

2661 ROUTE 9, COLD SPRING, NY 10516



46± ACRES



EXTENSIVE FRONTAGE
ALONG ROUTE 9



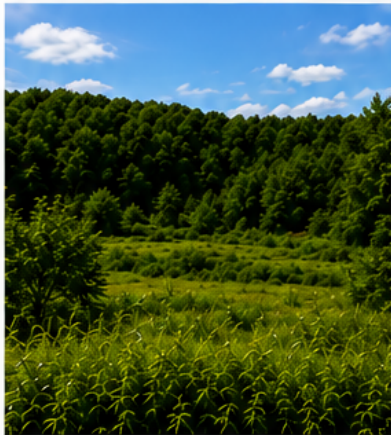
POTENTIAL ELEVATED
HOMESITE



PRIVATE, WOODED
SETTING



CONVENIENT TO
COLD SPRING, METRO-NORTH
& THE HUDSON VALLEY



PROPERTY HIGHLIGHTS

- ✓ Approximately 46± acres in desirable Philipstown
- ✓ Extensive frontage along highly traveled U.S. Route 9
- ✓ Dramatic topography rising to a potential elevated single-family homesite
- ✓ Potential access route to upper portion of property
- ✓ RC – Rural Conservation zoning
- ✓ Private natural setting with abundant trees and wildlife
- ✓ Minutes to Cold Spring, the Hudson River, Metro-North and major Hudson Valley destinations

PROPERTY OVERVIEW

Rare opportunity to acquire approximately 46± acres along Route 9 in Cold Spring, NY. This expansive wooded property features dramatic natural topography, substantial road frontage, and a potential elevated homesite offering exceptional privacy.

The property rises from Route 9 to a secluded upper portion where a potential access route and single-family homesite have been identified. The site's combination of acreage, elevation and natural surroundings creates a unique opportunity for an acreage customization prospect.

Property contains wetlands and varied terrain. Any proposed access, construction, subdivision or other development is subject to buyer due diligence and all applicable municipal and regulatory approvals.

