

LAND FOR SALE

PRIME SIGNALIZED INTERSECTION CORNER DEVELOPMENT SITE

500 MAIN ST, NEW PALTZ, NY 12561

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**BERKSHIRE
HATHAWAY**
HOMESERVICES

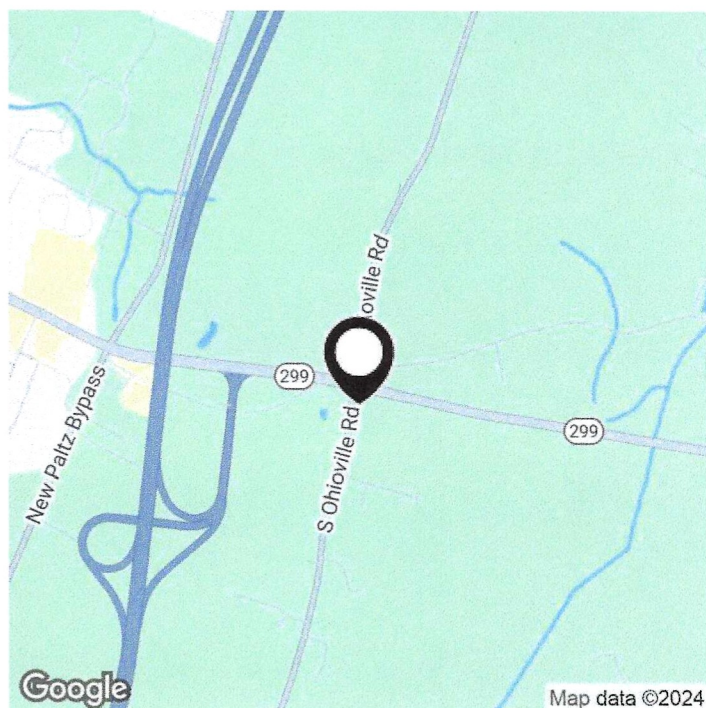
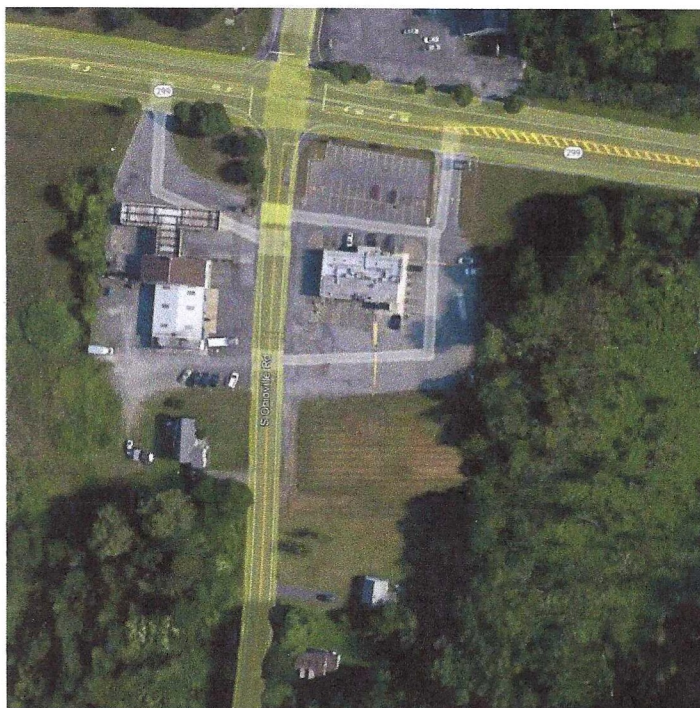
HUDSON VALLEY
PROPERTIES



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$2,100,000
Lot size: 2.11 acres
Price/Acre: \$995,000
Utilities: well/ septic

Zoning:	Gateway Hamlet (GH)
Market:	Hudson Valley
Traffic Count:	16,858

PROPERTY OVERVIEW

Introducing a prime development opportunity at 500 Main St, New Paltz, NY (Route 299). This 2.1 acre signalized corner development site is just off I-87 Exit 18 in the town of New Paltz. Located at the intersection of Route 299 and S Ohioville Road. Gateway Hamlet (GH) Commercial Zoning. Central Hudson electric to the site. The former College Diner was serviced by a drilled well and onsite septic system. Natural Gas line via Central Hudson is nearby on Route 299.

The site is ideal for retail, neighborhood center, restaurants, banks and offices. 315 feet of frontage on Route 299 and 440 feet of frontage on S. Ohioville. Recent engineering, survey, and site plans available for a retail pad (Bank and Coffee). Approximately 17,000 vehicles per day on Route 299. Nestled in the picturesque Hudson Valley area, this property offers ample space for a range of commercial endeavors. With its rich historical character and enviable location, it's a promising asset for those looking to capitalize on the burgeoning opportunities in this high growing region.

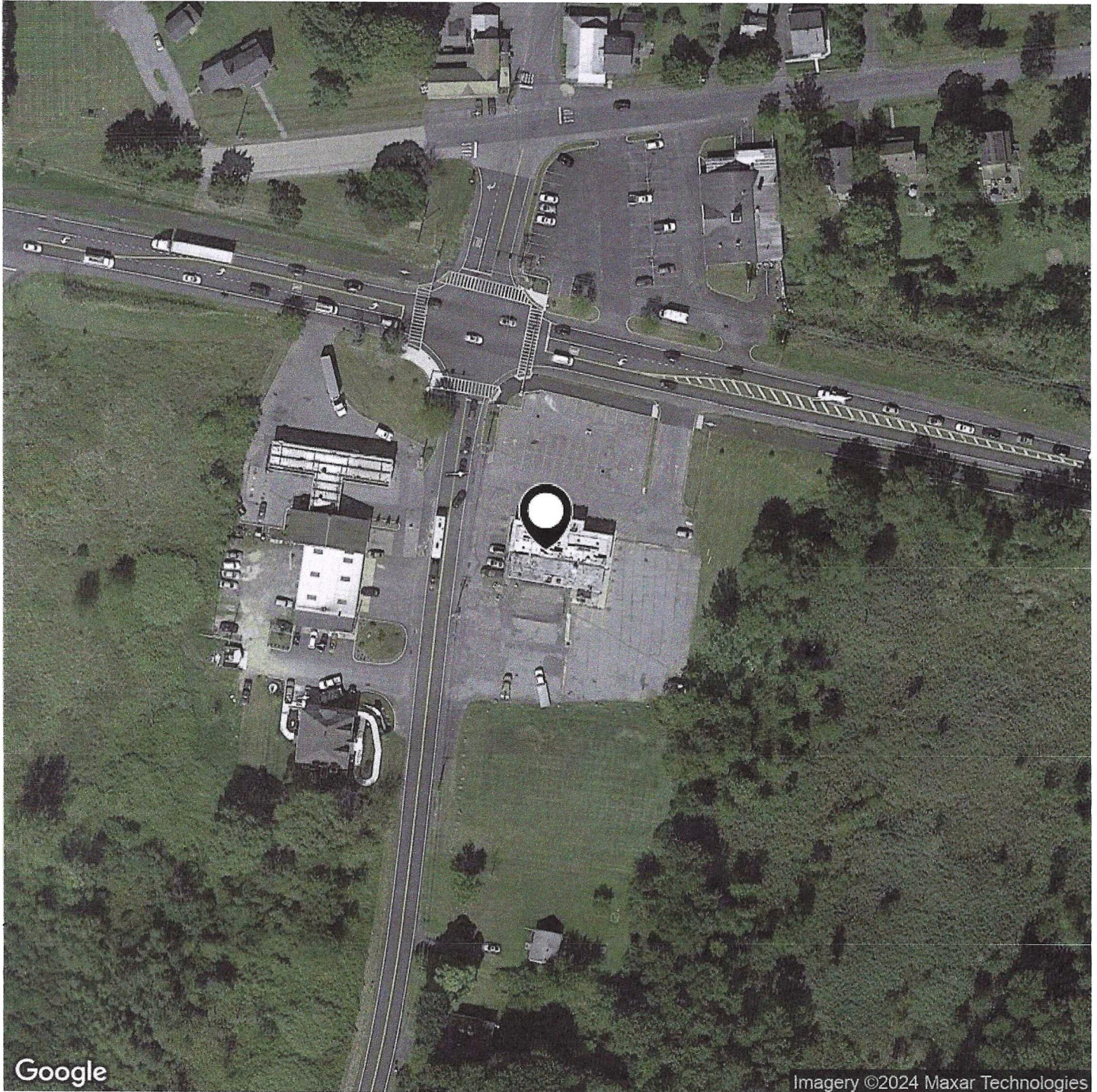
PROPERTY HIGHLIGHTS

- 1/2 Mile to I-87 Exit 18
- Signalized Intersection
- Existing onsite improvements
- 315' of frontage on Route 299
- Recent Engineering and site planning concepts available
- Owner willing to entertain subdivision of the property

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AERIAL MAP



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ADDITIONAL PHOTOS

