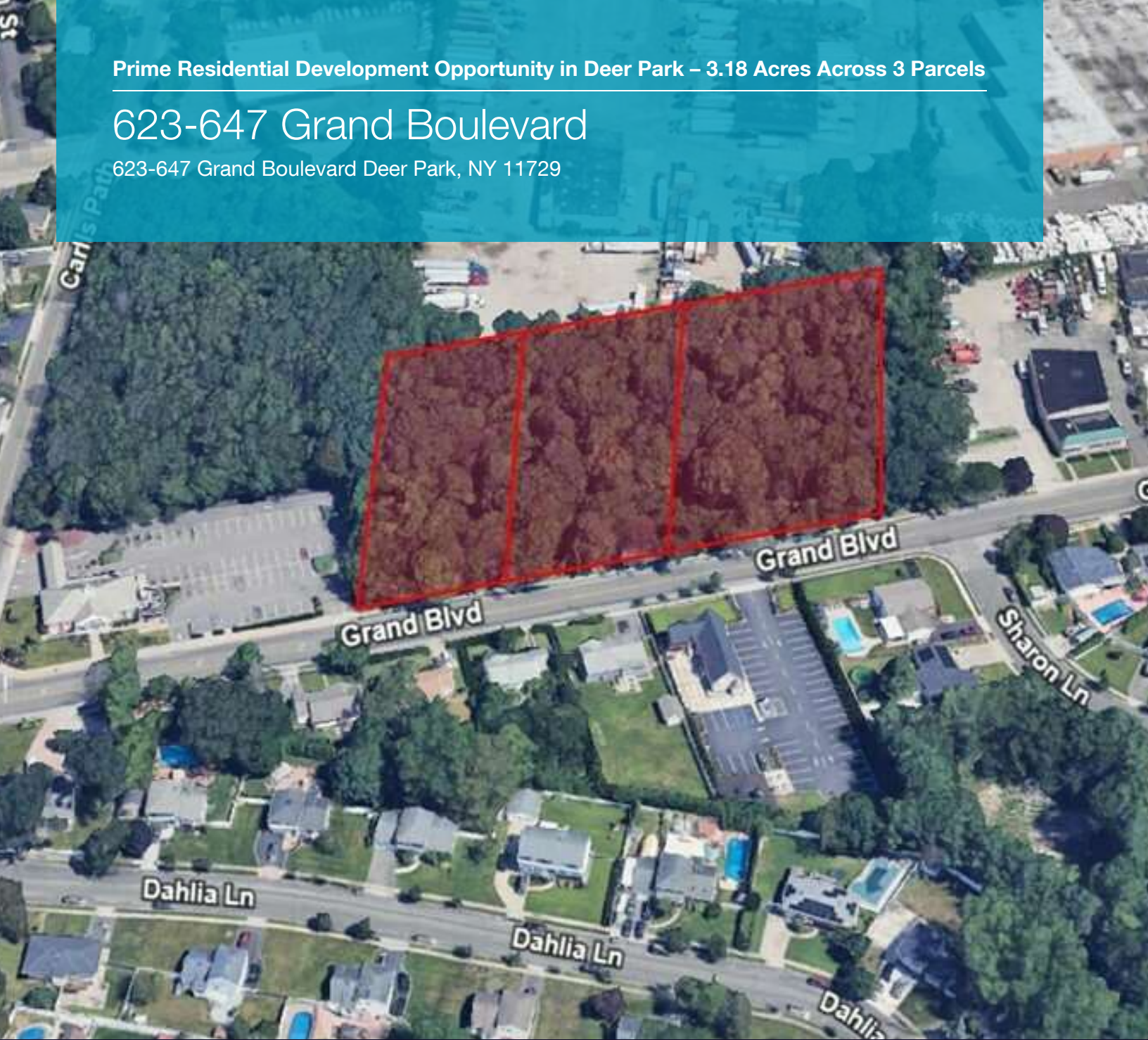


Prime Residential Development Opportunity in Deer Park – 3.18 Acres Across 3 Parcels

623-647 Grand Boulevard

623-647 Grand Boulevard Deer Park, NY 11729



For More Information:



Christopher Pesce

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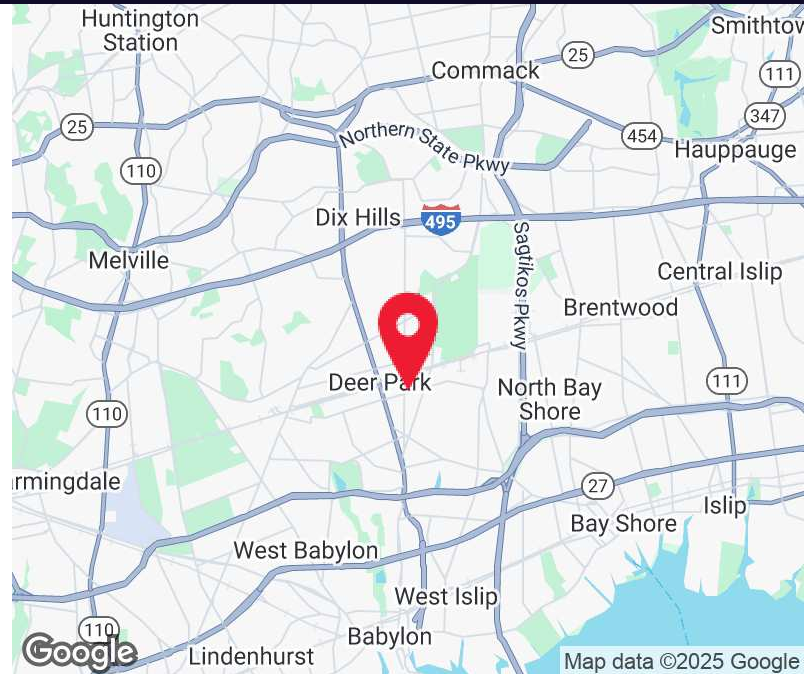
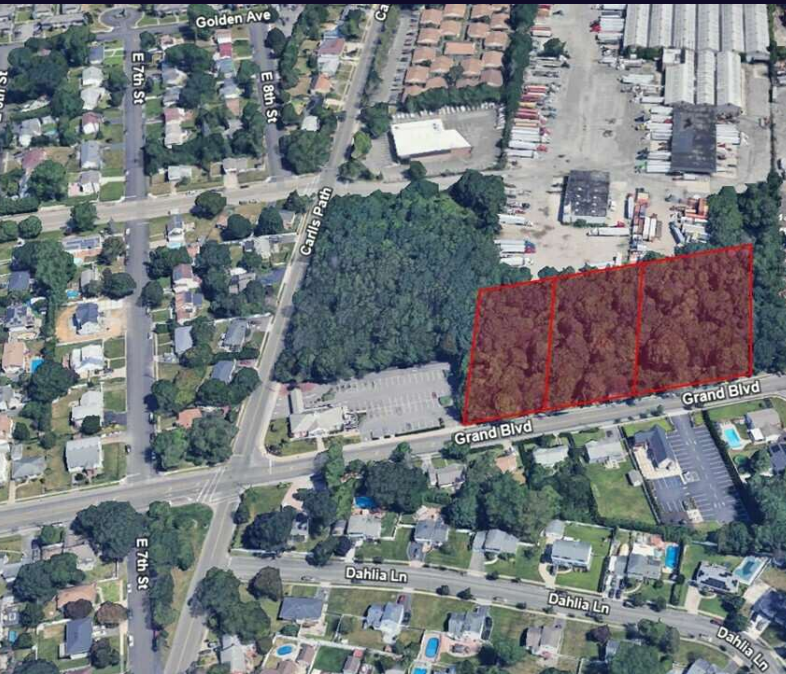
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Prime Residential Development Opportunity

623-647 Grand Boulevard Deer Park, NY 11729



Offering Summary

Sale Price:	Price Upon Request
Property Taxes (All Lots Total):	\$8,366
Number of Lots:	3
Section, Block & Lots:	Section 65, Block 1, Lot 33, 34 & 35
Total Size of 3 Lots:	3.18 Acres
Township:	Town of Babylon
Zoning:	Residential D

Property Overview

Located in the highly desirable Deer Park community, this offering includes three residentially zoned parcels spanning 3.18 acres, making it a prime opportunity for residential development. With ample space to accommodate growing housing demand, this expansive property is perfectly suited for a thoughtfully designed community or private estate. Positioned for convenience and accessibility, it enjoys close proximity to major roadways, public transportation, and essential amenities, ensuring an attractive lifestyle for future residents. The combination of favorable zoning, a sought-after location, and strong market demand makes this an exceptional investment. Seize the chance to develop in one of Deer Park’s most promising residential areas—a rare opportunity not to be missed!

Property Highlights

- Three parcels totaling 3.18 acres
- Zoned Residential D for residential development
- Proximity to essential amenities

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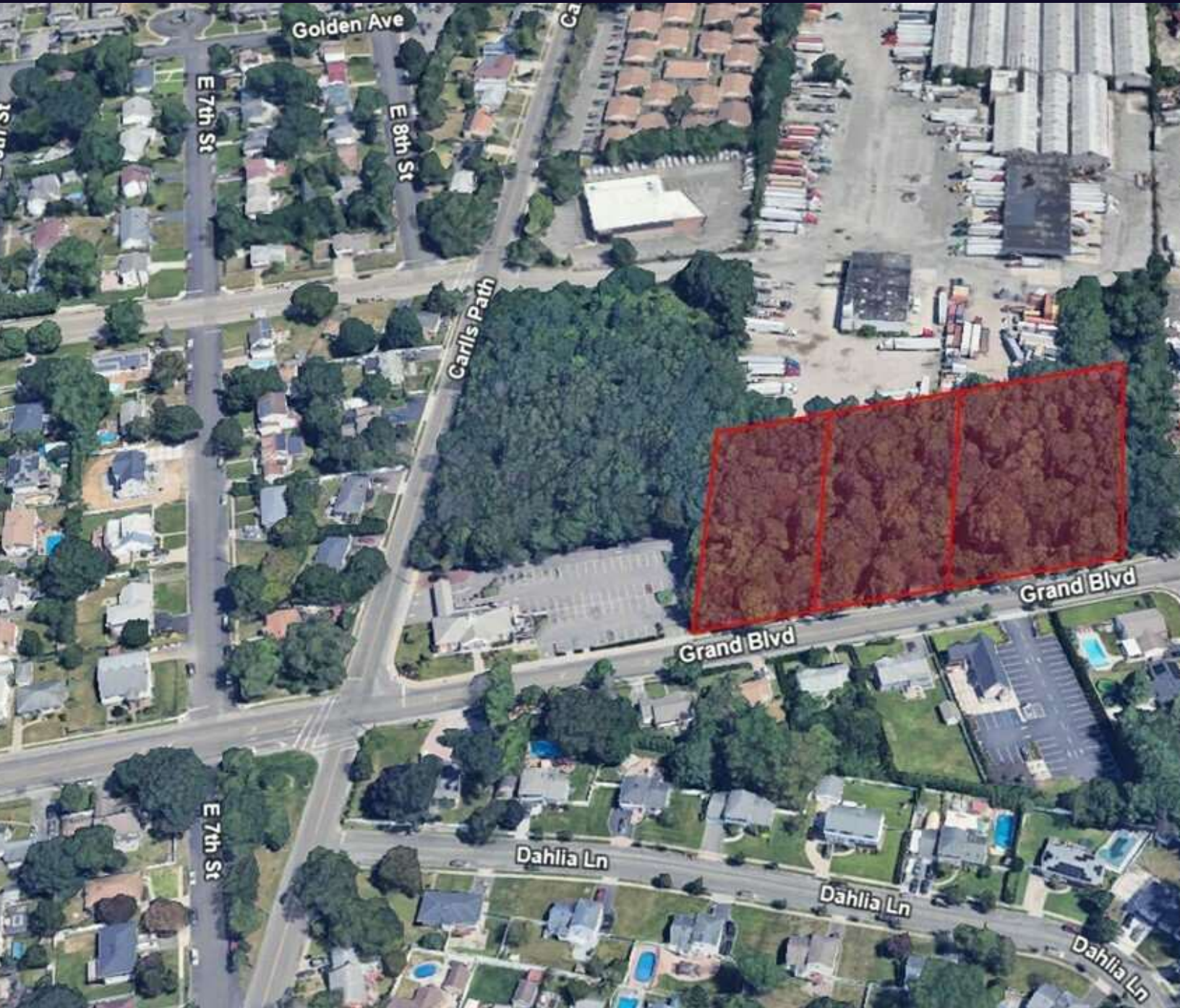
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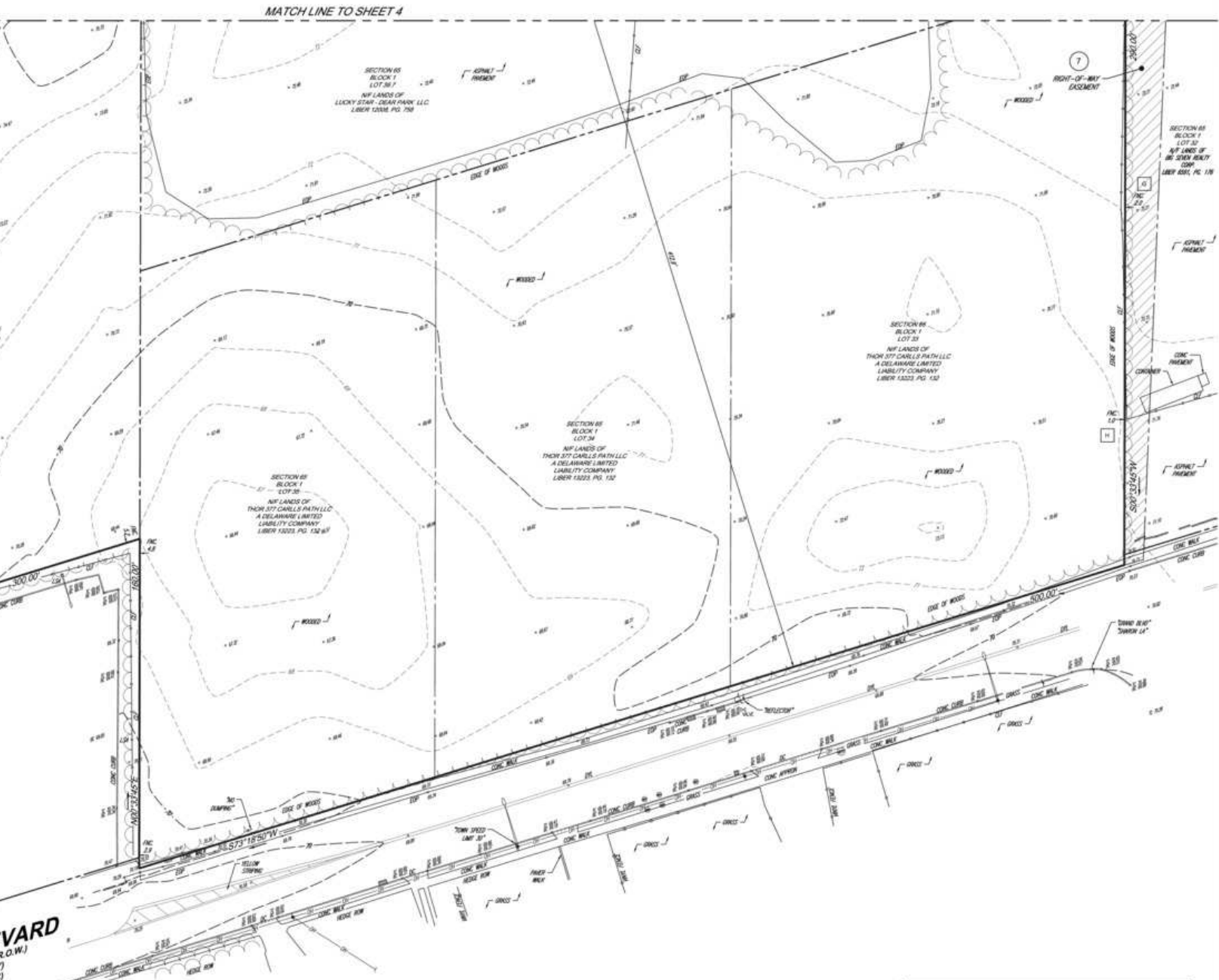
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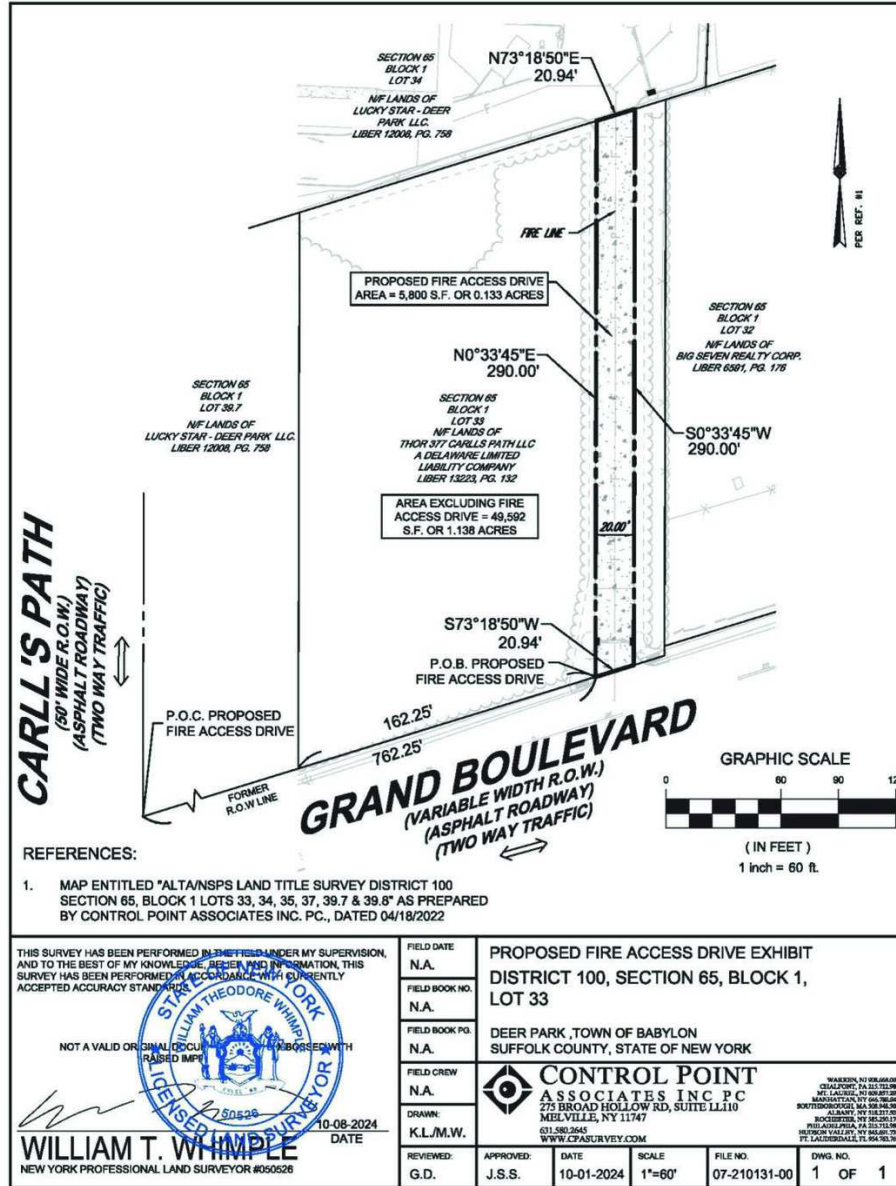
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PROPOSED FIRE ACCESS DRIVE



Proposed Fire Lane to the Right of Parcel 33

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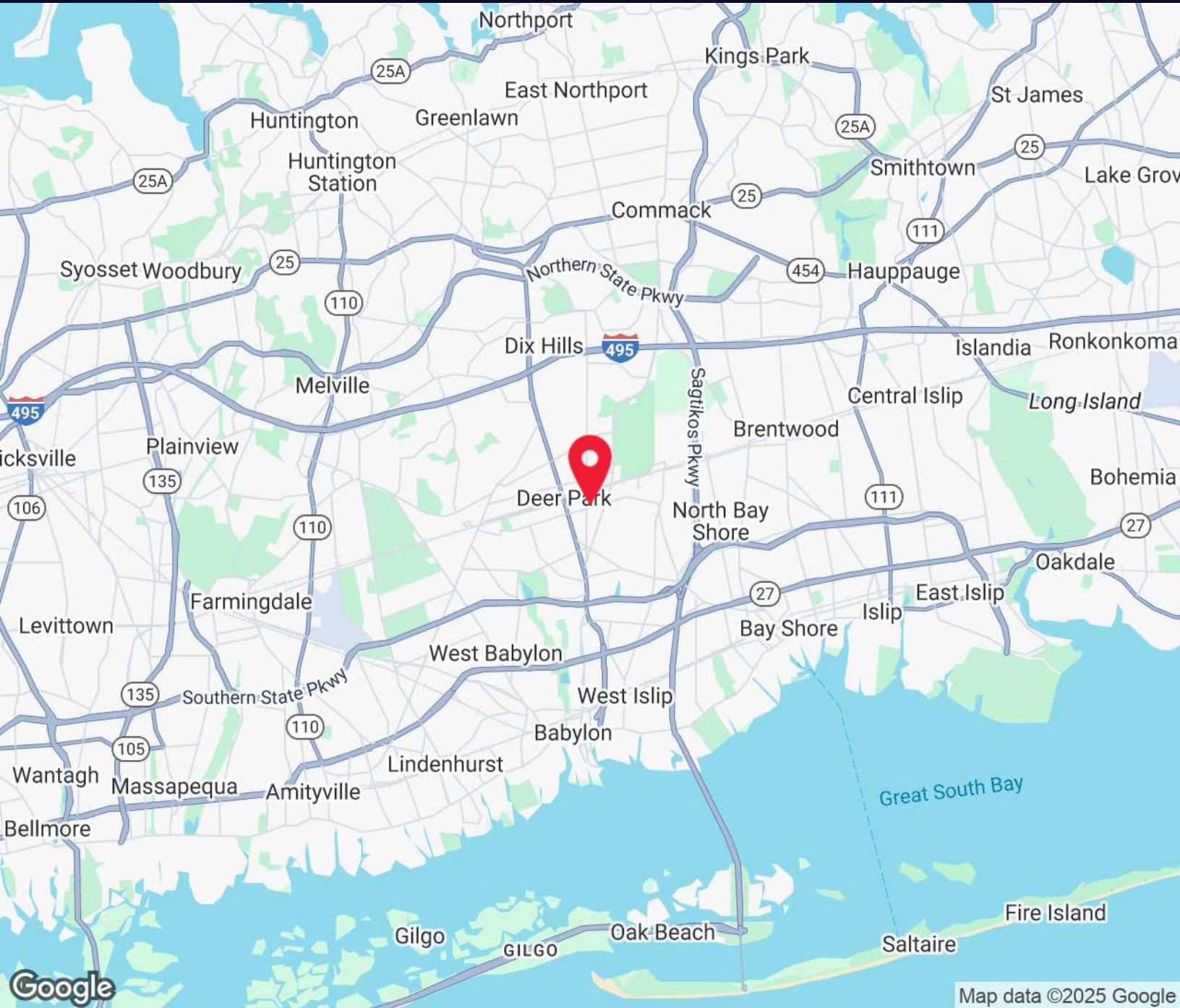
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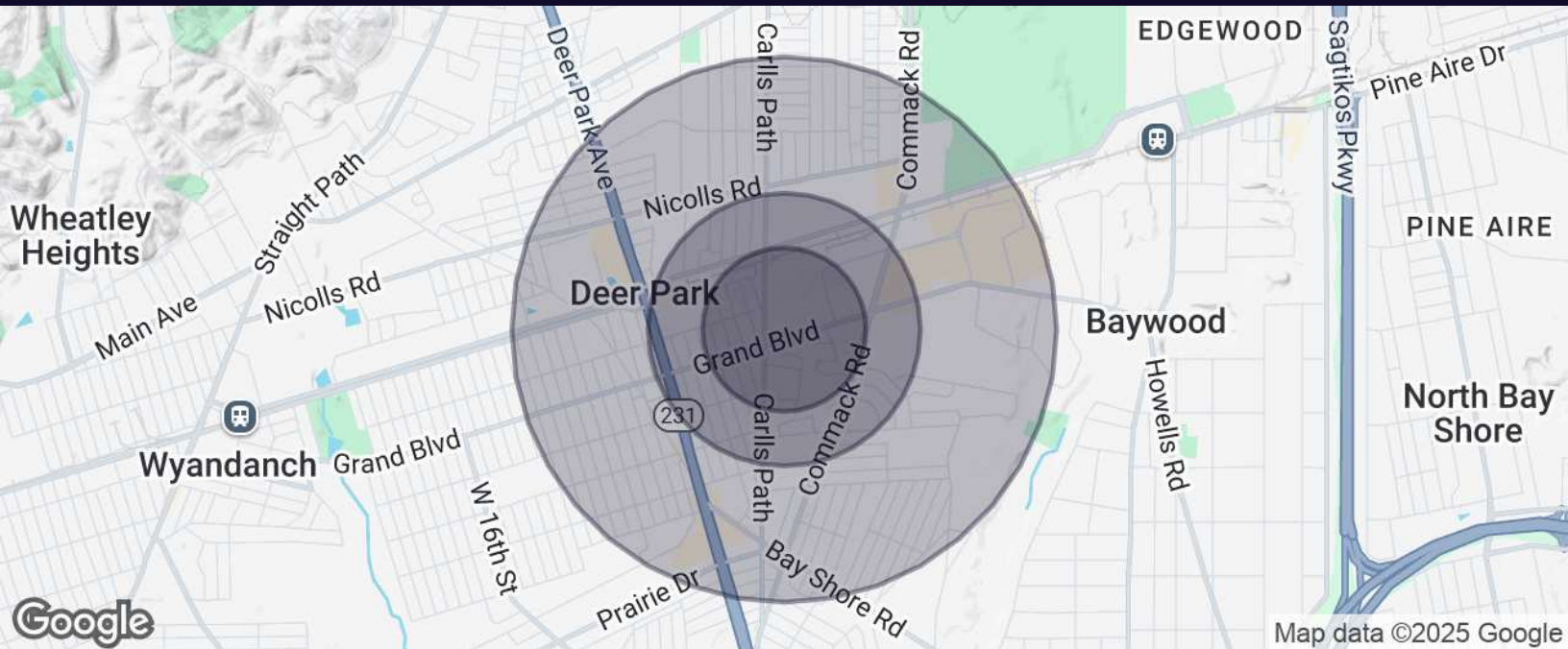
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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	930	4,077	16,160
Average Age	45	44	42
Average Age (Male)	43	42	40
Average Age (Female)	46	45	44

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	387	1,569	5,447
# of Persons per HH	2.4	2.6	3
Average HH Income	\$121,018	\$126,783	\$144,351
Average House Value	\$546,126	\$547,356	\$570,567

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