



Multifamily / Residential Development Site

8286 W Ridge Rd, Brockport, NY 14420



eXp Commercial | 165 Broadway Suite 23rd Floor | New York, NY 10006 |

Michael Conroy

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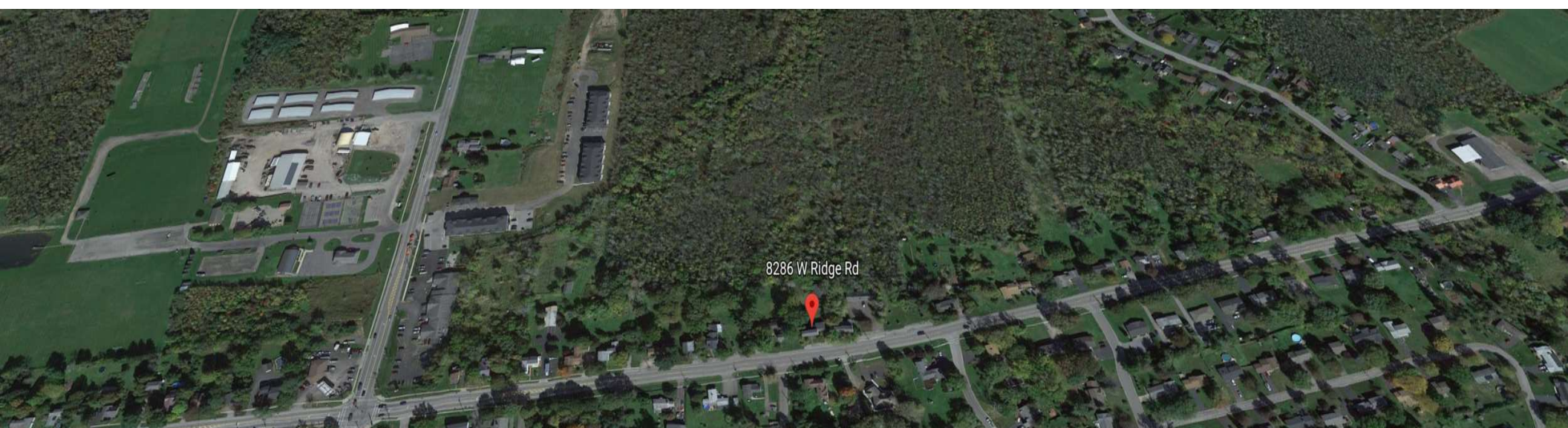
Richard Rock

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FOR SALE | Multifamily / Residential Development Site

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Offering Summary

Sale Price:	\$325,000.00
Lot Size:	32.57 Acres
Price / Acre:	\$9,979
Zoning:	RS-10
Market:	Rochester
Submarket:	Clarkson
Traffic Count:	10,281

Property Overview

Multifamily or single-family development site with ± 32.57 acres of land located in the Town of Clarkson just East of the intersection of State Route 104 and State Route 19. The site is located minutes from shopping, medical, and other amenities important to families who desire to live in suburban neighborhoods. The house on the property requires serious rehab or could be demolished to allow access to the rear acreage for new housing development.

Property Highlights

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of Lots - | Total Lot Size 0.67 - 20.4 Acres | Total Lot Price - | Best Use -

Status	APN	Sub-Type	Size	Price	Zoning
Available	262489-054-140-0001-019-000	Residential	0.67 Acres	N/A	RS-10
Available	262489-054-140-0001-018-000	Residential	20.4 Acres	N/A	RS-10
Available	262489-054-140-0001-015-000	Residential	11.5 Acres	N/A	RS-10



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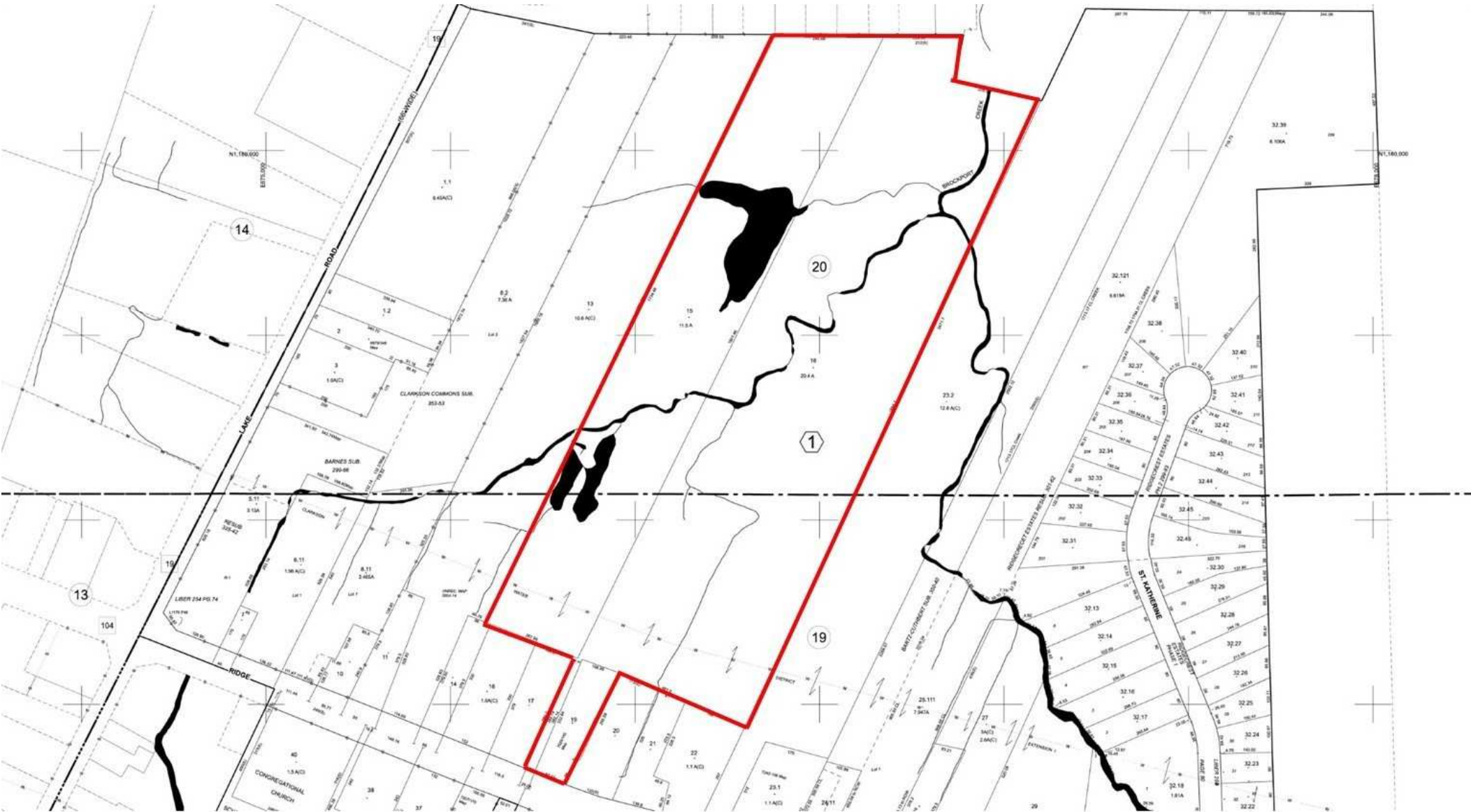
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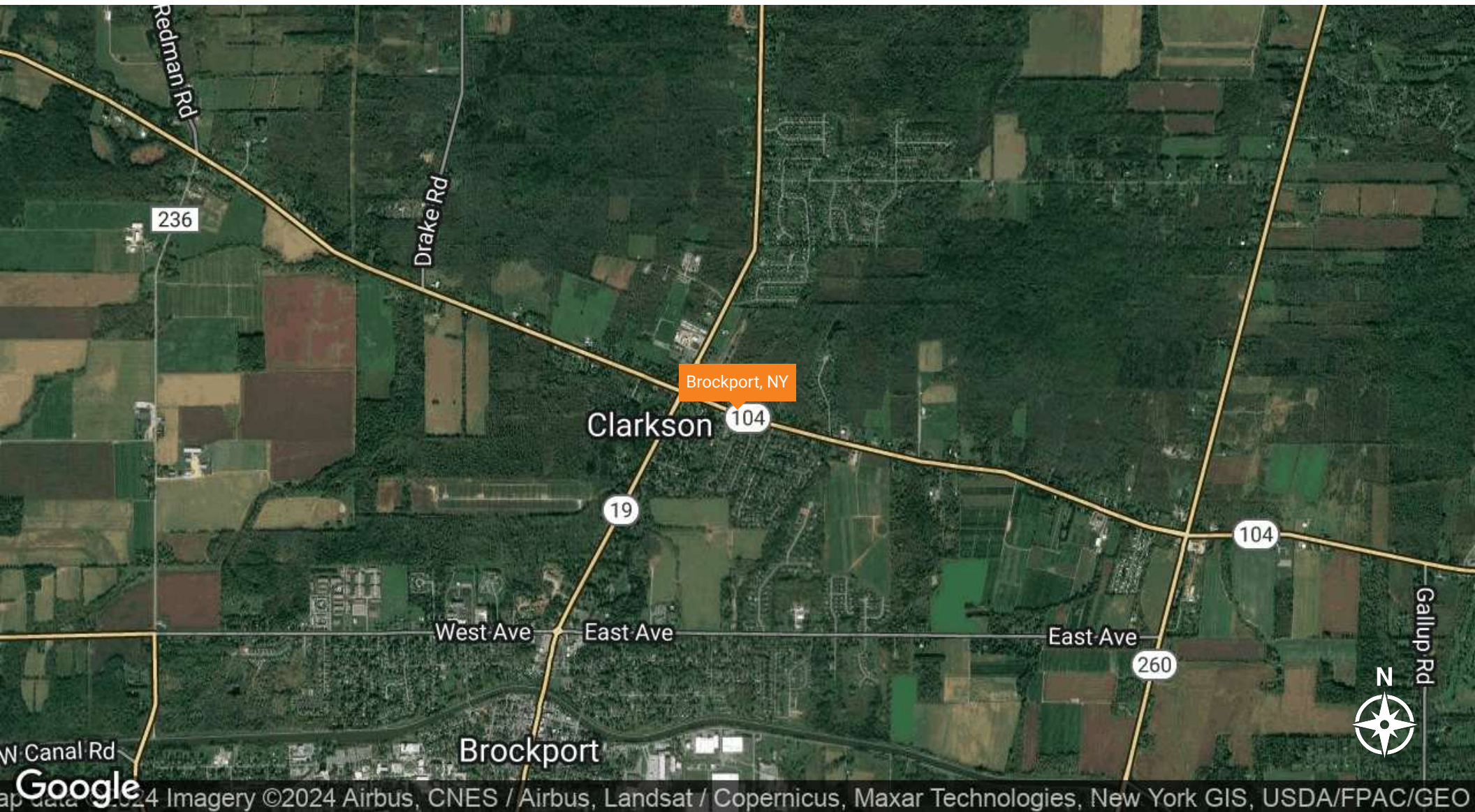
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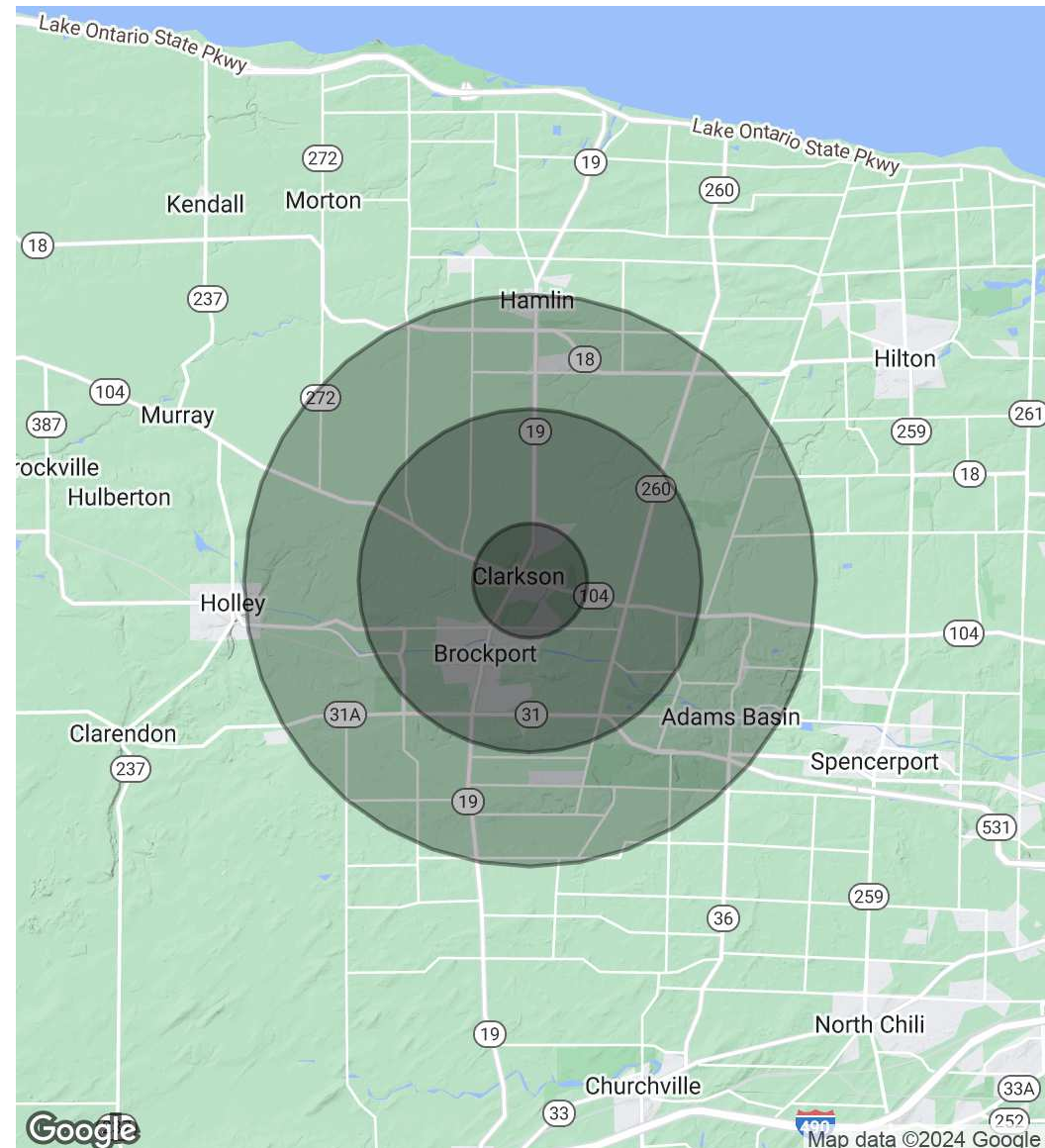
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Population	1 Mile	3 Miles	5 Miles
Total Population	1,924	16,162	26,882
Average Age	43.4	34.6	37.7
Average Age (Male)	35.4	30.9	35.6
Average Age (Female)	49.9	37.9	39.5
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	792	5,956	10,377
# of Persons per HH	2.4	2.7	2.6
Average HH Income	\$75,898	\$66,220	\$73,997
Average House Value	\$150,285	\$132,771	\$136,948
Race	1 Mile	3 Miles	5 Miles
% White	92.5%	87.8%	89.9%
% Black	4.4%	4.9%	3.5%
% Asian	2.8%	2.3%	1.5%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	0.0%	0.0%	0.0%
% Other	0.1%	2.7%	3.1%

* Demographic data derived from 2020 ACS - US Census



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