

GATEWAY TO THE NORTH FORK: 66 ACRES OF POSSIBILITY

1700 Sound Avenue Riverhead NY 11901



Commercial

FOR SALE



60.61 ACRES
DEVELOPMENT RIGHTS SOLD TO TOWN
REMAIN AS FARMLAND

4 ACRES
DEVELOPMENT RIGHTS INTACT

1.88 ACRES
DEVELOPMENT RIGHTS
INTACT

NORTHVILLE TURNPIKE

SOUND AVE.

EXECUTIVE SUMMARY

1700 Sound Avenue Riverhead NY 11901 | 66.41 Acre Agricultural Property For Sale

Lot Size:	66.41 Acres	Zoning:	APZ- Agricultural Protected Zone
# of Lots:	Three (3)	Sale Price:	\$2,770,000.00

For more information, contact Exclusive Listing Team

Property Overview

Introducing a premium 66-acre offering at the true Gateway to the North Fork. With 5.88 acres of buildable land and development rights intact, the remaining acreage on this triangular parcel offers exceptional potential for a wide range of agricultural ventures, including but not limited to produce cultivation, vineyards, Christmas tree farming, sunflower fields, and greenhouse operations. The property is equally suited for hospitality and agritainment concepts, with outstanding potential for a brewery or winery destination. For equestrian enthusiasts, the scale and layout make it an ideal setting for a world-class horse facility. Beyond agricultural and hospitality uses, the property also presents opportunities for a convenience store, farmstand, or market designed to welcome visitors entering the North Fork. A subdivision layout can also be explored, offering additional flexibility for long-term development strategies. Expansive views, high visibility, and remarkable scale position this as one of the East End's most significant land offerings—ideal for investors or operators seeking versatility, exposure, and lasting value. A once-in-a-lifetime chance to shape a premier North Fork destination has arrived

Property Highlights

- Gateway Location: 66-acre triangular parcel at the true entrance to the North Fork.
- Buildable Land: 5.88 acres with development rights intact, plus subdivision potential.
- Versatile Uses: Agriculture, hospitality/agri-entertainment, equestrian, or visitor-focused retail.
- Investment Power: Expansive views, high visibility, and scale make this a premier East End opportunity.

Exclusively represented by:

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1.8 ACRES
DEVELOPMENT RIGHTS
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SOUND AVENUE

CROSS RIVER DRIVE





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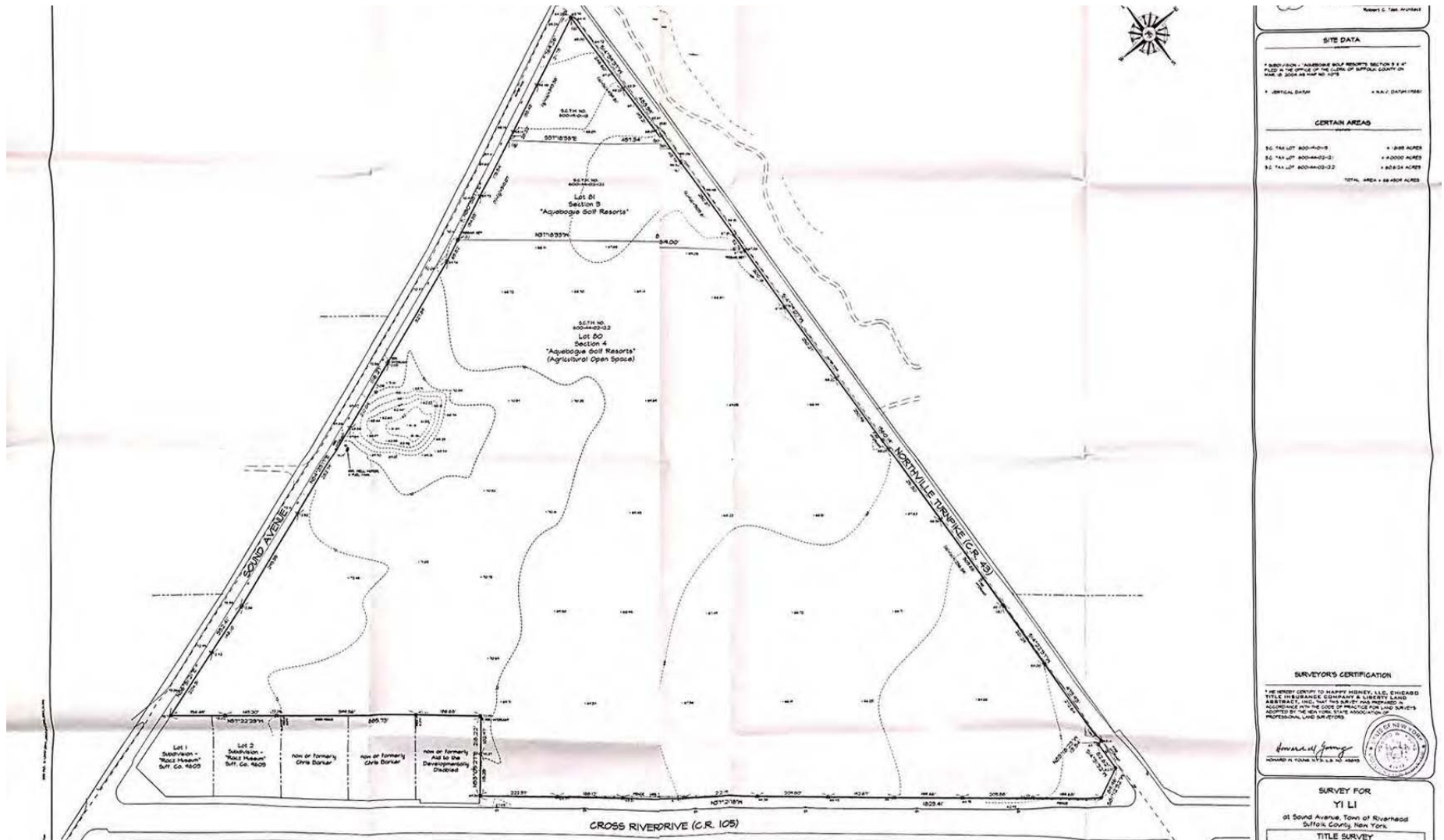
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ADDITIONAL PHOTOS

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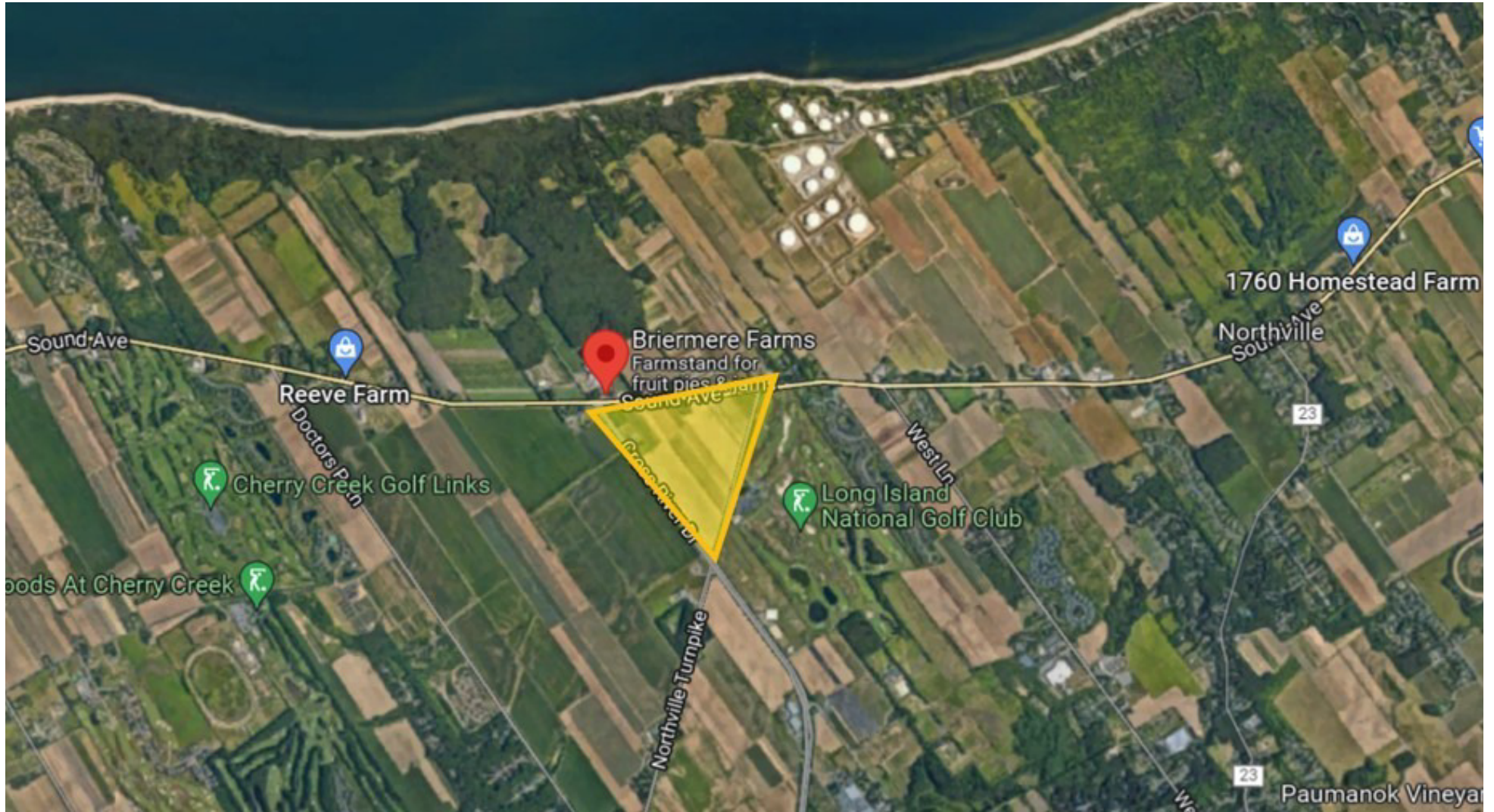
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AERIAL VIEW OF PROPERTY

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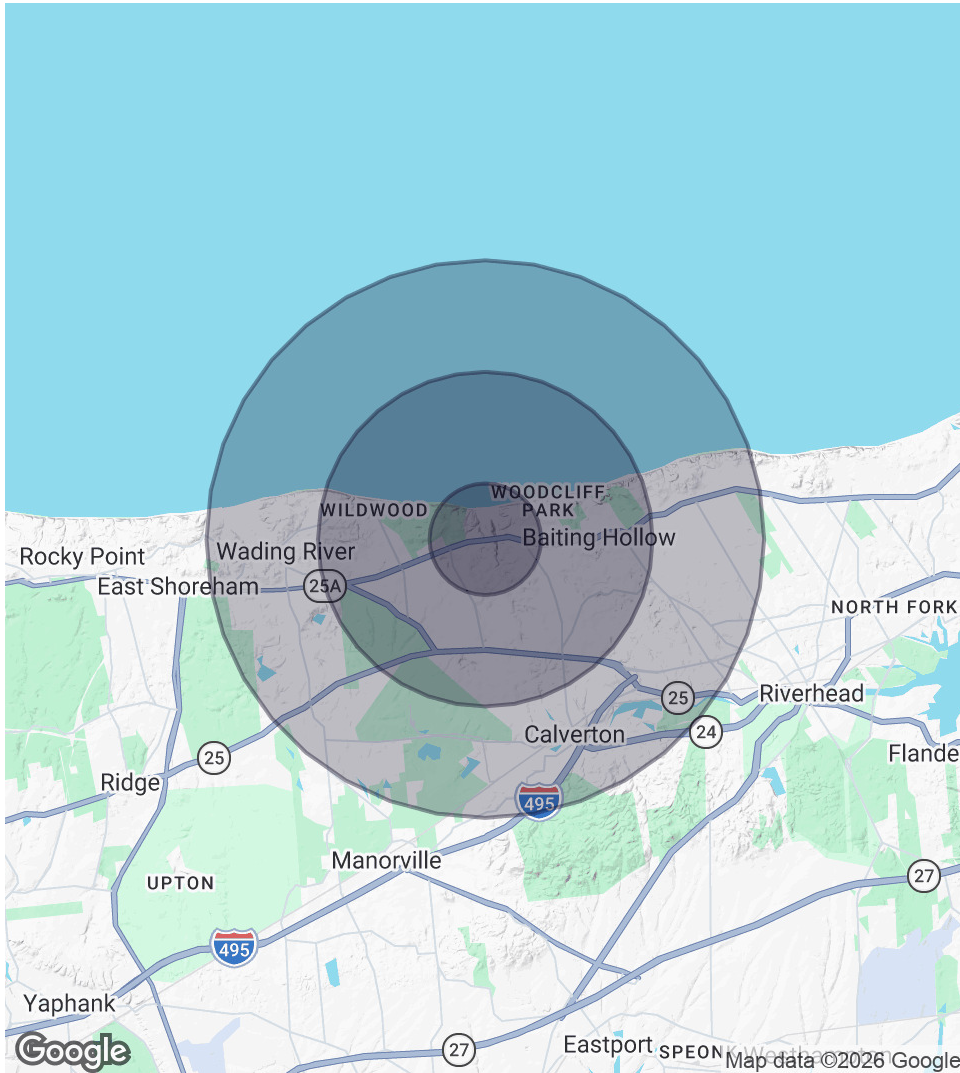
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DEMOGRAPHICS MAP & REPORT

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1 Mile Radius

Population
1,000
Households
656
Average HH Income
\$61,667

3 Miles Radius

Population
7,326
Households
3,714
Average HH Income
\$91,579

5 Miles Radius

Population
17,437
Households
8,342
Average HH Income
\$99,137

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 **Douglas Elliman**

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We Are Commercial Real Estate

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