



DEVELOPMENT SITE

48 BRIDGEVILLE ROAD, THOMPSON, NY 12701



TRUCK STOP, INDUSTRIAL OUTDOOR STORAGE, BUILT TO SUIT

OFFERING SUMMARY

ADDRESS: 48 Bridgeville Road
Thompson, NY 12701

LOCATION: Old Route 17, Exit 107
(2 Minutes / 1.1 Mile)
New York Route 42
(4 Minutes / 2.6 Miles)
U.S. Route 209
(12 Minutes / 10.3 Miles)
New York State Route 55
(14 Minutes / 11.2 Miles)

LOT SIZE: Land: 20.49 Acres

NEARBY: Resorts World Catskills Casino
Bethel Woods
Kartrite Indoor Waterpark

ZONING: HC-2

TRAFFIC COUNT: Old Route 17 - 33,865 AADT

ASKING PRICE: Available Upon Request



PROPERTY OVERVIEW

48 Bridgeville Road in Thompson, NY sits in the historic Bridgeville area of the Town of Thompson, a scenic Catskills hamlet on the Neversink River known for outdoor recreation like fly-fishing and proximity to Holiday Mountain ski and fun park. The road connects rural parcels to Monticello and Route 17/I-86, making it convenient for both local living and easy access to regional attractions. Nearby outdoor draws include parks and river access for kayaking, hiking, and picnicking throughout Thompson. Within a short drive are larger attractions like the Resorts World Catskills casino and The Kartrite Indoor Waterpark, plus cultural sites and natural beauty of the Catskill region around Bethel and Monticello.

Top Things to Do:

- [The Kartrite Indoor Waterpark:](#) One of New York's largest indoor waterparks, offering year-round slides and rides.
- [Resorts World Catskills:](#) A major casino with gaming, dining, and entertainment options.
- [Holiday Mountain Ski Resort:](#) A family-friendly destination for skiing, snowboarding, and snow tubing in the winter.
- [Monticello Motor Club:](#) An exclusive automobile racing track and driving club.
- [Monticello Casino and Raceway:](#) Features harness horse racing and electronic slot machines.
- [Bethel Woods Center for the Arts:](#) Located nearby, this venue features a museum dedicated to the 1969 Woodstock festival and hosts concerts.



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



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For more information:

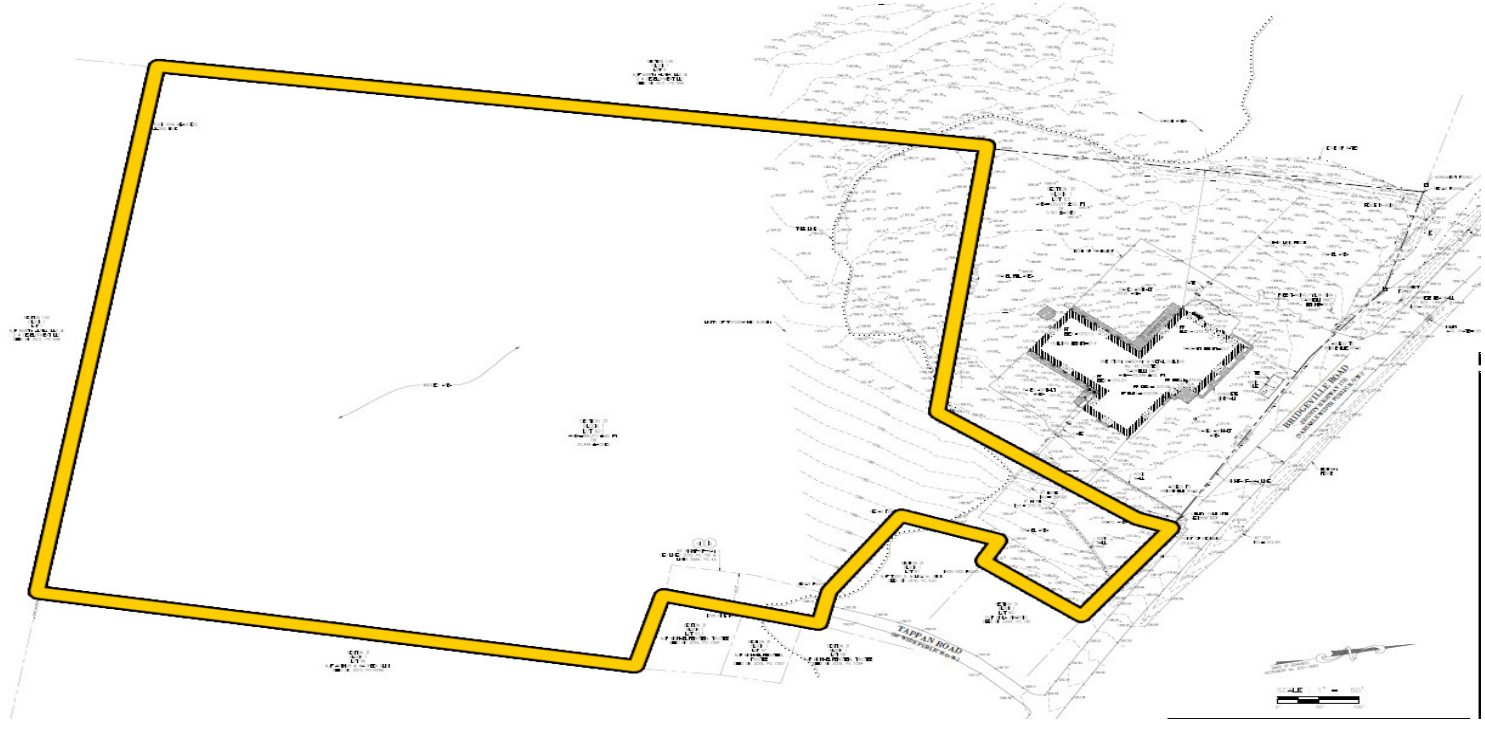
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DEVELOPMENT - 20.49 ACRES

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HIGHWAY COMMERCIAL ZONING DISTRICT



EBG East Broadway Gateway District

Bulk and Area Requirements	Permitted Uses							Uses by Special Use Permit of the Planning Board, with Area and Bulk Regulations (must also comply with § 280-12 standards)					Accessory Uses
	One-family or two-family dwellings, legally in existence as of 1-1-2020	Greenhouses and nurseries	Agriculture operations, but not including cage-type poultry raising, provided that no animal housing or structure for the storage of odor- or dust-producing substances are within 150 feet of any lot line:					Mixed-use development	Gasoline filling stations, car wash facilities	Retail stores, wholesale establishments, business offices, eating and drinking establishments, motor vehicle repair shops	Hotels and motels	Storage facilities, manufacturing establishments, light manufacturing warehouse and distribution centers, trucking terminals, research facilities and laboratories, hospitals, commercial recreation, public recreational facilities	
	With central water and sewer	Without central water and sewer	Growing of crops, orchards	Keeping of not more than 25 fowl, plus 1 additional farm animal per 1 additional acre in excess of 5 acres	Keeping of livestock	Harvesting of forest products and wild crops							
Lot Area (square feet)	20,000	40,000	3 acres	5 acres	5 acres	25 acres	10 acres	10 acres	20,000	40,000	7,500 square feet plus 1,500 square feet per rental unit	3 acres	
Lot Width (feet)	100	150	150	150	150	150	No structure shall be within 200 feet of a lot line	150	100	200	200	150	
Lot Depth (feet)	125	150	300	300	300	300		300	300	125	200	200	300
Front Yard (feet) § 280-20	40	50	50	50	50	50		50	50	40	40	40	50
Rear Yard (feet)	40	50	50	50	50	50		50	50	50	50	50	50
One Side Yard (feet)	15	20	50	35	35	35		35	35	25	25	25	50
Both Side Yards (feet)	40	50	100	70	70	70		70	70	50	50	50	100
Density (dwelling units per acre)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4	N/A	N/A	N/A	N/A	
Lot Coverage	20%	10%	30%	30% (applies to buildings and structures)	30% (applies to buildings and structures)	30% (applies to buildings and structures)	N/A	30%	30%	30%	30%	30%	
Building Height (feet)	30	30	35	35	35	35	N/A	35	35	35	35	35	



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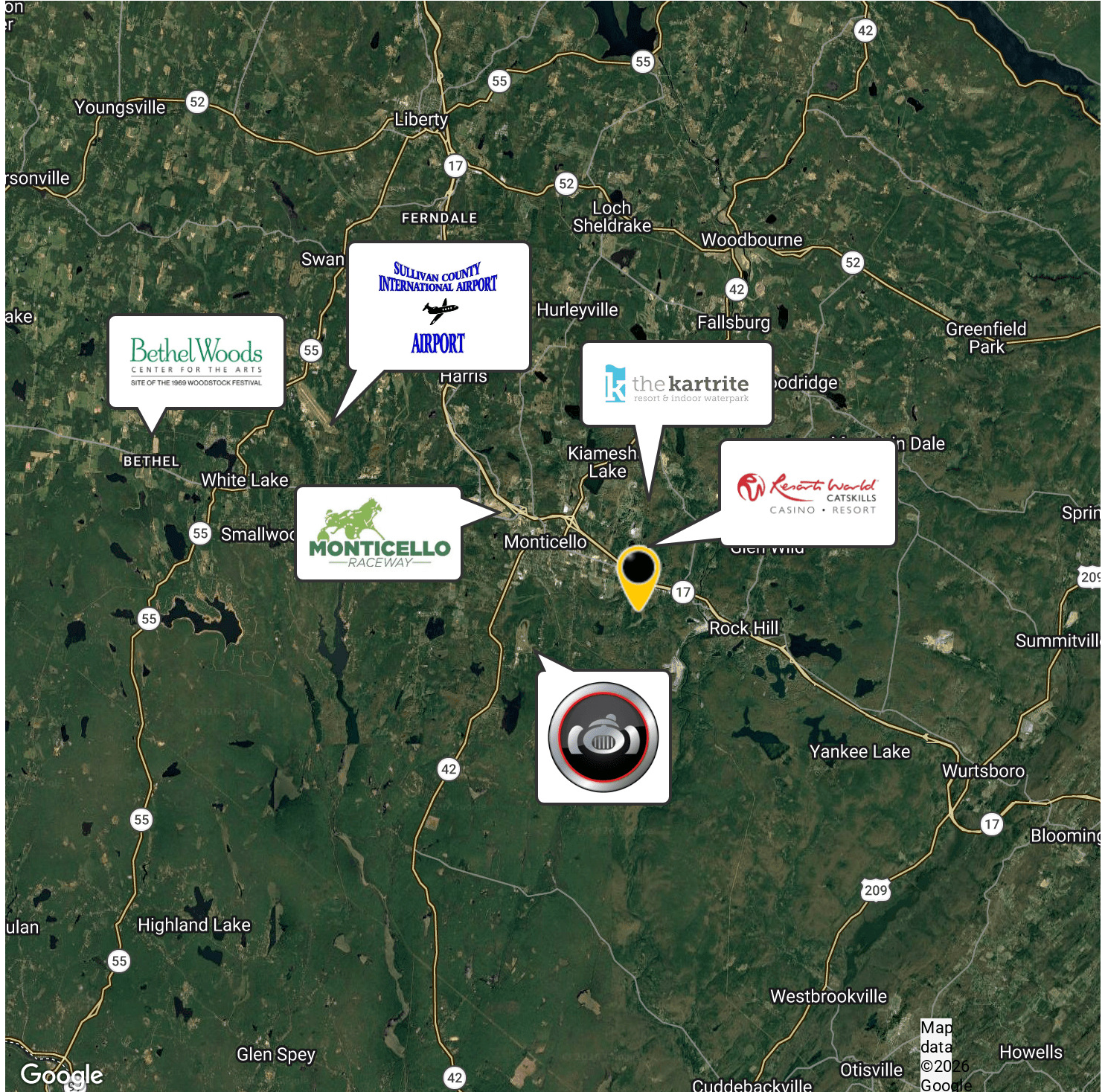
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NEAR RESORTS WORLD CASINO BETHEL WOODS, KARTRITE INDOOR WATERPARK

MONTICELLO, CATSKILL REGION, BETHEL AREA



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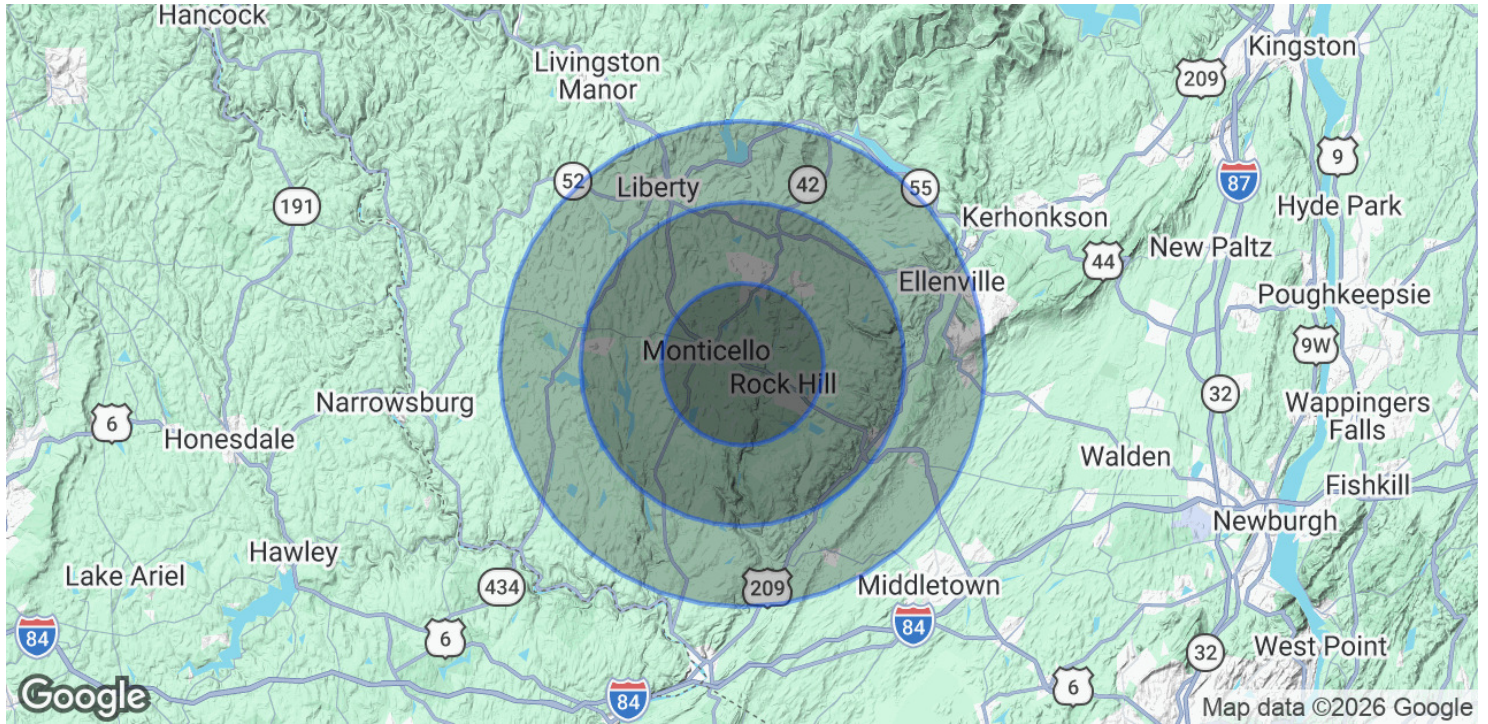
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

SULLIVAN COUNTY REGION OF NEW YORK STATE



POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	17,645	37,362	83,178
Average Age	39	41	41
Average Age (Male)	38	40	40
Average Age (Female)	40	41	42

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	6,810	13,634	30,446
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$76,501	\$86,413	\$94,056
Average House Value	\$267,539	\$286,284	\$296,174

Demographics data derived from AlphaMap



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