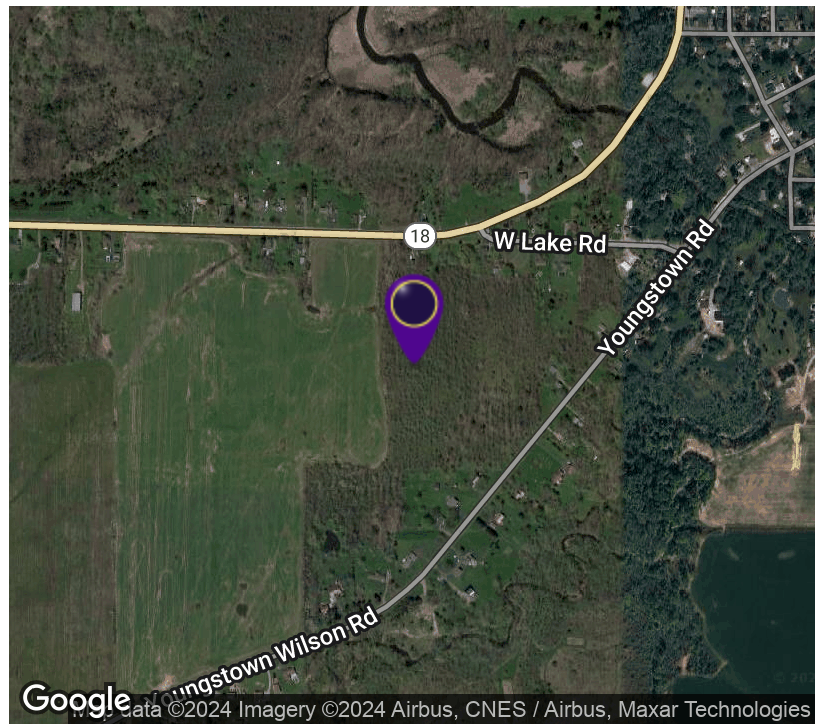


NEW PRICE! 9.08+/- Acres Vacant Land

3548 West Lake Rd, Wilson, NY 14172

**SALE PRICE****\$99,999****OFFERING SUMMARY**

Lot Size: 9.08 Acres

Zoning: Commercial

Price / SF: \$0.25

PROPERTY OVERVIEW

Situated on West Lake Road this parcel is roughly 9.08+/- acres minutes from the Village of Wilson. 151' of road frontage in a flag pole shape which opens up to a width of 326'. The property is 1345' deep. This property has a zoning of Semi-Rural Highway Commercial. This zoning allows for the construction of a motel, restaurant, farm market, cottages, residential, and much more. This property is situated one mile from Tuscarora State Park, Twelve mile Creek, Roosevelt Beach, Bootleggers Cove Marina, and Wilson Yacht Club, Just minutes from the bustling Marina's restaurants and downtown Wilson. Niagara County DEC wetland mapping does not indicate any wetlands on site.

LOCATION OVERVIEW

Minutes from the Village of Wilson. The property is just before the city limits on the right side of the road.

PROPERTY HIGHLIGHTS

- 9.08 +/- Vacant Land
- Semi-Rural Highway Commercial
- Minutes from the Village of Wilson



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

NEW PRICE! 9.08+/- Acres Vacant Land

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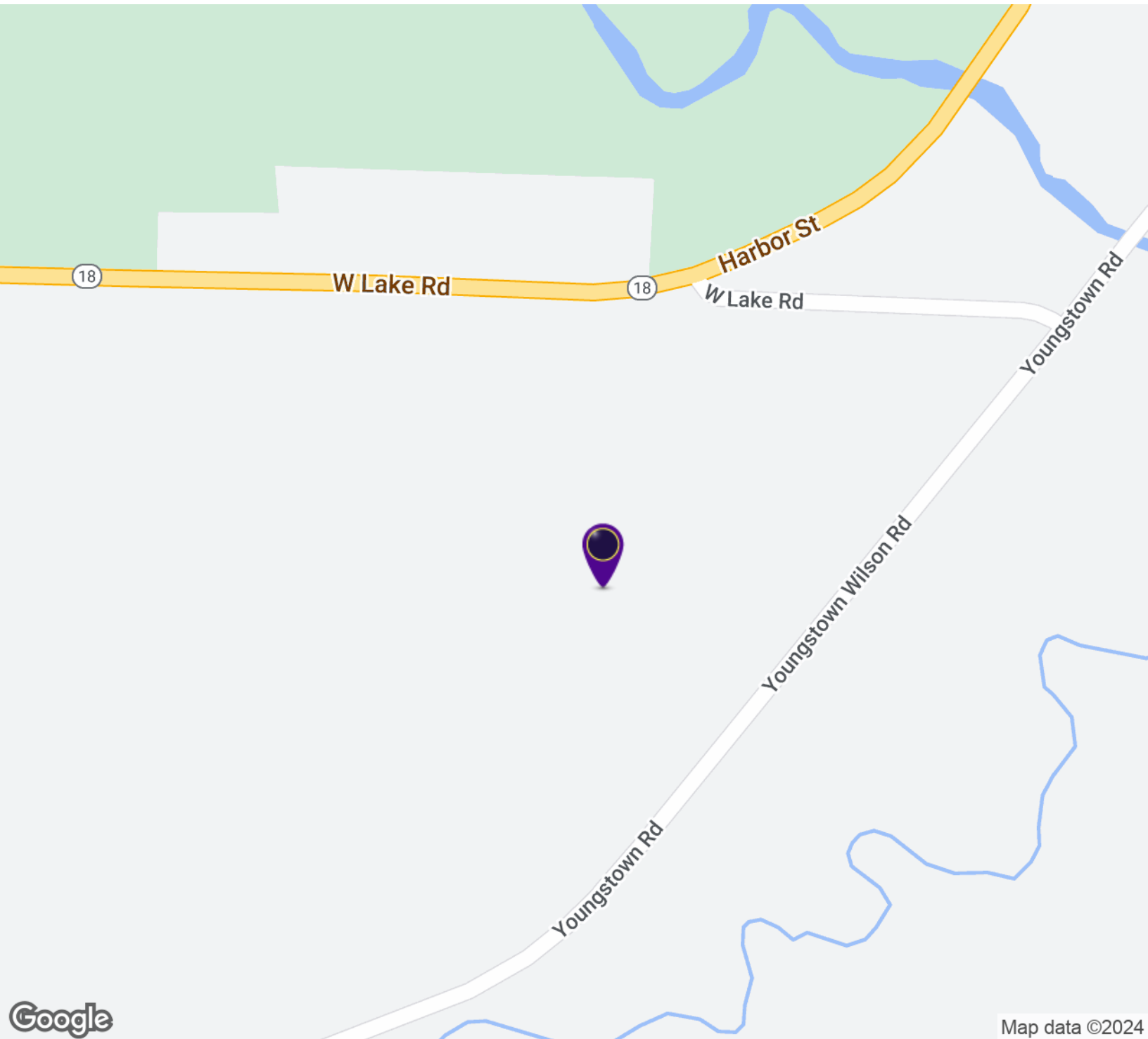


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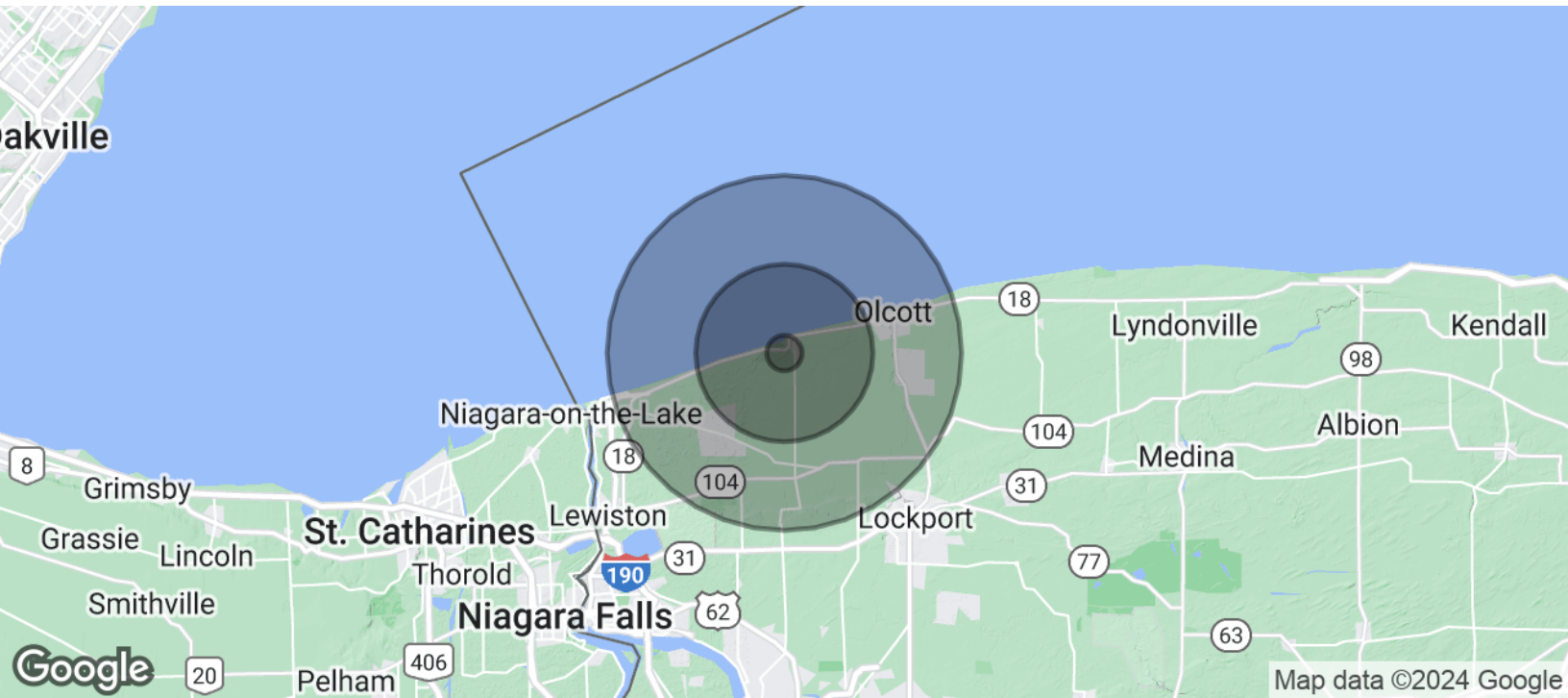
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NEW PRICE! 9.08+/- Acres Vacant Land

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,253	5,528	25,121
Average Age	45.3	45.7	45.8
Average Age (Male)	49.3	48.2	44.1
Average Age (Female)	44.9	45.2	47.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	633	2,734	11,170
# of Persons per HH	2.0	2.0	2.2
Average HH Income	\$62,011	\$74,429	\$77,899
Average House Value	\$124,393	\$158,220	\$169,759

2020 American Community Survey (ACS)