

**KW** COMMERCIAL®

KELLERWILLIAMS  
**LAND**

**137 ACRES**



# Build your house(s) On this large land parcel

OFFERING MEMORANDUM | EATONTOWN ROAD | ORANGE COUNTY, NY

Exclusively Listed by

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

**KW Commercial - Central Valley**

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Each Office is Independently Owned and Operated

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# Executive Summary



|                        |                                  |
|------------------------|----------------------------------|
| <b>Price:</b>          | \$650000                         |
| <b>Price / Acre:</b>   | 5832                             |
| <b>Lot Size:</b>       | 137.30 Acres                     |
| <b>Access:</b>         | Road Frontage                    |
| <b>Cross Streets:</b>  | State Route 6                    |
| <b>Permitted Uses:</b> | Residential Agricultural         |
| <b>Frontage:</b>       | 2428                             |
| <b>Utilities:</b>      | None                             |
| <b>Zoning:</b>         | Residential                      |
| <b>APN:</b>            | 333200-005-000-0001-039.100-0000 |

## Property Highlights

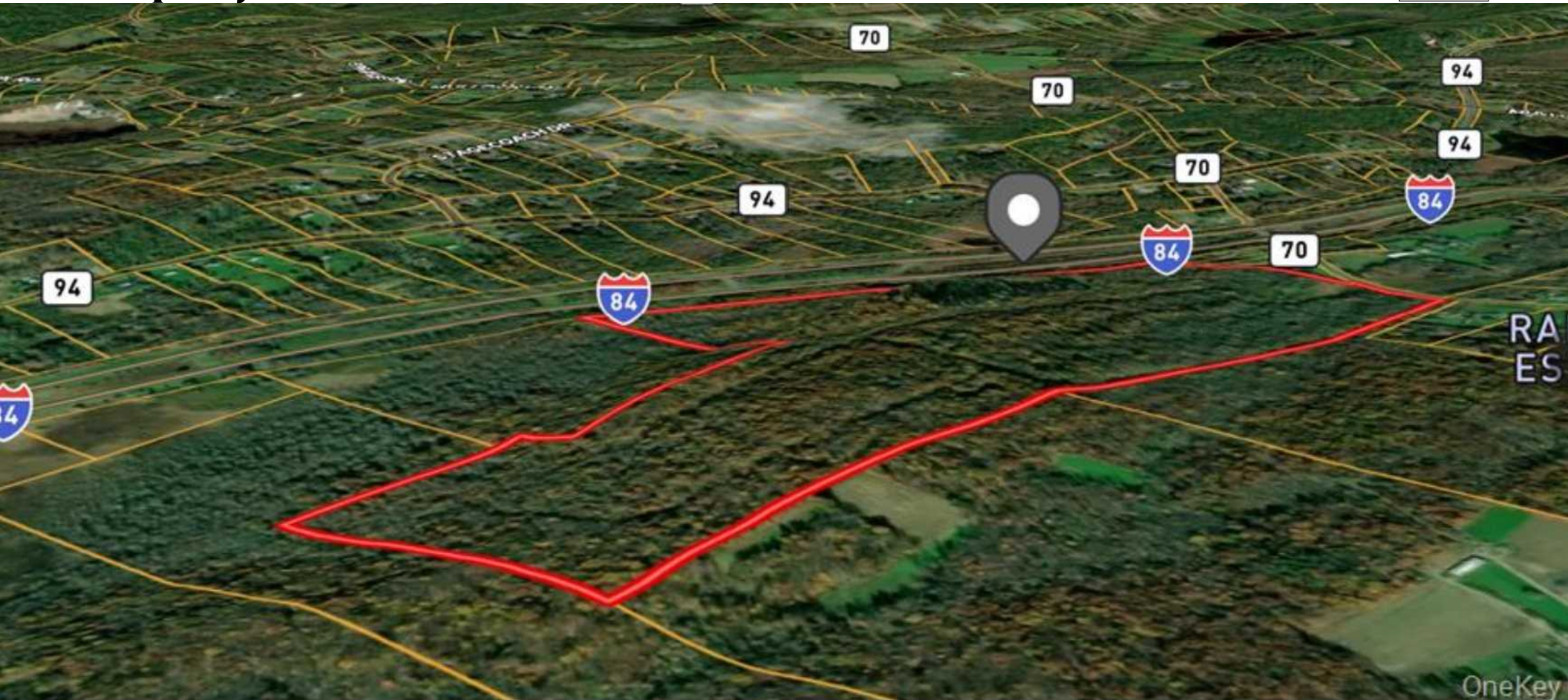
- Large Developable Parcel
- Had conceptual plans for 30+ lots
- Trails and open land to enjoy
- Build your house and play on the land or build your family compound
- Not many large parcels available in this fast growing area
- Great investment for long term value

## Property Overview

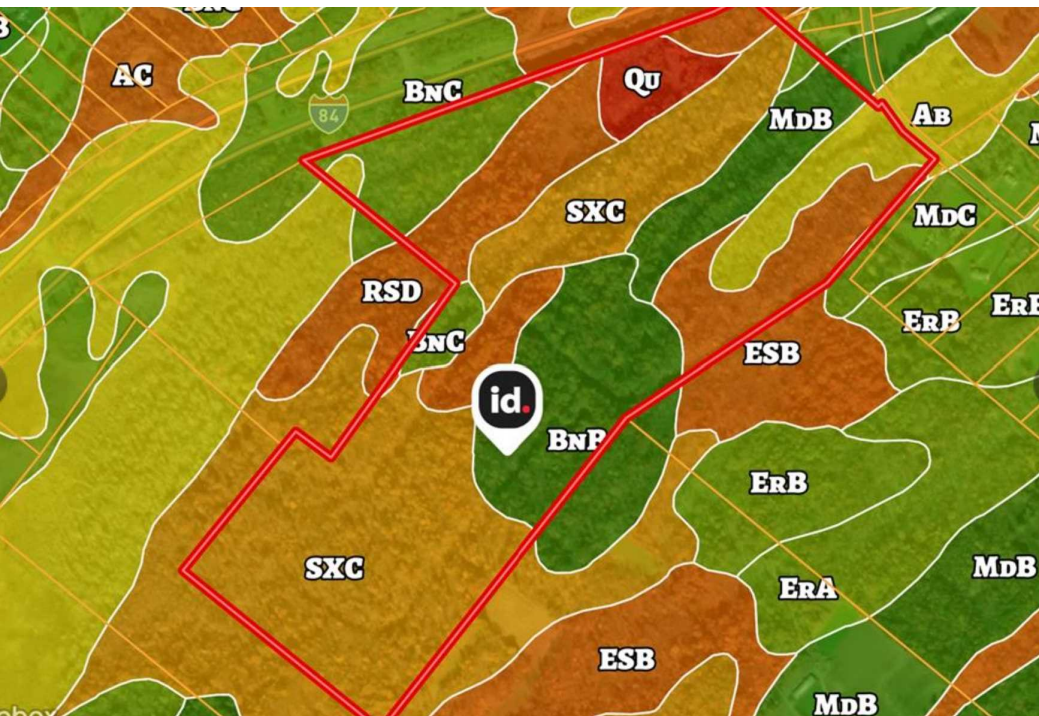
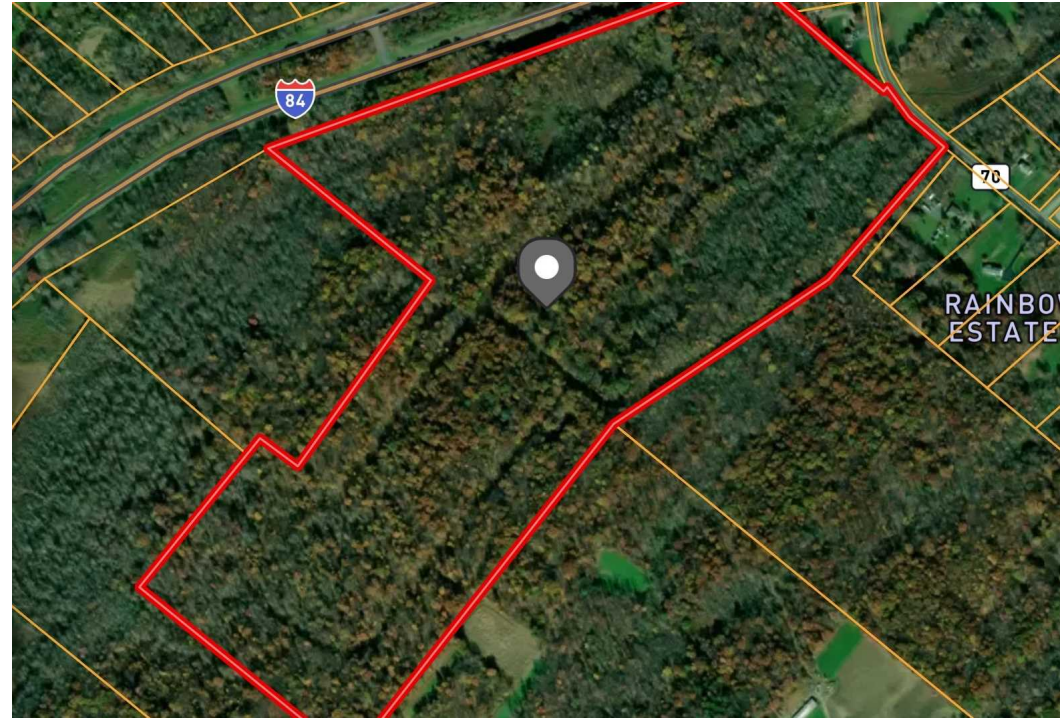
Property is vacant land which had conceptual plans for 30+ lots but was never completed. Sellers are selling "as is". Property is either a great recreational area to play, build a family compound or hold for future development. Soils look good. About 1/2 mile of road frontage.



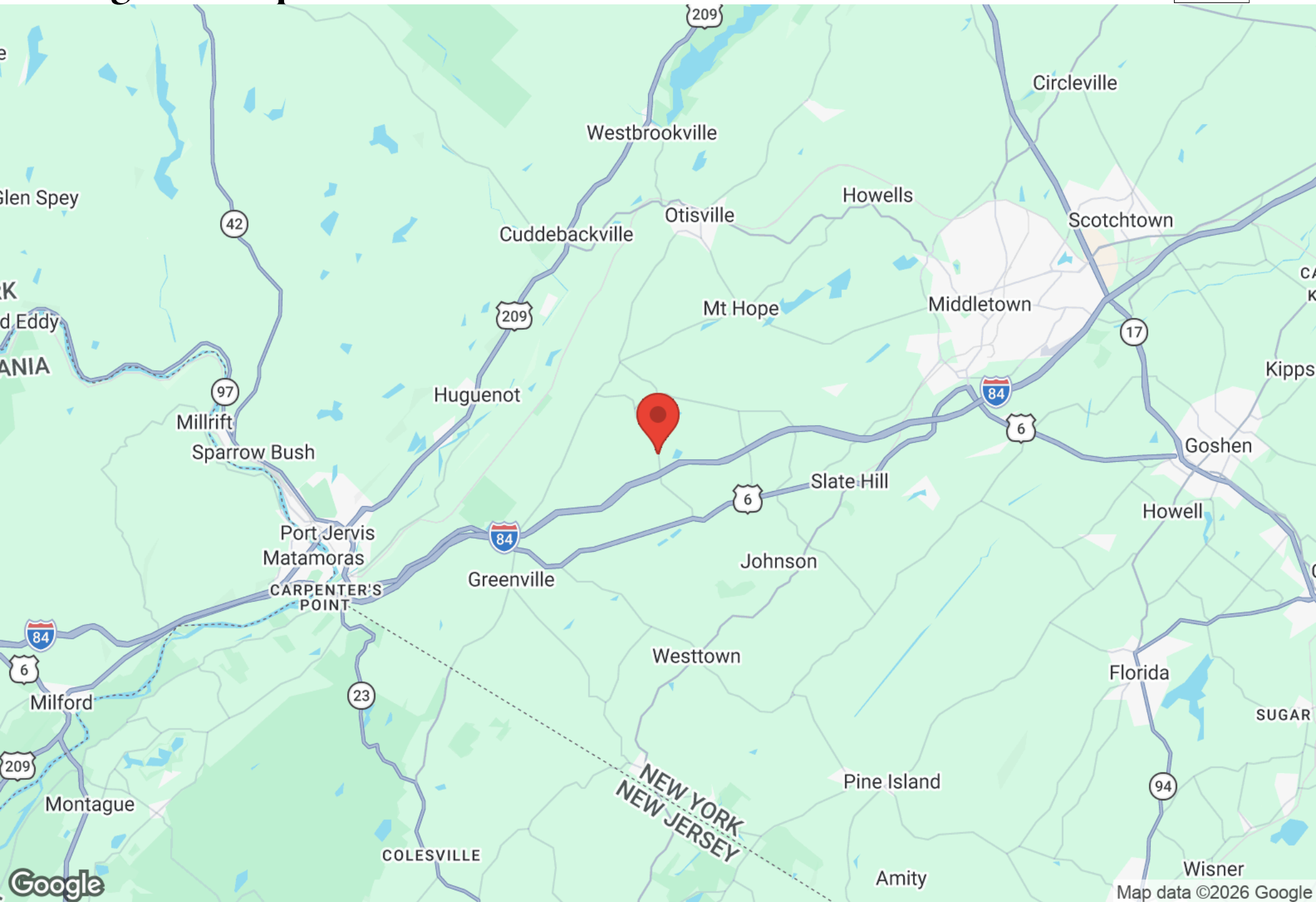
# Property Photos



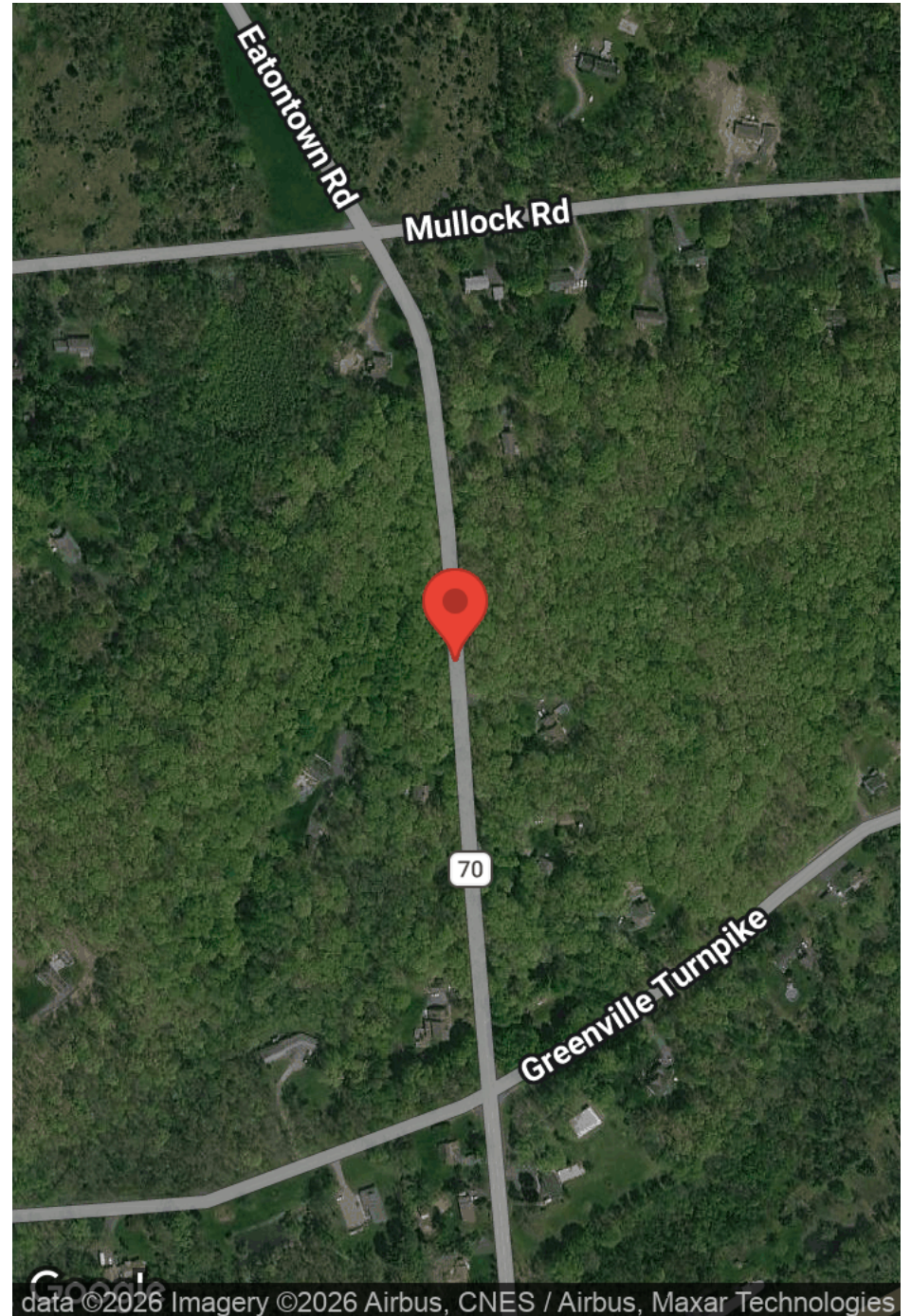
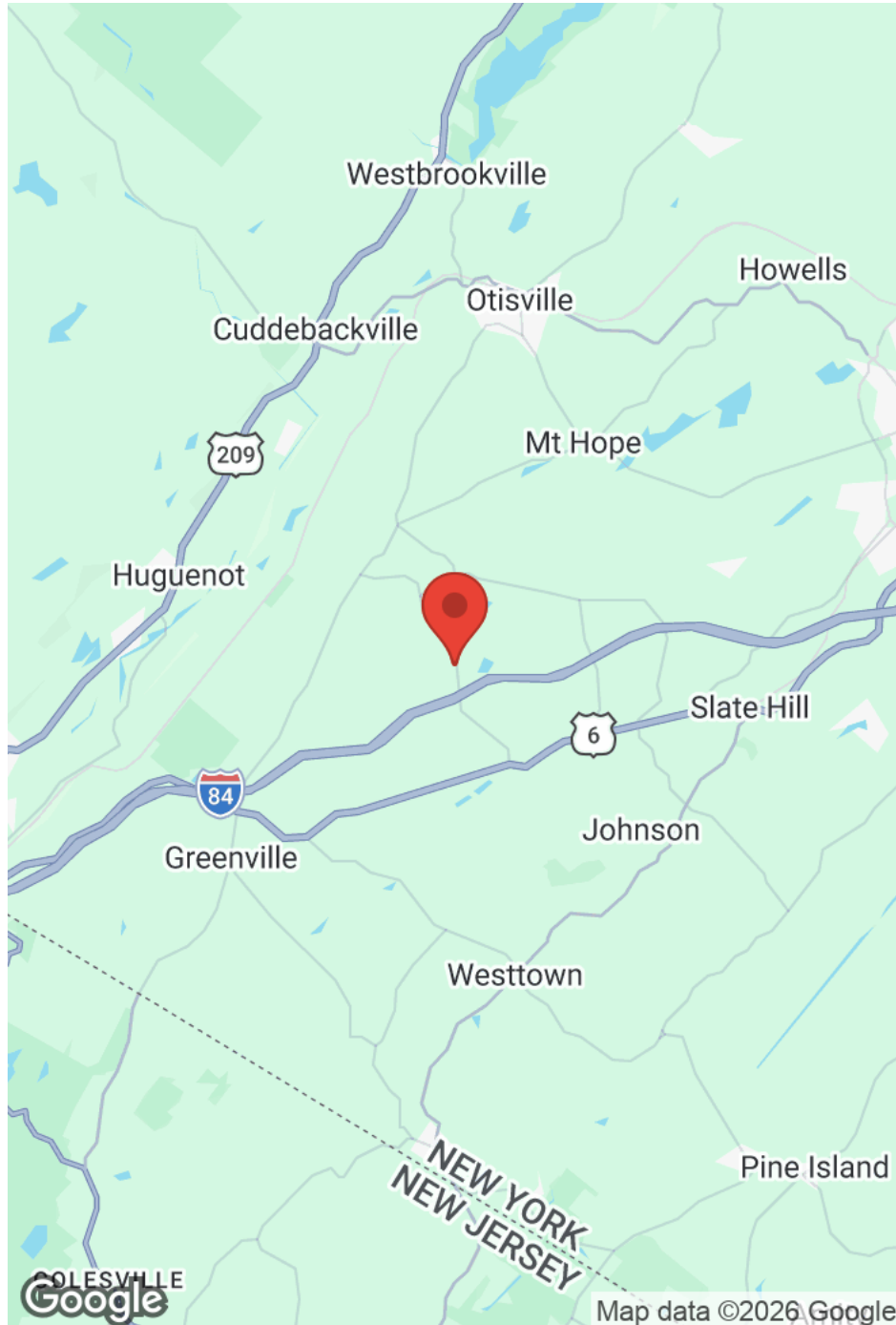
# Property Photos



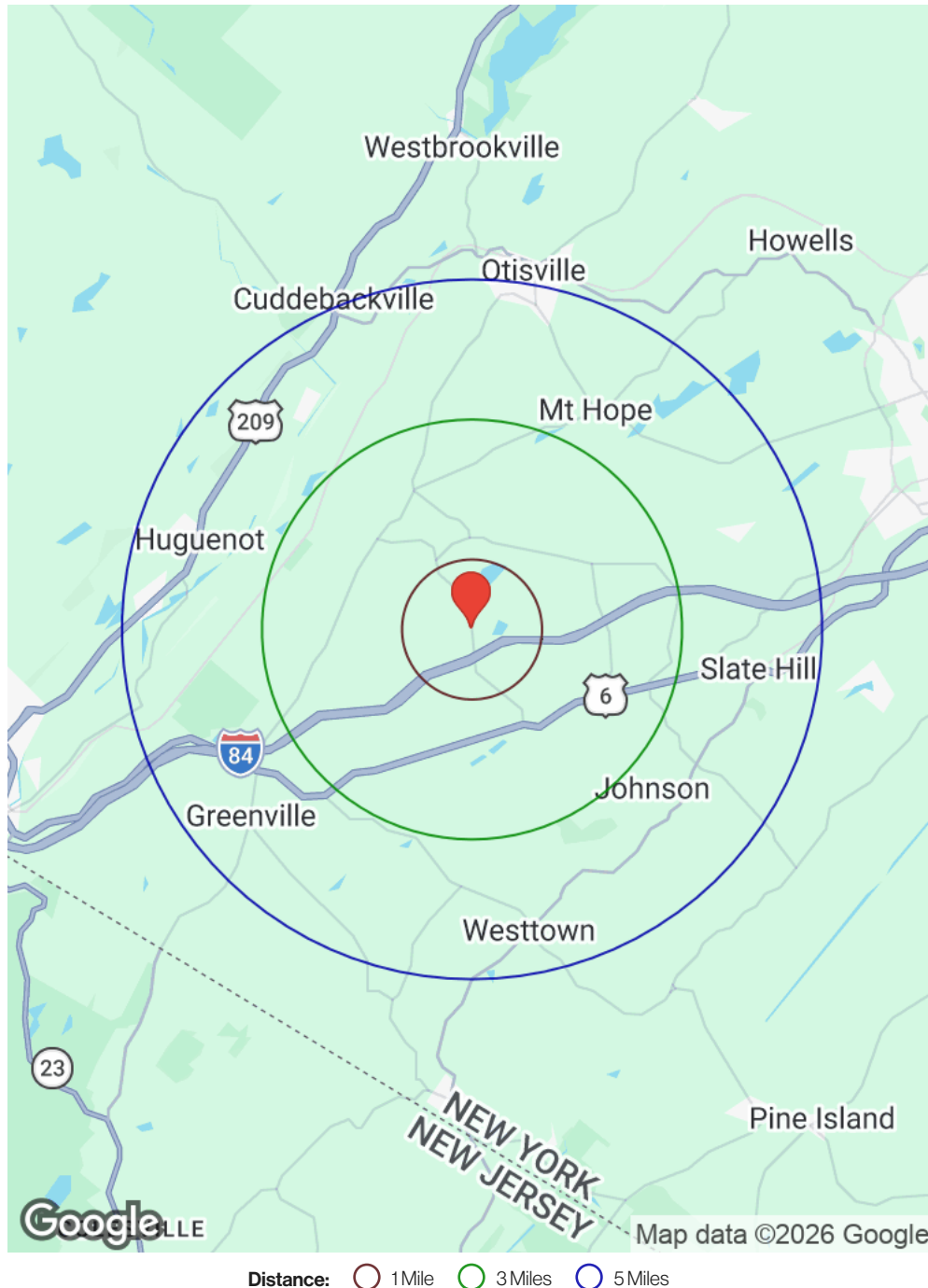
# Regional Map



# Location Maps



# Demographics



| Category         | Sub-category     | 1 Mile    | 3 Miles   | 5 Miles   |
|------------------|------------------|-----------|-----------|-----------|
| Population       | Male             | 346       | 2,701     | 8,285     |
|                  | Female           | 336       | 2,656     | 8,137     |
|                  | Total Population | 682       | 5,357     | 16,422    |
| Race / Ethnicity | White            | 481       | 3,662     | 11,118    |
|                  | Black            | 43        | 414       | 1,322     |
|                  | Am In/AK Nat     | N/A       | 4         | 10        |
|                  | Hawaiian         | N/A       | N/A       | 2         |
|                  | Hispanic         | 127       | 1,004     | 2,990     |
|                  | Asian            | 16        | 173       | 685       |
|                  | Multiracial      | 10        | 70        | 204       |
|                  | Other            | 4         | 30        | 92        |
| Housing          | Total Units      | 237       | 1,958     | 6,365     |
|                  | Occupied         | 221       | 1,813     | 5,846     |
|                  | Owner Occupied   | 194       | 1,511     | 4,682     |
|                  | Renter Occupied  | 27        | 302       | 1,164     |
|                  | Vacant           | 16        | 145       | 520       |
| Age              | Ages 0 - 14      | 127       | 1,052     | 3,074     |
|                  | Ages 15 - 24     | 89        | 675       | 2,013     |
|                  | Ages 25 - 54     | 240       | 1,919     | 5,904     |
|                  | Ages 55 - 64     | 114       | 834       | 2,528     |
|                  | Ages 65+         | 114       | 877       | 2,902     |
| Income           | Median           | \$103,886 | \$123,432 | \$111,789 |
|                  | Under \$15k      | 9         | 56        | 237       |
|                  | \$15k - \$25k    | N/A       | 15        | 208       |
|                  | \$25k - \$35k    | N/A       | 22        | 225       |
|                  | \$35k - \$50k    | 7         | 146       | 522       |
|                  | \$50k - \$75k    | 28        | 231       | 799       |
|                  | \$75k - \$100k   | 63        | 250       | 640       |
|                  | \$100k - \$150k  | 70        | 442       | 1,189     |
|                  | \$150k - \$200k  | 21        | 307       | 924       |
|                  | Over \$200k      | 23        | 343       | 1,100     |

# 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.

## Joseph Distelburger

Associate Broker

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# Own this large land parcel In growing Orange County

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