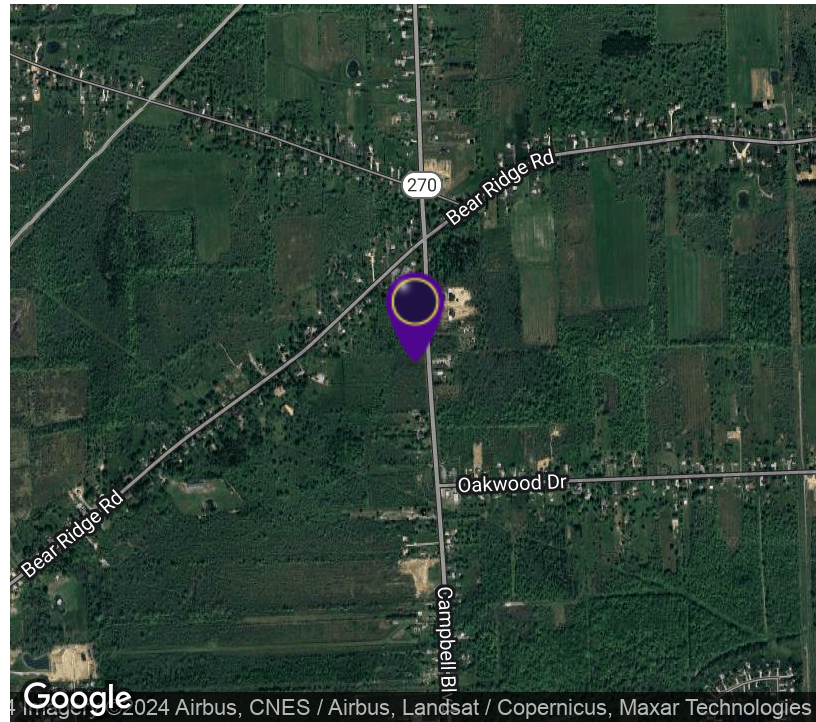
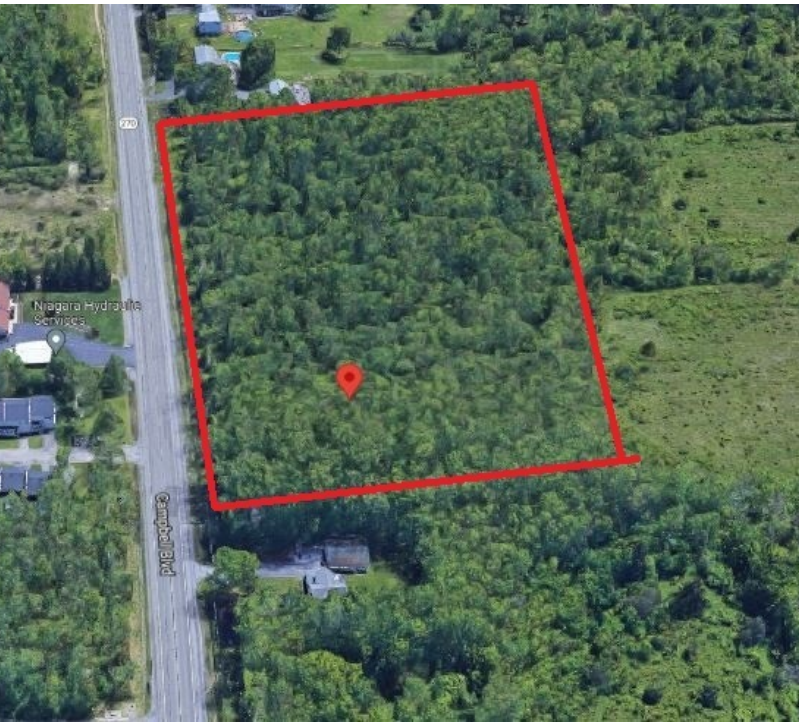


4.6+/- Acres Residential Building Lots

6934 Campbell Boulevard, Pendleton, NY 14120



OFFERING SUMMARY

Sale Price: \$299,000

PROPERTY OVERVIEW

4.6+/- Acres of Residential Land has Sewers, Water and Gas available at the street. Great site to build your dream home. Excellent Location very accessible. The local population within a 7 mile radius is 59,095 persons with an average household income of \$65,074. Entire site can be sub-divided into 5 single family house building lots. Consisting of 9/10th of an Acre for each lot with 105' +/- of frontage and 404' +/- of depth. Asking \$69,900 for each lot if sub-divided.

LOCATION OVERVIEW

Located within a few minutes of the Town of Pendleton's Town Park. Between Bear Ridge Road and Oakwood Drive. Just a few minutes from Transit Road.

Lot Size: 4.6 Acres

PROPERTY HIGHLIGHTS

- 4.6+/- Acres Vacant Land
- Motivated Seller
- Flat Land
- Very Accessible
- Excellent for Residential use
- Zoned Single Family
- Any Reasonable offer Accepted



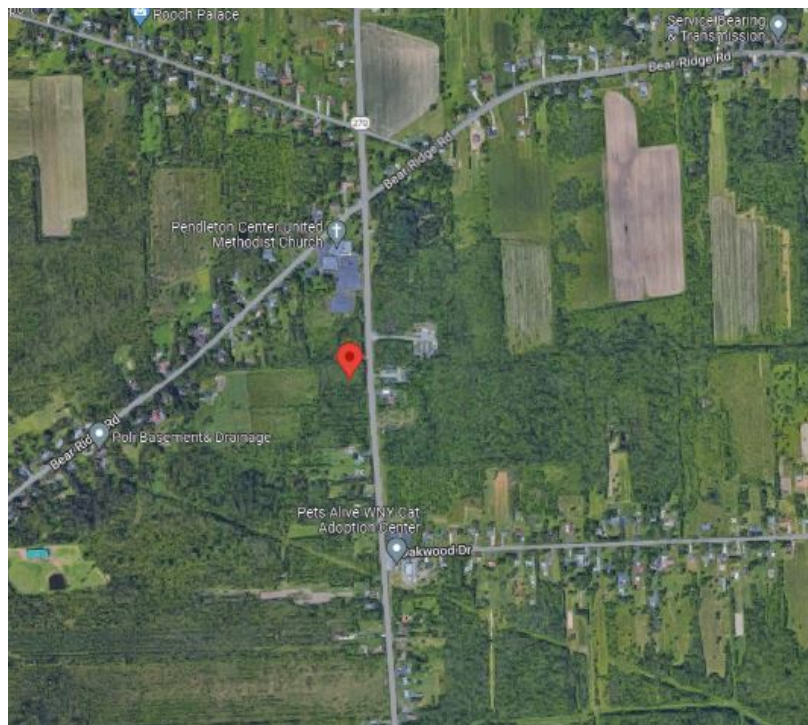
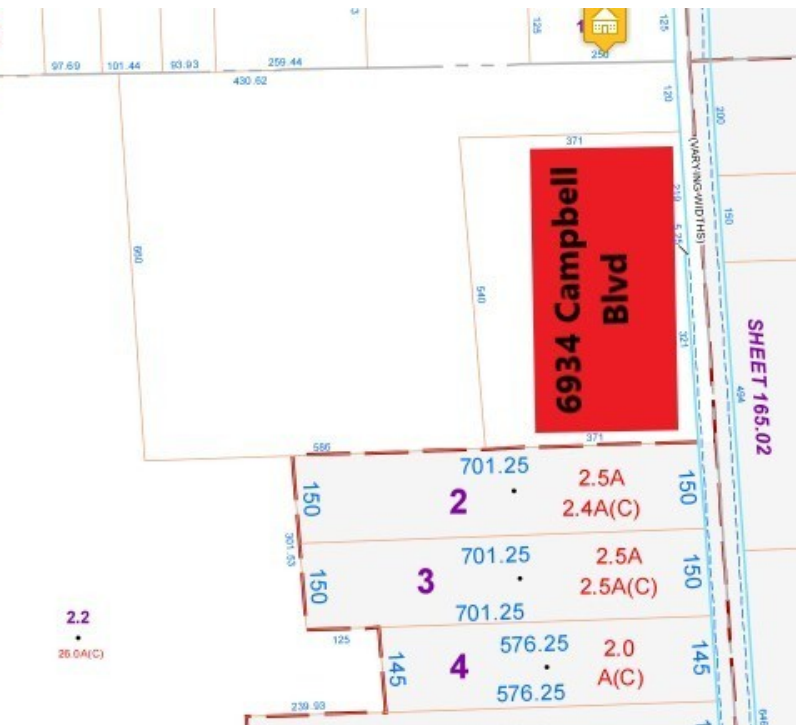
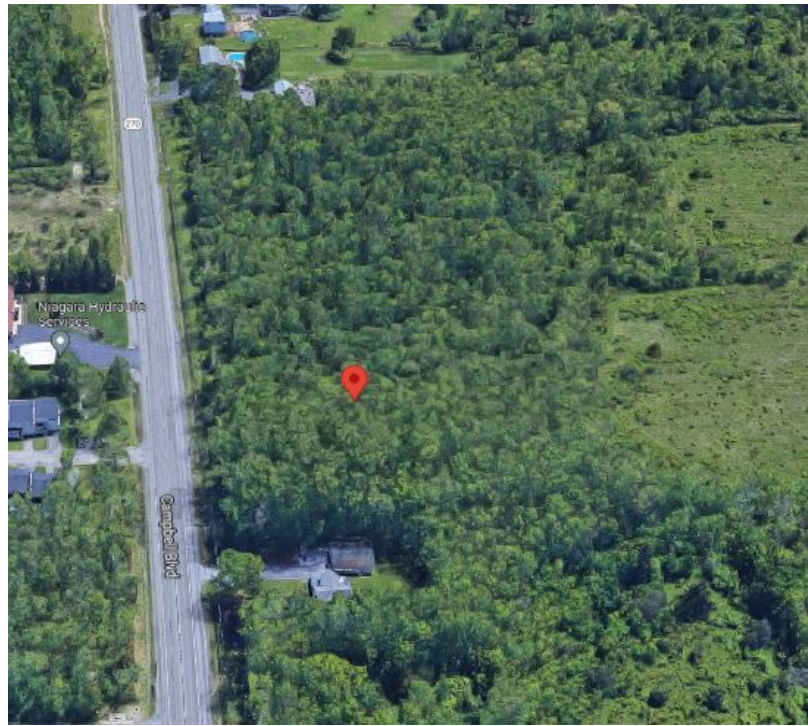
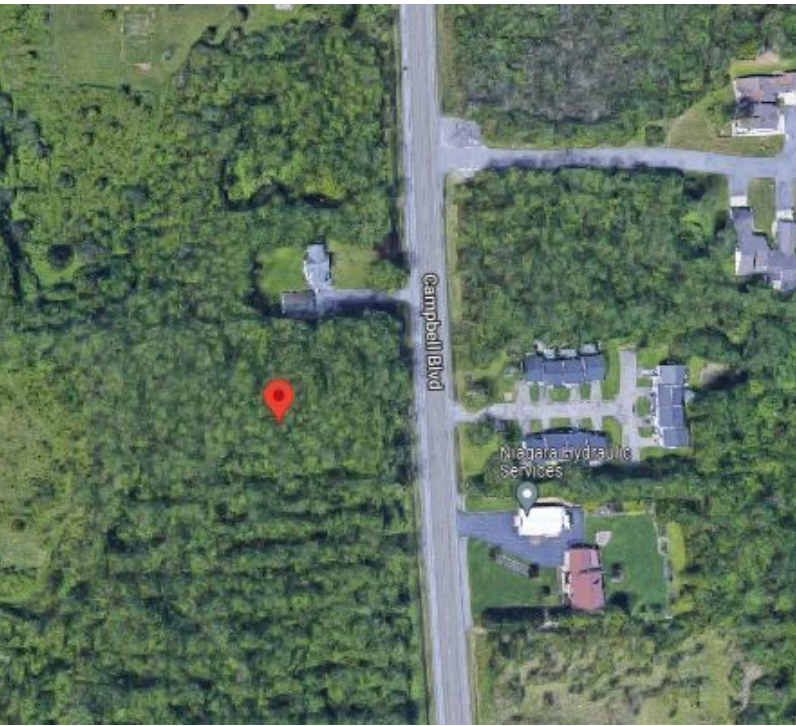
RICK RECCKIO
716.998.4422
rick@recckio.com

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

ADDITIONAL PHOTOS

4.6+/- Acres Residential Building Lots

6934 Campbell Boulevard, Pendleton, NY 14120



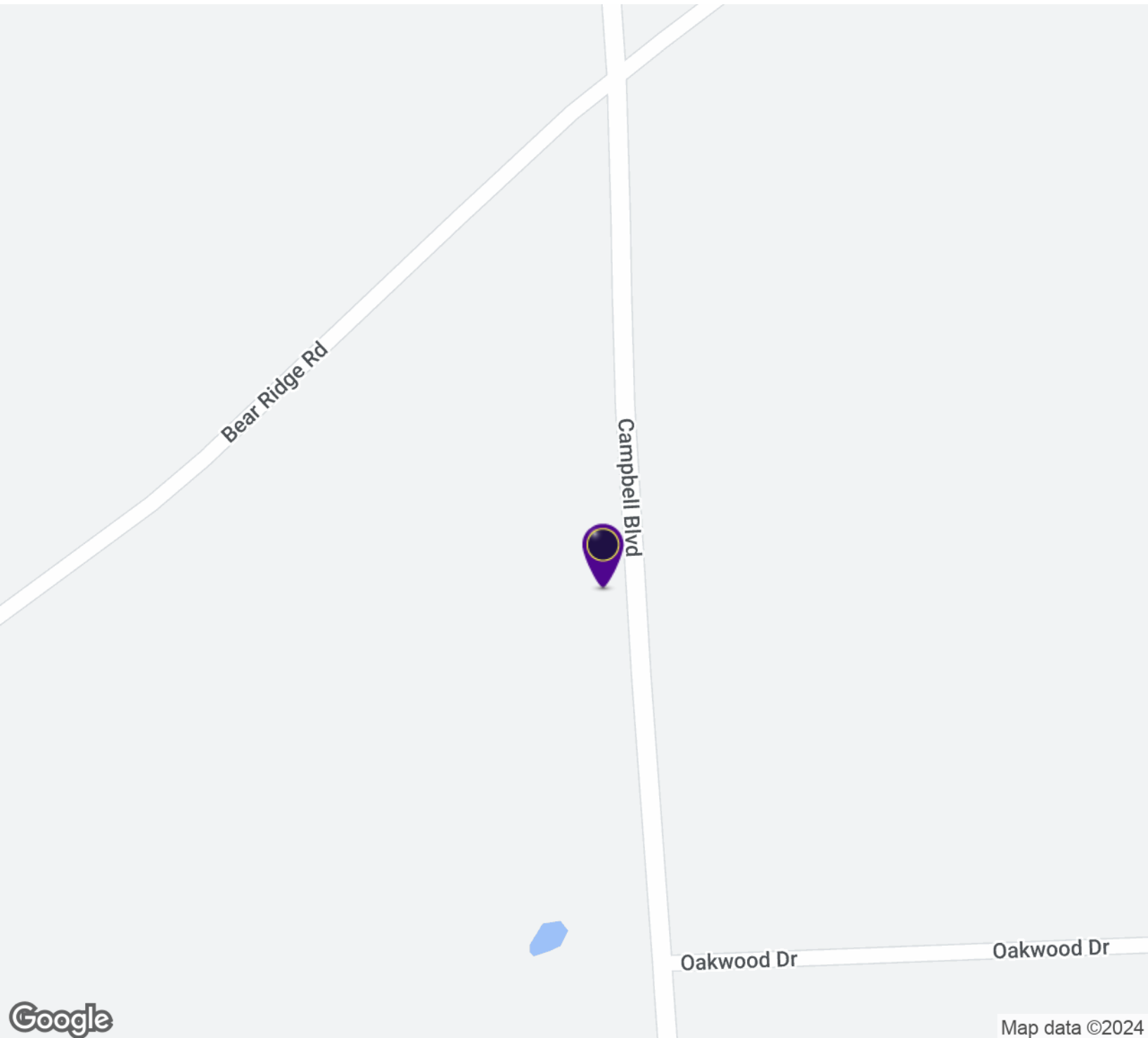
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LOCATION MAP

4.6+/- Acres Residential Building Lots

6934 Campbell Boulevard, Pendleton, NY 14120

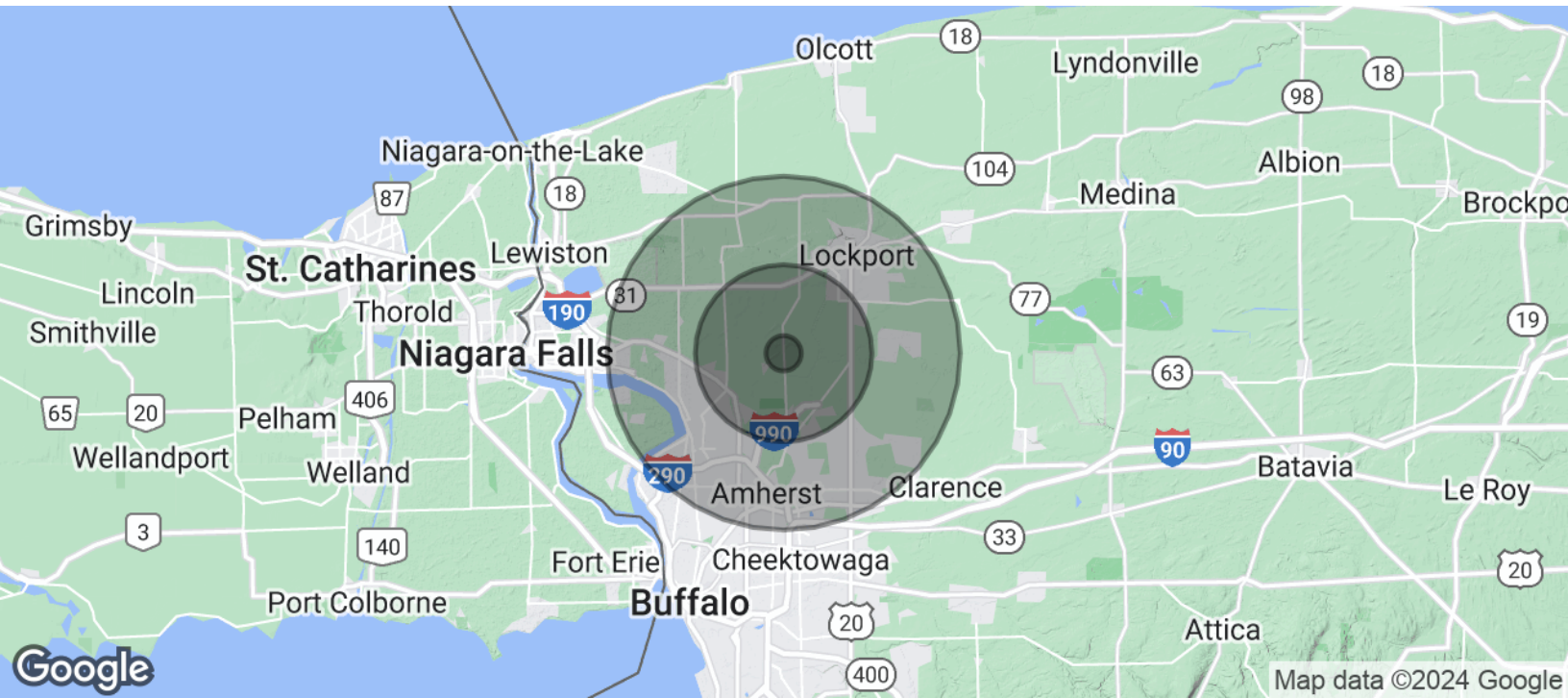


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4.6+/- Acres Residential Building Lots

6934 Campbell Boulevard, Pendleton, NY 14120



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 1,024 | 36,866 | 318,857 |
| Average Age | 40.3 | 40.9 | 43.2 |
| Average Age (Male) | 42.6 | 39.0 | 41.3 |
| Average Age (Female) | 38.2 | 42.2 | 44.8 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total Households | 399 | 15,355 | 143,979 |
| # of Persons per HH | 2.6 | 2.4 | 2.2 |
| Average HH Income | \$109,233 | \$94,272 | \$85,426 |
| Average House Value | \$931,212 | \$452,575 | \$220,118 |

* Demographic data derived from 2020 ACS - US Census



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