

# 300+ Acres with buildings Agribusiness or investment

LISTING PRESENTATION | 7775 ALBANY POST ROAD | RED HOOK, NY

Exclusively Listed by

**Joseph Distelburger - Associate Broker/Investor Partner** | (845) 344-7170 | [jdistelburger@gmail.com](mailto:jdistelburger@gmail.com)

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**KW Commercial - Central Valley**

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Each Office is Independently Owned and Operated

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# Executive Summary



## Property Highlights

- 300+ Acres of Prime Farm land
- Modern freestall barn with creamery and farmhouse
- Barn is clear span with high ceilings that could serve many uses
- Visibility on Route 9 makes this a great agri business or ag tourism site
- Over a mile of frontage on Route 9
- Equipment for ice cream or other agricultural endeavor such as beef processing etc

<b>Price:\$7,500,000</b>	\$7,500,000
<b>Lot Size:300+</b>	300.0 Acres
<b>Permitted Uses:Agricultural and Hospitality</b>	Agriculture or Agri Tourism
<b>Frontage: 1 Mile</b>	1 Mile
<b>Traffic Count:</b>	7166 CPD
<b>Zoning:</b>	ABD
<b>APN:</b>	134889-6273-00-905456-0000



## Property Overview

Premier 300-Acre Agricultural & Investment Estate on Route 9 – Dairy & Creamery Opportunity

Discover a rare investment opportunity in the heart of the Hudson Valley. This expansive 300-acre property, located along the busy Route 9 corridor in the Town of Red Hook, offers an exceptional combination of large-scale farmland, modern agricultural infrastructure, and high-visibility commercial potential.

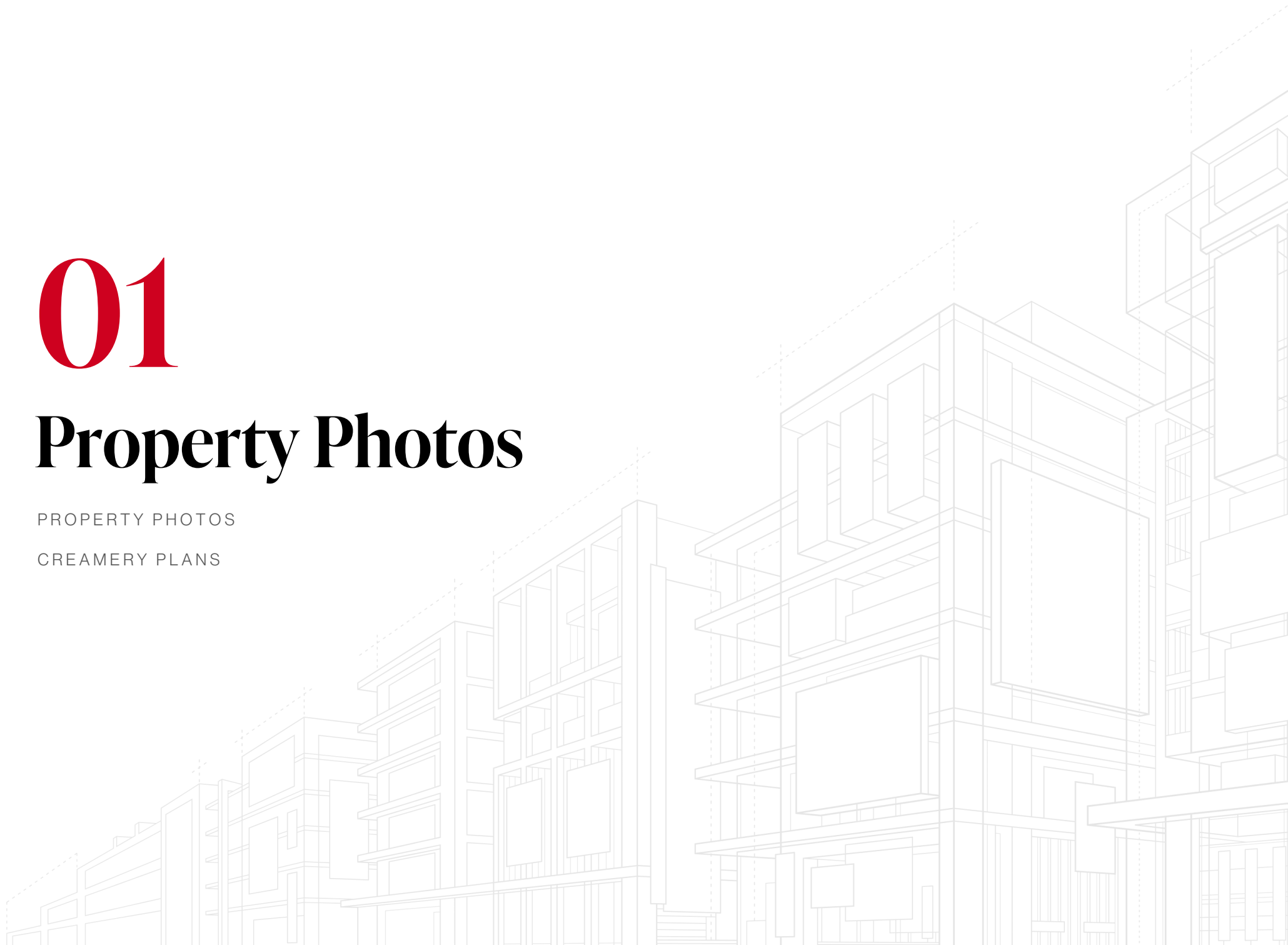
At the center of the property is a modern 110-stall freestall barn built in 2018, which is metal skin clear span high ceiling facility. Complementing the dairy operation is a separate commercial facility equipped for ice cream manufacturing, presenting a unique farm-to-table opportunity for a creamery, farm market, agri-tourism destination, or other agricultural business. The land spans 300+ acres with over a mile of road frontage on three roads, providing excellent accessibility and long-term investment potential. The property features a mix of fertile fields and scenic countryside ideal for agricultural production, equestrian use, or land investment. A conservation easement covers the land, limiting certain development opportunities, but allows most any agricultural or Agri tourism use. Also included is a well-maintained historic farmhouse that can serve as a residence, manager's home, or office space.

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# Property Photos

PROPERTY PHOTOS

CREAMERY PLANS



# Property Photos



# Property Photos



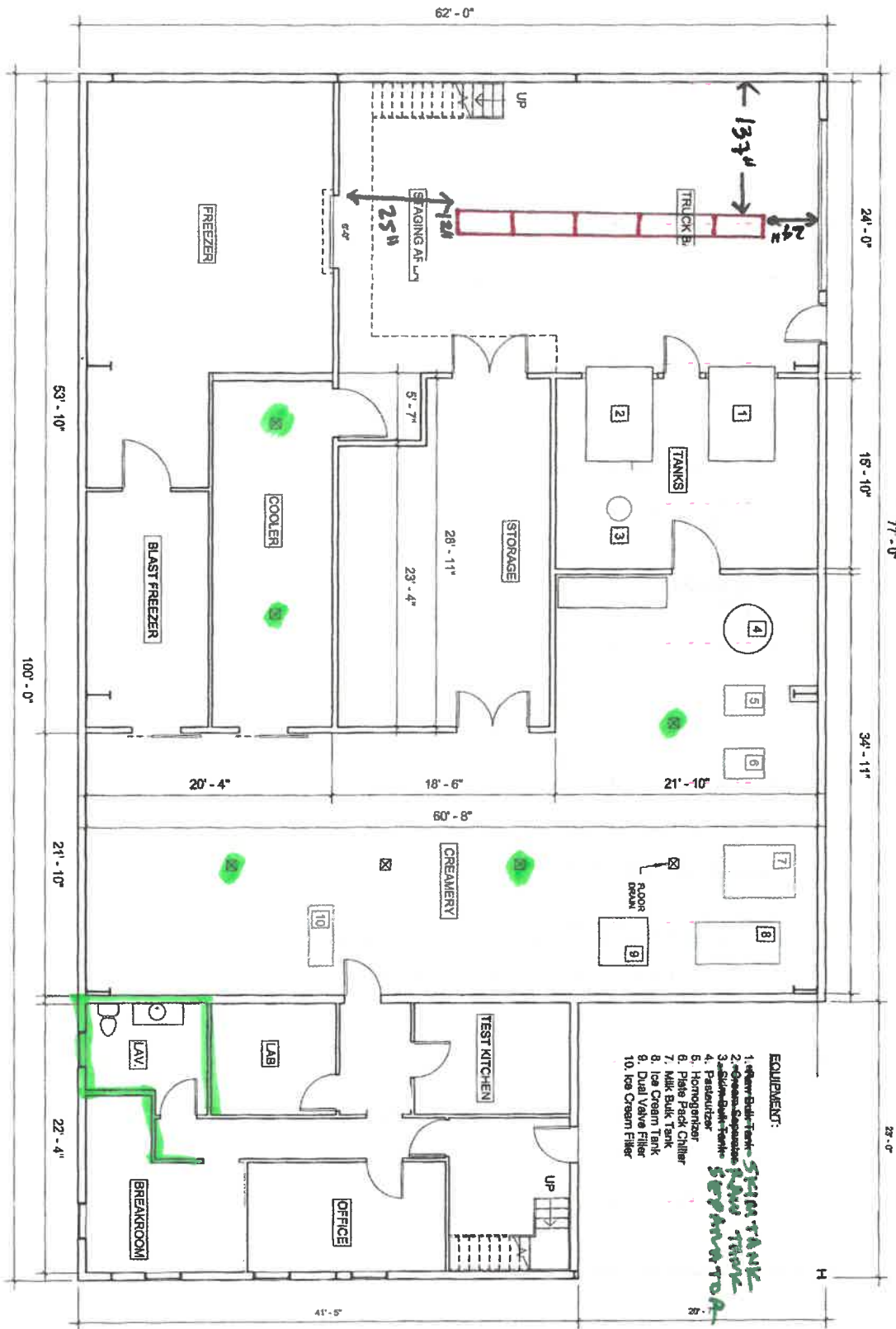
# Property Photos



# Creamery Plans



1 Level 1 Floor Plan  
1/8" = 1'-0"



- EQUIPMENT:
1. 9000 Gallon Tank
  2. 3000 Gallon Tank
  3. 3000 Gallon Tank
  4. Pasteurizer
  5. Homogenizer
  6. Plate Pack Chiller
  7. Milk Bulk Tank
  8. Ice Cream Tank
  9. Dual Valve Filler
  10. Ice Cream Filler
- SEPARATOR*  
*SEPARATOR*

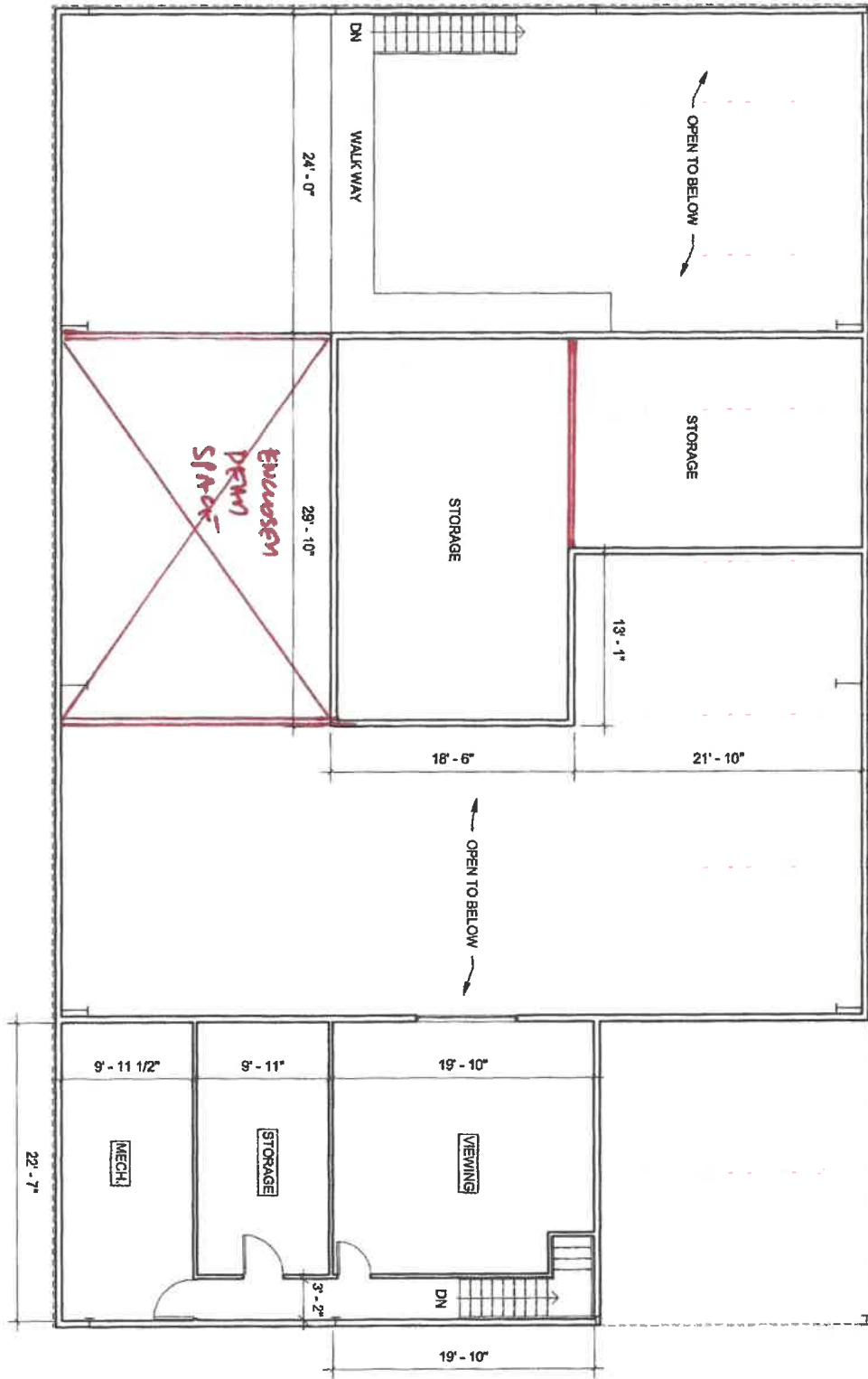
Dels Dairy Creamery  
7775 Albany Post Road  
Red Hook, NY 12572  
Creamery Floor Plan

Date: 3.18.18  
Scale: 1/8" = 1'-0"  
Drawing Number  
**A-1**

# Creamery Plans



① Level 2 Floor Plan  
1/8" = 1'-0"



Dels Dairy Creamery  
7775 Albany Post Road  
Red Hook, NY 12572  
Creamery Level 2 Floor Plan

Date: 3.18.18  
Scale: 1/8" = 1'-0"  
Drawing Number

A-2

# 02

## Maps and Demographics

REGIONAL MAP

LOCATION MAPS

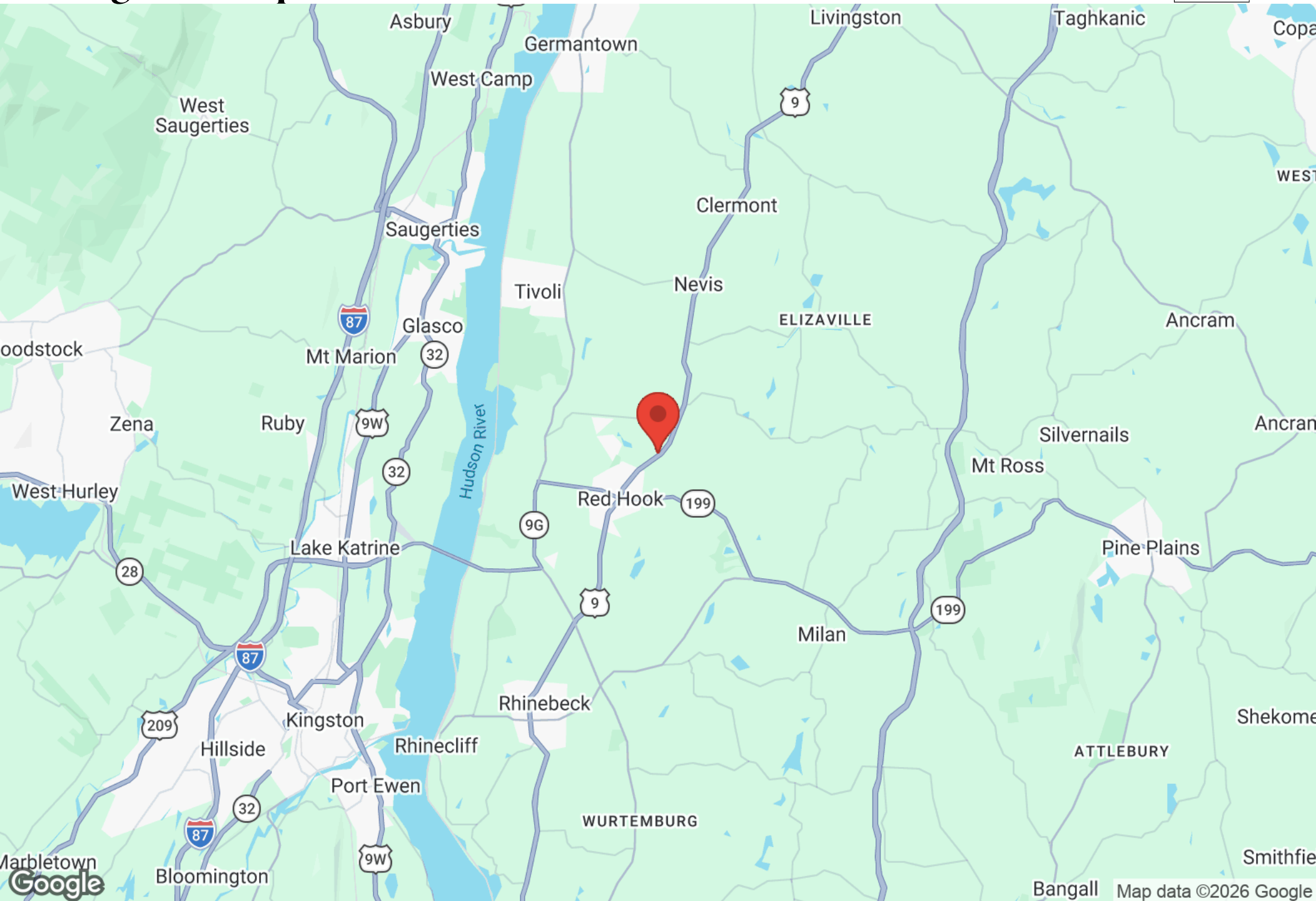
BUSINESS MAP

AERIAL MAP

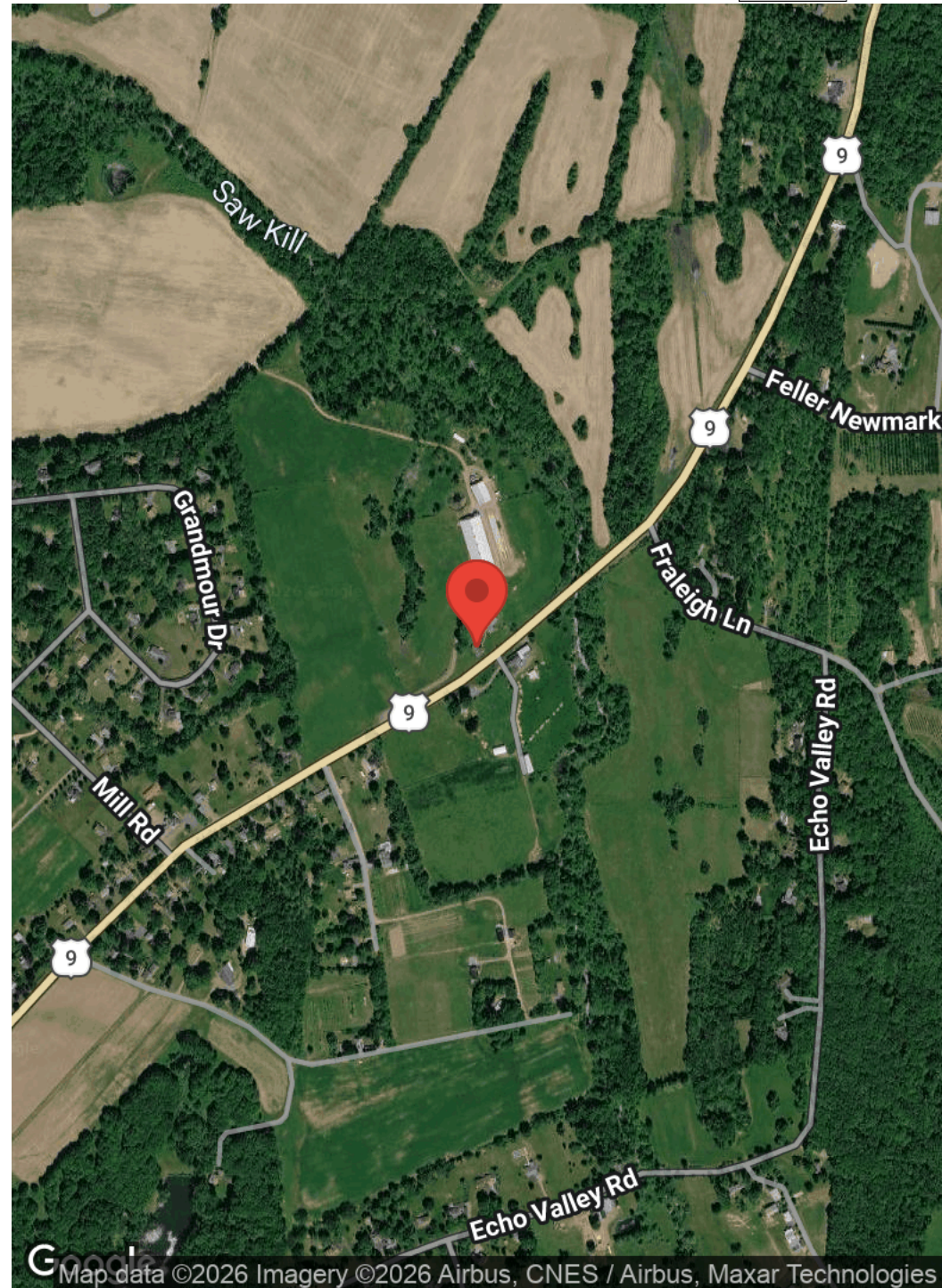
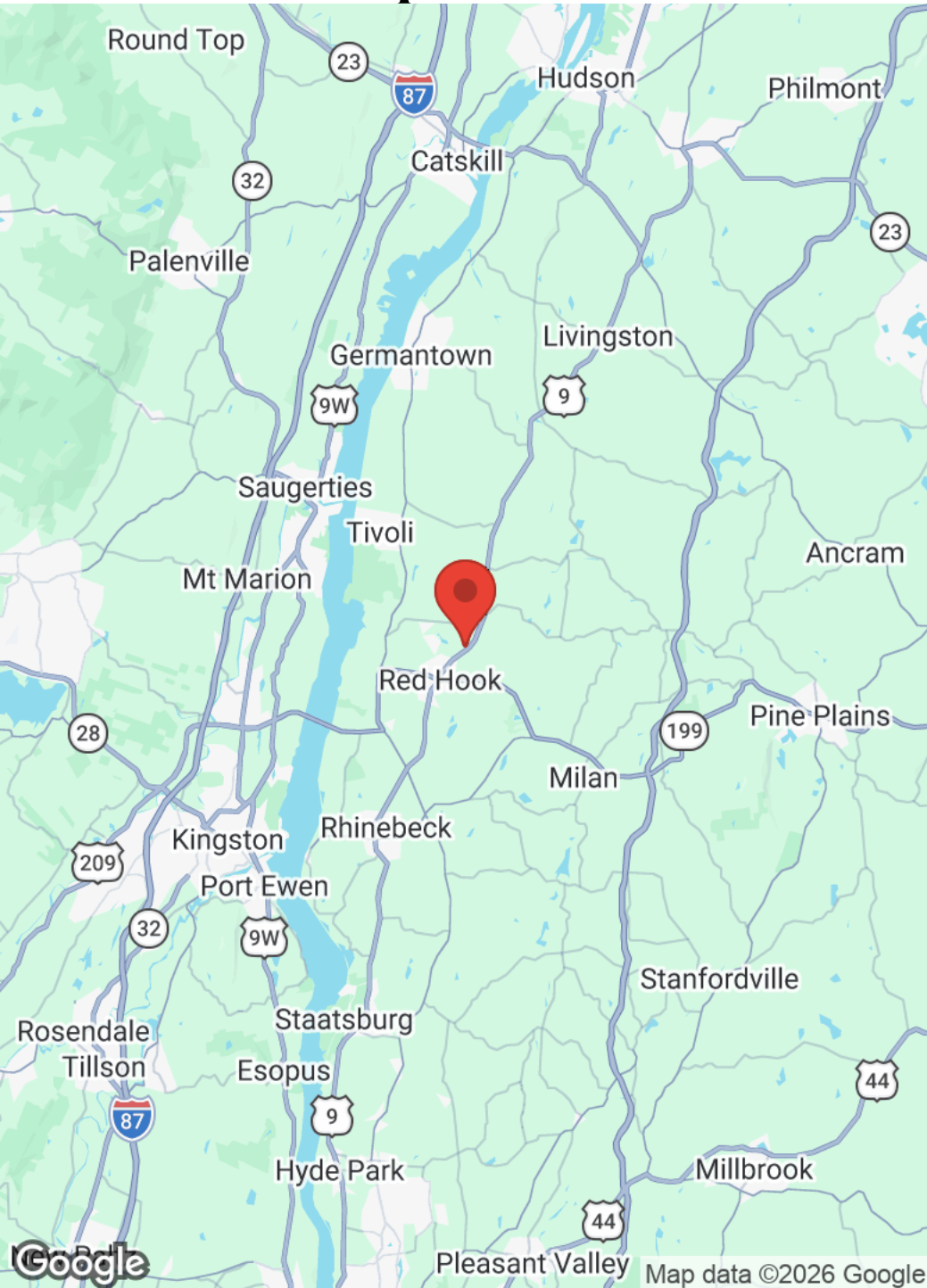
DEMOGRAPHICS



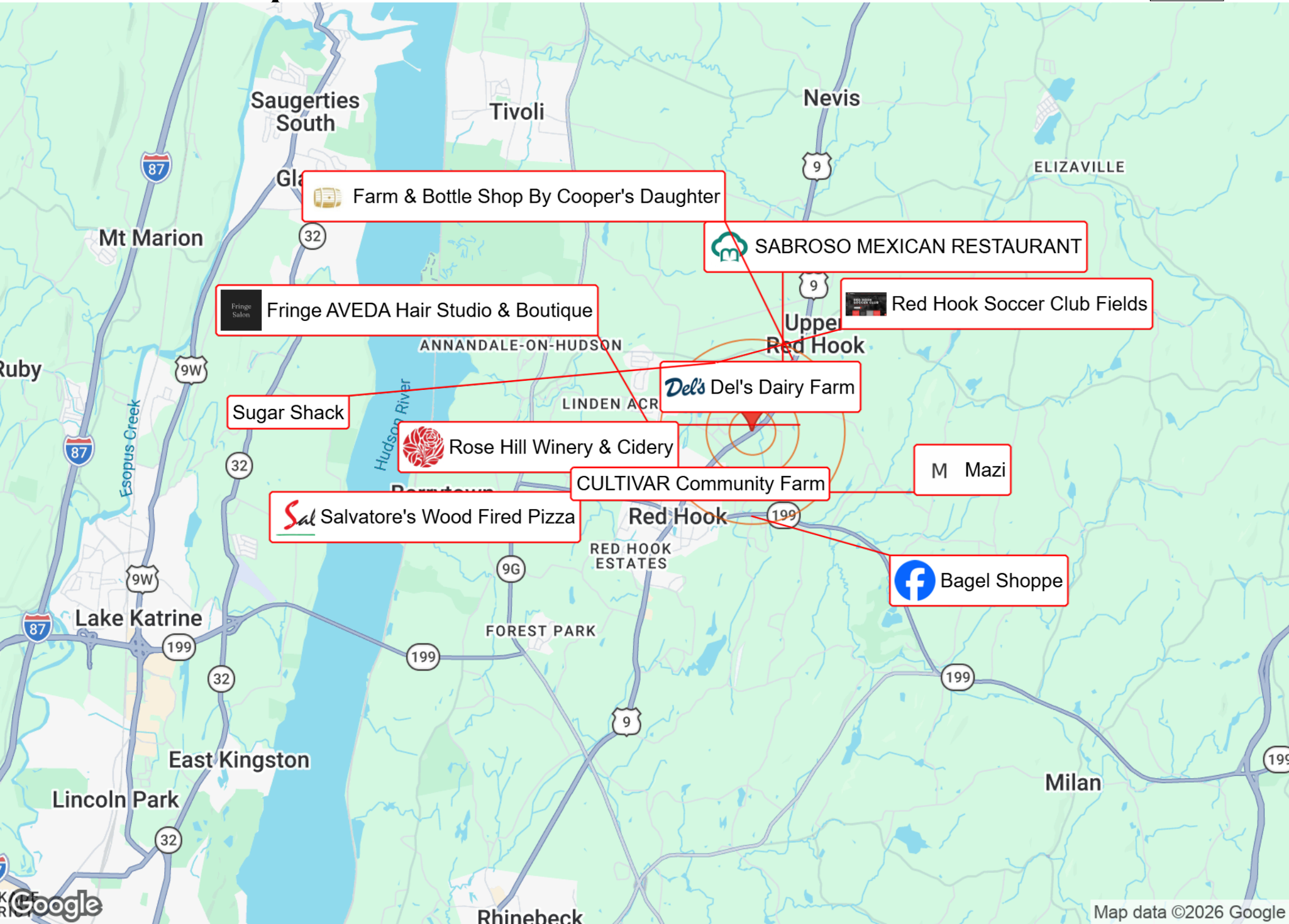
# Regional Map



# Location Maps





# Business Map





 Farm & Bottle Shop By Cooper's Daughter

 SABROSO MEXICAN RESTAURANT


 Fringe Aveda Hair Studio & Boutique


 Red Hook Soccer Club Fields


 Sugar Shack


 Del's Del's Dairy Farm

 Rose Hill Winery & Cidery

 M Mazi

 Sal Salvatore's Wood Fired Pizza

 CULTIVAR Community Farm

 Bagel Shoppe

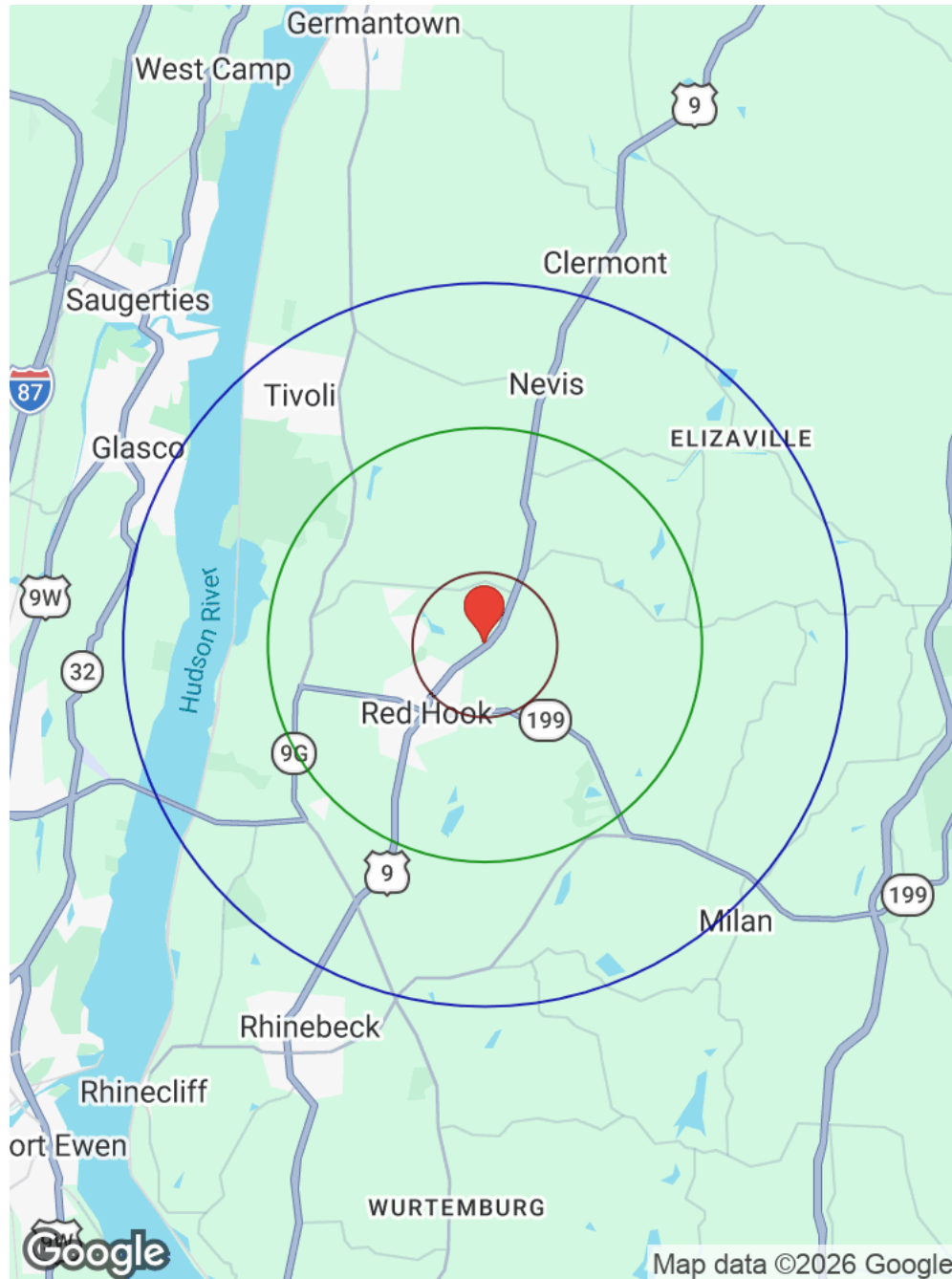
# Aerial Map



Google

Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies

# Demographics



Distance: ○ 1Mile ○ 3Miles ○ 5Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
<b>Population</b>	Male	526	4,245	7,492
	Female	480	4,056	7,255
	Total Population	1,006	8,301	14,747
<b>Race / Ethnicity</b>	White	818	6,769	12,174
	Black	22	222	379
	Am In/AK Nat	1	6	10
	Hawaiian	N/A	1	1
	Hispanic	119	835	1,414
	Asian	25	298	441
	Multiracial	19	157	302
	Other	2	13	24
<b>Housing</b>	Total Units	438	3,596	6,712
	Occupied	406	3,331	6,091
	Owner Occupied	288	2,385	4,402
	Renter Occupied	118	946	1,689
	Vacant	32	266	621
<b>Age</b>	Ages 0 - 14	138	1,093	1,891
	Ages 15 - 24	129	1,276	2,092
	Ages 25 - 54	341	2,688	4,757
	Ages 55 - 64	164	1,290	2,356
	Ages 65+	234	1,953	3,651
	<b>Income</b>	Median	\$130,214	\$124,960
Under \$15k		18	126	300
\$15k - \$25k		16	104	208
\$25k - \$35k		6	156	298
\$35k - \$50k		45	252	492
\$50k - \$75k		28	254	684
\$75k - \$100k		37	249	559
\$100k - \$150k		65	734	1,247
\$150k - \$200k		82	466	712
Over \$200k		109	991	1,590

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# Agent Information

PROFESSIONAL BIO






# Professional Bio



After Graduating from Syracuse University with a degree in economics, I came into the family business of dairy farming and selling dairy cattle to neighboring farmers. Within a few years, I expanded the business into 32 states and 4 Countries. As the business grew I needed to acquire more property and that was where my passion for real estate began. To date I have sold \$100's of millions in various asset classes including land development for single family and high density, hospitality, industrial and farms. I am an owner\investor in Keller Williams with a market center of 270+ agents. I enjoy being a broker at this point in my career.

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# Agricultural Agri Tourism Site

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