

**LAND FOR SALE \$499,000**

**KIERNAN ROAD 7.8 ACRES W/408 FT ROAD FRONTAGE**

KIERNAN ROAD, TOWN OF HAMPTONBURGH CAMPBELL HALL, NY 10916



**FOR SALE SECLUDED RESIDENTIAL ESTATE  
SETTING WITH FLEXIBLE USE POTENTIAL**

**KW COMMERCIAL | HUDSON VALLEY**

9 Bert Crawford Rd  
Middletown, NY 10940



Each Office Independently Owned and Operated

*PRESENTED BY:*

**JASON MCGOVERN, CRE**

NY RE Associate Broker  
O: (845) 610-6065  
C: (914) 760-7331  
jasonmcgovern@kw.com  
10301205773, New York

**MATTHEW GIBBS**

NY RE Associate Broker  
O: (845) 610-6088  
C: (845) 551-7292  
mattgibbs@kwcommercial.com  
10301219733, New York

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# TABLE OF CONTENTS

KIERNAN ROAD



## JASON MCGOVERN, CRE

NY RE ASSOCIATE BROKER

O: (845) 610-6065

C: (914) 760-7331

jasonmcgovern@kw.com

10301205773, New York

## MATTHEW GIBBS

NY RE ASSOCIATE BROKER

O: (845) 610-6088

C: (845) 551-7292

mattgibbs@kwcommercial.com

10301219733, New York

Property & Location overview	3
Property Description	4
Town of Hamptonburgh Zoning	5
Property Photos	6
Meet Our Team	9
Disclaimer	10

**KW COMMERCIAL | HUDSON VALLEY**

9 Bert Crawford Rd  
Middletown, NY 10940



Each Office Independently Owned and Operated

## PROPERTY & LOCATION OVERVIEW

KIERNAN ROAD TOWN OF HAMPTONBURGH CAMPBELL HALL NY



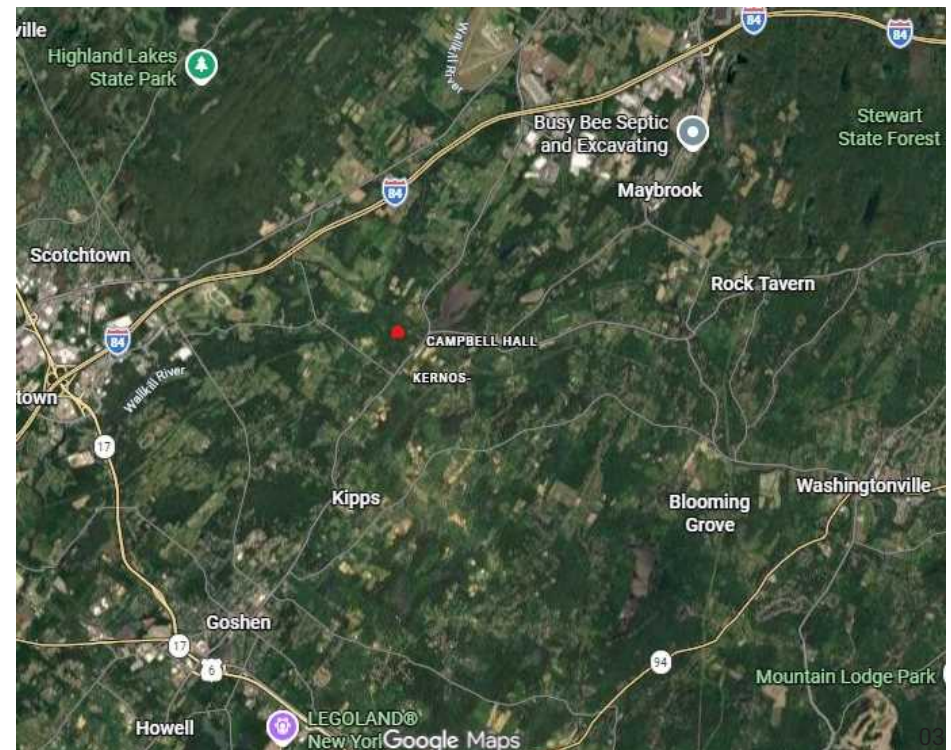
Price:	\$499,000
Lot Size:	7.80 Acres
Cross Streets:	Route 207
Permitted Uses:	Residential, Daycare, Place of Worship (subject to town approvals)
Frontage:	402 feet
Zoning:	R3-A
APN:	4-1-41.3

### Property Overview

This 7.8-acre parcel features approximately 402 feet of road frontage and a desirable rectangular configuration, allowing for efficient access and flexible site planning. The property includes a strong primary buildable area supported by additional acreage that enhances privacy and natural buffering. Zoned RA-3, it permits single-family residential use along with select additional uses subject to approvals, including home occupations, daycare facilities, and certain community or institutional uses such as places of worship. While primarily residential in nature, the zoning framework provides limited flexibility for non-residential uses with proper approvals, making the property suitable for a range of potential end uses. Its combination of usable land, frontage, zoning versatility, and proximity to major roadways and commuter rail supports both residential development and long-term investment potential.

### Location Overview

Located in the Town of Hamptonburgh in Orange County, this property offers a desirable balance of rural privacy and regional convenience. The area is characterized by open landscapes, low-density residential properties, and a strong demand for custom home construction. The property is situated within the well-regarded Goshen Central School District, a key driver of residential appeal. Nearby access to major transportation routes, including Interstate 84 and NYS Route 17, provides efficient connectivity to employment centers, shopping, and services throughout the Hudson Valley and beyond. The Metro North Campbell Hall train station is 1 mile away. Residents benefit from proximity to local amenities, healthcare facilities, and recreational opportunities while enjoying a quiet, country-style living environment.



## PROPERTY DESCRIPTION

KIERNAN ROAD TOWN OF HAMPTONBURGH CAMPBELL HALL NY



### Potential Buyers, Builders and Developers

Tucked away on a quiet dead-end road, this property offers a rare opportunity to create a private estate in a peaceful and scenic setting. Surrounded by mature landscape and natural beauty, the site provides the kind of seclusion and tranquility increasingly difficult to find, while still remaining accessible to everyday conveniences. The setting is ideal for a custom-built residence, weekend retreat, or long-term investment, appealing to buyers seeking space, privacy, and a connection to the outdoors. In addition to its residential appeal, the property offers zoning flexibility that may allow for certain alternative uses with municipal approvals, adding to its overall versatility and long-term value. With its estate-like character and adaptable potential, this parcel presents a compelling opportunity in a highly desirable Hudson Valley location.

# TOWN OF HAMPTONBURGH ZONING

KIERNAN ROAD

ZONING



## Town of Hamptonburgh

**Table of Use and Bulk Regulations  
R-3A Zoning District  
[Amended 7-6-2015 by L.L. No. 1-2015]**

Use Permitted by Right	Special Use Permit (Town Board)	Minimum Lot Size (acres)	Road Frontage (feet)	Lot Width (feet)	Front Yard (feet)	Rear Yard (feet)	Minimum Side Yard (one/both) (feet)	Percent Development Coverage	Percent Building Coverage
Single-family dwelling units, not to exceed 1 dwelling on each lot Home occupation <sup>2</sup> Bed-and-breakfast, as accessory to a dwelling unit <sup>2</sup>		3	300	300	125	125	80/160	12%	5%
Day-care centers/facilities <sup>2</sup>	Churches and related places of worship, with associated church school buildings, parish houses or rectories <sup>2</sup> Schools <sup>2</sup>	2	125	175	75	75	35/80	12%	6%
	Cemeteries, accessory to a church or related place of worship on the same site or adjacent thereto <sup>2</sup>	3	125	200	125	125	35/80	10%	5%
Agricultural operations, subject to § 150-19 <sup>1</sup> Permitted outdoor recreation facilities pursuant to 150-25 <sup>2</sup>		10	210	300	200	200	100/200	20%	10%
	Active-adult, age-restricted housing <sup>2</sup>	20	500	700	150	150	100/200	50%	15%
Regulated public utility structures, subject to § 150-20 <sup>2</sup> Town-owned public park									

**NOTES:**

<sup>1</sup> Requires site plan approval except for dairy and beef cattle, horses, sheep and goats.

<sup>2</sup> Subject to site plan approval by Planning Board.

**GENERAL NOTES:**

<sup>A</sup> Height limit for structures is 35 feet, except in the LUI Zone where the height limit for warehouse buildings is 50 feet.

<sup>B</sup> For uses which may not require structures, such as forestry or agriculture, setbacks listed for the applicable use group apply only to structures that may be constructed associated with such use, except see also § 150-19 for any other applicable setback requirements for agricultural and animal maintenance uses, including kennels for all types, and setback relating to greenhouses.

<sup>C</sup> For all other principal and accessory uses, please refer to §§ 150-19 and 150-23 for any other applicable setback and area requirements for the maintenance of animals and other activities.

<sup>D</sup> Section 150-9, where applicable to a given property, may affect the above-listed setback requirements. The potential applicability of the provisions of § 150-9 should be ascertained prior to issuance of a building permit.

<sup>E</sup> Supplementary yard and bulk regulations as set forth in § 150-11 may apply and should be ascertained prior to issuance of a building permit and/or prior to the granting of any plan approval. See also § 150-12 with regard to clearing and grading performance requirements.

<sup>F</sup> The minimum livable floor area required per dwelling unit in all residential zones is 1,200 square feet

# PROPERTY PHOTOS

KIERNAN ROAD TOWN OF HAMPTONBURGH CAMPBELL HALL NY



# PROPERTY PHOTOS

KIERNAN ROAD TOWN OF HAMPTONBURGH CAMPBELL HALL NY



# PROPERTY PHOTOS

KIERNAN ROAD TOWN OF HAMPTONBURGH CAMPBELL HALL NY



# MEET OUR TEAM

KIERNAN ROAD



## JASON MCGOVERN

Jason is a Commercial Real Estate Broker with over 25 years of Real Estate experience in Orange, Rockland, Sullivan, and Ulster counties.

He is an active member of the New York State Commercial Association of Realtors-Hudson Valley Chapter and KW Commercial, affiliate of the Keller Williams Real Estate franchise which is currently the #1 franchise in the World by agent count and growing.

Jason is a specialist in seller, landlord, and tenant representation in all aspects of commercial real estate including retail, office, industrial and multi-family sales and leasing. He has a deep understanding of land development or commercial and residential projects in the Hudson Valley.

He was awarded the 2016 and 2019 Economic Development Deal Maker award and 2022 Outstanding Deal Maker award by the New York State Commercial Association of Realtors-Hudson Valley Chapter.

Jason's reputation, experience, and representation has played an integral part in numerous Residential and Commercial Real Estate development projects in the Hudson Valley that have positively impacted the local economy and created countless job opportunities.

## MATTHEW GIBBS

Matthew Gibbs a NY Licensed Real Estate Salesperson with Keller Williams Realty Hudson Valley United and specializes in Commercial Real Estate and Investment. Matt joined the real estate industry in 2014, after more than 20 years of experience in business development and operations management.

He is a member of the National Association of Realtors, The Hudson Gateway Association of Realtors, The Hudson Gateway MLS, The Ulster County MLS, The National KW Commercial Division, along with being immediate Past President of NY State Commercial Association of Realtors, Hudson Valley Chapter.

Matt is passionate about serving our community and currently he actively supports Habitat for Humanity; Newburgh, Fearless of the Hudson Valley, he is an active member of Wallkill East Rotary Club and Board Member for Wallkill Boys and Girls Club.

He believes that providing successful outcomes for his clients and their business can lead to more productivity and profitability for them. Credited as an expert in the language of sales, negotiating, and real estate investment analysis, he has become known for his direct and tenacious approach.



## DISCLAIMER

KIERNAN ROAD TOWN OF HAMPTONBURGH CAMPBELL HALL NY



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

### KW COMMERCIAL | HUDSON VALLEY

9 Bert Crawford Rd  
Middletown, NY 10940



Each Office Independently Owned and Operated

### PRESENTED BY:

#### JASON MCGOVERN, CRE

NY RE Associate Broker  
O: (845) 610-6065  
C: (914) 760-7331  
jasonmcgovern@kw.com  
10301205773, New York

#### MATTHEW GIBBS

NY RE Associate Broker  
O: (845) 610-6088  
C: (845) 551-7292  
mattgibbs@kwcommercial.com  
10301219733, New York

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.