

5324 Rogers Rd, Hamburg, NY
 Hamburg, NY 14075



PROPERTY DESCRIPTION

Parcel was approved for 80 apartments, with gas, electric, sewer, and water on Cloverbank Rd. Alternate uses include single family, senior housing, or condominiums.

LOCATION DESCRIPTION

7.3 Acres of shovel-ready land located next to the Briercliff Estates, a 171-house development which backs up to the Brierwood Country Club in Hamburg, a suburb in the southern half of the Buffalo MSA.

Just seven minutes from Buffalo and the Peace Bridge, one mile from Route 5, and six minutes from I-90, this site is easy to get to and has convenient access to all of the Buffalo MSA. Multiple newer housing developments, such as the aforementioned Briercliff Estates, combine to create a peaceful, idyllic community and neighborhood feel. New commercial development in the area is highlighted by a brand-new Walmart with additional commercial spaces built by Benderson Development.

PROPERTY HIGHLIGHTS

- Strong demographics in area
- New commercial development nearby
- Close to multiple major roads and highways
- Shovel-ready land with utilities

OFFERING SUMMARY

Sale Price: Subject To Offer

Lot Size: 7.3 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,884	11,469	24,669
Total Population	4,475	28,125	60,778
Average HH Income	\$74,342	\$74,551	\$72,638



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90 UNIT SITE PLAN



Concept site plan for 90-unit multi-family development



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104 UNIT SITE PLAN



Concept site plan for 104-unit multi-family development



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RESIDENTIAL DEVELOPMENT OPPORTUNITY

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		1 MI	2 MI	3 MI
POPULATION	2020 Estimated Population	4,676	14,843	32,280
	2025 Projected Population	4,615	14,642	31,906
	2010 Census Population	4,653	14,707	30,649
	2000 Census Population	4,243	14,720	30,799
HOUSEHOLDS	2020 Estimated Households	1,983	6,407	14,170
	2025 Projected Households	1,959	6,321	13,979
	2010 Census Households	1,873	6,014	12,654
	2000 Census Households	1,617	5,633	11,945
RACE & ETHNICITY	2020 Estimated White	93.4%	93.0%	92.8%
	2020 Estimated Black or African American	2.6%	2.7%	3.1%
	2020 Estimated Asian or Pacific Islander	1.7%	1.7%	1.7%
	2020 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.4%
	2020 Estimated Other Races	2.0%	2.2%	2.0%
	2020 Estimated Hispanic	3.0%	3.4%	3.1%
INCOME	2020 Estimated Average Household Income	\$114,191	\$98,962	\$89,519
	2020 Estimated Median Household Income	\$89,164	\$74,401	\$72,151
	2020 Estimated Per Capita Income	\$48,437	\$42,781	\$39,407
EDUCATION	2020 Estimated Some College	21.8%	20.2%	18.5%
	2020 Estimated Associates Degree Only	11.6%	12.1%	12.8%
	2020 Estimated Bachelors Degree Only	19.5%	20.7%	20.6%
	2020 Estimated Graduate Degree	23.0%	16.2%	16.0%
BUSINESS	2020 Estimated Total Businesses	91	389	1,065
	2020 Estimated Total Employees	1,149	4,074	11,388
	2020 Estimated Employee Population per Business	12.6	10.5	10.7
	2020 Estimated Residential Population per Business	51.2	38.2	30.3



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		5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	2020 Estimated Population	11,484	41,853	77,604
	2025 Projected Population	11,328	41,362	76,724
	2010 Census Population	11,472	40,080	75,522
	2000 Census Population	11,430	39,770	76,036
HOUSEHOLDS	2020 Estimated Households	4,934	18,311	33,895
	2025 Projected Households	4,871	18,061	33,457
	2010 Census Households	4,672	16,481	31,104
	2000 Census Households	4,346	15,359	29,551
RACE & ETHNICITY	2020 Estimated White	93.1%	92.8%	90.9%
	2020 Estimated Black or African American	2.6%	3.3%	4.7%
	2020 Estimated Asian or Pacific Islander	1.7%	1.7%	1.7%
	2020 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
	2020 Estimated Other Races	2.2%	1.9%	2.4%
	2020 Estimated Hispanic	3.3%	3.1%	3.9%
INCOME	2020 Estimated Average Household Income	\$102,562	\$87,256	\$83,107
	2020 Estimated Median Household Income	\$77,563	\$72,283	\$69,308
	2020 Estimated Per Capita Income	\$44,108	\$38,276	\$36,383
EDUCATION	2020 Estimated Some College	21.2%	18.2%	17.8%
	2020 Estimated Associates Degree Only	12.2%	13.1%	13.2%
	2020 Estimated Bachelors Degree Only	20.4%	20.7%	19.1%
	2020 Estimated Graduate Degree	17.3%	15.5%	13.5%
BUSINESS	2020 Estimated Total Businesses	302	1,357	2,469
	2020 Estimated Total Employees	3,257	15,279	29,403
	2020 Estimated Employee Population per Business	10.8	11.3	11.9
	2020 Estimated Residential Population per Business	38.0	30.8	31.4



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