

LaGrange Town Center

Mixed Residential

OFFERING MEMORANDUM

250 Residential Units



BERKSHIRE HATHAWAY
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COMMERCIAL DIVISION



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This information is believed to be accurate. We are not responsible for misstatements of facts, errors or omissions, prior sale, changes of price or withdrawal from the market without notice.



LaGrange Town Center

OVERVIEW OF OFFERING

Qualified investors are extended the opportunity to acquire, The LaGrange Town Center, a fully approved mixed-use development in La Grange, NY. With 250 to-be-built residential units, the site is situated along Rt. 55 in a picturesque village within walking distance to: restaurants, shops, Arlington High School, and many other village amenities. In addition to a village like feel the site is only minutes from Taconic State Parkway and I-84.

LaGrange Town Center Layout Plan:





LaGrange Town Center

PROPERTY DESCRIPTION

<u>ADDRESS</u>	LaGrange Town Center Route 55 Lagrange, New York 12540
<u>PARCEL SIZE</u>	30 +/- acres
<u>ZONING</u>	Town Center Business
<u>NUMBER OF UNITS</u>	250 Residential
<u>RESIDENTIAL UNIT MIX</u>	40 - 1 bedroom/1.5 bath 154 - 2 bedroom/2 bath 56 - 3 bedroom / 2.5 bath
<u>UTILITIES</u>	Town Water/Sewer



LaGrange Town Center

INVESTMENT OVERVIEW

ASKING PRICE...

134 UNITS
\$4,020,000

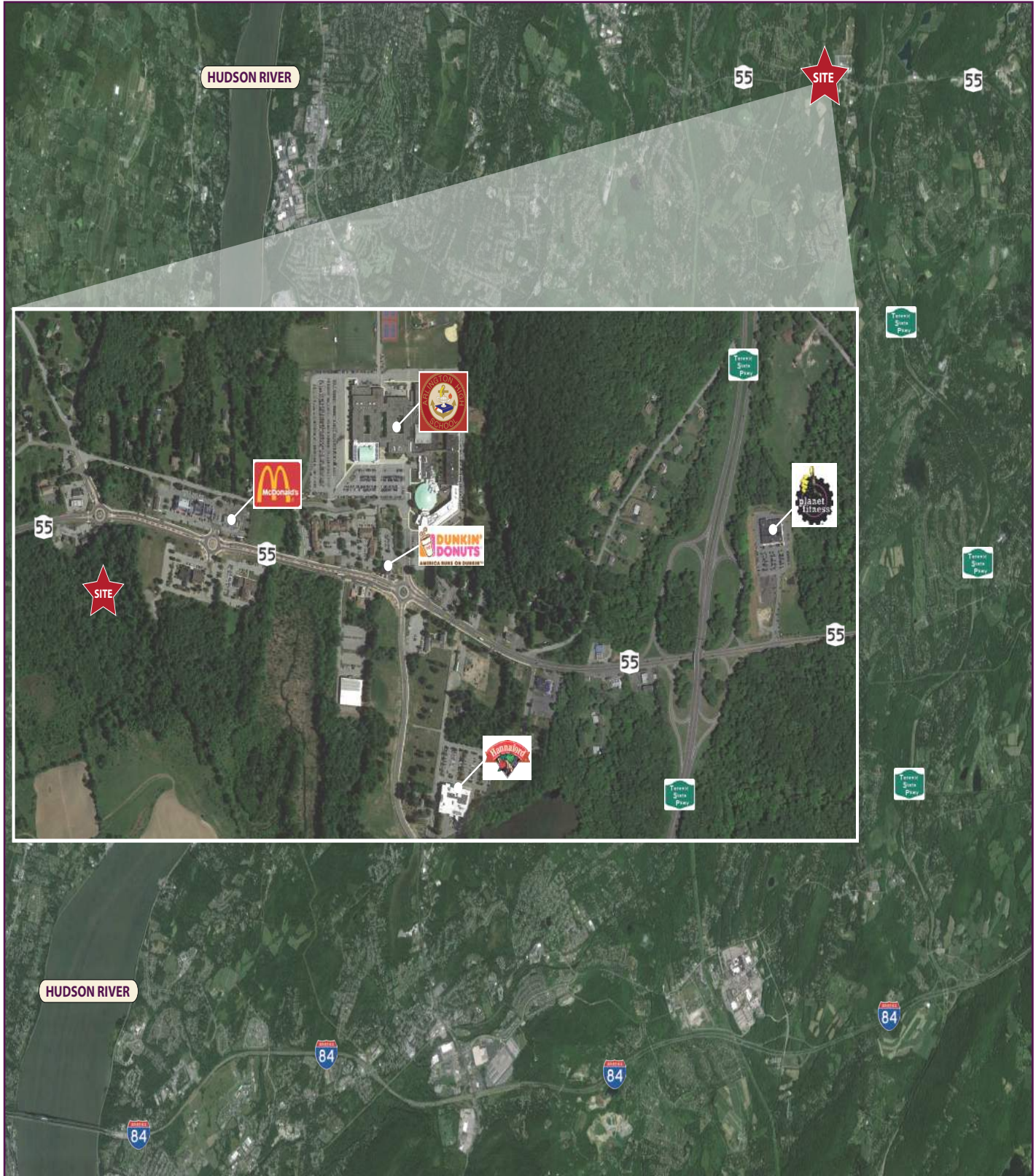
250 UNITS
\$7,500,000

PARKING SUMMARY			
DESCRIPTION	BUILDING AREA/ UNITS COUNT	PARKING REQUIRED (SPACES)	PARKING PROVIDED (SPACES)
PHASE 1			
RESIDENTIAL UNITS (APARTMENTS) 1 BEDROOM	40 UNITS X 1.5	80	107
2 BEDROOM	58 UNITS X 2	116	169
PHASE 1 TOTAL	98 UNITS	176	296
PHASE 2			
RETAIL	28,800 S.F.	176	108
RESTAURANT	24,000 S.F.	98	98
RESIDENTIAL UNITS (APARTMENTS) 2 BEDROOM	12 UNITS X 2	24	28
3 BEDROOM	24 UNITS X 2.5	60	62
OFFICE (EXISTING)	21,323 S.F.	78	80
OFFICE INCLUSIVE BANK (PROPOSED)	15,600 S.F.	53	62
PHASE 2 TOTAL	89,823 S.F. + 36 UNITS	421	438
PHASE 1 & 2 TOTAL	89,823 S.F. + 134 UNITS	607	732
PHASE 3			
OFFICE (EXISTING)	22,400 S.F.	82	120
OFFICE (PROPOSED)	11,400 S.F.	42	50
RETAIL	11,400 S.F.	42	50
RESIDENTIAL UNITS (APARTMENTS) 2 BEDROOM	20 UNITS X 2	40	66
3 BEDROOM	32 UNITS X 2.5	80	115
RESIDENTIAL UNITS (CONDOMINIUM) 2 BEDROOM	64 UNITS X 2	128	174
PHASE 3 TOTAL	45,200 S.F. + 116 UNITS	274	375
PHASE 1, 2 & 3 TOTAL	135,029 S.F. + 250 UNITS	1,011	1,307

AREA HIGHLIGHTS

- Excellent location North of Westchester County and 75 miles from NYC
- Only 30 miles from Stewart International Airport
- Nearby major roadways: I-84, Taconic State Parkway, NYS Thruway I-87 and I-684
- Highly desirable Arlington Central School District with an elementary, middle and high school
- Excellent employment opportunities including: IBM, NXP(technology), Gap Distribution Center, Vassar and Mid-Hudson Regional Hospitals. Marist College, Vassar College, SUNY New Paltz, The Culinary Institute and Dutchess Community College
- Recreational access with area parks, golf courses, recreational hiking trails, fishing, and camping. Area historic landmarks include the FDR Mansion National Park and Vanderbilt Mansion.

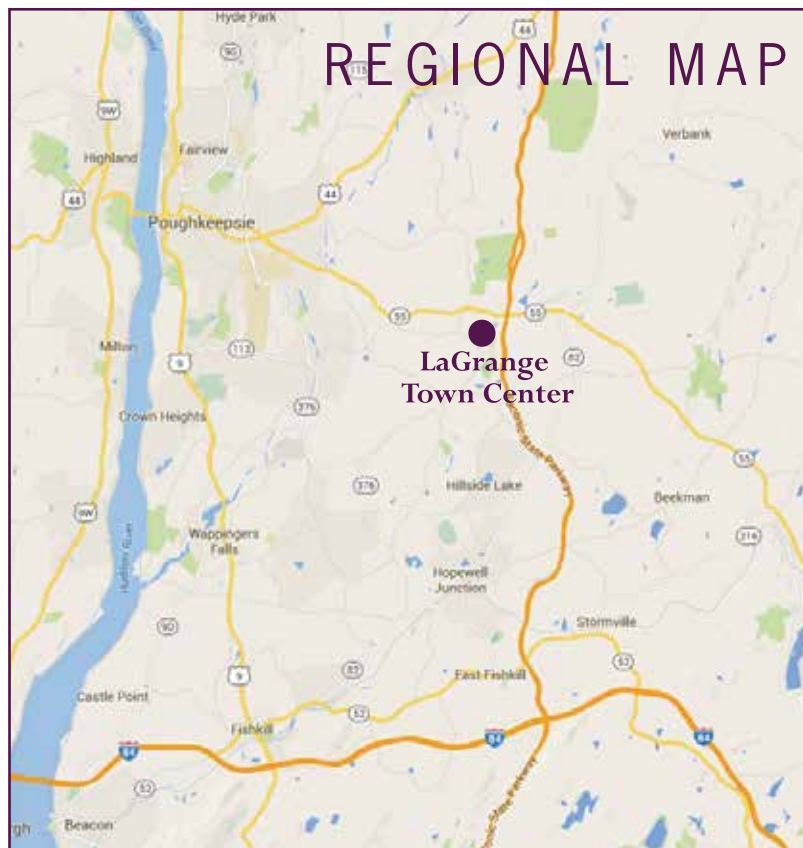
GEOGRAPHY





LaGrange Town Center

GEOGRAPHY





LaGrange Town Center

DEMOGRAPHIC REPORT

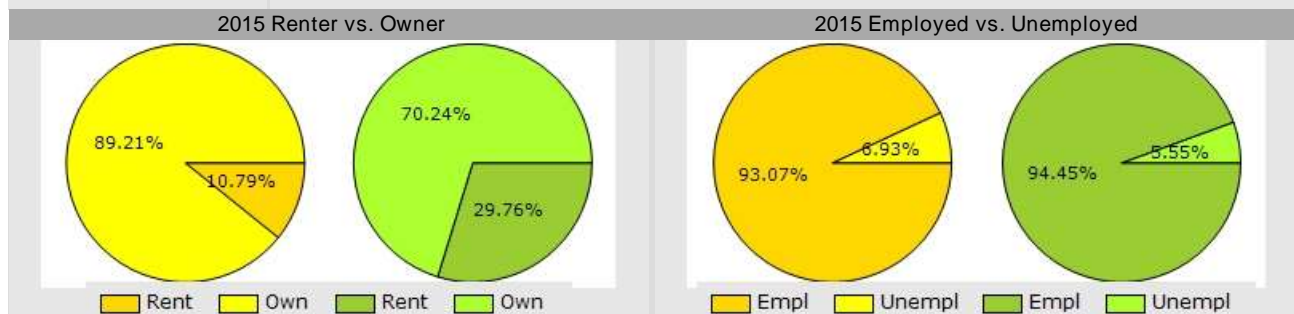
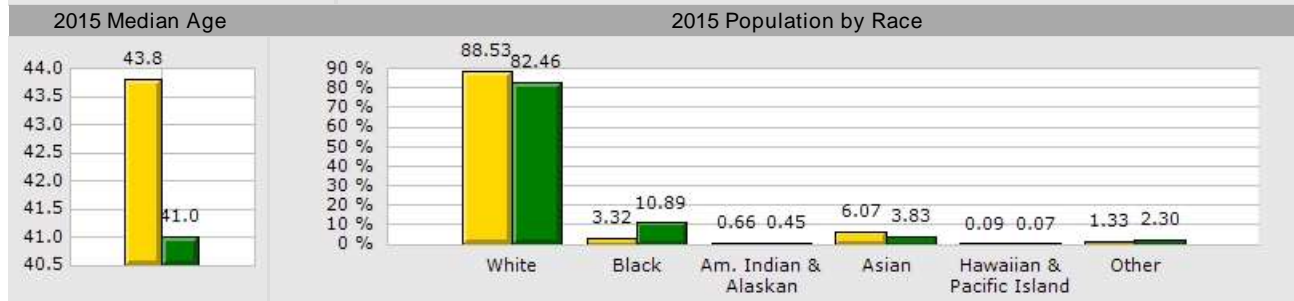
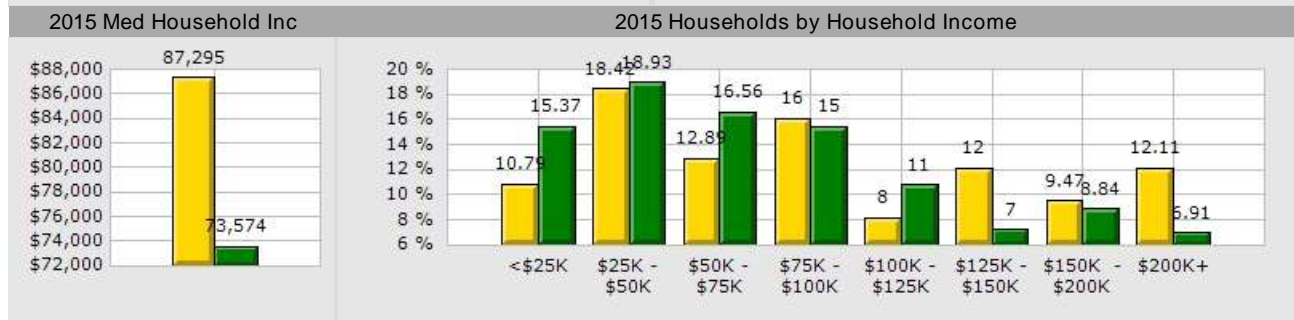
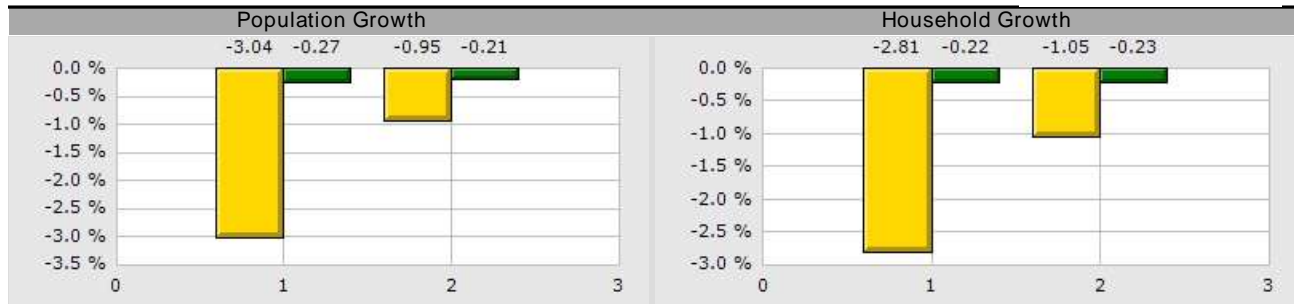
Radius	1 mile	3 mile	5 mile
Category			
2020 Population (projected)	1,044	10,958	44,199
2015 Population	1,054	10,907	43,966
2010 Population	1,087	10,640	42,783
2020 Households (projected)	377	3,750	15,150
2015 Households	381	3,732	15,066
2010 Households	392	3,633	14,633
2015 Average Household size	2.8	2.9	2.8
2015 Owner Occupied	339	3,373	12,601
2015 Renter Occupied	41	359	2,465
Income			
<\$25,000	10.79%	7.71%	10.64%
\$25,000-\$50,000	18.42%	14.04%	14.79%
\$50,000-\$75,000	12.89%	13.88%	14.62%
\$75,000-\$100,000	16.05%	15.72%	15.38%
\$100,000-\$125,000	8.16%	12.72%	13.00%
\$125,000-\$150,000	12.11%	13.69%	8.80%
\$150,000-\$200,000	9.47%	13.15%	12.94%
\$200,000+	12.11%	9.08%	9.84%
2015 Avg Household Income	\$110,466	\$113,033	\$109,586.00
2015 Med Household Income	\$87,295	\$97,848	\$91,172.00
Daytime Employment - 1 mile radius	105 Businesses	5,888 Employees	Employee/Business - 56



LaGrange Town Center

DEMOGRAPHIC MARKET COMPARISON REPORT

Type: Class B Office/(Strip Ctr)
 County: Dutchess

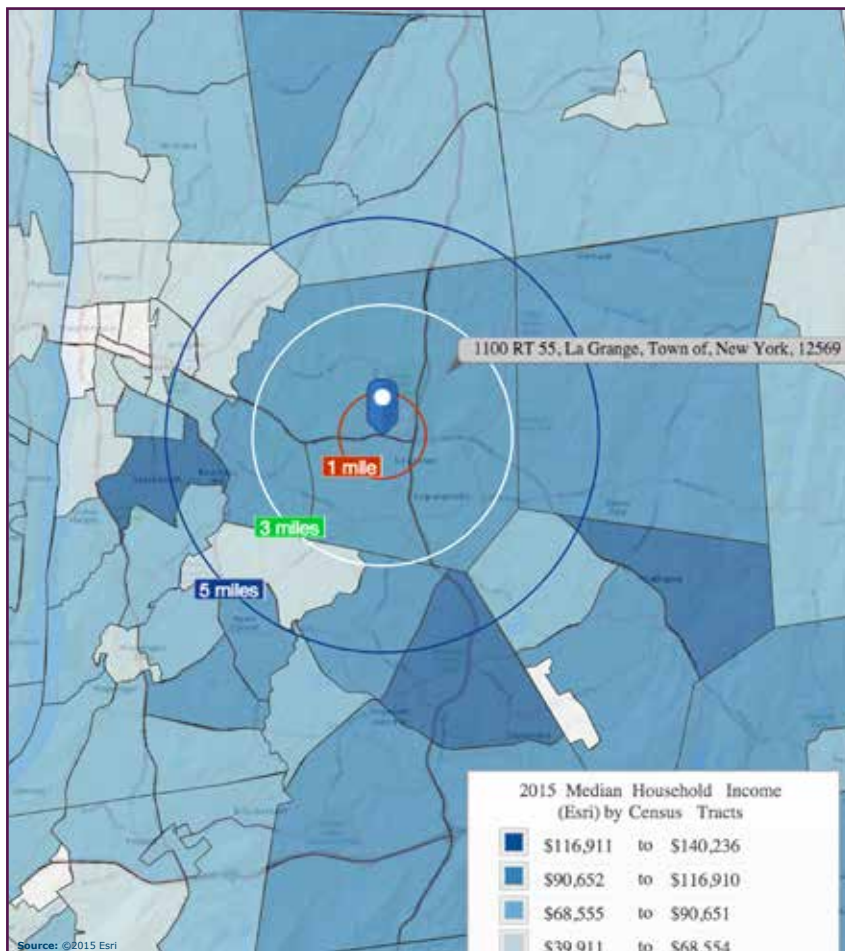


1 Mile County



LaGrange Town Center

AVERAGE HOUSEHOLD INCOME



TRAFFIC DATA



SOURCE: DOT



LaGrange Town Center

ELEVATIONS & FLOOR PLANS



Building A - Front Elevation

Building A (36 Unit) Program

Apartment	Area	Units
Unit 282	2,548 sq/ft	4
Unit 283	1,029 sq/ft	6
Unit 282	2,245 sq/ft	12
Unit 281	1,066 sq/ft	6
Total Units		36



LaGrange Town Center

ELEVATIONS & FLOOR PLANS



Building B - Front Elevation

Scale: 1/8"=1'-0"

Building B (22 Unit) Program

Apartment	Area	Units
Unit A	811 sq.ft.	4
Unit A1	794 sq.ft.	3
Unit B	905 sq.ft.	9
Unit C	1,183 sq.ft.	6
Total Units		22
Total Garages		18





Building B - Front Elevation
 Scale: 1/8"=1'-0"

Building B (22 Unit) Program

Apartment	Area	Units
Unit A	611 sq./ft.	7
Unit A1	794 sq./ft.	7
Unit B	684 sq./ft.	9
Unit C	1,183 sq./ft.	6
Total Units		22
Total Garages		18





LaGrange Town Center

ELEVATIONS & FLOOR PLANS



Building C - Front Elevation

Building C (12 Unit) Program

Apartment	Area	Units
Unit A	411 sq./ft.	2
Unit B	394 sq./ft.	2
Unit C	440 sq./ft.	2
Unit D	325 sq./ft.	2
Total Units		12
Total Garages		12



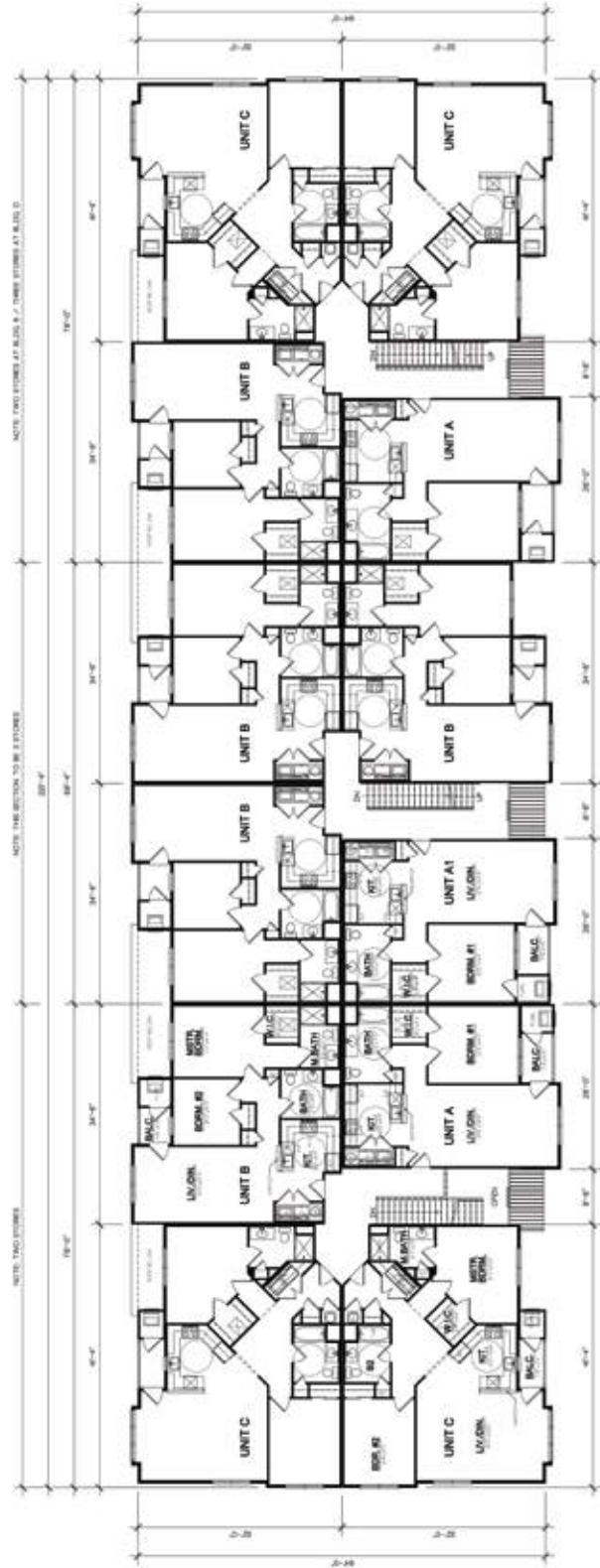


Building D - Front Elevation

Scale 1/8"=1'-0"

Building D (26 Unit) Program

Apartment	Area	Units
Unit A	811 sq.ft.	5
Unit A1	794 sq.ft.	3
Unit B	985 sq.ft.	10
Unit C	1,183 sq.ft.	8
Total Units		26
Total Garages		18



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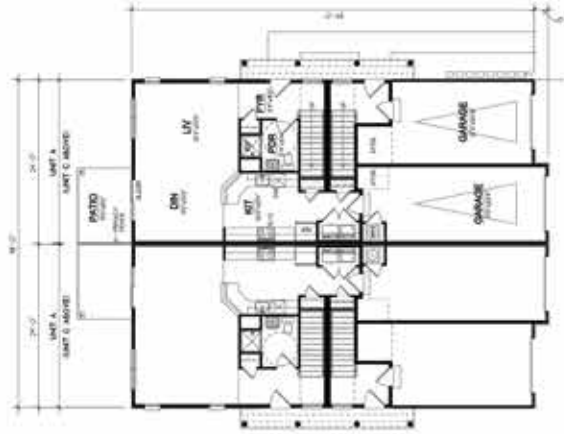


Front Elevation (Parking Side)
Scale: 1/8"=1'-0"

Left/Right Elevation
Scale: 1/8"=1'-0"

Rear Elevation (Street Side)
Scale: 1/8"=1'-0"

Building Type E (4 Unit) Program				
Apartment	1st floor	2nd floor	3rd floor	Total Units
Unit A	737 sq ft	610 sq ft	508	1,855 sq ft
Unit C	700 sq ft	677 sq ft	773 sq ft	1,950 sq ft
Total Units				4



1st Floor Building Plan - 866g Typ E (4 Unit)
Scale: 1/8"=1'-0"



2nd Floor Building Plan
Scale: 1/8"=1'-0"



3rd Floor Building Plan
Scale: 1/8"=1'-0"