

AUCTION

Bid by Wednesday, August 13

7.5 ACRE DEVELOPMENT SITE
Westchester County, NY

Asking \$4,900,000
Reserve \$3,000,000



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OVERVIEW

Prime development site located on the border of Dobbs Ferry and Hastings-on-Hudson in Westchester County, NY. The site is adjacent to the vibrant and dynamic Rivertowns Square – an open-air mixed-use development that seamlessly integrates retail, restaurants, cinema, lodging and a diverse array of amenities and attractions. The site consists of two adjacent parcels, one in Dobbs Ferry (205,167 sq. ft.) and the other in Hasting-On-Hudson (122,403 sq. ft.). The flexible Chauncey Park special district zoning in the Dobbs Ferry property allows for multifamily or mixed-use development as-of-right, and assisted living by special permit. Total Property Taxes are \$28,771 (2024).



DOBBS FERRY PARCEL

ZONING ANALYSIS

Buildable Lot Size	205,167 SF
Min Lot Area per DU	1,800 SF
Max Dwelling Units	114
Max Lot Coverage	30%
Min Lot Area per DU	1,800 SF
Buildable Land Area	61,550 SF

APARTMENT ANALYSIS

Room Sizes	900 to 1,250 SF
Building Efficiency	75%
Rentable Area	122,530 SF
Building Area	163,374 SF

ASSISTED LIVING ANALYSIS

Room Sizes	350 to 450 SF
Building Efficiency	55%
Rentable Area	42,100 SFF
Building Area	76,545 SF

HASTINGS-ON-HUDSON PARCEL

ZONING ANALYSIS

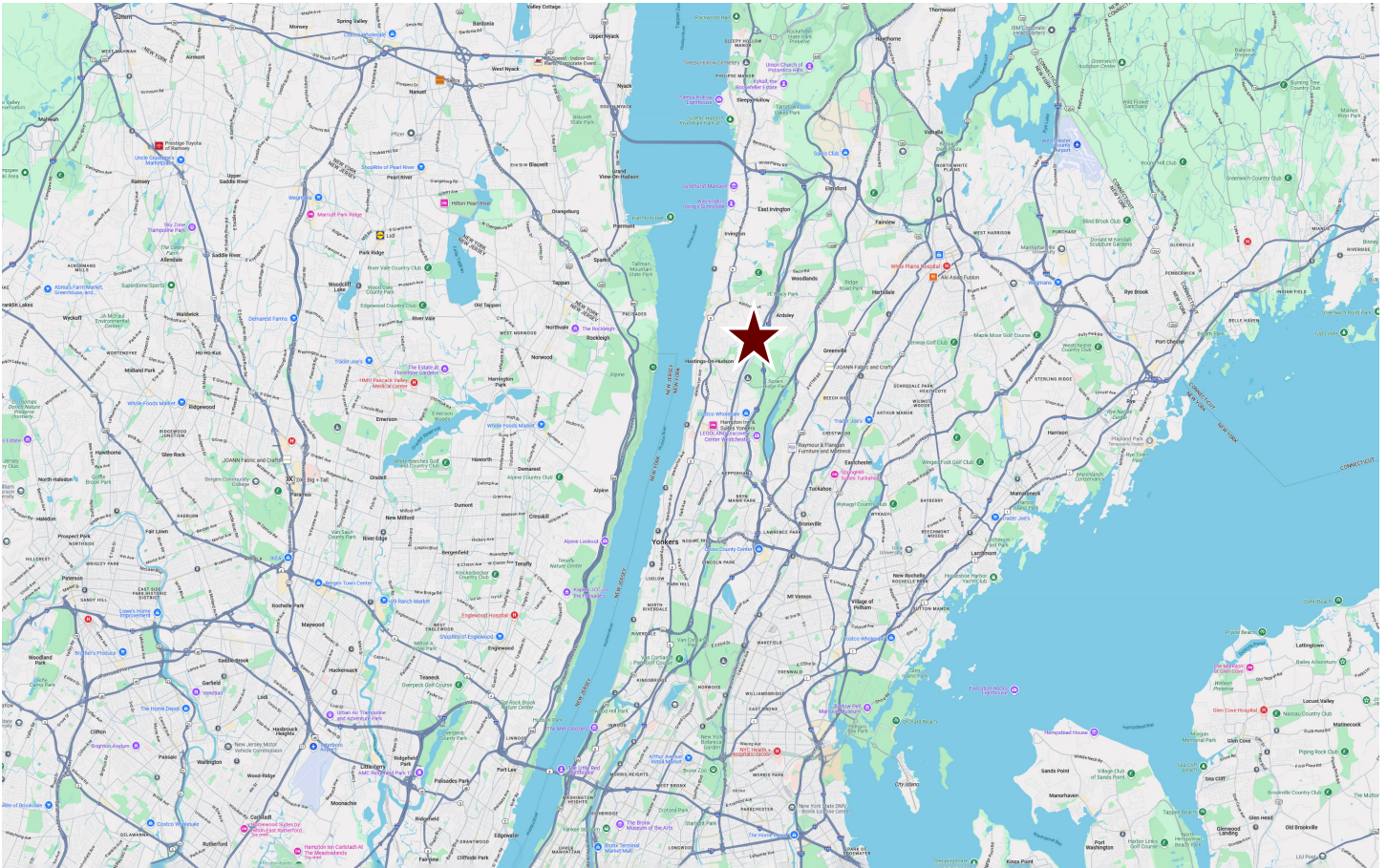
Buildable Lot Size	122,403 SF
Minimum Lot Size	20,000 SF
Minimum Lot Width	150'
Max Lot Coverage	15%

HIGHLIGHTS

- Population: 80,883 (within 3 miles)
- Household Income: \$210,077 (within 3 miles)
- 30 minutes from Manhattan
- 10 minutes to Metro North (Dobbs Ferry)
- Visibility from Saw Mill Creek Parkway & I-87
- Adjacent to Rivertowns Square (NY Sports Club, MOM's Organic Market, Dine-in Cinema shops & restaurants)
- Adjacent to Hillside Woods and the 100-acre Hillside Park

THE AREA

Tap the map to explore the neighborhood in Google Maps.



HOW TO PARTICIPATE

1. **ACCESS Due Diligence** to view bidding instructions, photos and more. Click [HERE](#) and follow instructions in Step 2, or visit prusa.com.
2. **SUBMIT BID Now Through Bid Deadline: 4pm EST on Wednesday, August 13.** You **MUST** submit a bid anytime between now and the Bid Deadline by clicking [HERE](#). If you prefer to complete a Letter of Intent (LOI) in Word format, please see Due Diligence Information. High bidder(s) must submit signed contract of sale promptly after being notified. See Due Diligence Information for complete terms.

MUST SELL

6% Buyer's Premium. Property subject to prior sale. Submit bid at any time. All bids are encouraged. Seller (a) will accept the highest bid at or above the Minimum Bid (on terms set forth by Seller) and (b) has the right to accept a bid below the Minimum Bid.



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AUCTIONS

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