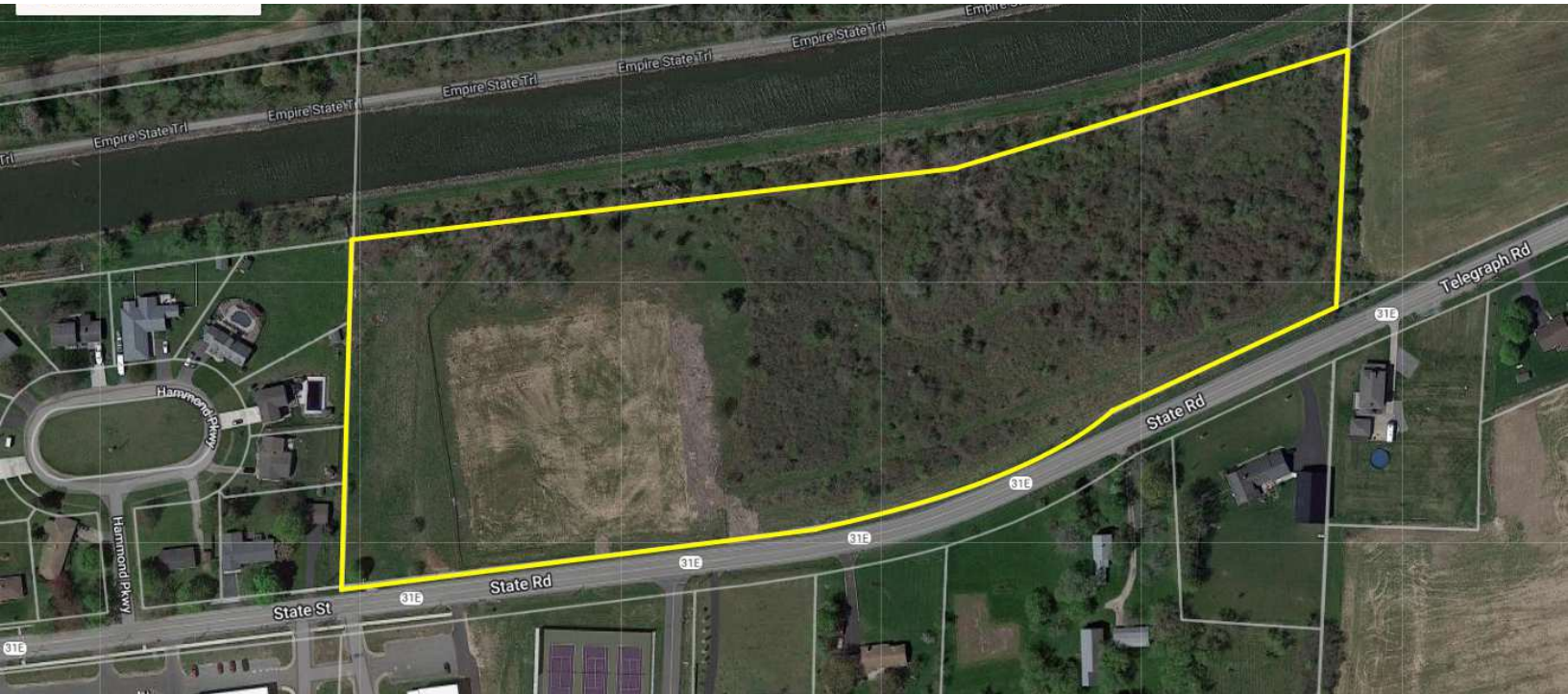


# State Street

Royalton, NY 14105



## SALE PRICE

**\$314,999**

## OFFERING SUMMARY

Lot Size: 14.8 Acres

Zoning: Residential/Agricultural

Price / SF: \$0.49

## PROPERTY OVERVIEW

This piece of vacant land currently located in Middleport, New York, is situated on 14.8+/- acres of land. The entire property was recently cleared of all trees and vegetation for environmental cleanup and remediation. Severson Environmental Services is clearing all 14.8 acres, including the berm leading up to the Erie Canal located on the back portion of the property. The remediation shall continue throughout the winter and is projected to be finalized in the beginning of 2025. The site has no wetlands per the owner's records. With over 1450 feet of frontage on State Street this property has ample is ability and accessibility for any buyer or development. Currently zoned agricultural residential there are several different usages for the property. All utilities are actively located at the street. The sellers are motivated and are actively looking for buyers/investors to see the potential with this piece of vacant land.



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www.recckio.com

## PROPERTY SUMMARY

# State Street

Royalton, NY 14105



### LOCATION DESCRIPTION

Located in downtown Middleport, New York this piece of vacant land is located on State Street directly across from the Middleport elementary school. Conveniently located on the border of the village of Middleport. This property is easily accessible from all major roadways and entertainment. Easily accessible to Route 63, Route 104, route 98, and Route 31. This piece of vacant land is conveniently located between Buffalo & Rochester, New York.

### PROPERTY HIGHLIGHTS

- 14.8+/- Cleared Vacant Land
- DEC - Clean Site - No Wetlands
- 1,450+/- Feet of Frontage
- Erie Canal in Rear of Property
- Just Outside Village Boarder
- Utilities located at Street

| DEMOGRAPHICS | 3 MILES | 5 MILES | 10 MILES |
|--------------|---------|---------|----------|
|--------------|---------|---------|----------|

|                   |          |          |          |
|-------------------|----------|----------|----------|
| Total Households  | 1,430    | 5,084    | 15,232   |
| Total Population  | 3,398    | 12,005   | 36,721   |
| Average HH Income | \$86,449 | \$83,425 | \$93,546 |



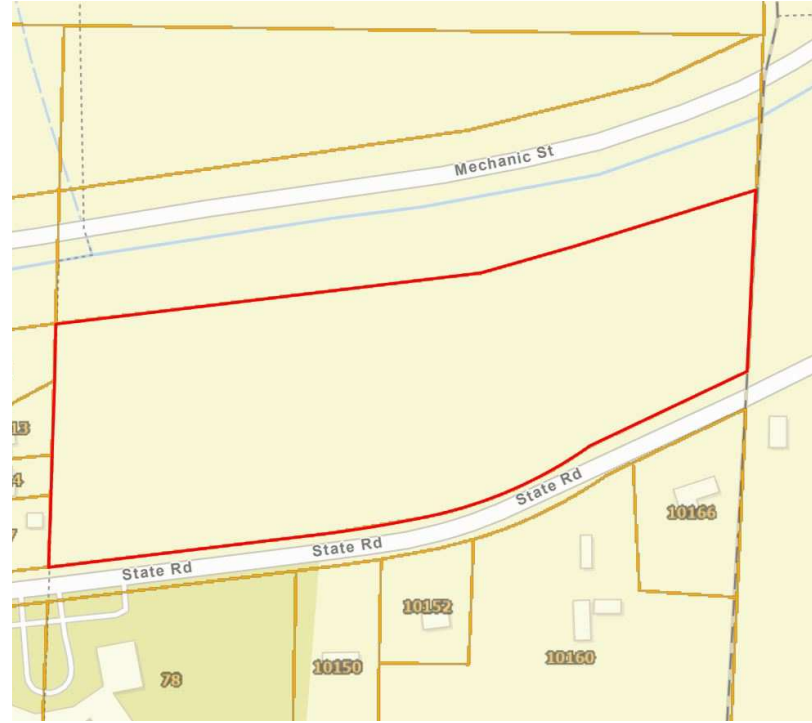
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ADDITIONAL PHOTOS

# State Street

Royalton, NY 14105



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LOCATION MAP

# State Street

Royalton, NY 14105



**Subject Property**  
0 State St.

Google

Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

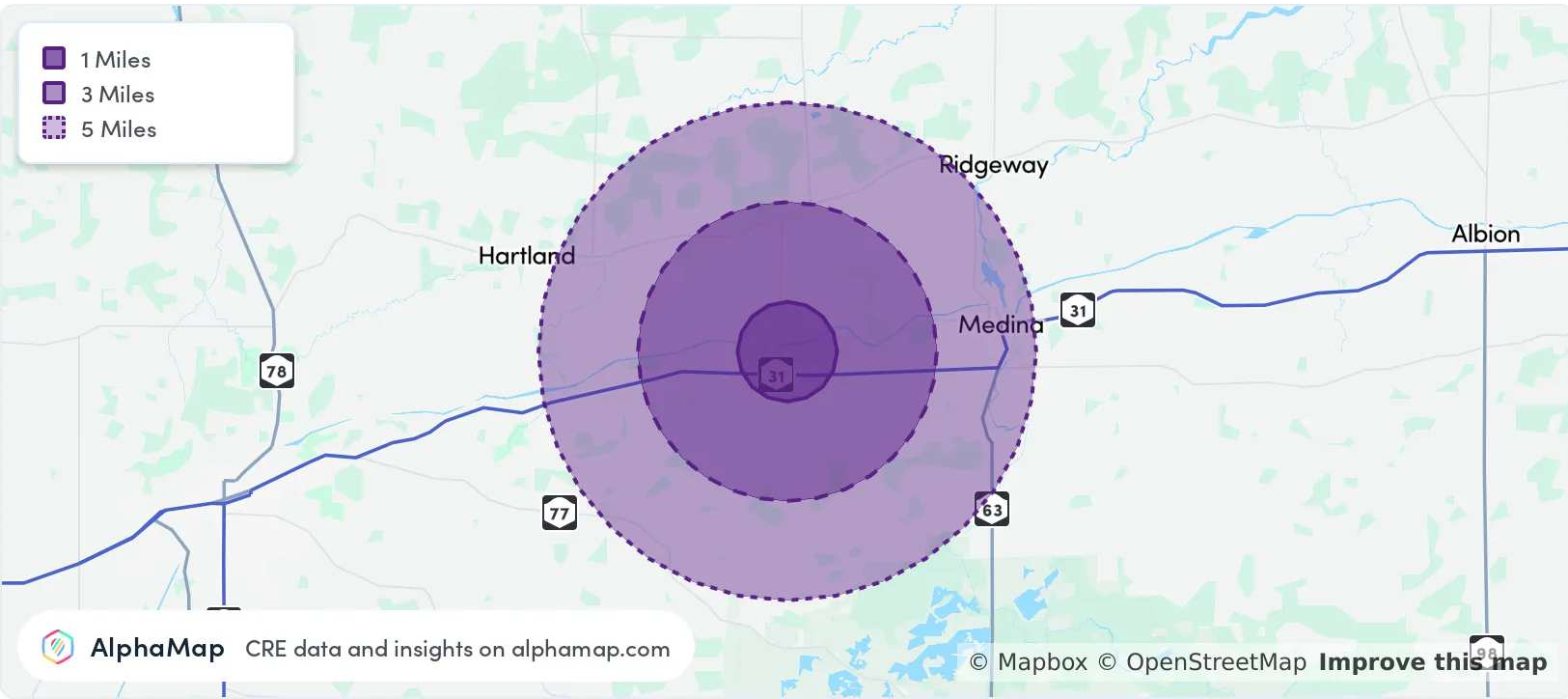


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# State Street

Royalton, NY 14105



**POPULATION**

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 1,953  | 3,398   | 12,005  |
| Average Age          | 41     | 42      | 43      |
| Average Age (Male)   | 40     | 42      | 41      |
| Average Age (Female) | 42     | 43      | 44      |

**HOUSEHOLD & INCOME**

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 833       | 1,430     | 5,084     |
| Persons per HH      | 2.3       | 2.4       | 2.4       |
| Average HH Income   | \$74,103  | \$86,449  | \$83,425  |
| Average House Value | \$189,157 | \$200,567 | \$211,019 |
| Per Capita Income   | \$32,218  | \$36,020  | \$34,760  |



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