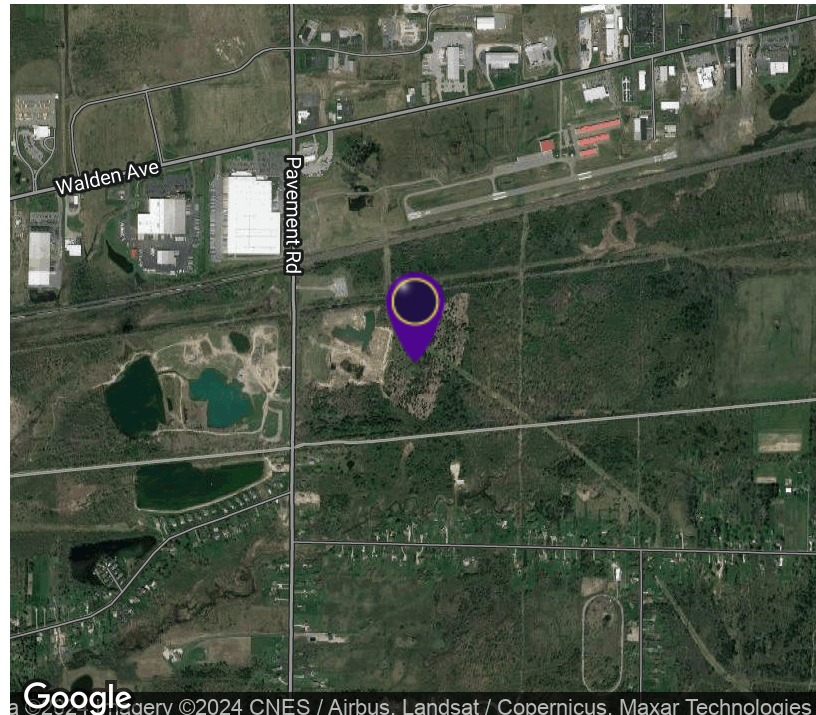


85.7+/- Acres Vacant Land

351 Pavement Rd, Lancaster, NY 14086



OFFERING SUMMARY

Sale Price: Call for More Details

Lot Size: 85.7 Acres

Zoning: Residential

PROPERTY OVERVIEW

We are excited to announce the availability of 85.7+/- acres of cleared vacant land with a few ponds and 1250+/- ft of frontage on Pavement Rd, perfect for single family home development. The land is situated on very private and cleared land, making it ready for immediate development. The property is located in Lancaster Central School District, which offers excellent education opportunities. Additionally, the town of Lancaster is the fastest growing town in Erie & Niagara Counties for new home and apartment development, making it an ideal location for this project.

LOCATION OVERVIEW

Located between Walden Ave and Broadway St., near by Lancaster Police and Recreation Department, Lancaster Country Club, Ripa's Italian Restaurant, Little Bird Airway Airport, Walden Golf Driving Range, and Brazen Brewing. Minutes from Tim Horton's and Mobil Gas Station. 8 miles to the Walden Galleria and less then 5 miles to Transit Rd.

PROPERTY HIGHLIGHTS

- 85.7+/- Acres
- Residential Development
- Fastest Growing town in Erie & Niagara Counties for New Home and Apartment Development
- Near by many New Residential Developments



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

85.7+/- Acres Vacant Land

351 Pavement Rd, Lancaster, NY 14086



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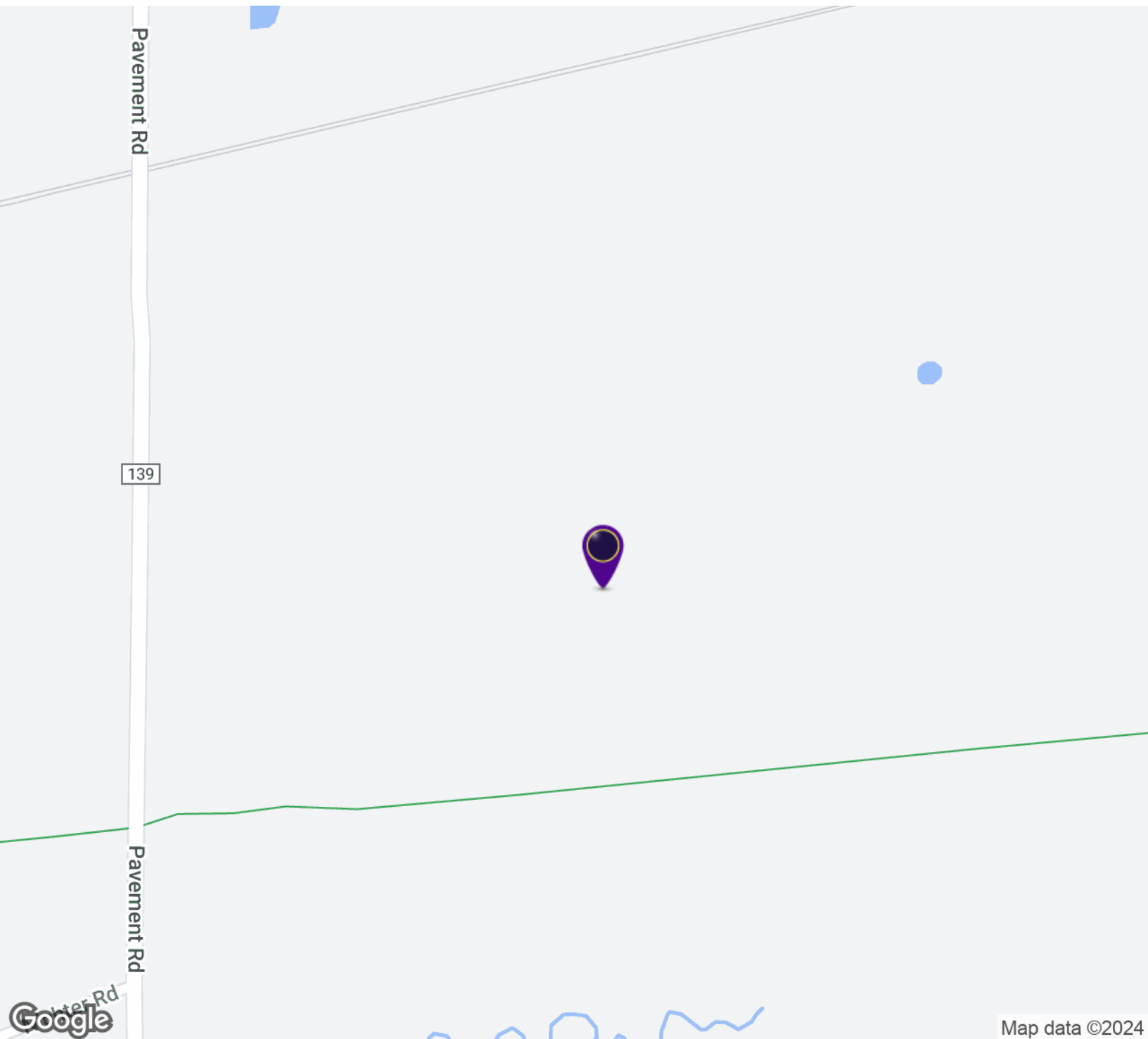
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LOCATION MAP

85.7+/- Acres Vacant Land

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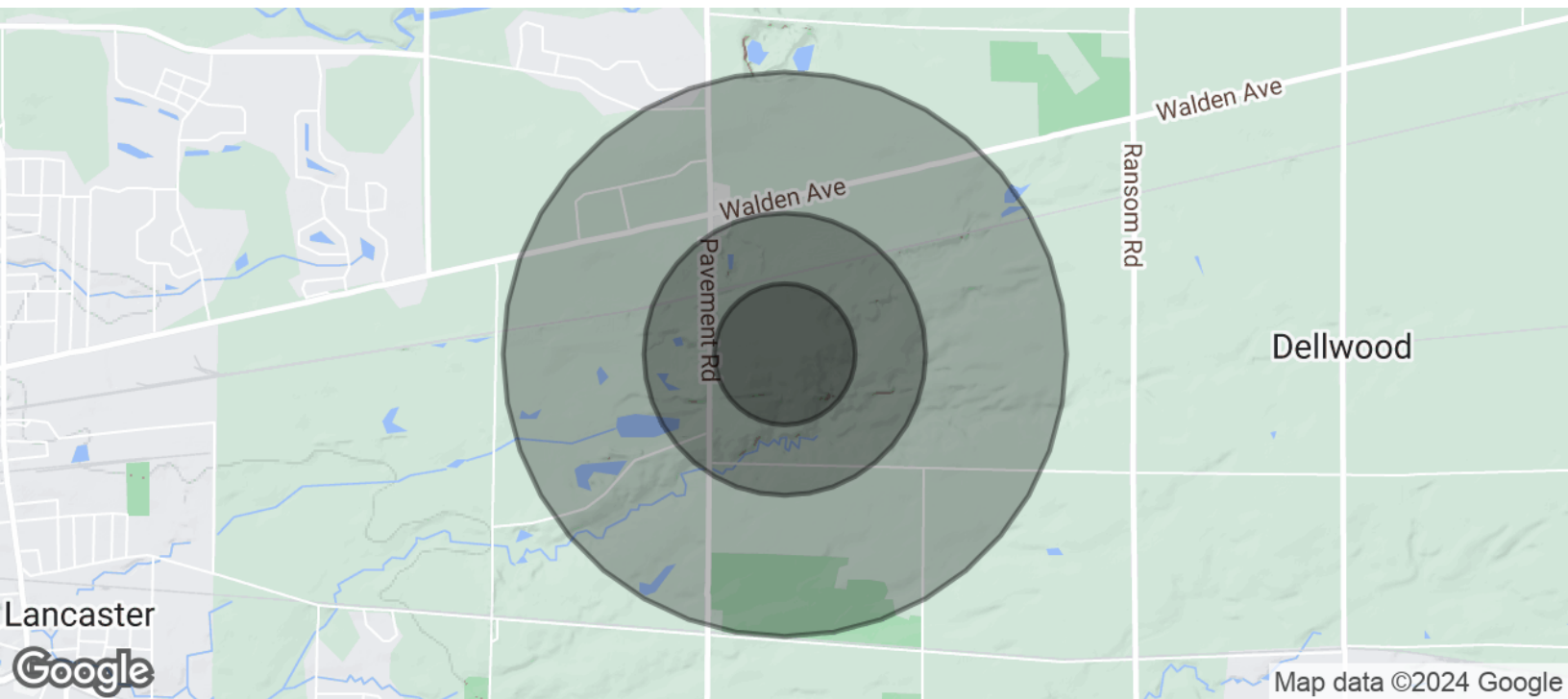


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85.7+/- Acres Vacant Land

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	32	131	531
Average Age	63.1	60.3	58.0
Average Age (Male)	63.6	60.6	58.2
Average Age (Female)	58.5	57.2	56.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	16	64	250
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$95,957	\$97,476	\$101,699
Average House Value	\$239,845	\$242,629	\$253,982

2020 American Community Survey (ACS)



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