



COMMERCIAL LAND / PAD SITE AVAILABLE

NYS ROUTE 22, BORDER OF TOWN OF NORTH EAST & MILLERTON



PAD SITE OPPORTUNITY - SUB DIVISION

OFFERING SUMMARY

ADDRESS: NYS Route 22
Border of
Town of North East
& Millerton, NY 12546

LOCATION: 4 Minutes from NY / CT Border
Near Intersection US Route 44 at
NYS Route 22

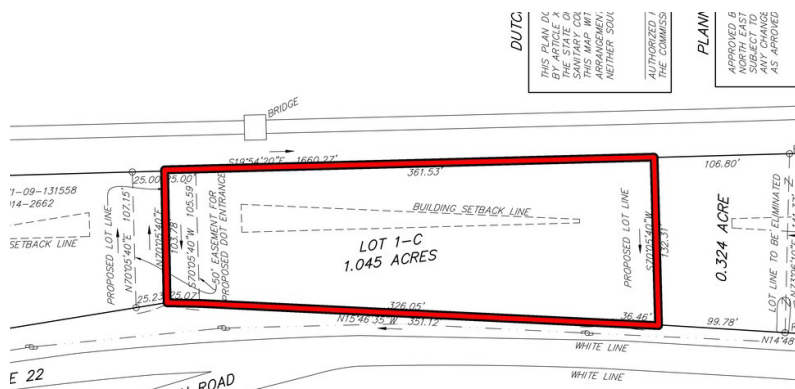
TRAFFIC COUNT: 3,973 AADT

ZONING: IB Zoning

PARCEL ID: #7271-09-146534

LOT SIZE: 1.045 Acres

ASKING PRICE: \$375,000



PROPERTY OVERVIEW

CR Properties Group, LLC is pleased to offer commercial land / pad site available for sale. This location is 4 minutes from the New York & Connecticut Border and within close proximity to Demand Generators & Area Retailers. Nearby is NAPA Auto Parts, Precision Auto, Irving Coffee Farm, Arnoff, Four Corners, Greyhouse, Illinois Tool Works and Atlantic Restoration. This property is along the route 22 corridor and has recently gone through rezoning which now includes with planning board approval Urgent Care, Diagnostic Lab, Medical and Dental Offices, Business Offices, Apartment Rentals above Commercial, Automotive Body Shop and Repair, Automotive Sales And rental and Commercial Kitchen to name a few.



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

Thomas M. Cervone
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PAD SITE AVAILABLE - IB ZONING

PARCEL #7271-09-146534

APPROVED FOR MEDICAL, RETAIL, APARTMENTS, AUTO & COMMERCIAL

TOWN OF NORTH EAST – CHAPTER 180 ZONING

Permitted uses and special permitting requirements



INTENDED USES

Permit by Zoning Enforcement Officer Approval (ZP)



Manufacturing, Light



Wholesale Establishment



Contractor's Office, Yard & Storage



Research & Development



Warehousing & Distribution



Printing, Publishing & Copying



Data Processing & Services



Business or Professional Office



Commercial Recreation, Indoor



Utility Facility (Public / Private)



These uses are typically allowed in the IB District with approval by the Zoning Enforcement Officer.



USES REQUIRING SPECIAL PERMIT (SUP)

Planning Board Special Use Permit (also requires Site Plan Approval)



Manufacturing, Heavy



Self-Storage Facility



Recycling Collection Center



Indoor Commercial Recreation – Large Scale



Vehicle & Equipment Sales or Rental



Truck Terminal / Freight Facility



Outdoor Storage / Contractor Yards



Solar Energy System – Ground Mounted (Commercial Scale)



Telecommunications Towers



Other Uses of Similar Impact



These uses require approval by the Planning Board as a Special Use Permit (SUP) and Site Plan Approval.



PLEASE NOTE: All uses are subject to compliance with all applicable provisions of the Town of North East Zoning Law, including lot area, bulk standards, parking, landscaping, and other requirements.



IDEAL FOR A VARIETY OF INDUSTRIAL & BUSINESS USES INCLUDING:

Operations, Distribution, Light Manufacturing, Warehousing, Service Providers, and More.

PERMIT KEY (Town of North East Zoning Law Chapter 180)

ZP

Permit by Zoning Enforcement Officer Approval

Administrative approval for standard uses with no public hearing.

SP

Planning Board Site Plan Approval

Required for certain uses to ensure compliance with site development standards.

SUP

Planning Board Special Use Permit

Required for uses with greater potential impact. Public hearing and Site Plan Approval also required.



For full details, refer to Town of North East Chapter 180 – Zoning or contact the Planning & Zoning Office.



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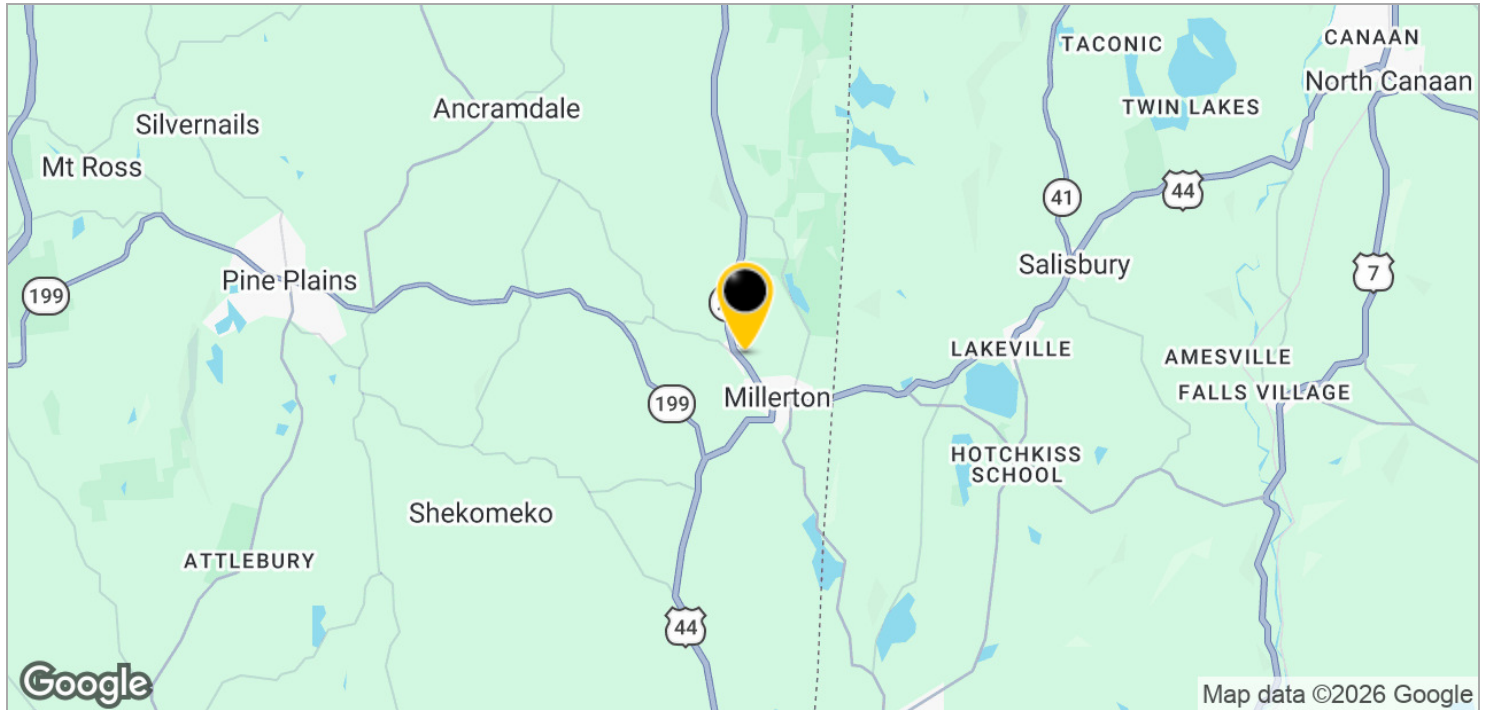
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NEARBY DEMAND GENERATORS

NAPA, PRECISION AUTO, ARNOFF MOVING & STORAGE

4 MINUTES FROM NEW YORK / CONNECTICUT BORDER



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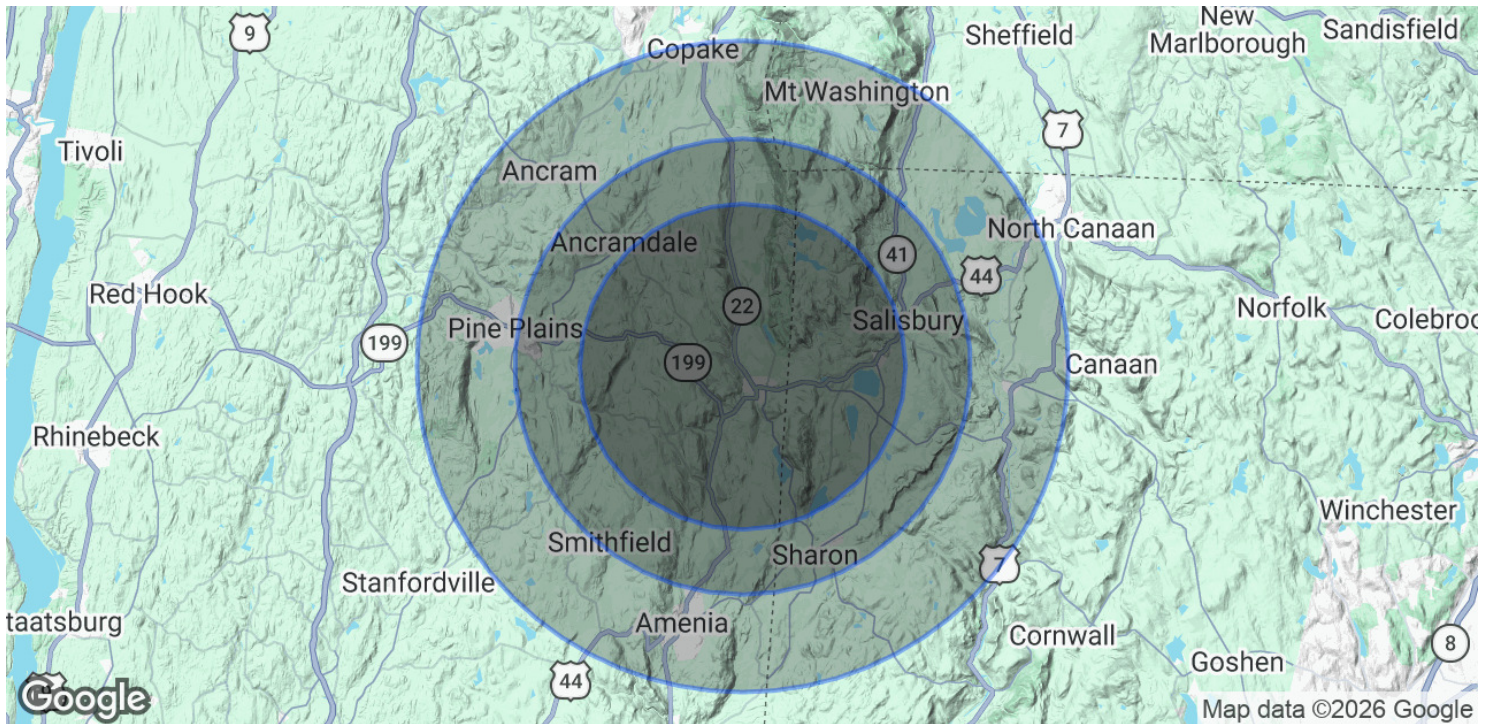
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

NORTHERN DUTCHESS COUNTY & CONNECTICUT BORDER



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	4,796	9,371	18,577
Average Age	48.8	50.3	48.6
Average Age (Male)	50.2	51.2	49.4
Average Age (Female)	49.7	51.1	48.9

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	2,050	4,135	7,822
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$154,437	\$160,030	\$149,362
Average House Value	\$561,573	\$633,743	\$627,711

2023 American Community Survey (ACS)



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