

LAND FOR SALE

797 MAIN RD

Corfu, New York

*Town of Pembroke
Genesee County*

LAND HIGHLIGHTS

- ★ 57.53 Acres
- ★ Industrial Zoned
- ★ Commercial or Build to Suit
- ★ Solar Opportunity
- ★ Direct I-90 Access

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SITE PLAN APPROVED



PRICE UPON REQUEST

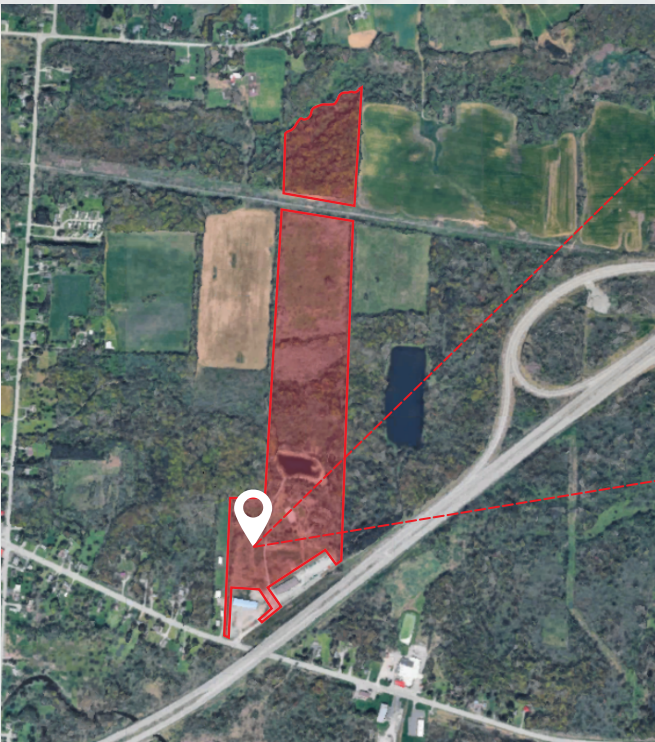
PROPERTY DESCRIPTION

797 Main Rd offers 57.53 acres of vacant land in the Town of Pembroke, Genesee County, strategically positioned less than half a mile from I-90 Exit 48 between Buffalo and Rochester. The front 10 acres are industrially zoned with site plan approval and a special use permit already secured.

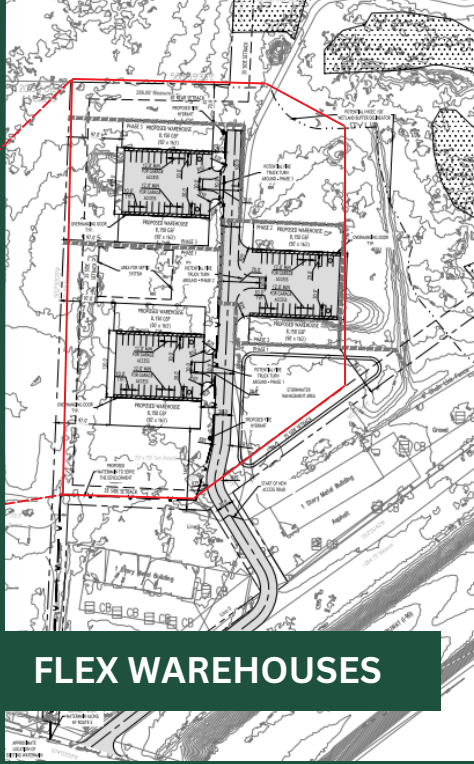
This eliminates the entitlement risk by providing development-ready land. The rear acreage provides additional opportunity for agricultural use, solar development, or long-term land hold, with a National Grid transmission line traversing the rear of the property.

INVESTMENT HIGHLIGHTS

- Less than 0.5 miles to I-90 Exit 48 — direct access to the Buffalo-Rochester corridor
- Front 10 acres industrially zoned, wetland-free, with 50-foot wide access road from Main Rd
- Site plan approval and special use permit secured
- National Grid transmission line through rear parcel — ideal for solar energy development
- Suitable for warehouse, self-storage, industrial, build-to-suit, or ground lease
- Conveniently located between Buffalo and Rochester with regional market access



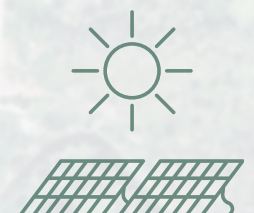
Location of Approved Site Plan - Industrial Zoned



LAND OPPORTUNITIES

The front 10 acres carry confirmed industrial zoning with direct Route 5 frontage and a 50-foot paved access road already in place. This portion is wetland-free and development-ready. The rear acreage extends well beyond.

This section is agriculturally zoned with open field exposure and a National Grid transmission line running through the property, making it particularly well-suited for utility-scale solar development or a long-term land hold strategy.

APPROVAL IN PLACE

Obtaining site plan approval and a special use permit requires significant time and coordination with municipal planners, engineers, and local review boards. At 797 Main Rd, that process has been completed. The Town of Pembroke has reviewed and approved the proposed concept for the front industrial acreage.

For an interested buyer or developer, this represents meaningful progress. The regulatory groundwork is behind you — allowing focus to shift toward financing, planning, and moving forward on the site.

VISION FOR THE SITE

The site plan shown reflects a flex warehouse concept proposed for the front industrial acreage — six buildings developed across three phases, reviewed and approved by the Town of Pembroke. This represents one potential use of the land, not the only one.

For a buyer with a different program in mind, the approved concept serves as a reference point. The land is vacant, the zoning is in place, and the site is ready for the right opportunity.