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OFFERING MEMORANDUM

291 ROUTE 17K

Town of Newburgh, Orange County, New York 12550

±28.90 ACRES | R-1 ZONING | 23-UNIT TOWNHOME CONCEPT PLAN

ASKING PRICE: \$795,000

Exclusively Offered By

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INVESTMENT SUMMARY

Property Address	291 Route 17K, Town of Newburgh, NY 12550
Asking Price	\$795,000
Price Per Acre	\$27,508.65
Lot Size	±28.90 Acres (1,258,884 SF)
Zoning	R-1 (Residential)
Tax ID (SBL)	334600-089-000-0001-001.220-000
Annual Taxes (2025)	\$9,200
County	Orange County
School District	Valley Central (Montgomery)
Current Use	Vacant / Unimproved Land
Conceptual Yield	23 Townhome Units (subject to approvals)
Documents Available	Survey, Conceptual Site Plan

PROPERTY OVERVIEW

Rand Commercial is pleased to exclusively offer for sale ±28.90 acres of unimproved land located on Route 17K in the Town of Newburgh, Orange County, New York. The site is situated directly across from Coldenham Elementary School and lies within the Valley Central School District (Montgomery), served by East Coldenham Elementary School, Valley Central Middle School, and Valley Central High School.

The Property is currently vacant and unimproved, offering a prospective purchaser or developer a rare opportunity to acquire a large, contiguous land assemblage along a well-traveled Orange County corridor. The site is zoned R-1 (Residential) under the Town of Newburgh zoning code, and a conceptual site plan on file shows a potential townhome development yielding 23 dwelling units, subject to subdivision, site plan approval, and all other required municipal, county, and state approvals.

A current survey prepared by Lanc & Tully Engineering & Surveying (Goshen, NY) is available, along with the conceptual townhouse development plan prepared by L2A Land Design, LLC, both referenced in this Offering Memorandum.

LOCATION OVERVIEW

The Property fronts on NY Route 17K in the Town of Newburgh, a well-established residential and commercial corridor in Orange County within New York's Hudson Valley region. The surrounding area is characterized by a mix of established single-family residential neighborhoods, including the adjacent Holiday Park and Colden Park communities, and institutional uses such as the neighboring Coldenham Elementary School. The Town of Newburgh is part of Rand Commercial's core Hudson Valley coverage area, which spans Orange, Rockland, Westchester, Putnam, Dutchess, Ulster, and Sullivan Counties.

DEVELOPMENT POTENTIAL

A conceptual townhouse development plan prepared by L2A Land Design, LLC (dated 2027, drawing C-01) illustrates a potential 23-unit single-family/townhouse layout on the site, subject to the usable area methodology set forth in the Town of Newburgh Zoning Code. The Property is located in the R-1 (Residential) zoning district, and the conceptual layout has been analyzed against the R-1 bulk and area requirements under §185, Schedule 3 of the Town Code, using the usable area standard for townhouse/multiple-dwelling developments under §185-25(B)(1) and §185-48.5(C).

Usable Area & Yield Calculation (Per Concept Plan)

- Total Lot Area: 1,257,620.76 SF (±28.871 acres per survey)
- Less Protected Wetland Area: 249,888.68 SF
- Less Steep Slope Area: 79,251.00 SF
- Usable Area: 928,481.08 SF
- Usable Area ÷ 40,000 SF (min. lot area per single-family dwelling) = 23.21, rounded down to 23 Dwelling Units

The table below compares the R-1 District's minimum/maximum bulk requirements for single-family dwellings to the metrics shown on the conceptual plan. All figures are conceptual and have not been submitted for or granted formal subdivision or site plan approval by the Town of Newburgh.

R-1 District — Single-Family Dwelling	Permitted / Required	Proposed (Concept)
Lot Area (Usable Area Standard)	40,000 SF (per unit)	1,257,620.76 SF gross / 23 units
Lot Width	150 ft	1,392.55 ft (frontage)
Lot Depth	150 ft	1,389.78 ft
Front Yard	50 ft	50.94 ft
Rear Yard	40 ft	53.68 ft
One Side Yard	30 ft	104.74 ft
Both Side Yards	80 ft	1,088.26 ft
Habitable Floor Area / Unit	1,500 SF	TBD
Max. Lot Building Coverage	10%	1.9%
Building Height	35 ft	TBD
Lot Surface Coverage	20%	4.6%

Note: The conceptual plan reflects zero variances ("NO") from the R-1 District bulk requirements as tabulated by the project engineer, based on the usable area yield methodology above. Prospective purchasers should independently confirm the applicability of this methodology, wetland delineation, steep slope mapping, and all other site conditions with the Town of Newburgh Planning Board, Town Engineer, and their own consultants.

CONCEPTUAL SITE PLAN EXHIBIT

Conceptual Townhouse Development Plan — prepared by L2A Land Design, LLC. For illustrative purposes only; not an approved plan.

