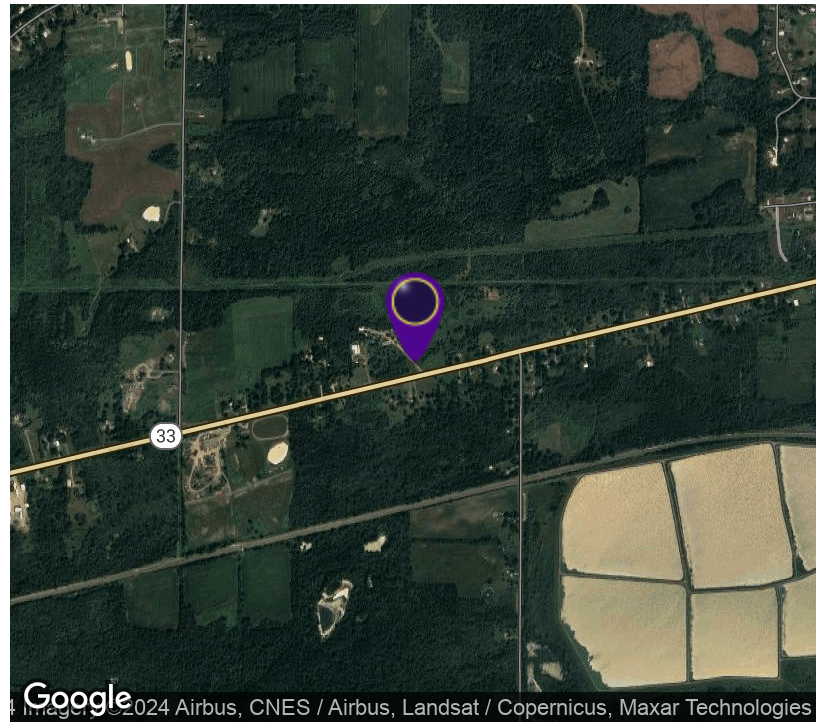


# 3731 Pearl Street Road - RT 33

Batavia, NY 14020



## OFFERING SUMMARY

Sale Price: Call For More Details

Lot Size: 30.0 Acres

Zoning: Residential,  
Commercial,  
Agricultural

## PROPERTY OVERVIEW

30+/- acres of vacant land ideal for senior housing or single family residential homes. Adjacent to 100 home development, Meadow Brook Homes. Newer development that is 100% Built out. 500' frontage, 2 acres, spring fed pond. Minimal wet lands. All utilities available at road-sewer in rear can be brought in from Edgewood. Site can be expanded to 151+/- Acres

## LOCATION OVERVIEW

Close proximity to the city of Batavia. Adjacent to Meadow Brook Estates with over 100 homes and fully built out. Just west of Main Street, RT 98. Oak street to the East and River Street to the West.

## PROPERTY HIGHLIGHTS

- 30+/- Acres
- Residential or Apartment Development Site
- 2+/- Acre Pond
- All Utilities Available
- Excellent Location
- Pre Approvals In Place

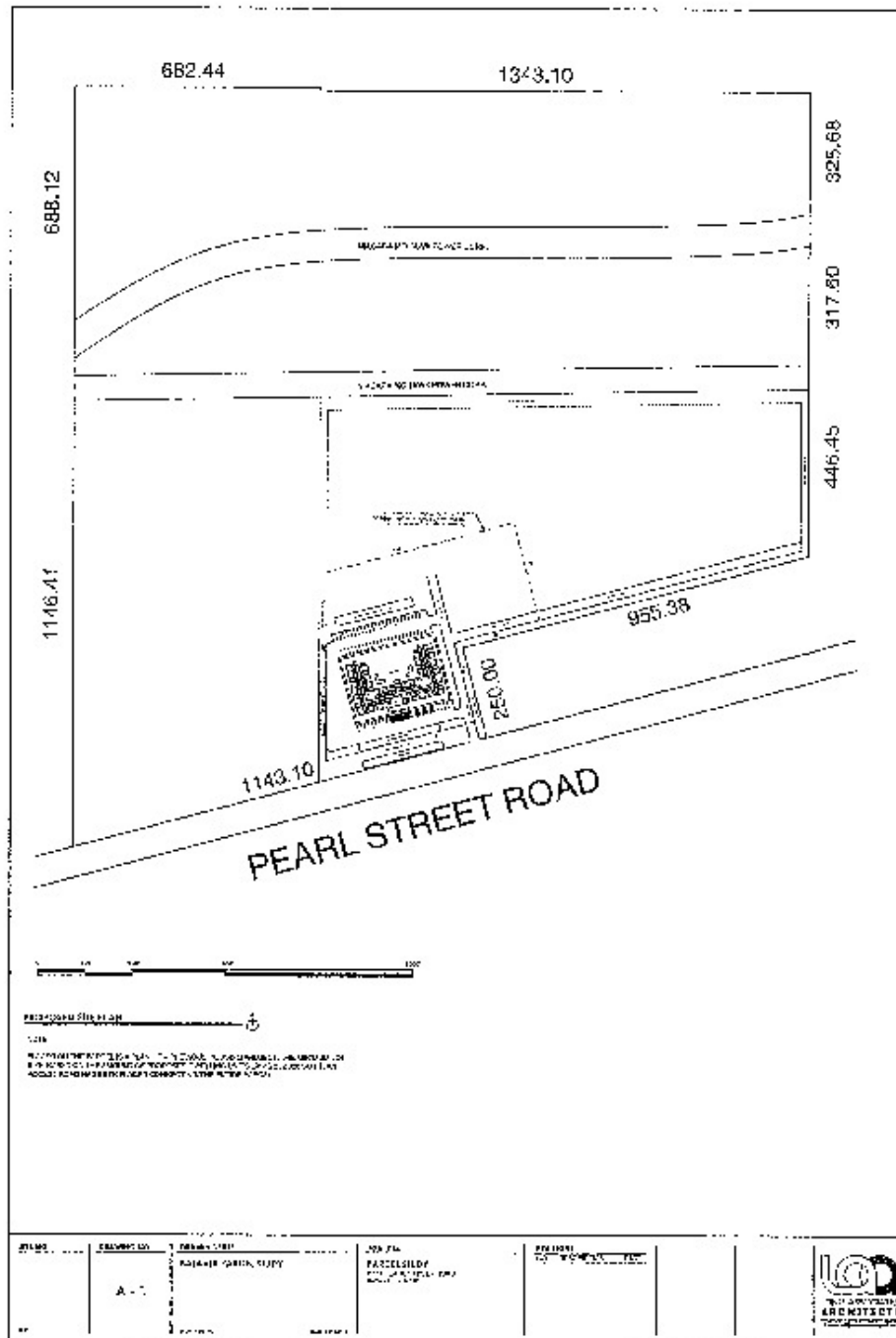


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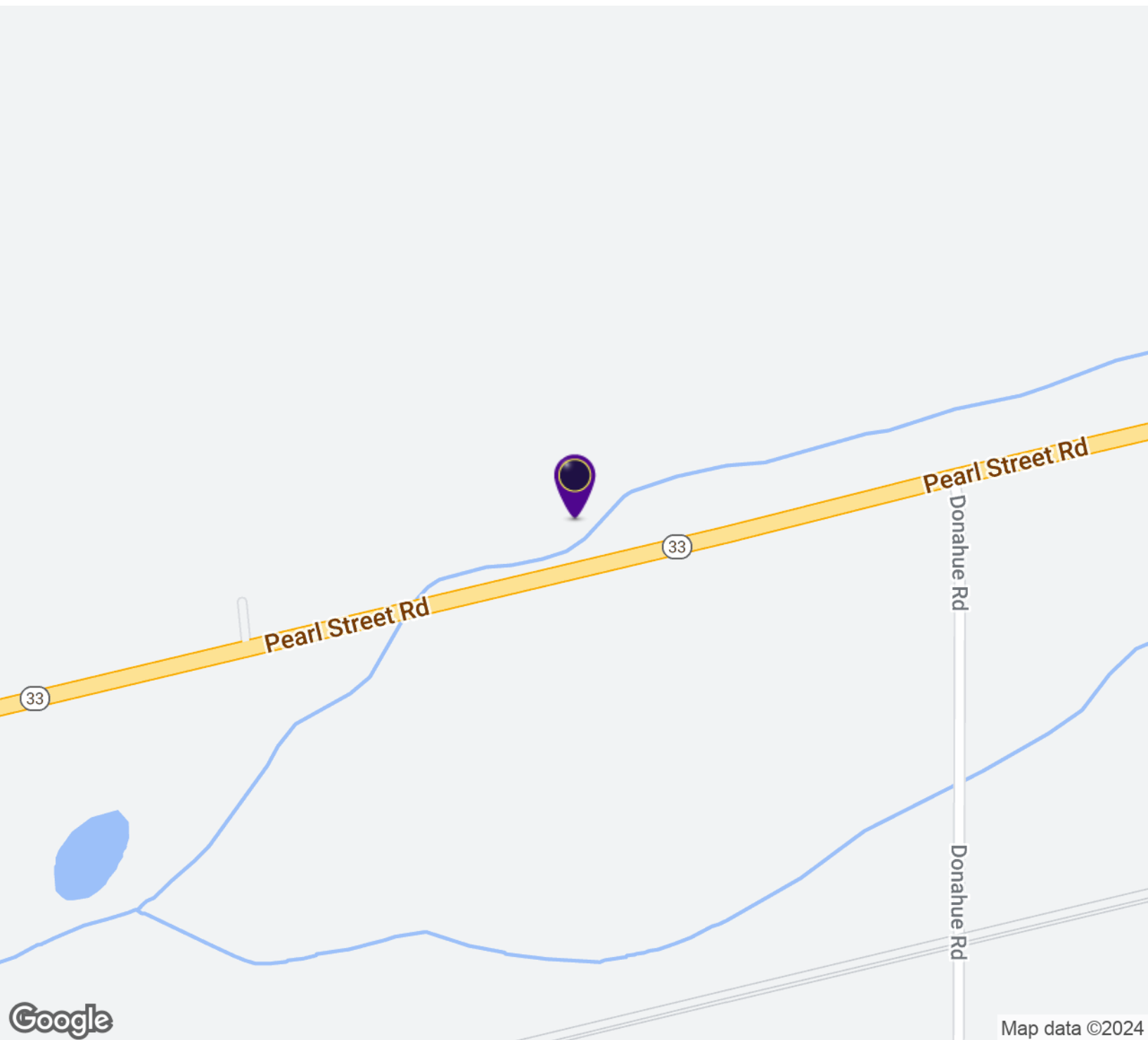
Batavia, NY 14020



## LOCATION MAP

# 3731 Pearl Street Road - RT 33

Batavia, NY 14020

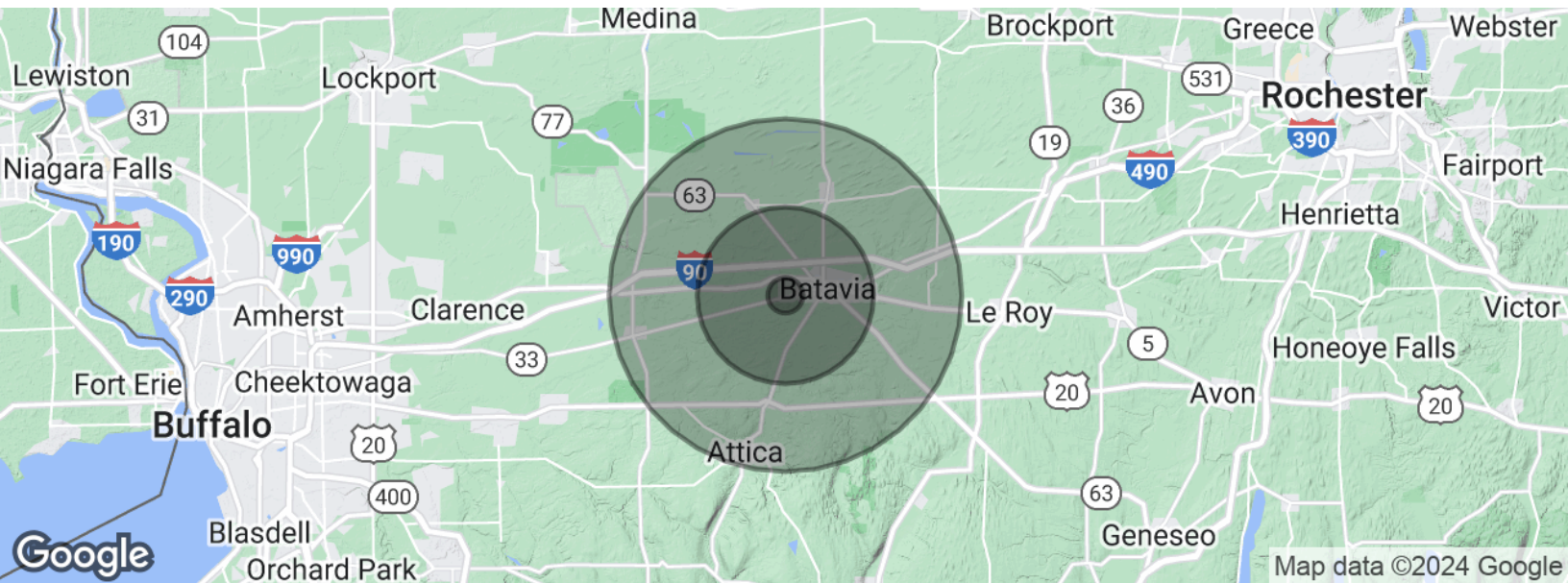


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# 3731 Pearl Street Road - RT 33

## Batavia, NY 14020



POPULATION	1 MILE	5 MILES	10 MILES
Total population	429	23,777	44,072
Median age	47.2	40.1	40.4
Median age (Male)	43.9	39.2	38.9
Median age (Female)	48.1	40.3	41.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	189	9,476	16,819
# of persons per HH	2.3	2.5	2.6
Average HH income	\$72,310	\$57,020	\$59,868
Average house value		\$118,246	\$123,977

\* Demographic data derived from 2020 ACS - US Census



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