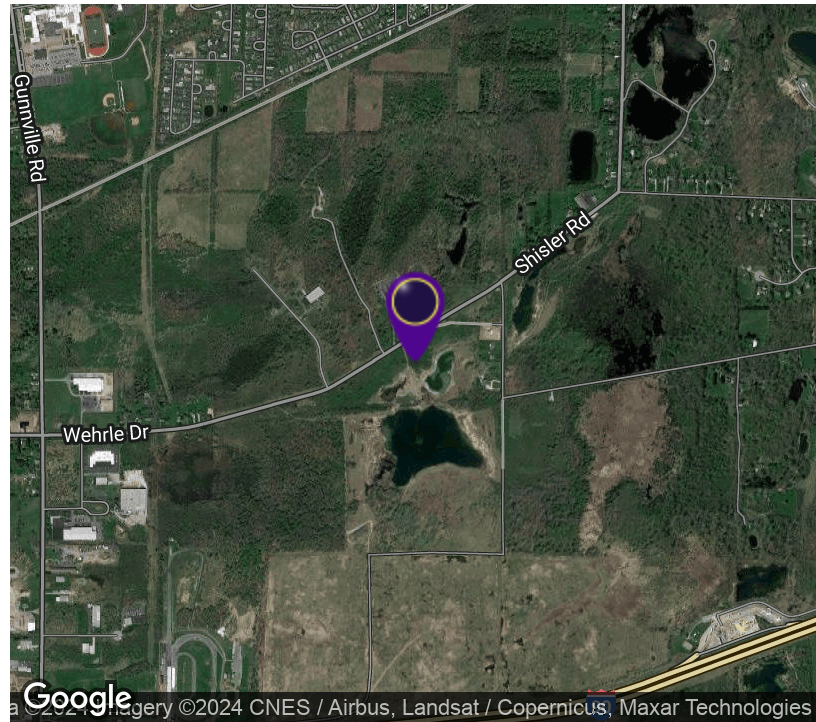


# 1 Up To 25 Acres Available

9895 Wehrle Drive, Clarence, NY 14031



## OFFERING SUMMARY

Sale Price: Call for More Details

Lot Size: 25.24 +/- Acres

Zoning: Industrial

## PROPERTY OVERVIEW

The site can be sub-divided from 1 - 25.24 +/- acres. The site has a 9-acre active quarry with an active quarry permit that can be closed, filled, and leveled depending on the buyer's needs. Parcel is currently zoned for Industrial use. No wetlands per the seller.

## LOCATION OVERVIEW

Located across from Research Parkway. Between Shisler Road and Gunnville Road, this property is minutes east from Transit Road. Other popular roads located to the north and south of this parcel are Genesee Street and Main Street.

## PROPERTY HIGHLIGHTS

- Excellent Location
- Flat Land
- Offers Accepted
- 1550' +/- of Frontage
- Concept Plans Attached for Multi-Use Buildings



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

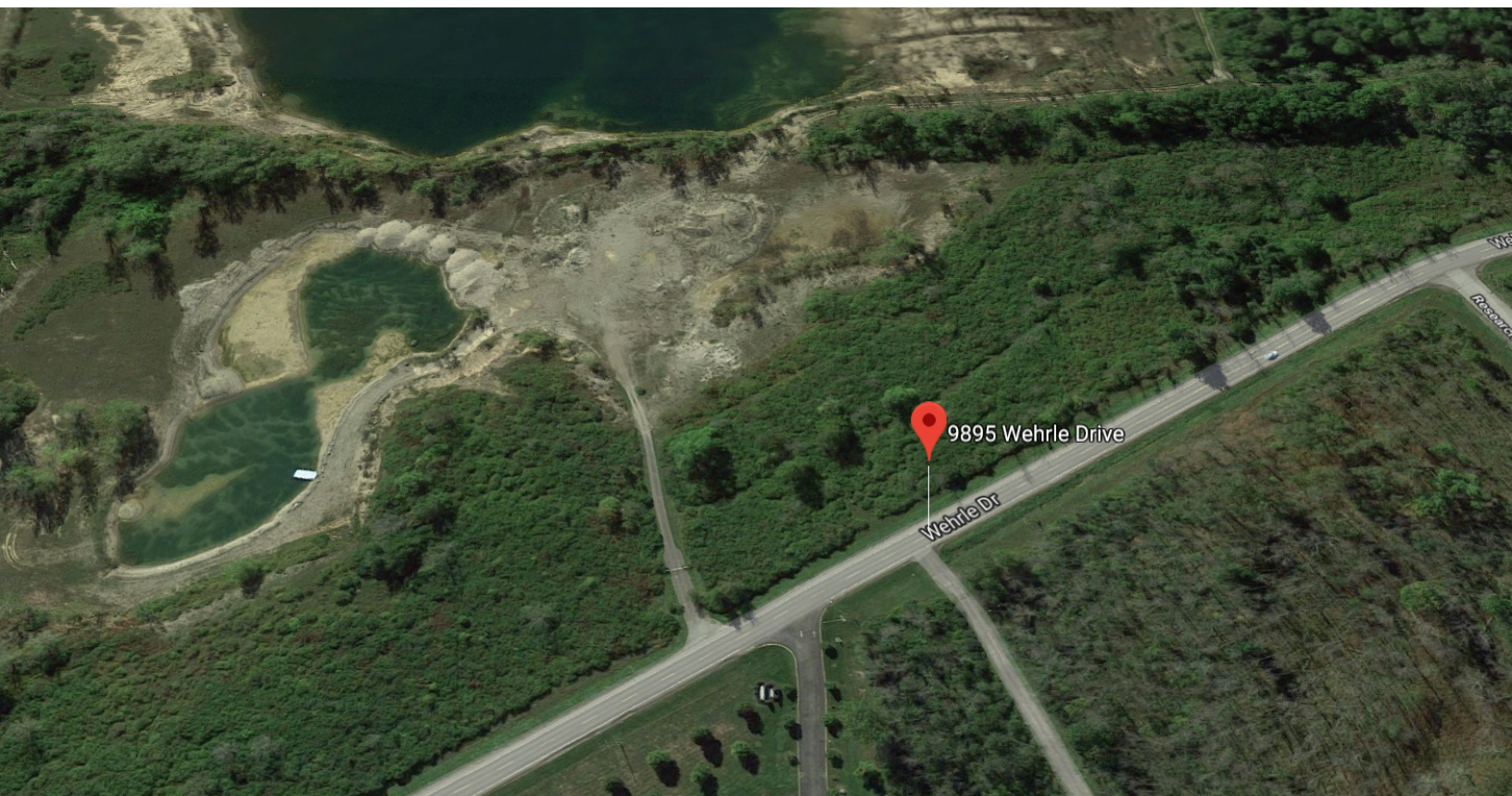
4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
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ADDITIONAL PHOTOS

# 9895 Wehrle Drive

Clarence, NY 14031



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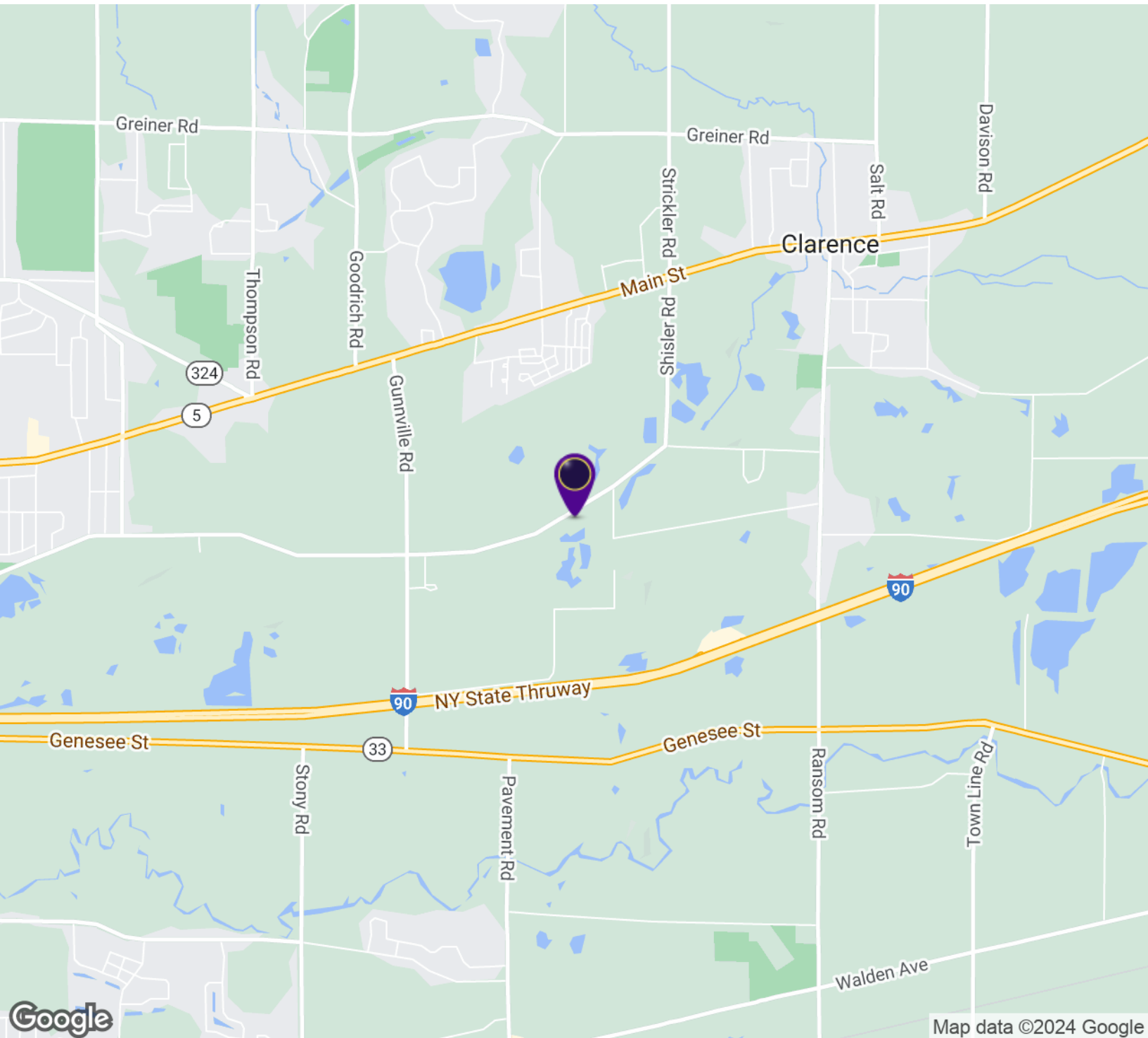
Clarence, NY 14031





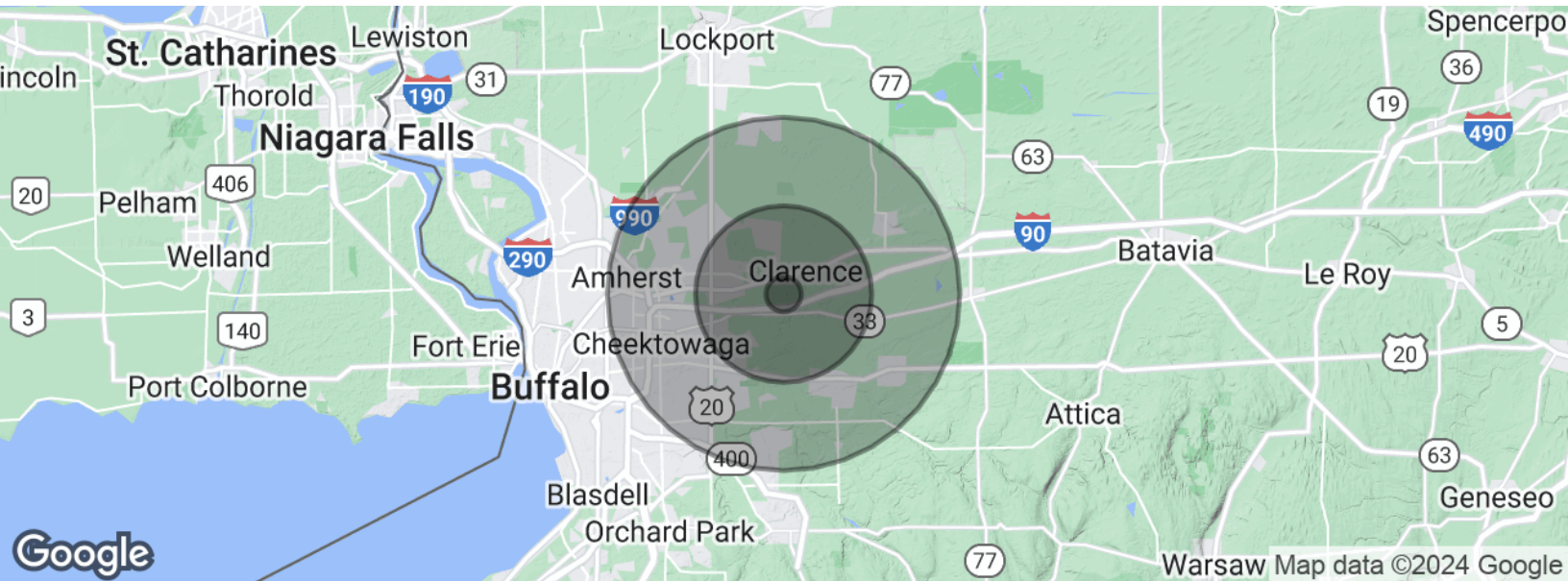
# 9895 Wehrle Drive

Clarence, NY 14031



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Clarence, NY 14031



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,741	42,531	254,622
Median age	45.7	43.8	42.9
Median age (Male)	42.7	41.3	41.1
Median age (Female)	48.8	46.3	44.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	621	15,644	99,970
# of persons per HH	2.8	2.7	2.5
Average HH income	\$96,030	\$87,502	\$81,940
Average house value	\$252,123	\$222,349	\$185,864

\* Demographic data derived from 2020 ACS - US Census



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