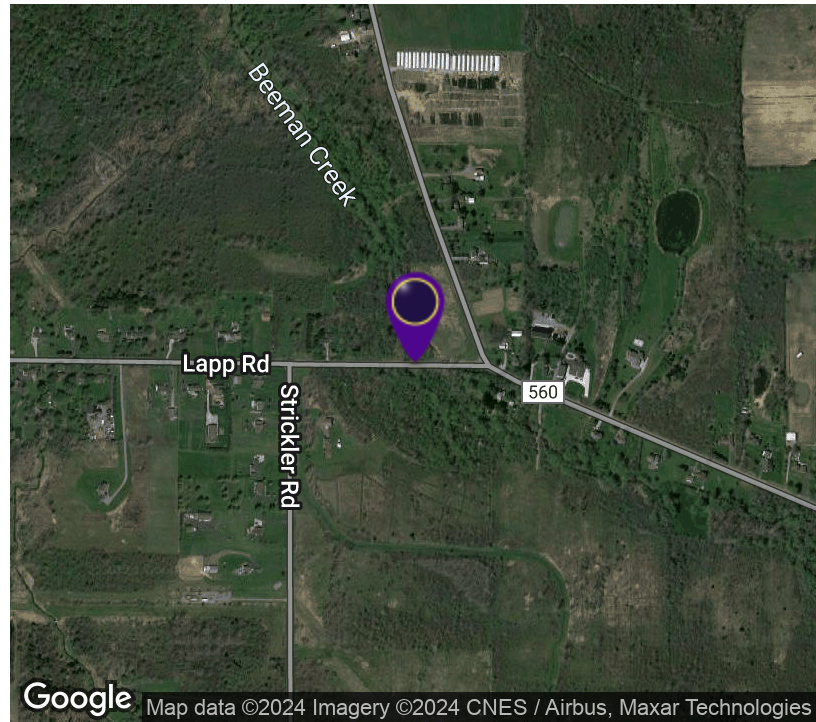


8250 Lapp Road

Clarence, NY 14031

**SALE PRICE****CALL FOR MORE
DETAILS****OFFERING SUMMARY**

Lot Size: 18.7 Acres

PROPERTY OVERVIEW

18.7 Acres of vacant Agricultural Land with Potential for rezoning for Residential or Multi Family Development Site. Plenty of restaurants and shopping within a two mile radius of this site. Water, gas, phone, and cable Available. Has easement for gas line access in rear of property. Please call, Rick Recckio, for more details at 716-998-4422.

LOCATION OVERVIEW

Conveniently Located just east of the Northeast Corner of Transit Rd. and Lapp Rd. Between N. French Rd. and Maple Rd.

PROPERTY HIGHLIGHTS

- Dense Residential Area
- Conveniently Located
- All Reasonable offers Considered
- Residential or potential Multi Family development site
- Plenty of restaurants and shopping within a two mile radius of this site

Lot Size: 402'+/- x 2005'+/-

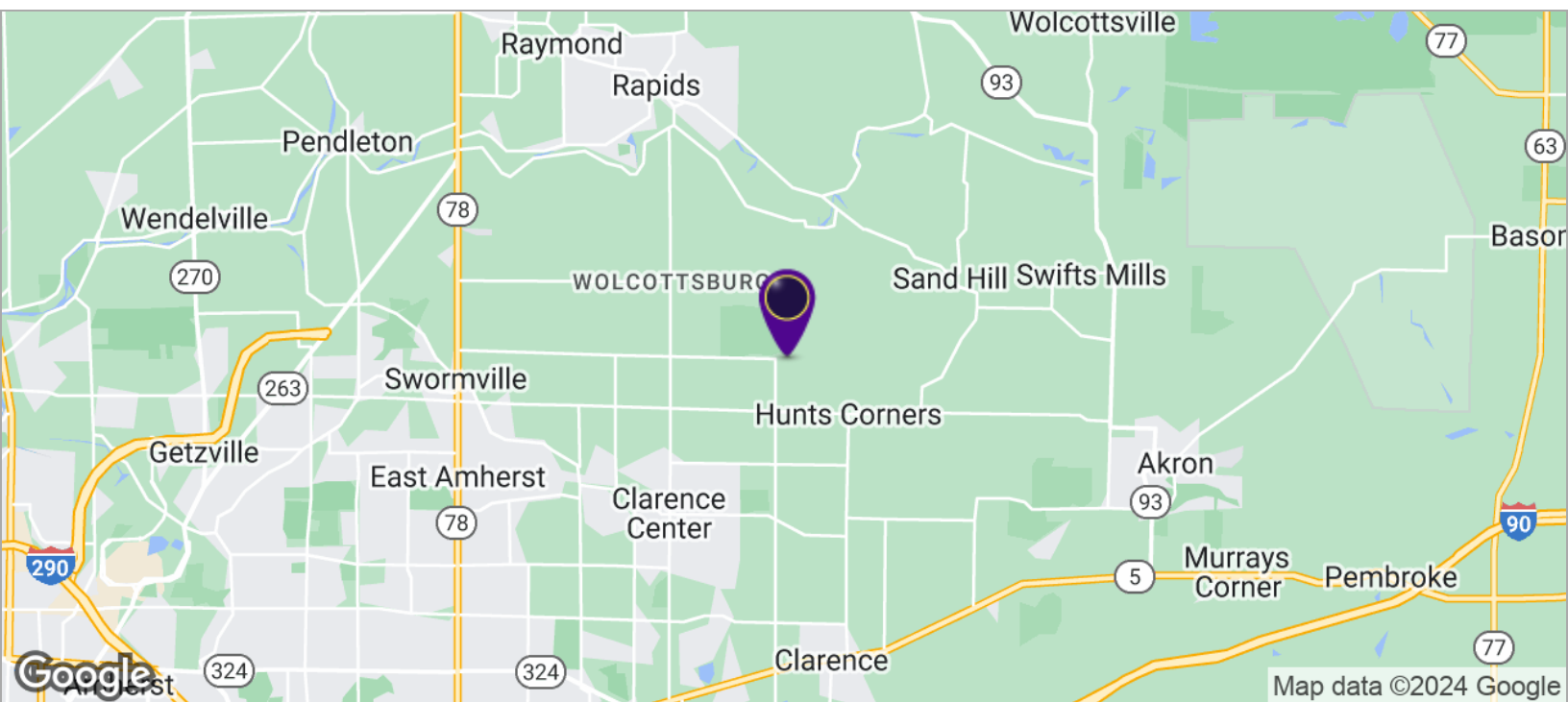
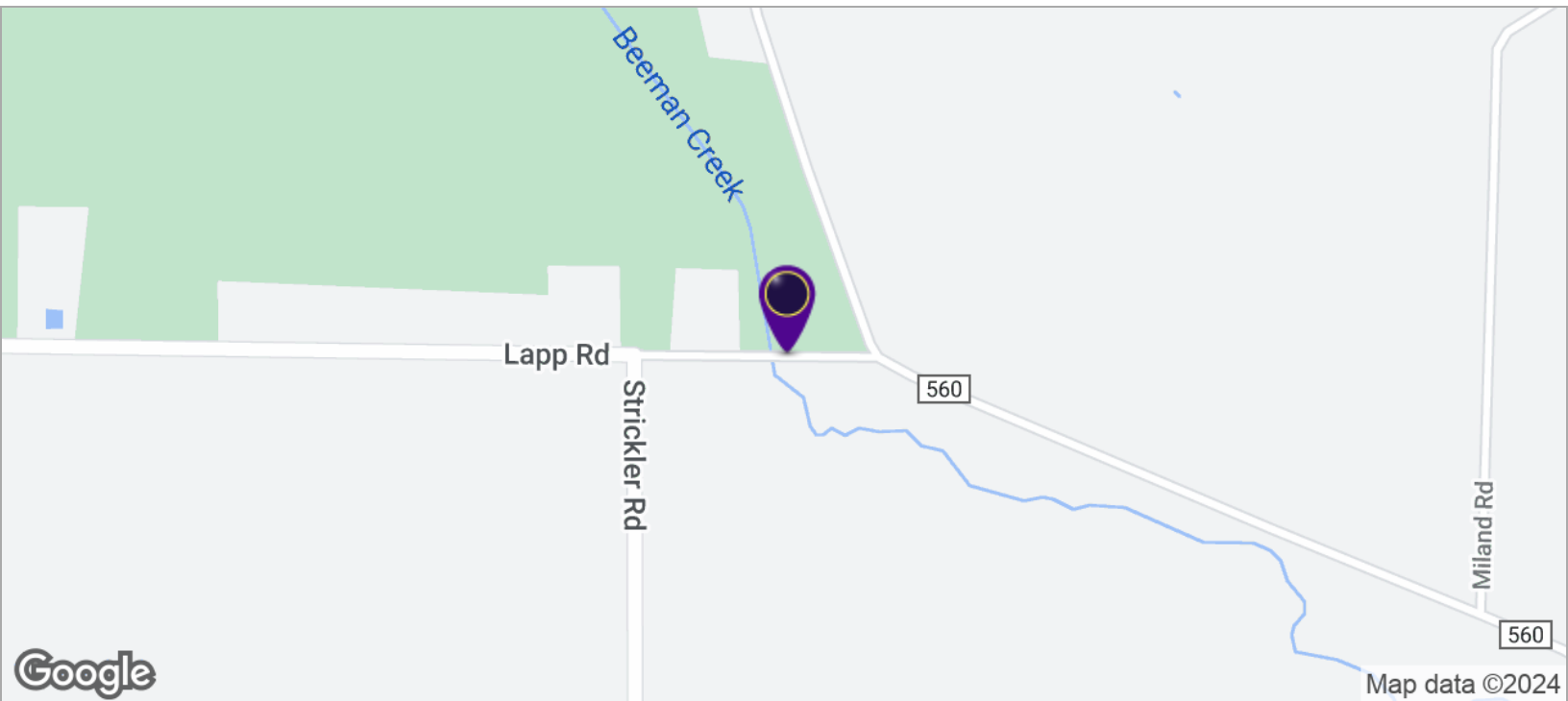


RICK RECCKIO
716.998.4422
rick@recckio.com

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

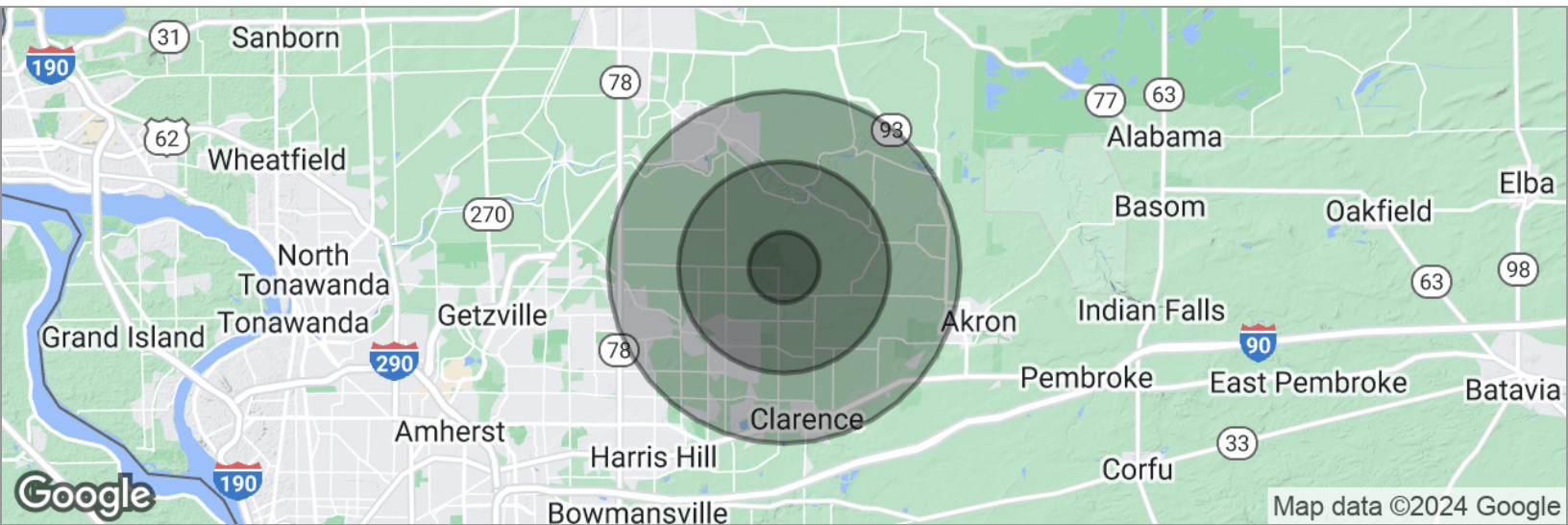
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	2,426	26,746	75,967
Median age	40.8	40.4	42.5
Median age (Male)	40.2	39.7	41.3
Median age (Female)	41.7	41.2	43.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	869	9,582	28,520
# of persons per HH	2.8	2.8	2.7
Average HH income	\$115,063	\$120,604	\$108,786
Average house value	\$246,621	\$253,706	\$228,783

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	1.8%	1.5%	1.6%

RACE (%)

	1 MILE	3 MILES	5 MILES
White	86.9%	84.7%	86.3%
Black	1.5%	2.8%	3.1%
Asian	8.0%	8.9%	8.1%
Hawaiian	0.0%	0.1%	0.1%
American Indian	0.2%	0.2%	0.2%
Other	0.3%	0.4%	0.5%

* Demographic data derived from 2020 ACS - US Census



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