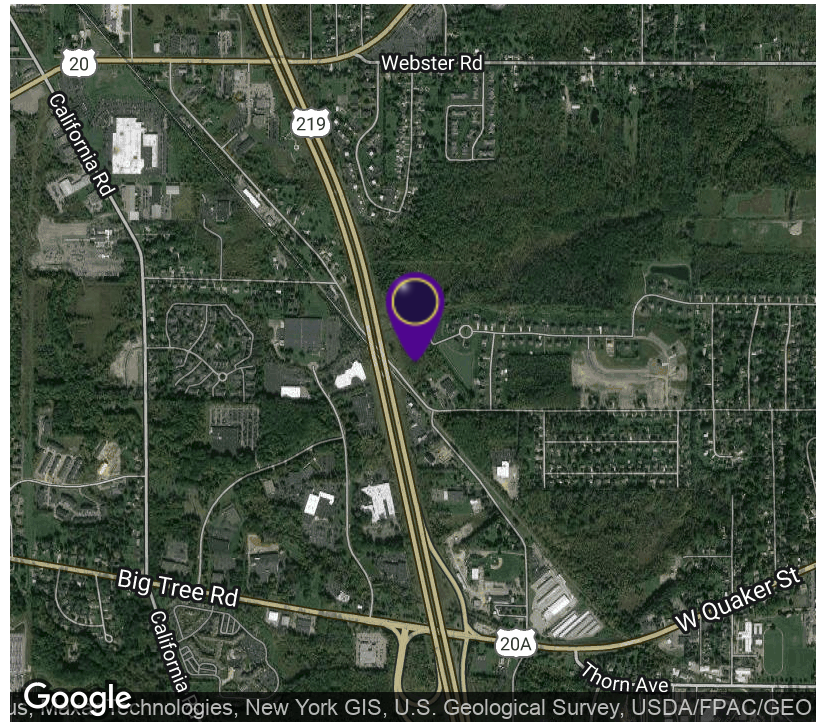


3+/- Acres Vacant Land

Taylor Road , Orchard Park, NY 14127



OFFERING SUMMARY

Sale Price: \$295,000

Available SF:

Lot Size: 3.0 Acres

Price / SF: \$2.26

PROPERTY OVERVIEW

This vacant land has 3+/- acres of raw land available for sale. 300' x 435' +/- located on Taylor Road in Orchard Park. Sewers and water available on site. Ideal for any development. Property was recently rezoned to Residential

LOCATION OVERVIEW

Located on Taylor Road between Big Tree Road and Southwestern Blvd. Easy accessible to the New York State Thruway I-90, Route 219, and Downtown Buffalo.

PROPERTY HIGHLIGHTS

- 3+/- Acres of Land
- Easy Access to NYS Thruway I-90, Route 219, & Downtown Buffalo
- Sewer & Water Available
- Zoned Residential

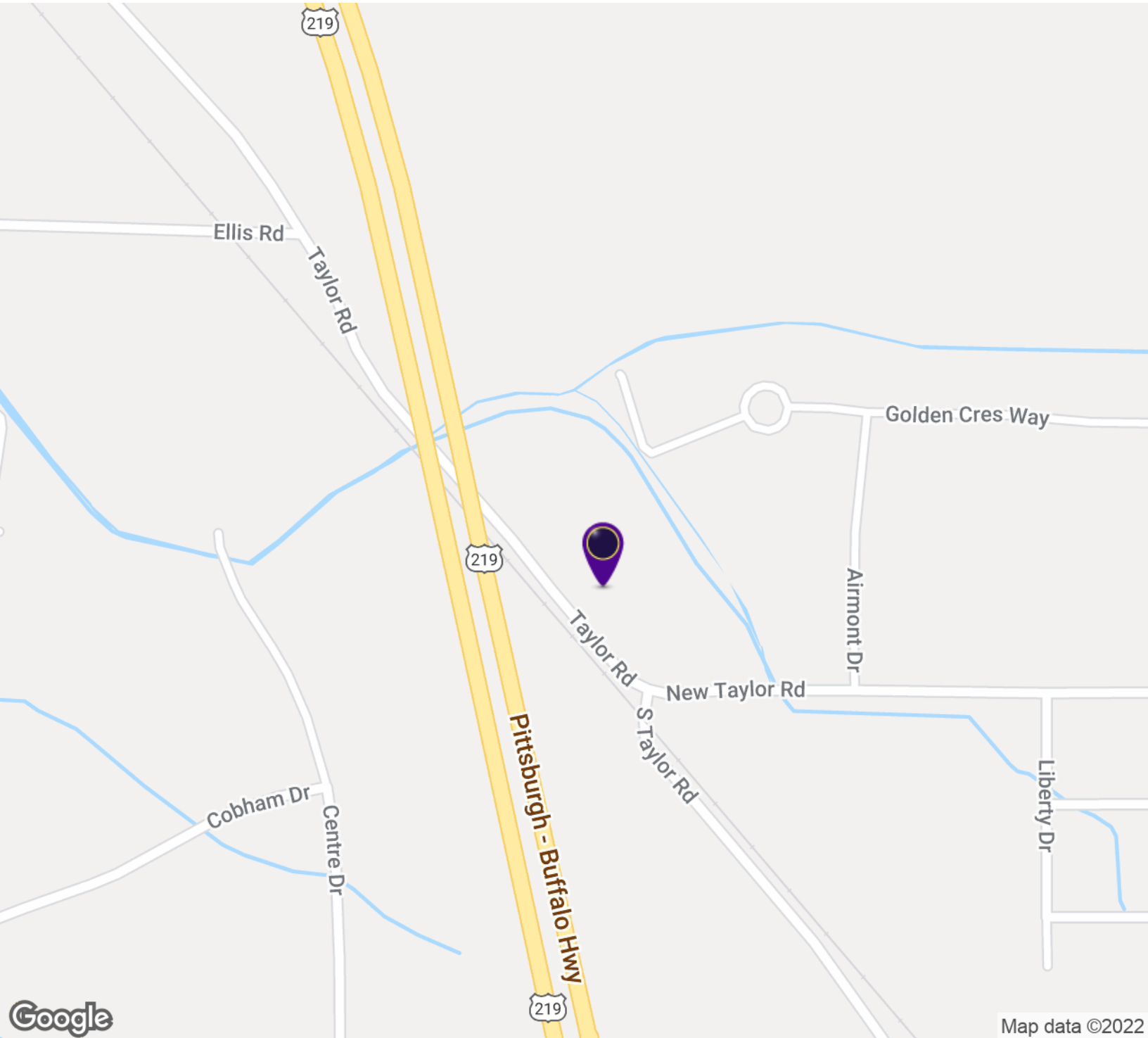


RICK RECCKIO
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Williamsville, NY 14221
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3+/- Acres Vacant Land

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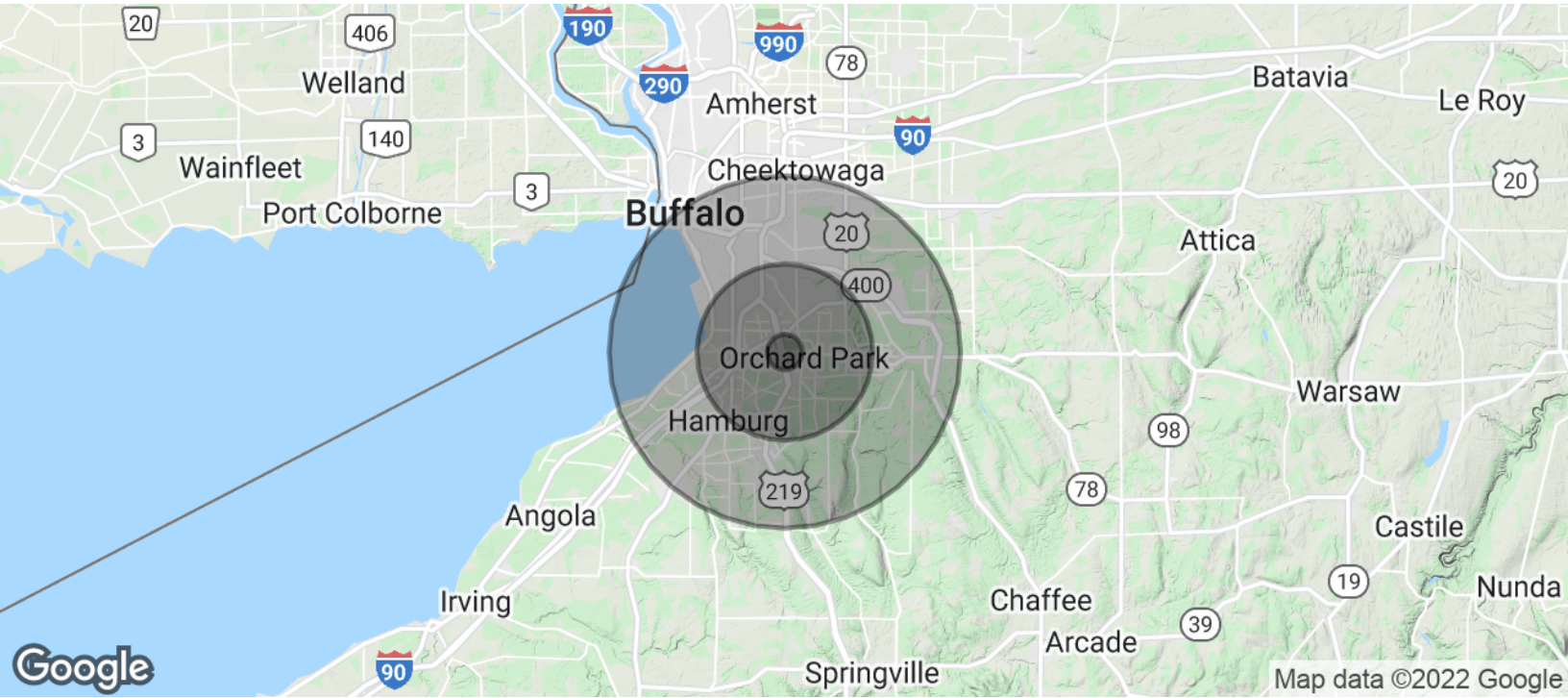


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,072	113,019	399,352
Average age	47.2	43.4	41.2
Average age (Male)	41.2	41.8	39.2
Average age (Female)	50.7	45.0	43.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,353	47,736	167,506
# of persons per HH	2.3	2.4	2.4
Average HH income	\$64,556	\$67,530	\$59,222
Average house value	\$186,319	\$158,729	\$143,547

* Demographic data derived from 2010 US Census



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