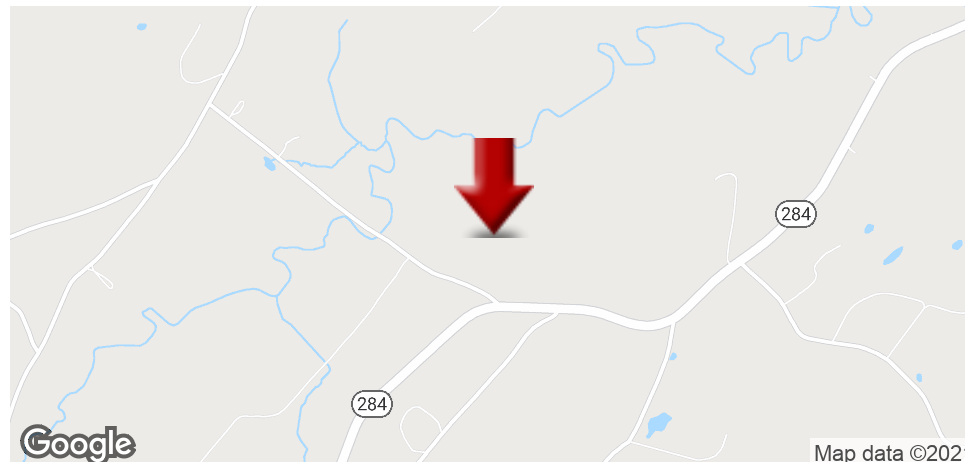
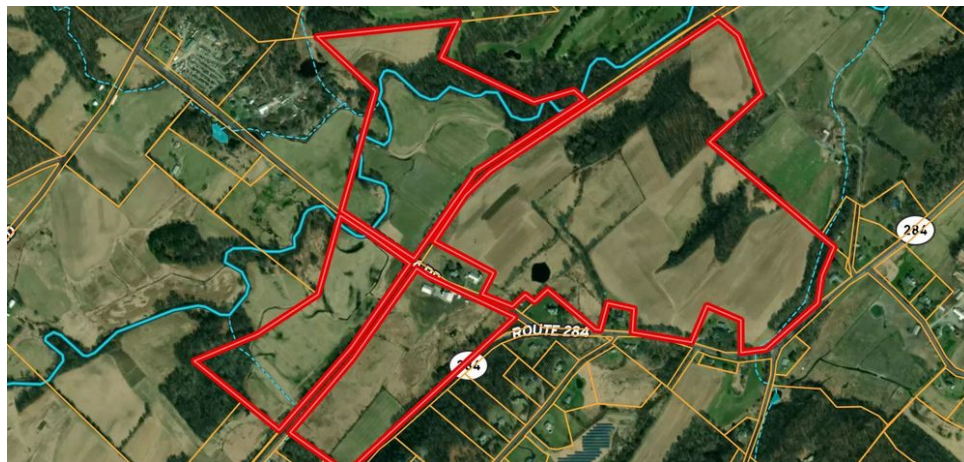


221 ACRES OF GOOD PRODUCTIVE LAND WITH POTENTIAL FOR DEVELOPMENT



SWYKA

33 Fordlea Road, Westtown, NY 10998



OFFERING SUMMARY

| | |
|--------------------|-----------------------|
| SALE PRICE: | \$1,325,000 |
| LOT SIZE: | 221 Acres |
| ZONING: | AR |
| MARKET: | Western Orange County |
| SUBMARKET: | New Jersey |
| PRICE / SF: | \$0.14 |

PROPERTY OVERVIEW

Over 1 mile of frontage on this large land parcel with good upland

PROPERTY HIGHLIGHTS

- One of the last largest land parcels offered close to NJ border
- Over 1 mile of road frontage
- Good productive land
- Property is zoned AR- Agricultural Residential which requires 2 acres lot size and also zoned GC, which allows for a variety of commercial and agricultural related businesses
- Great site for winery, brewery or ag related tourism.
- Outbuildings
- Farm, build a house(s) enjoy the open space or build out a subdivision
- Good buy and hold investment since not many large landholdings left that have potential to build

KW COMMERCIAL
69 Brookside Ave Suite 225
Chester, NY 10918

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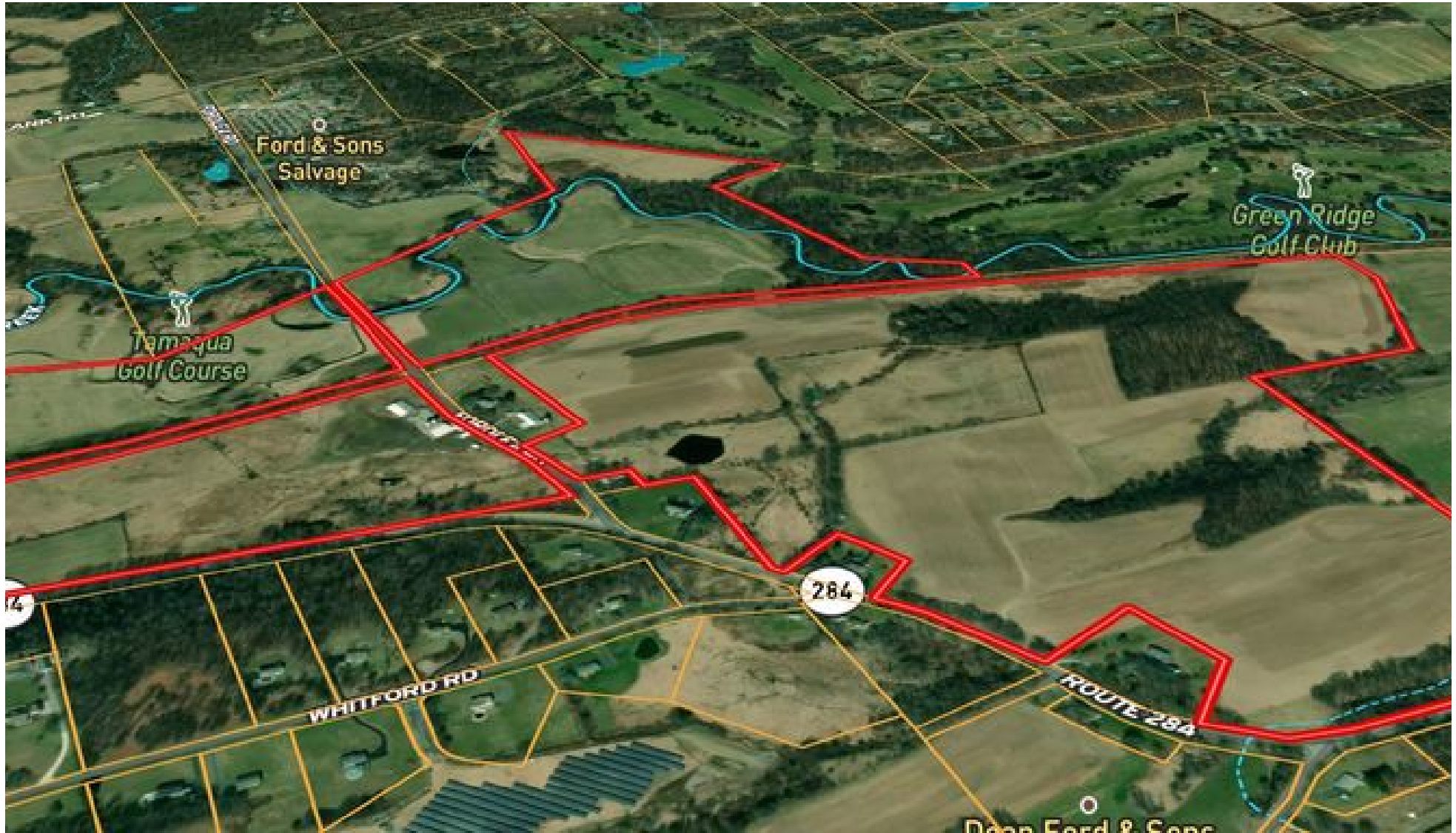
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LAND FOR SALE

SWYKA

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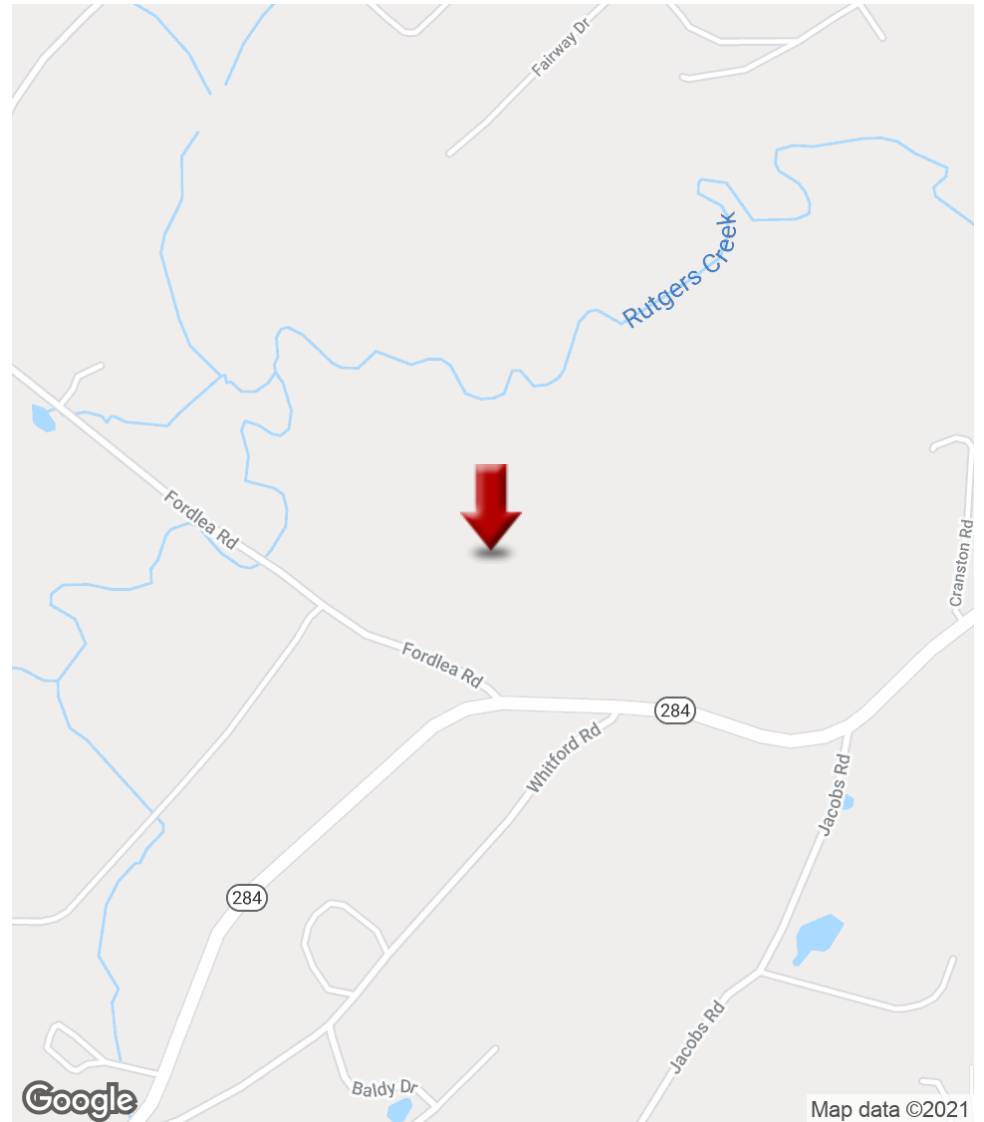
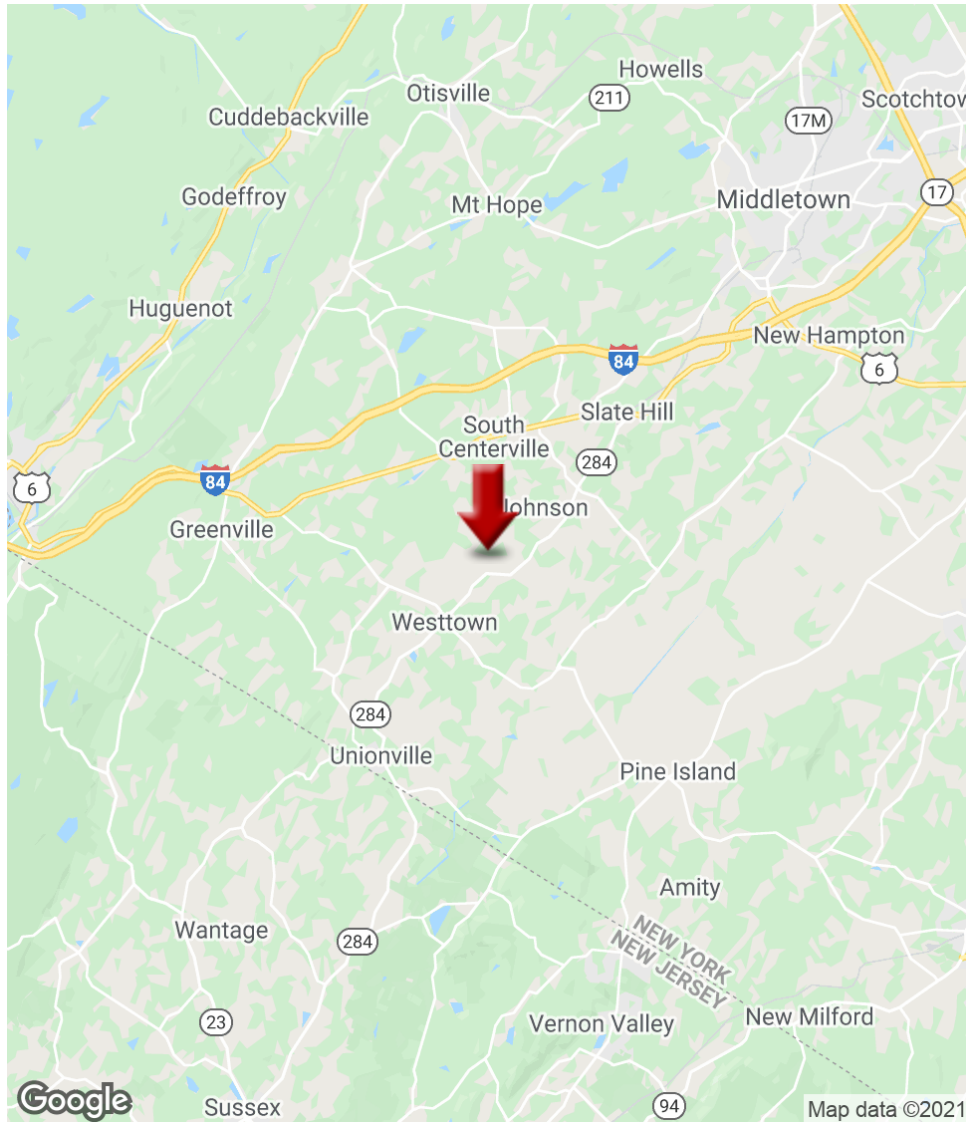
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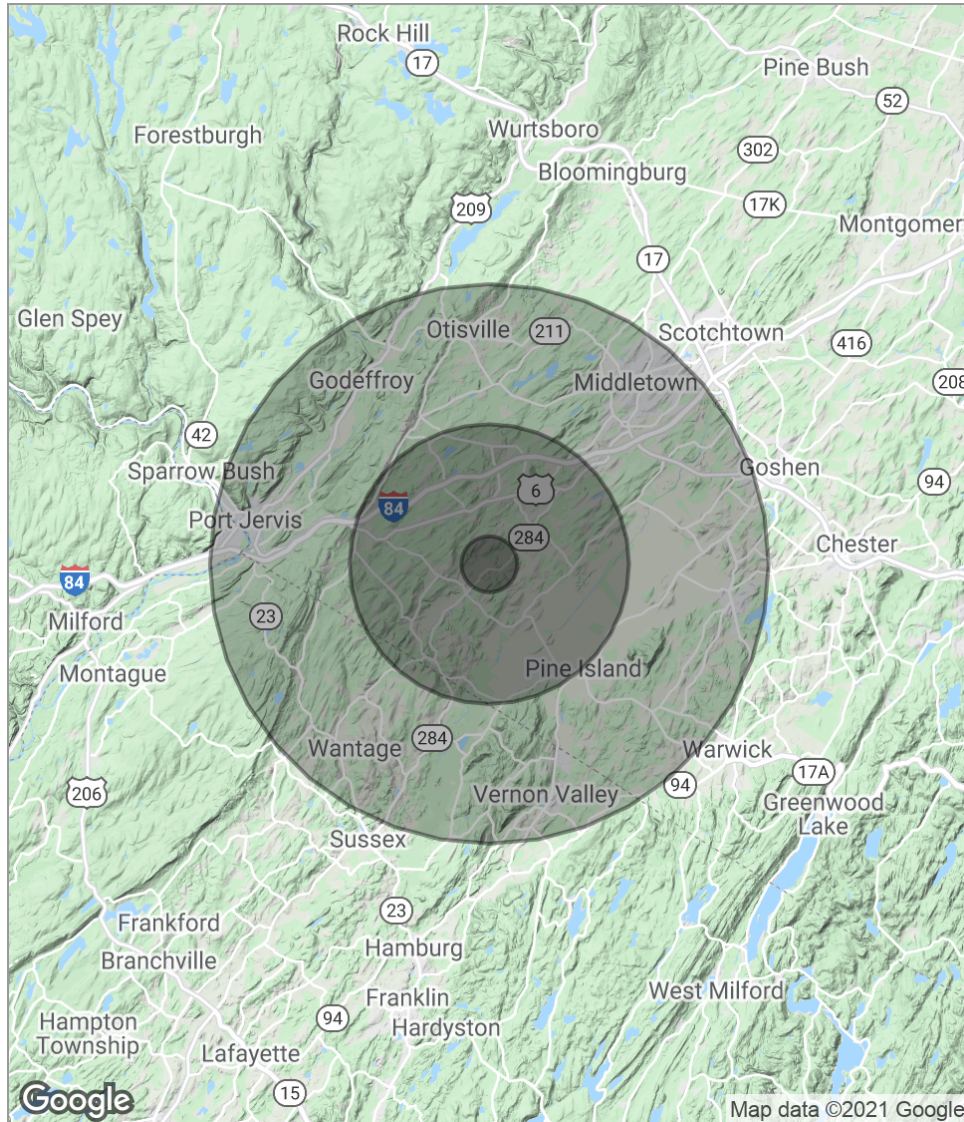
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POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|---------------|----------------|-----------------|
| Total Population | 592 | 14,254 | 82,073 |
| Median Age | 41.2 | 39.7 | 38.3 |
| Median Age (Male) | 40.0 | 38.9 | 37.7 |
| Median Age (Female) | 42.2 | 40.5 | 38.6 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|---------------|----------------|-----------------|
| Total Households | 199 | 4,686 | 27,359 |
| # Of Persons Per HH | 3.0 | 3.0 | 3.0 |
| Average HH Income | \$95,807 | \$97,435 | \$83,510 |
| Average House Value | | \$440,127 | \$338,197 |

** Demographic data derived from 2010 US Census*

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