

# Development Site Apartment Uses

Lewiston, NY on Creek Rd. between 4659 and 4619 Creek Rd - Highway 18, Lewiston, NY 14092



## OFFERING SUMMARY

Sale Price: \$195,000

Lot Size: 26.0 Acres

Zoning: R-1 & R-2

Price / Acre: \$7,500

## PROPERTY OVERVIEW

Vacant land, 26 +/- acres, between 4659 and 4619 Creek Road, intended for a residential development zoned R-1 & R-2 with multiple dwellings subject to the site plan review. This location has all the utilities including water and sewer. Property has a pre-designed proposal for development. Lot topography is generally level to gently rolling hills. 2 acres has an old easement along the side of the parcel. Seller will hold mortgage.

## LOCATION OVERVIEW

Located on the east side of Creek Road (State Highway 18). This property is located near Lewiston Porter High School, Hickory Stick Golf Course, Woods at Blairville 118 Townhouse development.

## PROPERTY HIGHLIGHTS

- Residential Development
- Pre-Designed
- Excellent Location
- Seller will hold mortgage
- Adjacent to 168 Unit Development

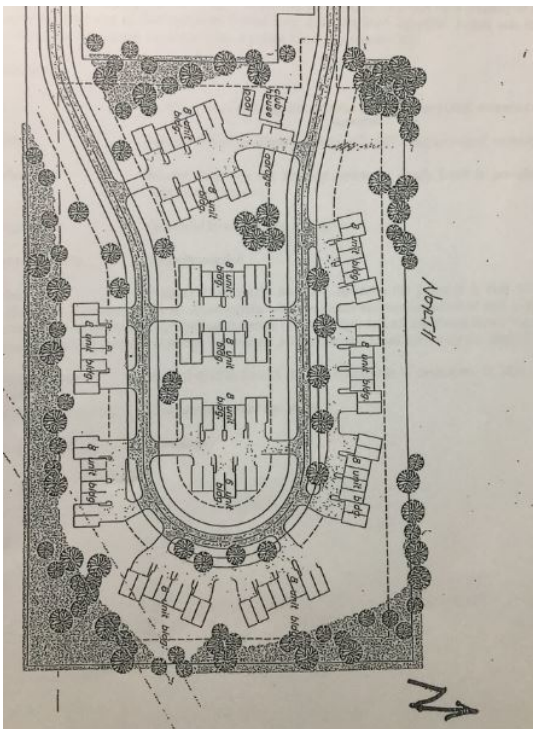
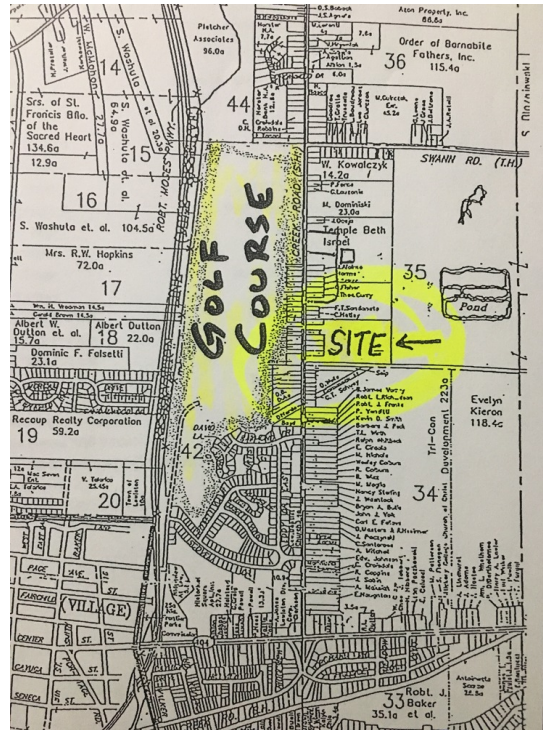


**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

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

# Development Site Apartment Uses

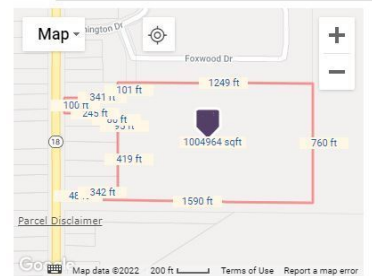
Lewiston, NY on Creek Rd. between 4659 and 4619 Creek Rd - Highway 18, Lewiston, NY 14092



☐ Creek Road, Lewiston, NY 14092

[View Comparable Properties](#)

[Public Record](#) [Last Listing](#) [Photos](#) [History](#) [Parcel Map](#) [Flood Map](#) [Foreclosure](#)



[Actions](#) [Refine](#) [Save](#)

[Previous](#) [1](#) [...](#) [15](#) [16](#) [17](#) [18](#) [19](#) [20](#) [21](#) [...](#)



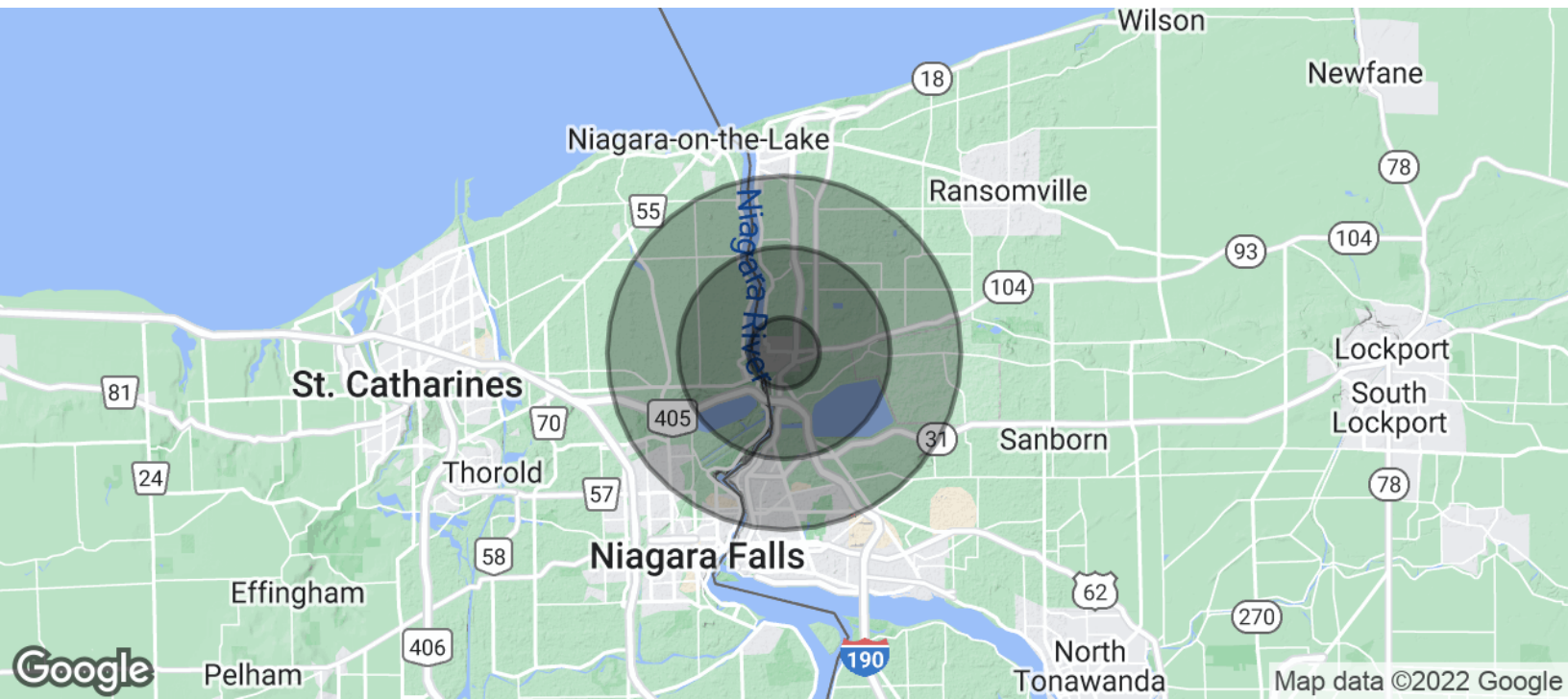
# Development Site Apartment Uses

Lewiston, NY on Creek Rd. between 4659 and 4619 Creek Rd - Highway 18, Lewiston, NY 14092



## DEMOGRAPHICS MAP & REPORT

Lewiston NY on Creek Rd. between 4659 and 4619 Creek Rd. - Highway 18



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,517	9,648	29,579
Average Age	51.0	44.6	42.2
Average Age (Male)	43.4	39.8	38.7
Average Age (Female)	53.3	48.2	43.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,770	4,054	13,707
# of Persons per HH	2.0	2.4	2.2
Average HH Income	\$77,906	\$80,058	\$61,920
Average House Value	\$326,410	\$269,454	\$179,967

\* Demographic data derived from 2020 ACS - 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