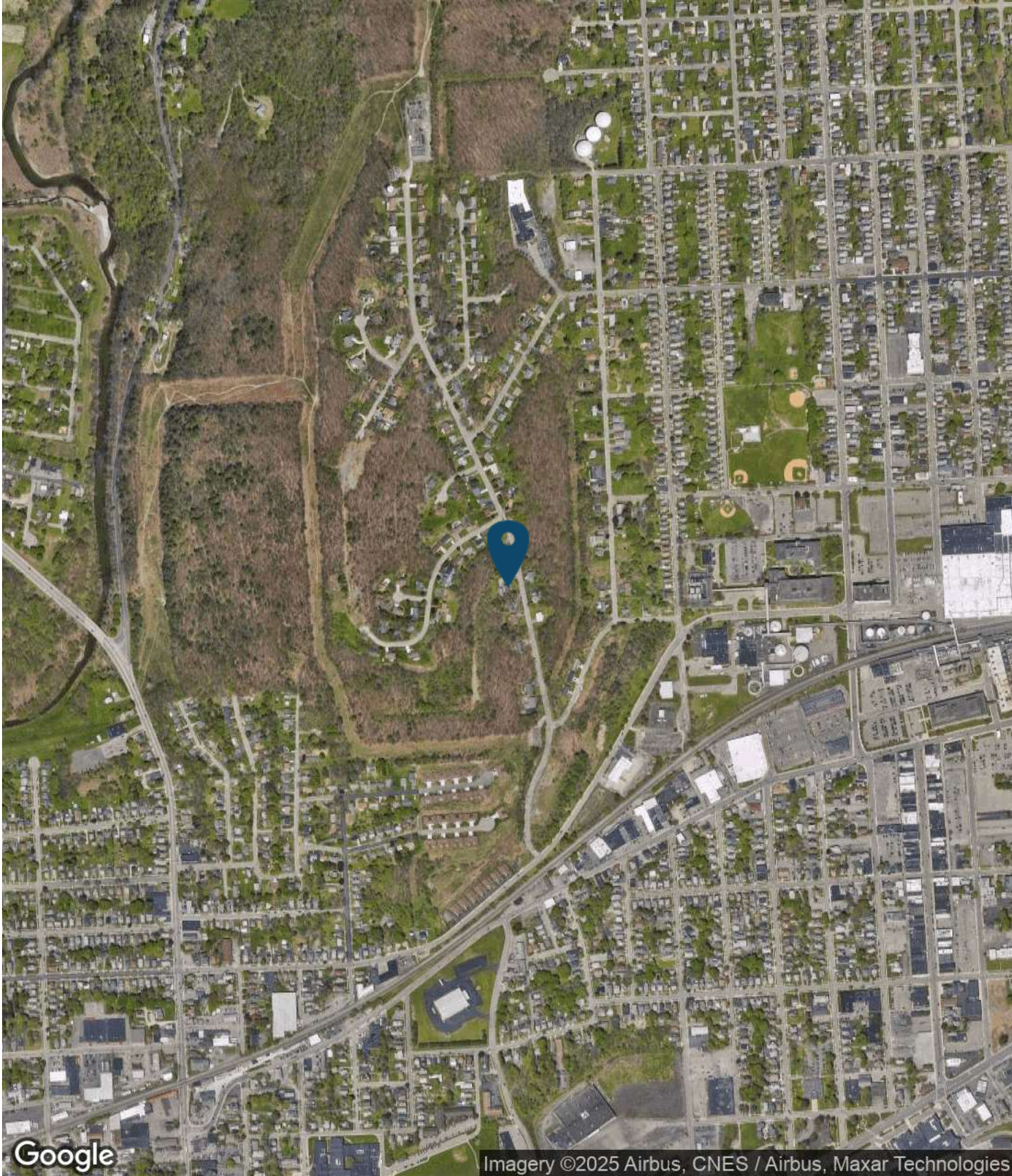
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AERIAL MAP

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Demographics

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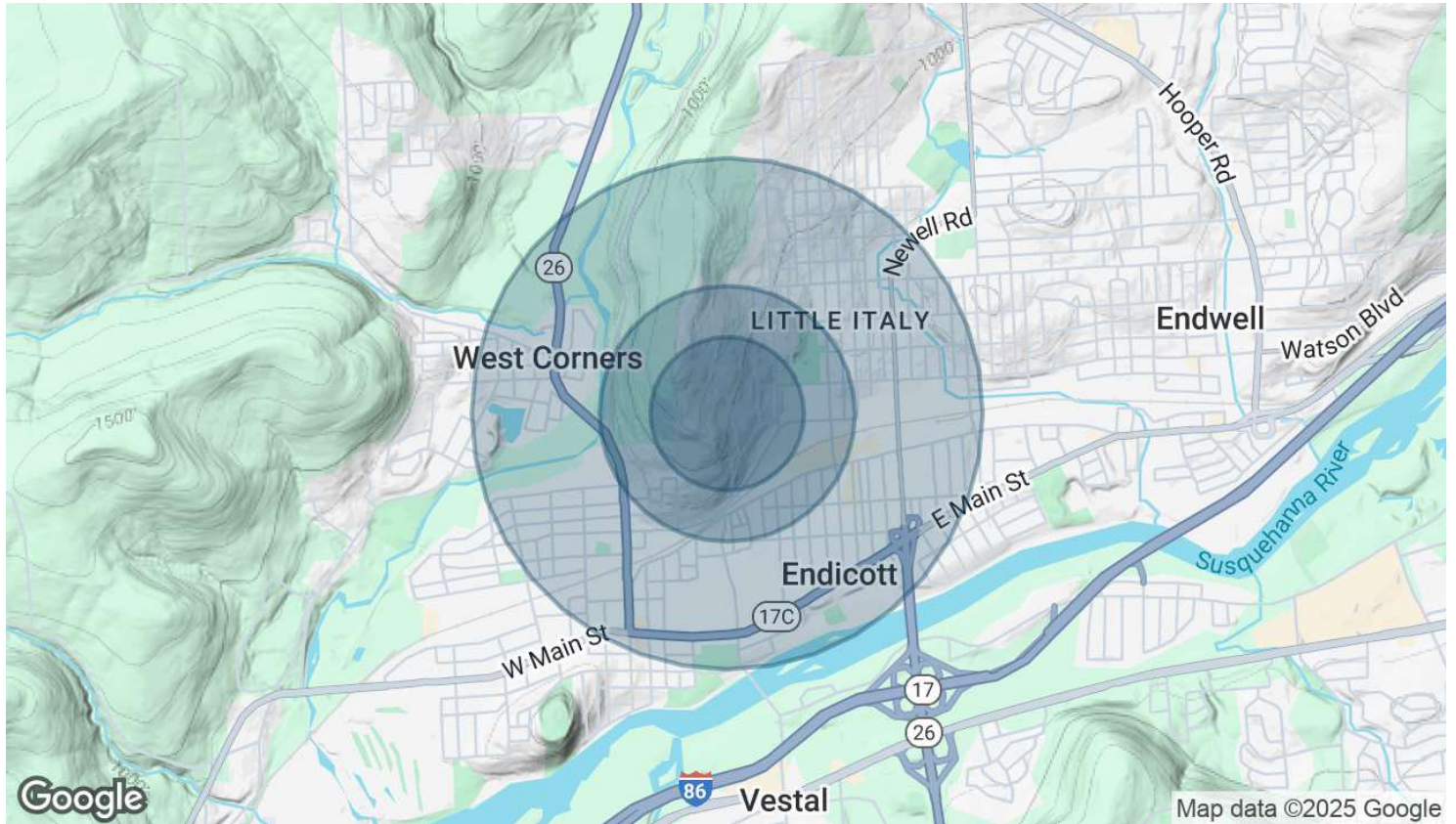
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DEMOGRAPHICS MAP & REPORT

Land For Sale



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	669	3,000	12,483
Average Age	52	45	42
Average Age (Male)	50	43	41
Average Age (Female)	54	46	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	221	1,232	5,569
# of Persons per HH	3	2.4	2.2
Average HH Income	\$79,026	\$71,055	\$69,390
Average House Value	\$173,865	\$165,541	\$149,342

Demographics data derived from AlphaMap

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Advisor Bios

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ADVISOR BIO 1

Land For Sale



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PROFESSIONAL BACKGROUND

Born and raised in Upstate New York, I have always been deeply connected to the Greater Binghamton area. As both an athlete and a dedicated student, I grew up with a passion for teamwork and discipline, which shaped my career and life. Over the years, I've worn many hats—coach, mentor, entrepreneur—and have become a dedicated community advocate and successful business leader.

With a degree in sports management with a concentration in business from the University of Phoenix, I transitioned my skills into the restaurant industry, owning and managing several successful establishments. I've also been actively involved in real estate acquisitions for over 20 years, furthering my expertise in business management, negotiation, and customer satisfaction. My commitment to the local community is unwavering, and I take immense pride in giving back, both through donations and volunteering my time to support local charities and causes. Above all, my most cherished role is being a father to 8 incredible children.

Now, as part of the esteemed Yaman Real Estate team of true professionals, I leverage the collective expertise and reputation of a renowned brokerage to provide my clients with the highest standard of service. The Yaman team's commitment to professionalism, integrity, and success aligns perfectly with my personal mission to always deliver excellence in every transaction.

Over the past year, I've made significant strides in real estate. My work at Yaman Real Estate and as a developer has positioned me as a key player in the local market, focusing on strategic growth and profitable investments.

I've structured several high-profile real estate deals, including the ongoing development of Riverside Gardens, a project aimed at revitalizing the community while providing sustainable housing solutions. My ability to negotiate and bring value to my clients has been a cornerstone of these deals.

Community Engagement and Charitable Contributions: Continuing my commitment to giving back, I've donated both time and resources to various local charities and community-driven initiatives, making an impact where it counts most.

Coaching and Mentoring: My love for sports continues as I coach youth and adult baseball teams, instilling values of teamwork, dedication, and perseverance. Coaching allows me to give back to the community in ways that foster growth and personal development in young athletes.

Recognition in Business and Leadership: Over the past year, I've been recognized for my work in real estate. These accolades highlight my dedication to excellence, strong work ethic, and ability to produce results that exceed expectations.

With more than 20 years of experience as a business owner and coach, I bring a unique blend of leadership, motivation, and industry expertise to my role as a real estate professional at Yaman Real Estate. My ability to compete at the highest level, coupled with a relentless drive to succeed, ensures that I deliver unparalleled results for both my team and my clients. Whether closing a complex deal or leading a new project, I strive to exceed expectations at every turn. My perseverance, commitment to excellence, and dedication to building lasting relationships ensure that those who trust in my abilities can always count on the best effort and the finest results.

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