

80 & 92 CLAY PIT RD, SAG HARBOR

Two Sag Harbor Properties Commercial Building + Vacant Land



COMPASS
COMMERCIAL



Key Details

Two adjoining Sag Harbor fringe parcels under 2 miles from the Village's Long Wharf.

Clay Pit Road is unique in that it has a mix of prime industrial-use properties adjacent to multi-million dollar estates due to its proximity to the Village, access to main roads, & preserved lands.

80 Clay Pit Rd is a 1.975-acre vacant plot of residential land spanning ~815ft deep and ~115ft wide.

92 Clay Pit Rd is a 1.773-acre parcel spanning ~740ft deep and ~115ft wide. The property is zoned residential, but is being used as an industrial parcel. A ~1,900sf commercial building and extensive outdoor storage allow for a variety of business operations.

Potential to continue existing uses, pursue rezoning for expanded industrial uses, and/or redeveloping the properties into single family estates.

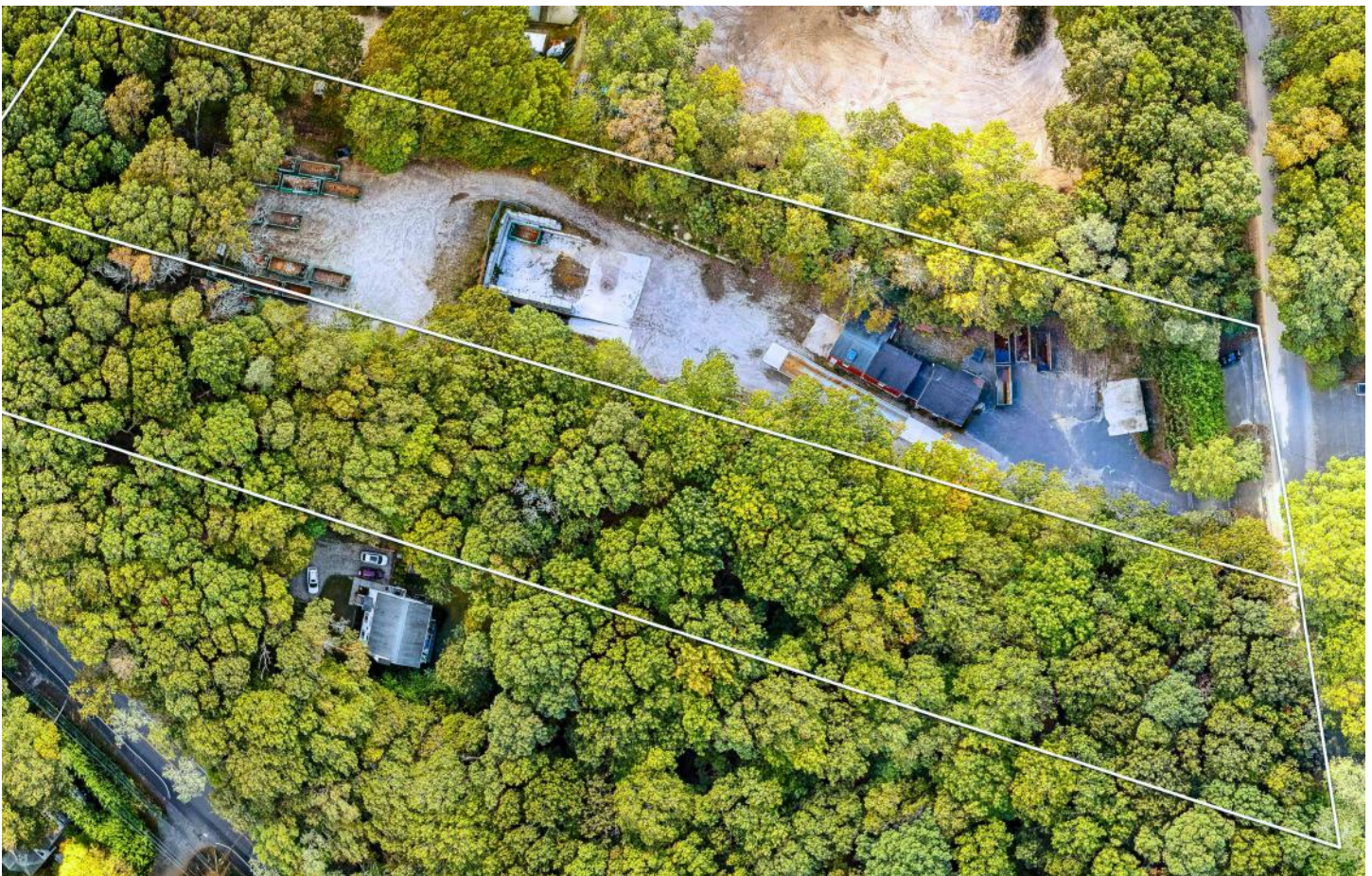
80 Clay Pit Road

Tax Map #: 0900-025.00-01.00-024.000
Land Use Code - 311: Vacant Residential
Zoning - CR200 (100%)
Acreage - 1.975

92 Clay Pit Road

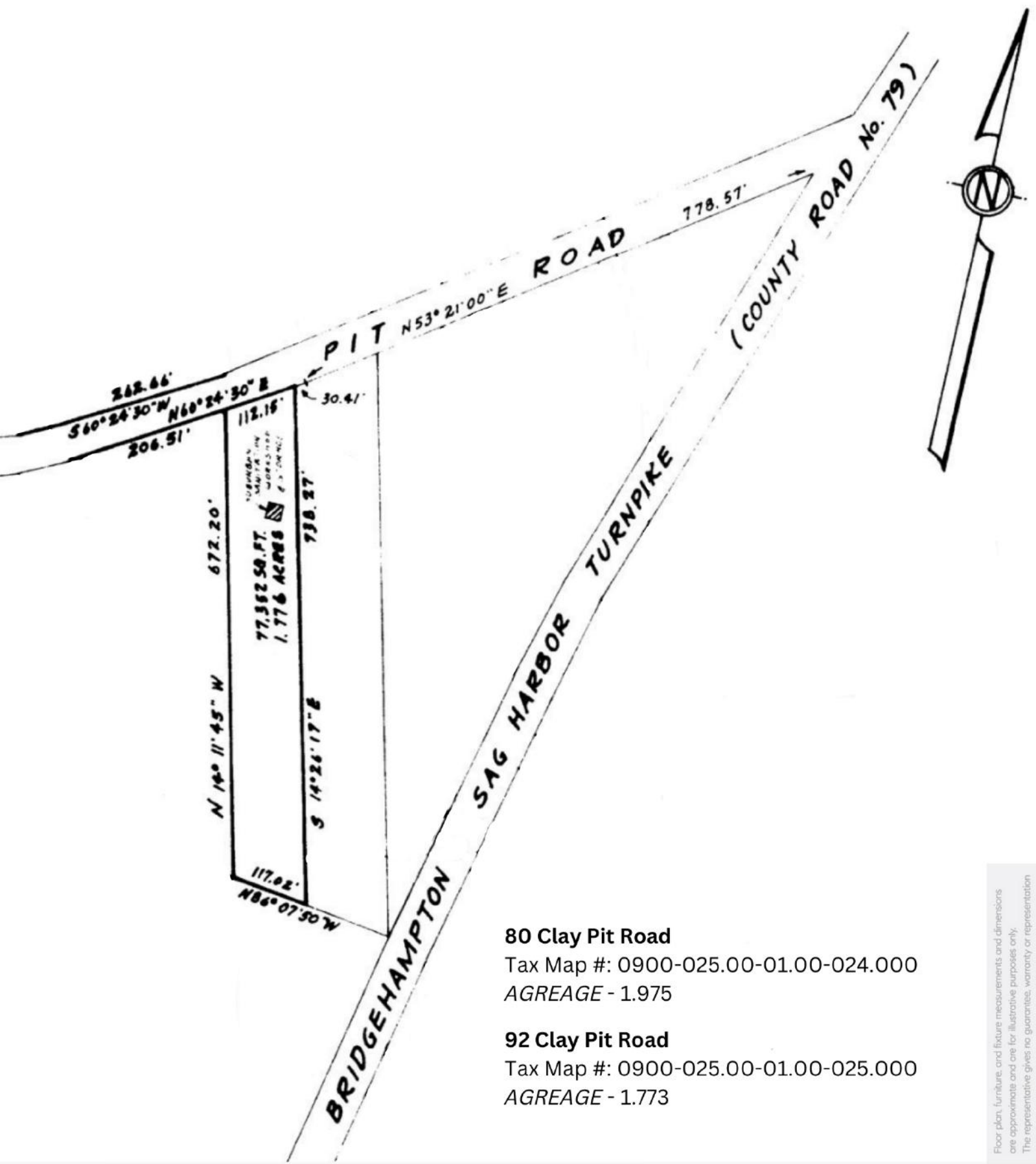
Tax Map #: 0900-025.00-01.00-025.000
Land Use Code - 447: Trucking Terminals
Zoning - CR200 (100%)
Acreage - 1.773

Inquire with the Hamptons Commercial RE Team for additional information.









80 Clay Pit Road
Tax Map #: 0900-025.00-01.00-024.000
AGREAGE - 1.975

92 Clay Pit Road
Tax Map #: 0900-025.00-01.00-025.000
AGREAGE - 1.773



**HAMPTONS COMMERCIAL
REAL ESTATE TEAM**

**Apprx Acreage:
3.748**

Sag Harbor

Sag Harbor is a Village within the Township of East Hampton located just 90 miles east of Manhattan. The area was settled in 1683 and was later incorporated as a village in 1846. The deep-water port to Gardiner's Bay made Sag Harbor a flourishing trading and port town. Now, the estates, waterfronts, restaurants, shops, and proximity to New York City that Sag Harbor has attracts international appeal.

In 2021, Sag Harbor, NY had a population of 2,774 people with a median age of 55.1 and a median household income of \$106,176. Between 2019 and 2020 the population of Sag Harbor, NY grew from 2,696 to 2,774, a 2.83% increase and its median household income grew from \$81,437 to \$106,176, a 23.3% increase.

The 5 largest ethnic groups in East Hampton, NY are:

White (Non-Hispanic) (86.6%)

White (Hispanic) (5.62%)

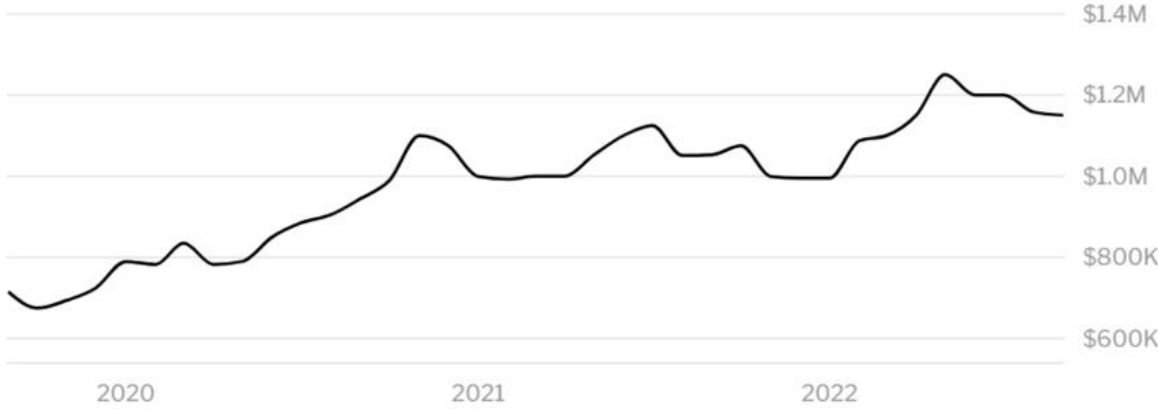
Black or African American (Non-Hispanic) (2.5%)

Asian (Non-Hispanic) (2.14%)

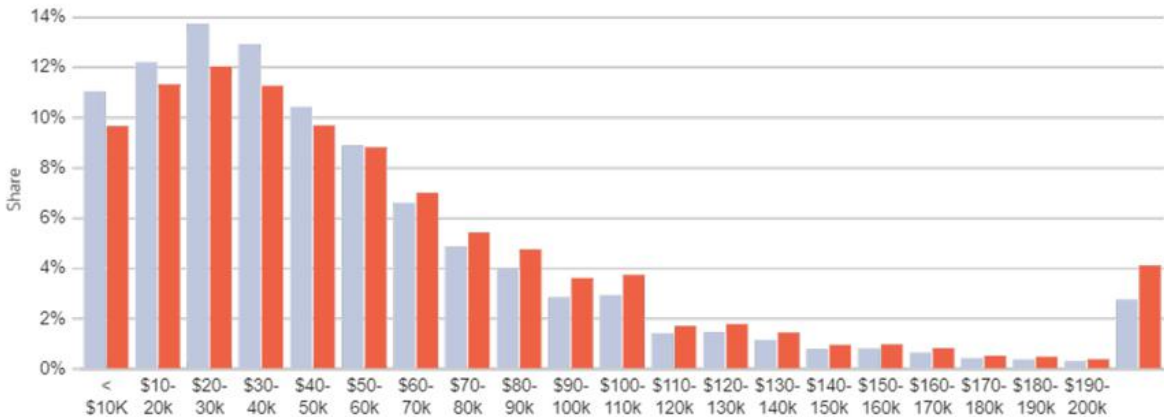
Two+ (Non-Hispanic) (1.12%)

During the 18th and 19th centuries, fishing and ship building were the predominant industries. Today, Sag Harbor is regarded as the most desirable and lively Downtown in the Hamptons - being the only Downtown east of the Canal to have a sewer district.

Sag Harbor is served by Bridgehampton-Sag Harbor Turnpike (NY 79) and East Hampton-Sag Harbor Turnpike (NY 114). Main Street serves as the main retail district of the Downtown with an extensive historical district in keeping with the estates and colonial style homes in the Village. Suffolk County Bus connects the Long Island Rail Road Montauk Branch to Sag Harbor for limited rail service seven days per to Montauk and New York City.



HOME VALUE



INCOME DISTRIBUTION

ECONOMIC HIGHLIGHTS

- Major employers include; Northwell Health, NY Community Bancorp, Henry Schein, Winthrop-University Hospital, LIRR, Walmart, CVS, Broadridge, MSC Industrial Direct, KIMCO, Chembio Diagnostics, and thousands more.
- Renowned research facilities include; Brookhaven National Lab, Cold Spring Harbor Lab, Feinstein Institute, Stony Brook University, Hofstra University, and more.
- Highway networks include three main East-West arteries; Long Island Expressway, Northern State Parkway, Southern State Parkway.
- Transit networks include; the Long Island Railroad (nation's largest commuter rail system), 2 county bus systems, and ferries to New York City, Connecticut, and other barrier islands.
- Transformative developments include; downtown revitalizations, transit oriented development, quantum computing, smart grids, regional accelerators, pharmaceutical manufacturing, transit/innovation hubs, LIRR East Side Access, and Belmont Park / Ronkonkoma Hub / Nassau Hub / EPCAL redevelopments.
- Home to the second-largest industrial park in the Nation - the Innovation Park at Hauppauge - with 1,350 companies, 55,000 employees, \$13 Billion in annual sales, and 58% of jobs affiliated with exporting sectors.
- Entertainment and sporting venues that include the Nassau Coliseum, Jones Beach, Belmont Park, the Westbury Music Fair, 100 museums and 46 golf clubs.
- The five Long Island One-Stop Career Centers serve approximately 90,000 jobseekers and 1,200 businesses annually

GEOGRAPHIC HIGHLIGHTS

- Land mass of 1,198 square miles from Nassau / Queens border to Montauk Point and 1,180 miles of shoreline
- 139 square miles of public open space that includes 14 state parks, 26 country parks, and 37 preserves
- Unique ecological system that includes rich soil for agriculture, a massive fresh water aquifer, and diverse wildlife, flora and fauna.
- 26 of Long Island's high schools appear in Newsweek's list of America's (Top 500) Best High Schools



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