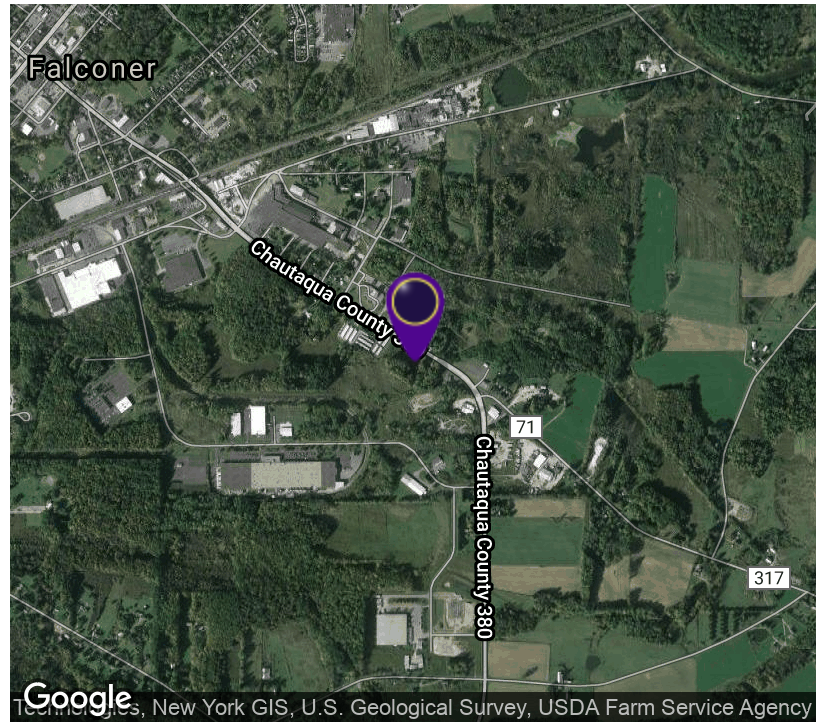


Former Gravel Pit

2541 S. Work Street, Falconer, NY 14733



OFFERING SUMMARY

Sale Price: \$150,000

Lot Size: 9.99 Acres

Price / SF: \$0.34

PROPERTY OVERVIEW

Former Stone Quarry & Gravel Pit. Zoned commercial. Owner claims that the property still has a lot of gravel still in the ground. Gas and Electric utilities available.

LOCATION OVERVIEW

Located in the Town of Ellicott, corridor of Falconer, NY. Close proximity to I-86 Expressway and Route 60, 7 miles from Brocton/Portland, adjacent to Shelters Self-Storage. Across from NEMF Truck Terminals.

PROPERTY HIGHLIGHTS

- Close Proximity to RT 60 and I-86
- Priced to Sell
- Flat/Level Land
- Excellent Development Site
- Former Stone Quarry
- Motivated Seller

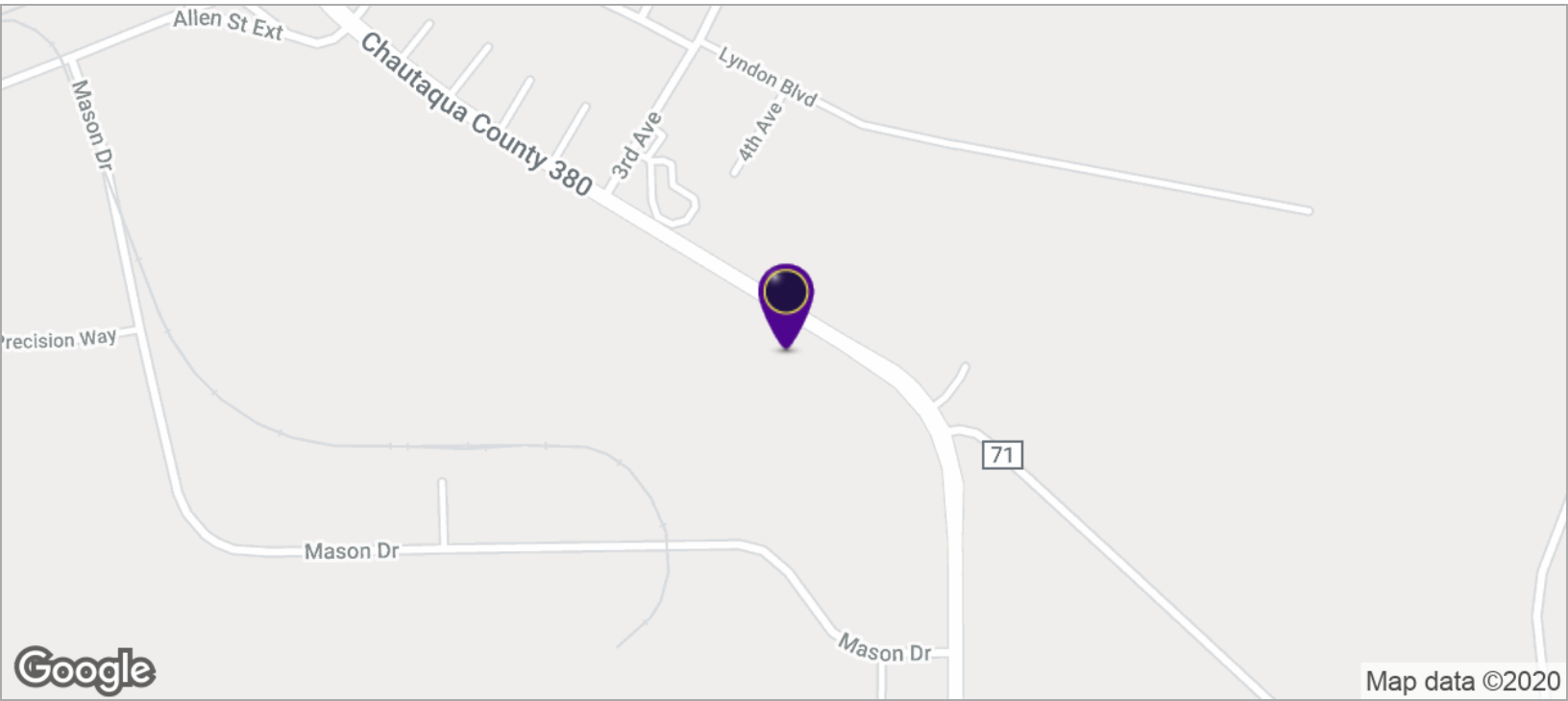


RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

Former Gravel Pit

2541 S. Work Street, Falconer, NY 14733

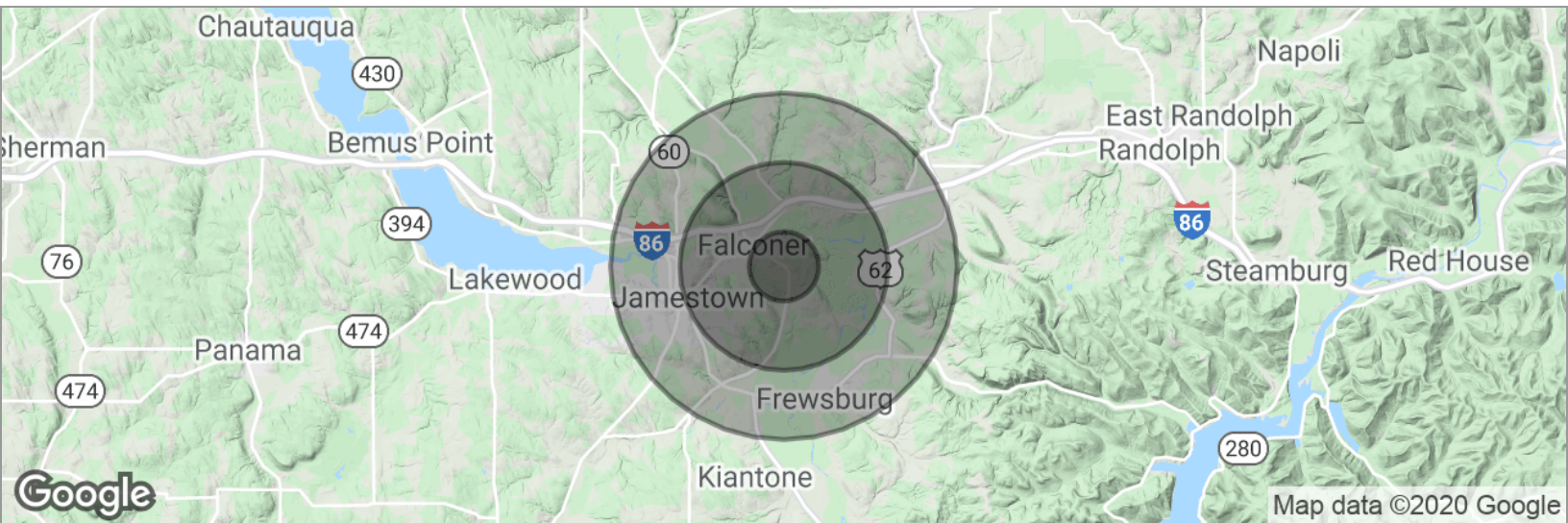


RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

Former Gravel Pit

2541 S. Work Street, Falconer, NY 14733



POPULATION	1 MILE	3 MILES	5 MILES
Total population	458	12,285	38,647
Median age	45.6	36.9	37.5
Median age (Male)	43.9	36.8	37.3
Median age (Female)	47.6	37.4	37.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	198	4,887	16,347
# of persons per HH	2.3	2.5	2.4
Average HH income	\$51,189	\$41,542	\$42,229
Average house value	\$92,554	\$68,181	\$76,319
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	2.4%	6.4%	6.2%
RACE (%)	1 MILE	3 MILES	5 MILES
White	98.3%	93.7%	92.8%
Black	0.0%	1.1%	2.7%
Asian	0.0%	0.3%	0.4%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.0%	0.1%
Other	0.0%	0.5%	0.3%

* Demographic data derived from 2010 US Census



RICK RECCKIO
 716.998.4422
 rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
 Williamsville, NY 14221
 (O) 716.631.5555 // (F) 716.632.6666
 www.recckio.com