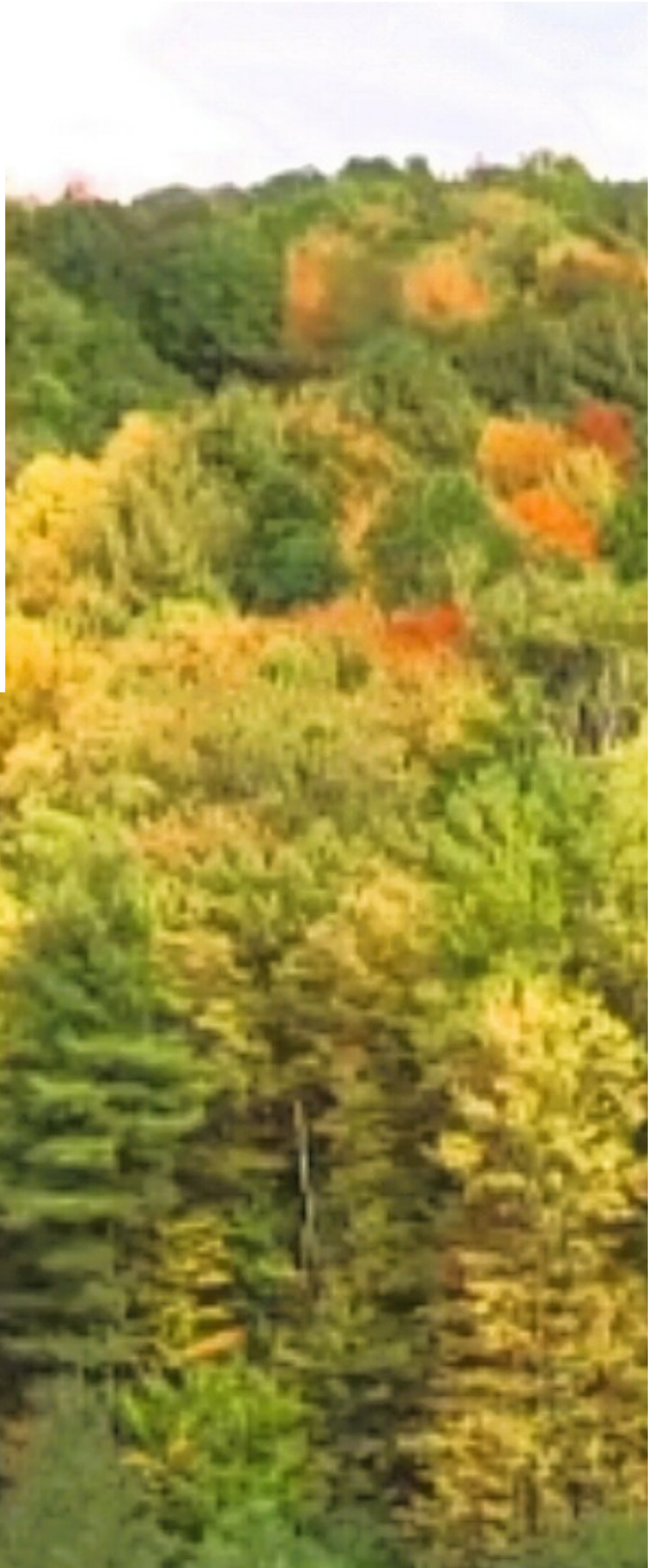


LAND FOR SALE

Hanafin Property - Southwood

225 Southwood Drive,
Vestal, NY 13850

OFFERING MEMORANDUM



HERIBERTO PEZZINO

Licensed Real Estate Salesperson
607.372.3214
epezzino@yaman.com





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Land For Sale

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All materials and information received or derived from Yaman 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.

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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. Yaman Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Yaman 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.

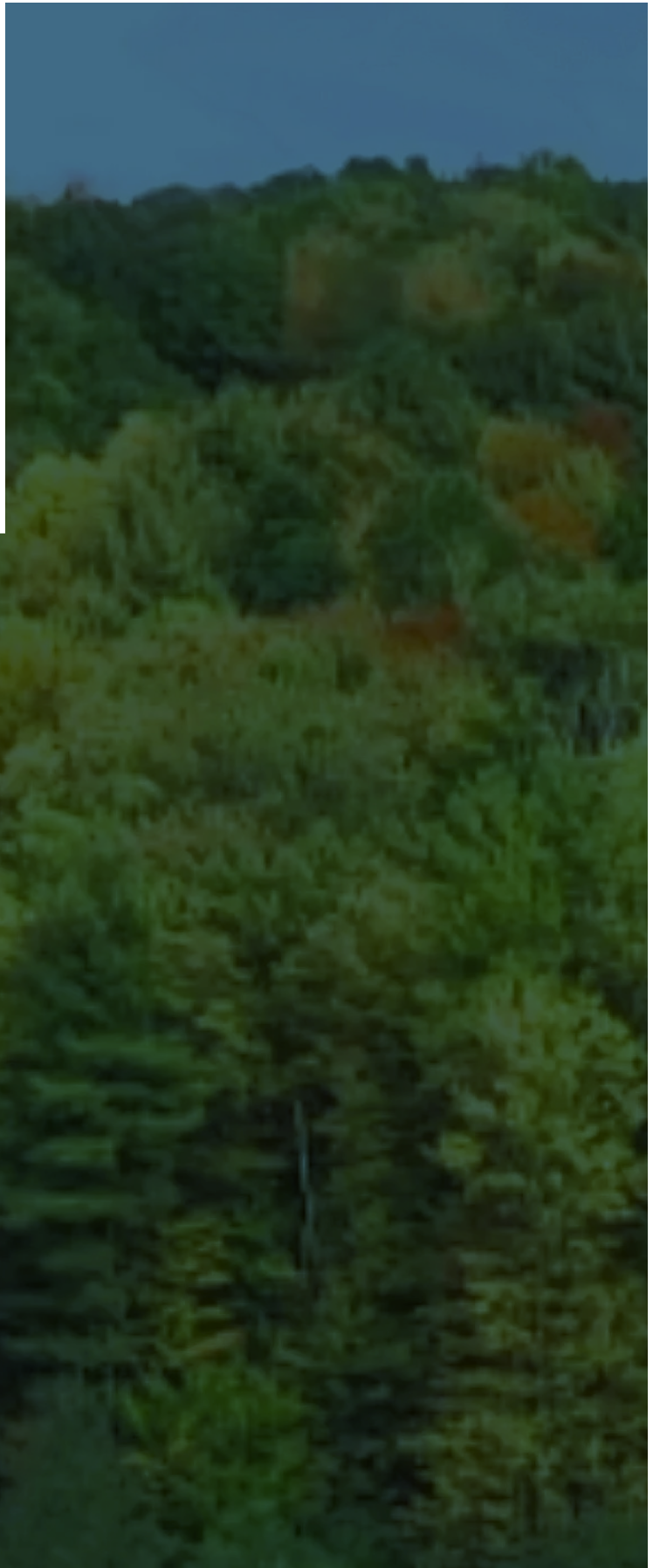
Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and 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 Yaman Commercial in compliance with all applicable fair housing and equal opportunity laws.

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Property Information

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PROPERTY SUMMARY

Land For Sale



PROPERTY DESCRIPTION

Prime Vestal Development Opportunity! Located just off Vestal Parkway and overlooking the valley, these exceptional parcels offer one of the most desirable development locations in Broome County. This property is being offered with the adjoining parcel-217 S Jensen Road. Minutes from Binghamton University, Oakdale Commons, major shopping, dining, healthcare, and highway access. The elevated setting provides outstanding views and endless possibilities for residential, mixed-use, or investment development. A rare opportunity to secure a premier development site in one of the Southern Tier's most sought-after markets.

PROPERTY HIGHLIGHTS

- Level, clear parcel ready for immediate planning and development
- Generous frontage along Southwood Drive enhances visibility and access
- Utilities available at site edge reduce infrastructure lead time
- Flexible site planning potential supports commercial or mixed-use concepts
- Ideal spacing for phased development without

OFFERING SUMMARY

Sale Price:	\$679,000
Lot Size:	20.94 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	29	374	1,299
Total Population	88	1,060	5,121
Average HH Income	\$331,738	\$119,071	\$109,815

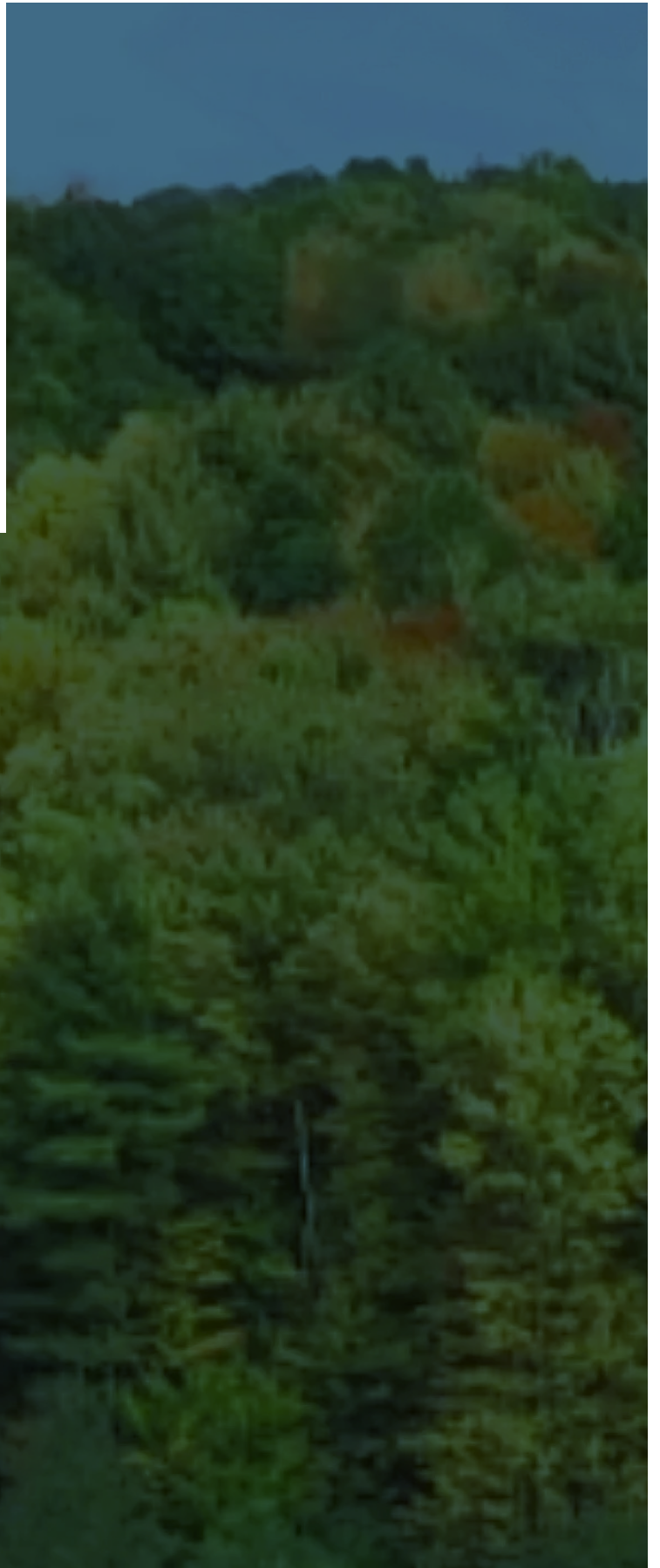
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Location Information

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Vestal, NY 13850



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LOCATION MAP

Land For Sale

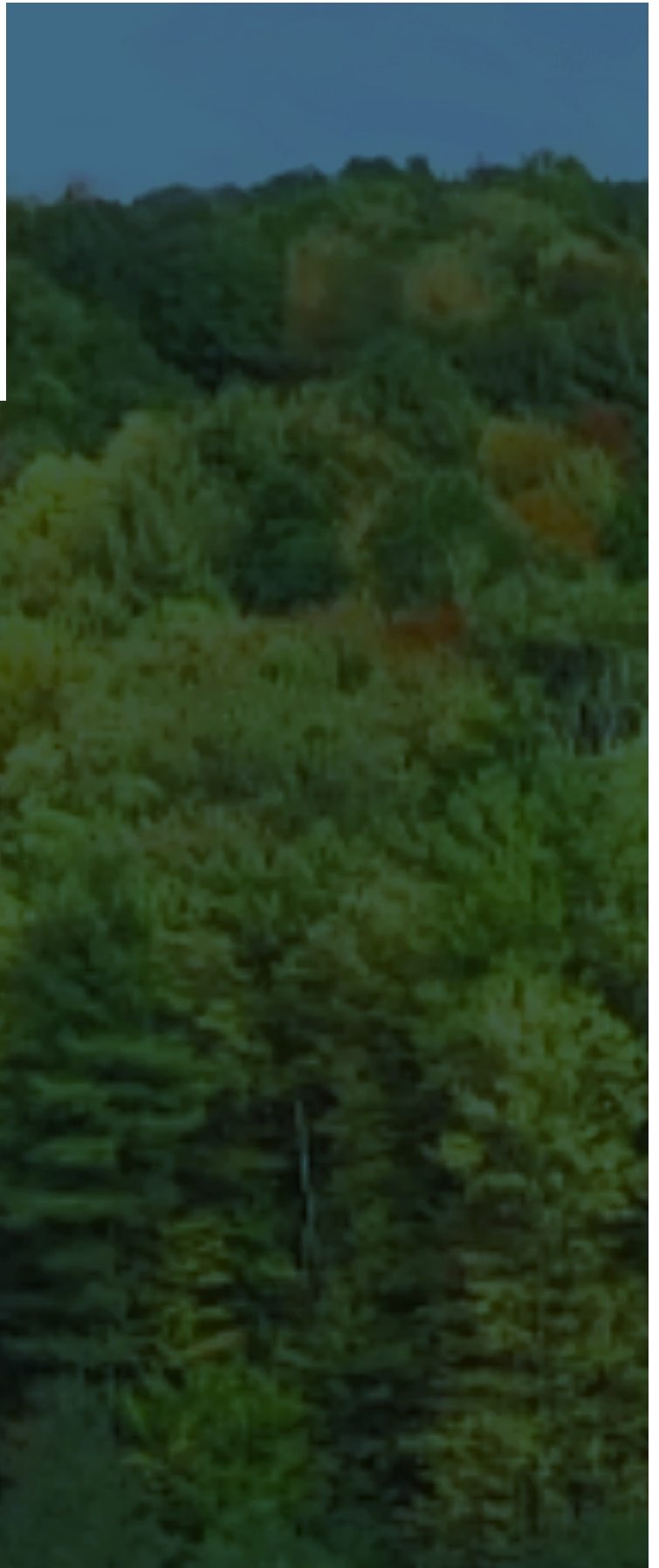


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Demographics

225 Southwood Drive,
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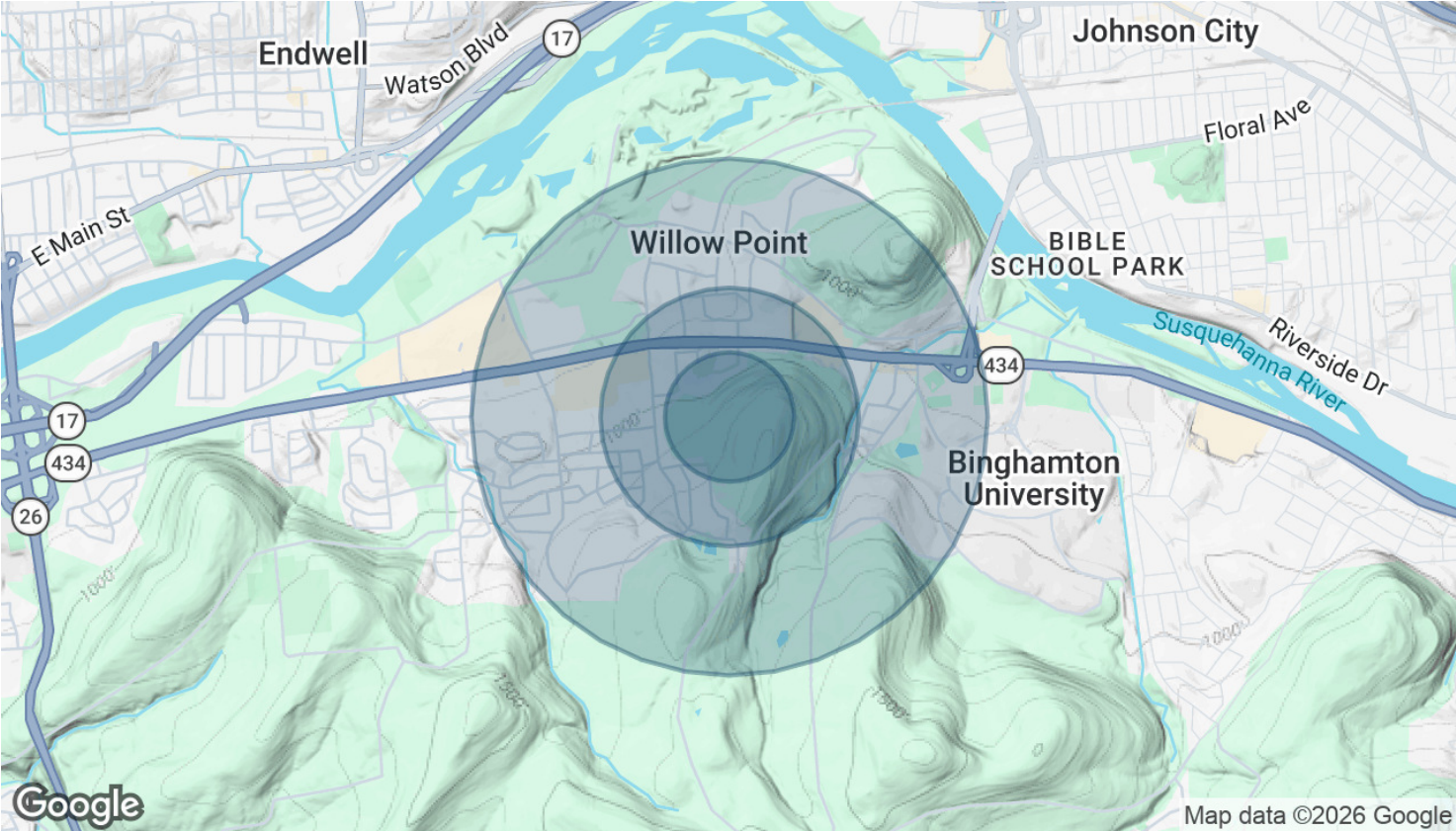
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DEMOGRAPHICS MAP & REPORT

Land For Sale



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	88	1,060	5,121
Average Age	48.8	37.7	31.2
Average Age (Male)	51.4	39.2	31.4
Average Age (Female)	40.7	37.3	31.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	29	374	1,299
# of Persons per HH	3.0	2.8	3.9
Average HH Income	\$331,738	\$119,071	\$109,815
Average House Value	\$326,704	\$283,580	\$262,396

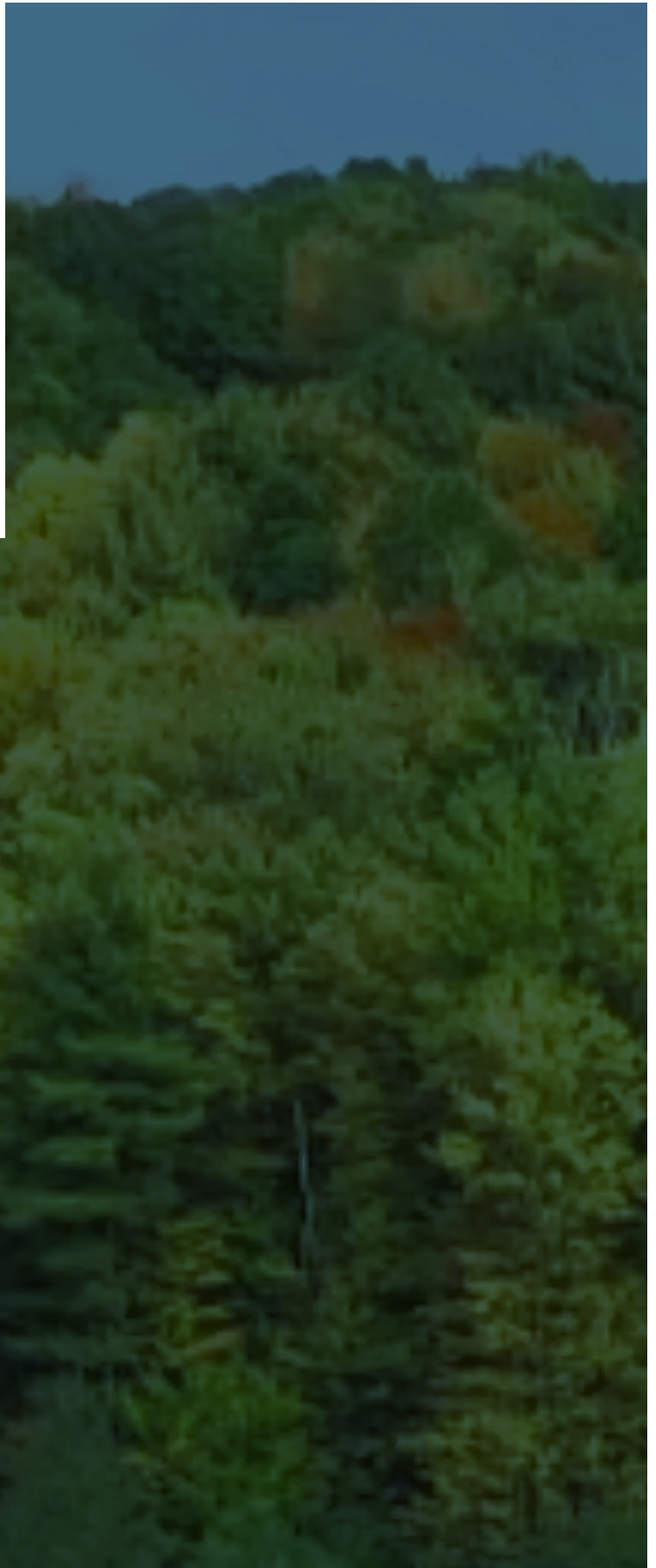
2023 American Community Survey (ACS)

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Advisor Bios

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ADVISOR BIO 1

Land For Sale



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PROFESSIONAL BACKGROUND

Born and raised in Upstate New York, I have always been deeply connected to the Greater Binghamton area. As both an athlete and a dedicated student, I grew up with a passion for teamwork and discipline, which shaped my career and life. Over the years, I've worn many hats—coach, mentor, entrepreneur—and have become a dedicated community advocate and successful business leader.

With a degree in sports management with a concentration in business from the University of Phoenix, I transitioned my skills into the restaurant industry, owning and managing several successful establishments. I've also been actively involved in real estate acquisitions for over 20 years, furthering my expertise in business management, negotiation, and customer satisfaction. My commitment to the local community is unwavering, and I take immense pride in giving back, both through donations and volunteering my time to support local charities and causes. Above all, my most cherished role is being a father to 8 incredible children.

Now, as part of the esteemed Yaman Real Estate team of true professionals, I leverage the collective expertise and reputation of a renowned brokerage to provide my clients with the highest standard of service. The Yaman team's commitment to professionalism, integrity, and success aligns perfectly with my personal mission to always deliver excellence in every transaction.

Over the past year, I've made significant strides in real estate. My work at Yaman Real Estate and as a developer has positioned me as a key player in the local market, focusing on strategic growth and profitable investments.

I've structured several high-profile real estate deals, including the ongoing development of Riverside Gardens, a project aimed at revitalizing the community while providing sustainable housing solutions. My ability to negotiate and bring value to my clients has been a cornerstone of these deals.

Community Engagement and Charitable Contributions: Continuing my commitment to giving back, I've donated both time and resources to various local charities and community-driven initiatives, making an impact where it counts most.

Coaching and Mentoring: My love for sports continues as I coach youth and adult baseball teams, instilling values of teamwork, dedication, and perseverance. Coaching allows me to give back to the community in ways that foster growth and personal development in young athletes.

Recognition in Business and Leadership: Over the past year, I've been recognized for my work in real estate. These accolades highlight my dedication to excellence, strong work ethic, and ability to produce results that exceed expectations.

With more than 20 years of experience as a business owner and coach, I bring a unique blend of leadership, motivation, and industry expertise to my role as a real estate professional at Yaman Real Estate. My ability to compete at the highest level, coupled with a relentless drive to succeed, ensures that I deliver unparalleled results for both my team and my clients. Whether closing a complex deal or leading a new project, I strive to exceed expectations at every turn. My perseverance, commitment to excellence, and dedication to building lasting relationships ensure that those who trust in my abilities can always count on the best effort and the finest results.

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