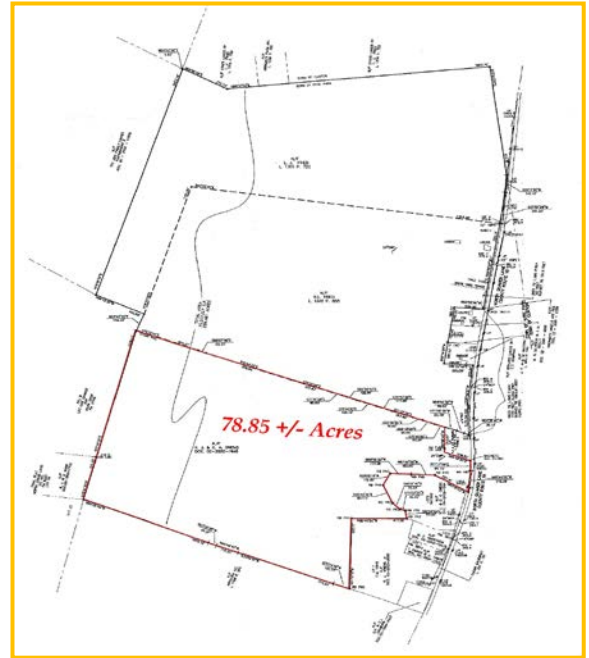
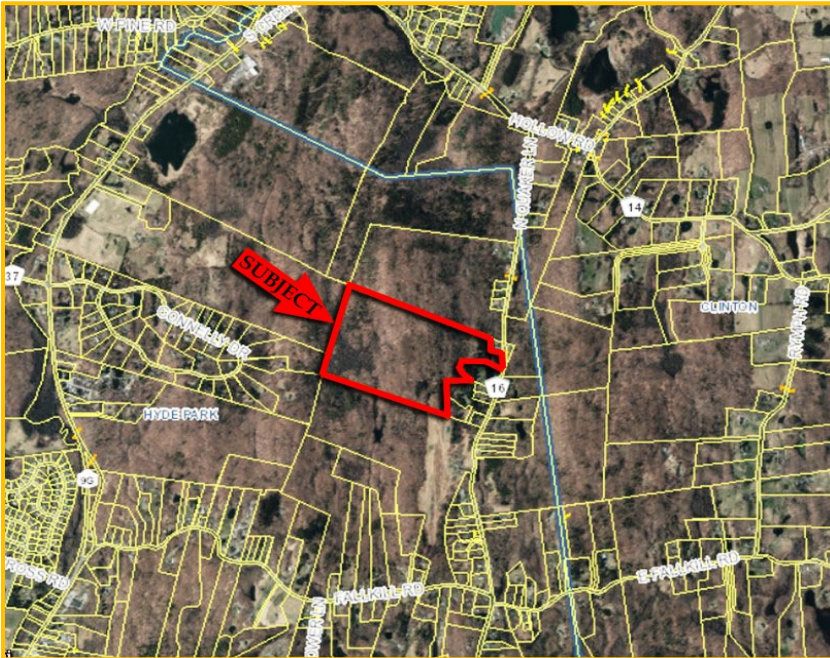




# DEVELOPMENT SITE

## NORTH QUAKER LANE

### HYDE PARK, NY



## FOR SALE

- **North Quaker Lane**  
Hyde Park, NY 12580
- **Location:** 1.9 Miles / 4 Minutes to NYS Route 9G  
8 Miles from Taconic State Parkway
- **Acreage:** 78.85 +/- Acres
- **Frontage:** North Quaker Lane (CR16) - 275'
- **Utilities:** 2 Existing Wells
- **Zoning:** GB, Greenbelt
- **Concept Plan:** Potential Development of 20-22 Lots, *Subject to further confirmation and approvals*



Demographics (2015 Estimate):	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population	5,411	16,687	40,212
Avg. HH Income	\$105,748	\$95,641	\$88,111
# of Households	2,064	6,595	16,207

**Area Traffic Count (2009):** North Quaker Lane (CR16) from CR41 Crum Elbow Road to Forrest Drive - 3,562 AADT

- **Asking Price:** \$325,000 **\*\*PRICE REDUCED\*\***
- **Now Asking:** \$250,000

\*\* ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED \*\*



**Properties Group, LLC**  
295 Main St.  
Poughkeepsie, NY

**Thomas M. Cervone**  
(845)485-3100  
Tom@crproperties.com  
www.crproperties.com

