### Development

2313 Townline Road, Alden, NY 14004





#### OFFERING SUMMARY

Sale Price:

Zoning:

\$49,000/Acre

Light Industrial

#### PROPERTY OVERVIEW

Property consists of 35 +/- acres with over 500 +/- feet of frontage with approximately 1,091 +/- feet of depth. Land can be sub-divide from 1.27 acres with 186' frontage up to 35 +/- acres. Excellent site for any commercial use including retail, industrial, or office uses. Hunting tree stands on the property. Will subdivide 10 Acres minimum.

#### LOCATION OVERVIEW

Lot Size: 35.0 Acres

Located on Townline Road between Ransom Road & Walden Avenue. Near Lancaster Airport.

#### PROPERTY HIGHLIGHTS

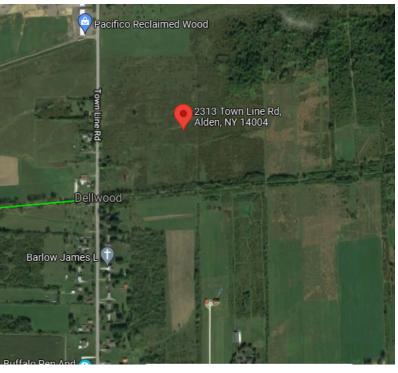
- 10 35 +/- Acres Available
- Minutes to Walden Avenue
- Development Site
- Light Industrial Zoning
- Ideal For Hunting
- All Reasonable Offers Seriously Considered
- All utilities except Sewer



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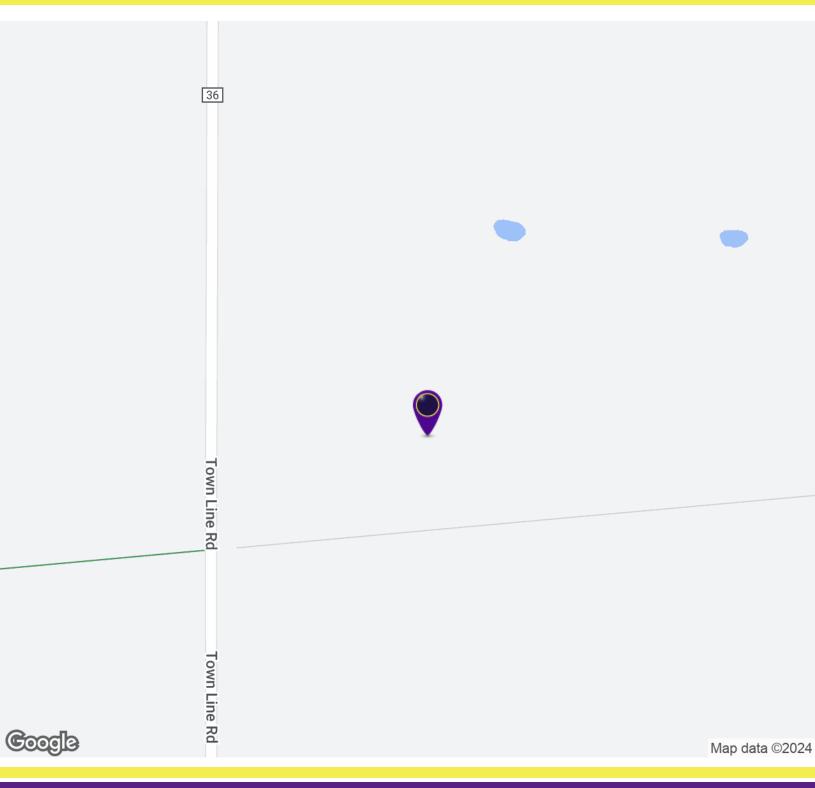
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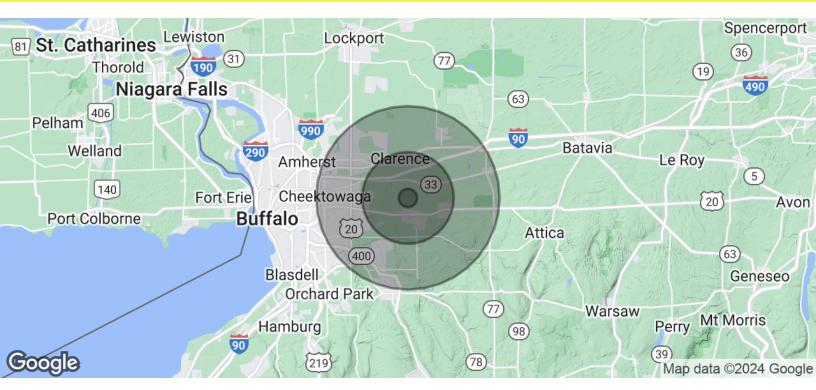
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| POPULATION           | 1 MILE    | 5 MILES   | 10 MILES  |
|----------------------|-----------|-----------|-----------|
| Total Population     | 925       | 27,975    | 163,700   |
| Average Age          | 45.8      | 43.7      | 42.7      |
| Average Age (Male)   | 43.6      | 42.0      | 40.9      |
| Average Age (Female) | 48.9      | 46.0      | 44.6      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 5 MILES   | 10 MILES  |
| Total Households     | 336       | 9,710     | 63,173    |
| # of Persons per HH  | 2.8       | 2.9       | 2.6       |
| Average HH Income    | \$71,106  | \$82,418  | \$75,872  |
| Average House Value  | \$161,166 | \$201,076 | \$174,827 |

<sup>\*</sup> Demographic data derived from 2020 ACS - US Census

