

FOR SALE

4.77 Acres Vacant Land

2734 Transit Rd, West Seneca, NY 14224



Property Highlights:

- 4.77 Acres Vacant Land
- 242' x 896' Lot
- Priced at Appraised Value
- Perfect for Multi-Family Residential Development
- Just South of Heavy Retail Corridor
- Great Traffic Counts and Demographics
- List Price \$790,000



344 Delaware Ave, Suite 200, Buffalo, NY 14202



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Gregory Zadrozny

Associate Real Estate

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Market Aerial:



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Demographics:

Radius	2 Mile		5 Mile		10 Mile	
Population						
2030 Projection	12,572		116,829		493,545	
2025 Estimate	12,587		116,850		495,879	
2020 Census	12,562		116,088		502,494	
Growth 2025 - 2030	-0.12%		-0.02%		-0.47%	
Growth 2020 - 2025	0.20%		0.66%		-1.32%	
2025 Population by Hispanic Origin	304		3,636		29,774	
2025 Population	12,587		116,850		495,879	
White	11,761	93.44%	105,895	90.62%	345,198	69.61%
Black	199	1.58%	3,235	2.77%	89,004	17.95%
Am. Indian & Alaskan	14	0.11%	142	0.12%	973	0.20%
Asian	118	0.94%	1,783	1.53%	20,135	4.06%
Hawaiian & Pacific Island	1	0.01%	15	0.01%	156	0.03%
Other	494	3.92%	5,779	4.95%	40,412	8.15%
U.S. Armed Forces	19		48		295	
Households						
2030 Projection	5,534		51,518		211,831	
2025 Estimate	5,540		51,540		212,769	
2020 Census	5,525		51,274		215,423	
Growth 2025 - 2030	-0.11%		-0.04%		-0.44%	
Growth 2020 - 2025	0.27%		0.52%		-1.23%	
Owner Occupied	3,934	71.01%	36,483	70.79%	128,921	60.59%
Renter Occupied	1,606	28.99%	15,057	29.21%	83,848	39.41%
2025 Households by HH Income	5,542		51,541		212,768	
Income: <\$25,000	672	12.13%	5,674	11.01%	40,798	19.17%
Income: \$25,000 - \$50,000	954	17.21%	9,114	17.68%	42,251	19.86%
Income: \$50,000 - \$75,000	930	16.78%	9,759	18.93%	35,798	16.82%
Income: \$75,000 - \$100,000	606	10.93%	6,880	13.35%	25,603	12.03%
Income: \$100,000 - \$125,000	646	11.66%	6,083	11.80%	21,593	10.15%
Income: \$125,000 - \$150,000	637	11.49%	4,685	9.09%	15,270	7.18%
Income: \$150,000 - \$200,000	670	12.09%	4,942	9.59%	15,815	7.43%
Income: \$200,000+	427	7.70%	4,404	8.54%	15,640	7.35%
2025 Avg Household Income	\$102,305		\$100,804		\$88,044	
2025 Med Household Income	\$83,869		\$79,446		\$66,235	



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