

35 SAXON WOODS ROAD

White Plains, New York

CONFIDENTIAL OFFERING MEMORANDUM



HOULIHAN LAWRENCE
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A RARE 5.86-ACRE DEVELOPMENT SITE IN SCARSDALE

Situated in the Village of Scarsdale, New York, this offering represents the unique opportunity to acquire a private, nearly six-acre development site in affluent Westchester County. Current ownership can deliver the site fully vacant, allowing a purchaser to occupy the property or pursue an alternate use, subject to approvals.

The park-like site is currently improved with a single-family home, accessory dwelling unit, and separate garage, and features artisan well water. The irregular lot is more than 650 feet deep and has a rear lot line of approximately 272 feet at its narrowest width. The 5.86 acres comprise approximately 5.62 acres in the Village of Scarsdale and 0.24 acres in the City of White Plains.

Situated in a Residence AA-1 Zone, the site allows single-family development and other permitted or specially permitted institutional uses, including places of worship, schools, clubs, hospitals, and nursing homes.

35 Saxon Woods Road abuts Saxon Woods Park and is nestled off Mamaroneck Avenue, approximately three miles from downtown White Plains - the county's largest concentration of retail activity, with hotels, shopping, dining, and services.

The property is also convenient to downtown Scarsdale, downtown Mamaroneck and Long Island Sound. It is approximately 0.3 mile from the Hutchinson River Parkway and 1.5 miles from Interstate 95, providing excellent regional access. The Mamaroneck Metro-North station is approximately 2.9 miles away, with service to Grand Central Terminal in about 35 minutes.

The property is offered for sale on an exclusive basis. Pricing and offer procedures are available through the listing agent.

RARE SCALE + LOCATION

Nearly six acres in affluent southern Westchester County, with direct proximity to Saxon Woods Park and convenient access to regional parkways, highways, and Metro-North.

FLEXIBLE ZONING

Residence AA-1 permits single-family development and provides a framework for several institutional uses, subject to applicable Village approvals.

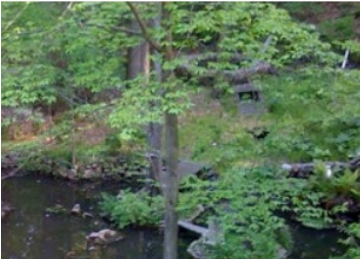
OUTSTANDING DEMOGRAPHICS

Scarsdale offers exceptional household incomes, strong educational attainment, and immediate access to the White Plains and Sound Shore markets.

PROPERTY SUMMARY

35 SAXON WOODS ROAD | WHITE PLAINS, NY

ADDRESS	35 Saxon Woods Road, White Plains, NY 10605
MUNICIPALITY	Village of Scarsdale / City of White Plains
TAX PARCELS	20.01.3A.1 / 138.14-10-8.2
SITE AREA	5.62 acres / 0.24 acres
TOTAL SITE AREA	Approximately 5.86 acres
LOT DIMENSIONS	Approximately 658' x 272'; irregular
EXISTING STRUCTURES	Single-family home: approx. 3,306 SF; garage: approx. 954 SF
ZONING	Residence AA-1
PERMITTED USES	Single-family; place of worship with affiliated school; public/parochial schools
SPECIAL PERMIT USES	Private schools, clubs, hospitals, and nursing homes
WETLANDS	Area near the road is identified as regulated wetlands; verify independently



ARTICLE II - USE RESTRICTIONS

Section 310-7 - Residence A Districts

Permitted uses include: a detached one-family dwelling; qualifying home occupations; municipal buildings and public uses; a church or other place of worship with associated living quarters or affiliated school; and public or parochial schools. With Planning Board approval and compliance with applicable standards, private schools, clubs, hospitals, sanatoriums, and nursing homes may be permitted.

Section 310-14 - Area of Lots

In a Residence AA-1 District, the minimum lot area is two acres (87,120 square feet) for each principal building, subject to the Code's measurement rules and exceptions. Water bodies, floodplain areas, and retention basins are limited in the lot-area calculation. Each new lot must provide measurable front, rear, and two side yards; triangular lots that eliminate a fourth yard are prohibited.

Section 310-15 - Width and Frontage

A Residence AA-1 lot must generally have a minimum lot width and street-line frontage of 250 feet, in addition to applicable New York Village Law requirements.

DIMENSIONAL + COVERAGE STANDARDS

Sections 310-18 and 310-19

The Code includes reduced setback provisions for certain nonconforming lots. Creation of interior or flag lots is prohibited; legal nonconforming interior lots and lots permitted by variance require Planning Board site-plan review.

Section 310-22 - Residential Coverage

For lots over one acre, the maximum coverage for all structures and impervious surfaces is 13,100 square feet plus 10% of lot area over one acre. Maximum building coverage is 4,642 square feet plus 4% of lot area over one acre.

Section 310-23 - Wetlands Coverage

Within a freshwater wetlands controlled area, the residential maximum for structures and impervious surfaces is 8,750 square feet plus 6.7% of lot area over 43,560 square feet. Confirm applicability and calculations with the Village.

Due Diligence Note

All zoning summaries are informational. Purchasers must confirm zoning, wetlands jurisdiction, use status, dimensional compliance, subdivision potential, and all approval requirements directly with the Village of Scarsdale, the City of White Plains, and their professional advisers.

HEIGHT + SETBACKS

Section 310-25 - Building Height

Residential buildings may not exceed 32 feet. Nonresidential building height and bulk may be prescribed by the Planning Board through site-plan review.

Section 310-35 - Front Yard

Residence AA-1 buildings generally must be set back at least 75 feet from the front lot line, subject to Code exceptions.

Sections 310-43 and 310-49 - Rear Yard

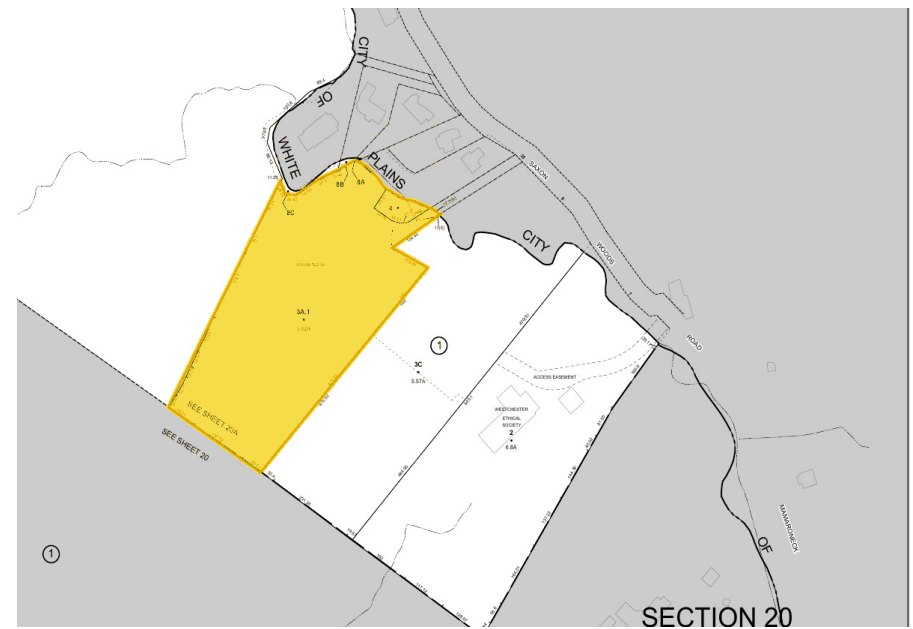
A principal residential building generally requires a 30-foot rear setback if two or more stories and 25 feet if one story. A nonresidential building's rear setback may be established by the Planning Board.

Sections 310-51 and 310-57 - Side Yards

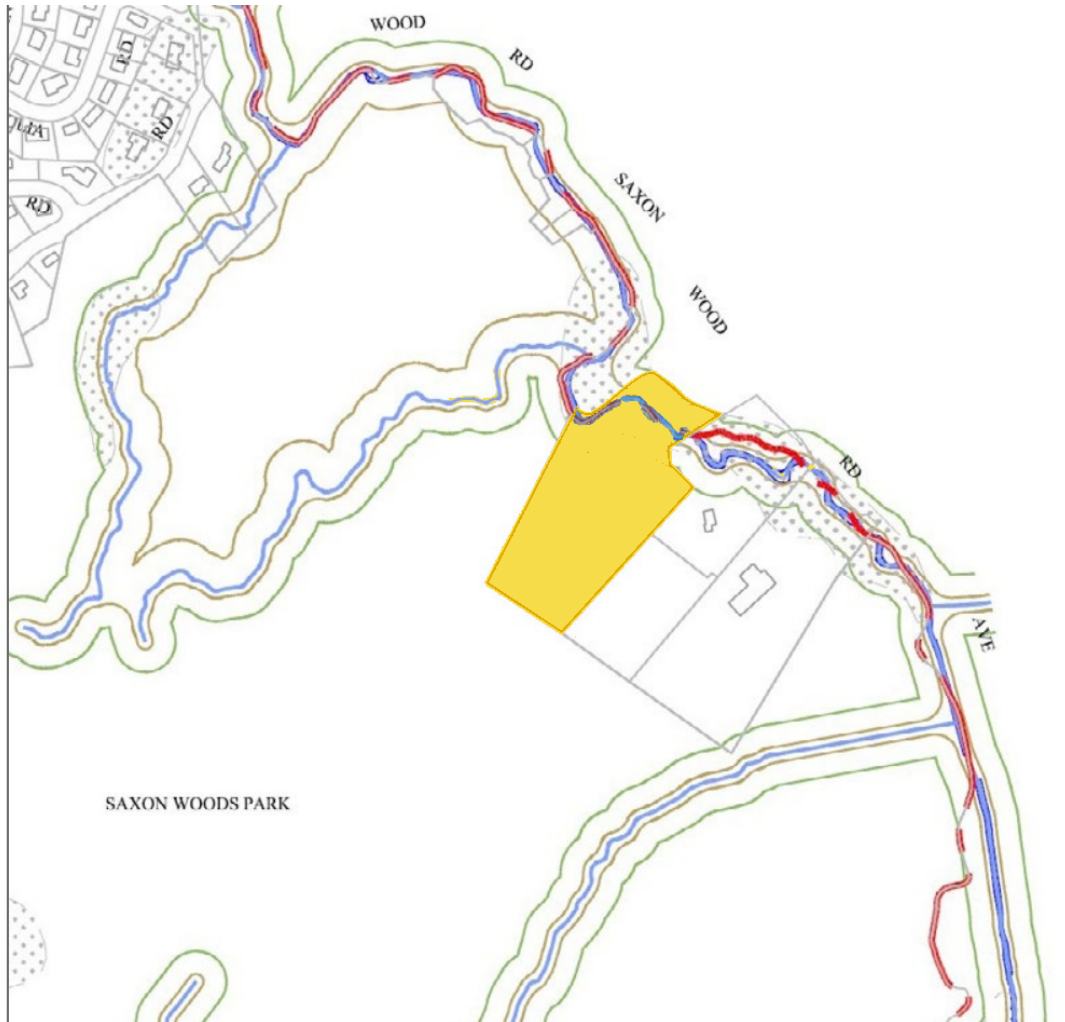
Residence AA-1 buildings generally require 30-foot side-yard setbacks. Nonresidential side-yard setbacks may be prescribed by the Planning Board.

Source

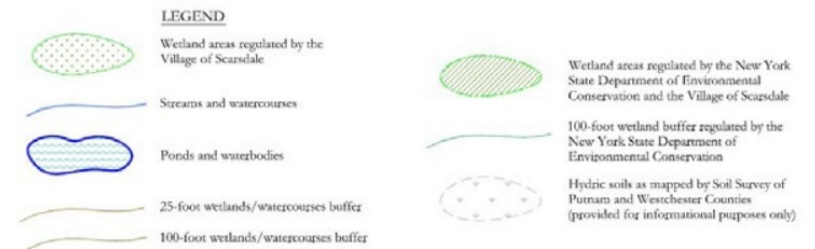
Village of Scarsdale Code excerpts summarized from the supplied offering materials. Consult the current municipal code and applicable agencies before relying on any requirement.



Approximate property area highlighted in yellow. Verify parcel boundaries by survey.



Village of Scarsdale Freshwater Wetlands Map



Village of Scarsdale freshwater wetlands mapping shown for reference only.

LOCATION & REGIONAL CONNECTIONS

35 SAXON WOODS ROAD | WHITE PLAINS, NY

Minutes from major parkways, business centers and Sound Shore communities

QUICK ACCESS

0.7 MI

Hutchinson River Parkway

2.1 MI

Interstate 95

3.1 MI

Downtown Scarsdale

3.4 MI

Downtown White Plains

3.3 MI

Downtown Mamaroneck

24.1 MI

New York City



Distances are approximate and shown for orientation only.

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Approximate property outline shown in red. Boundaries are illustrative and not a survey.



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EXCLUSIVE LISTING AGENT

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