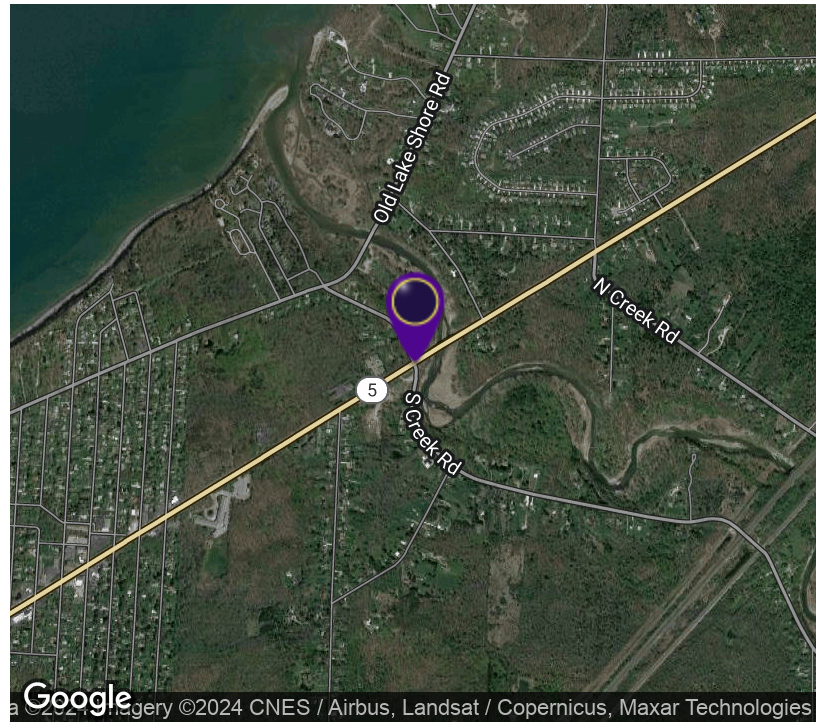


Route 5 and South Creek Road

Derby, NY 14047



OFFERING SUMMARY

Sale Price: Subject To Offer

Available SF:

Lot Size: 33.0 Acres

Price / SF: -

PROPERTY OVERVIEW

This 33 acre piece of vacant land is beautifully treed. It is zoned MFR-3. Property has electric, gas, and water conveniently located at the street. The sewer is on the opposite side of the Route 5. The taxes are approximately \$5837.35 per year. 650' frontage on Rt 5 Erie Road with additional frontage/ access on South Creek Rd.

LOCATION OVERVIEW

Located on Erie Road. On the corner of Route 5 and South Creek Road directly across from Gray Cliff Estates.

PROPERTY HIGHLIGHTS

- Beautiful Treed Lot
- Zoned Residential
- Utilities at the street
- Flat Topography

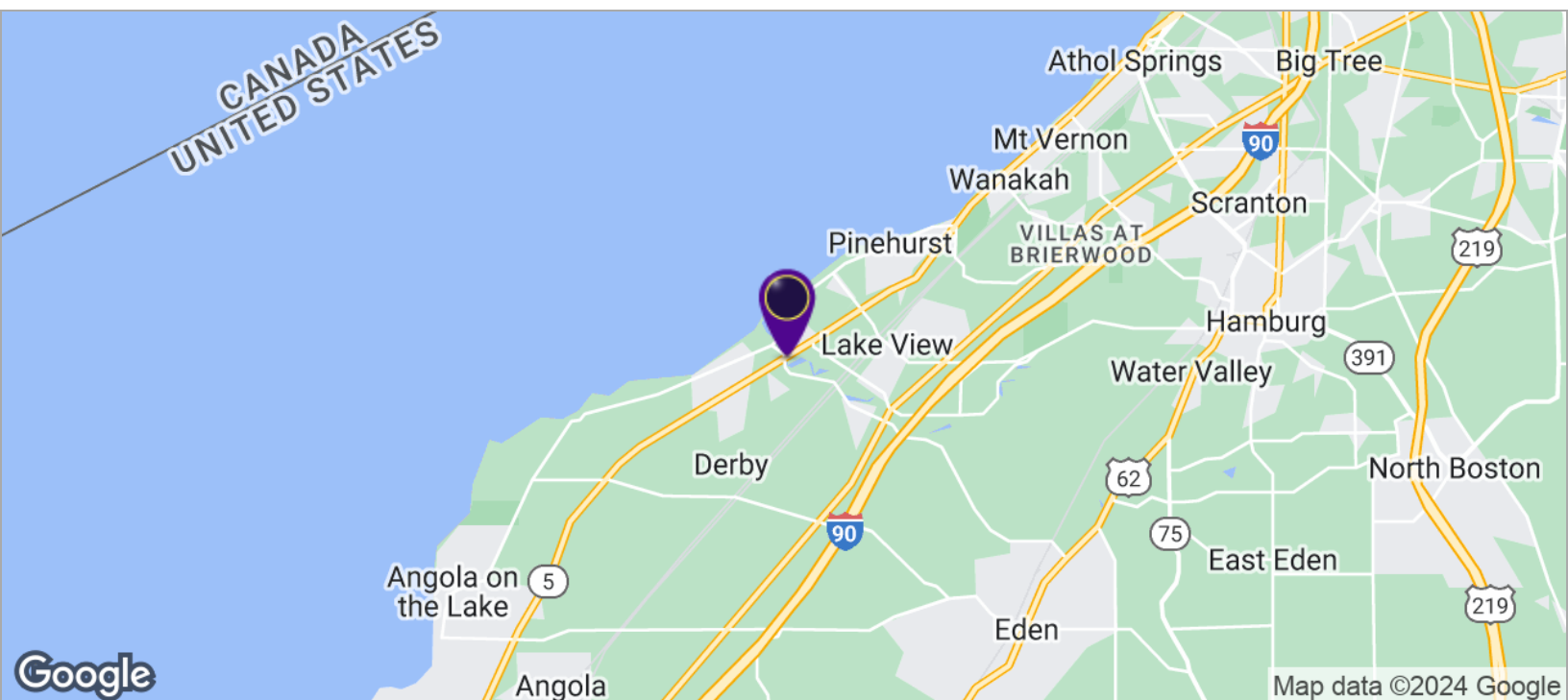
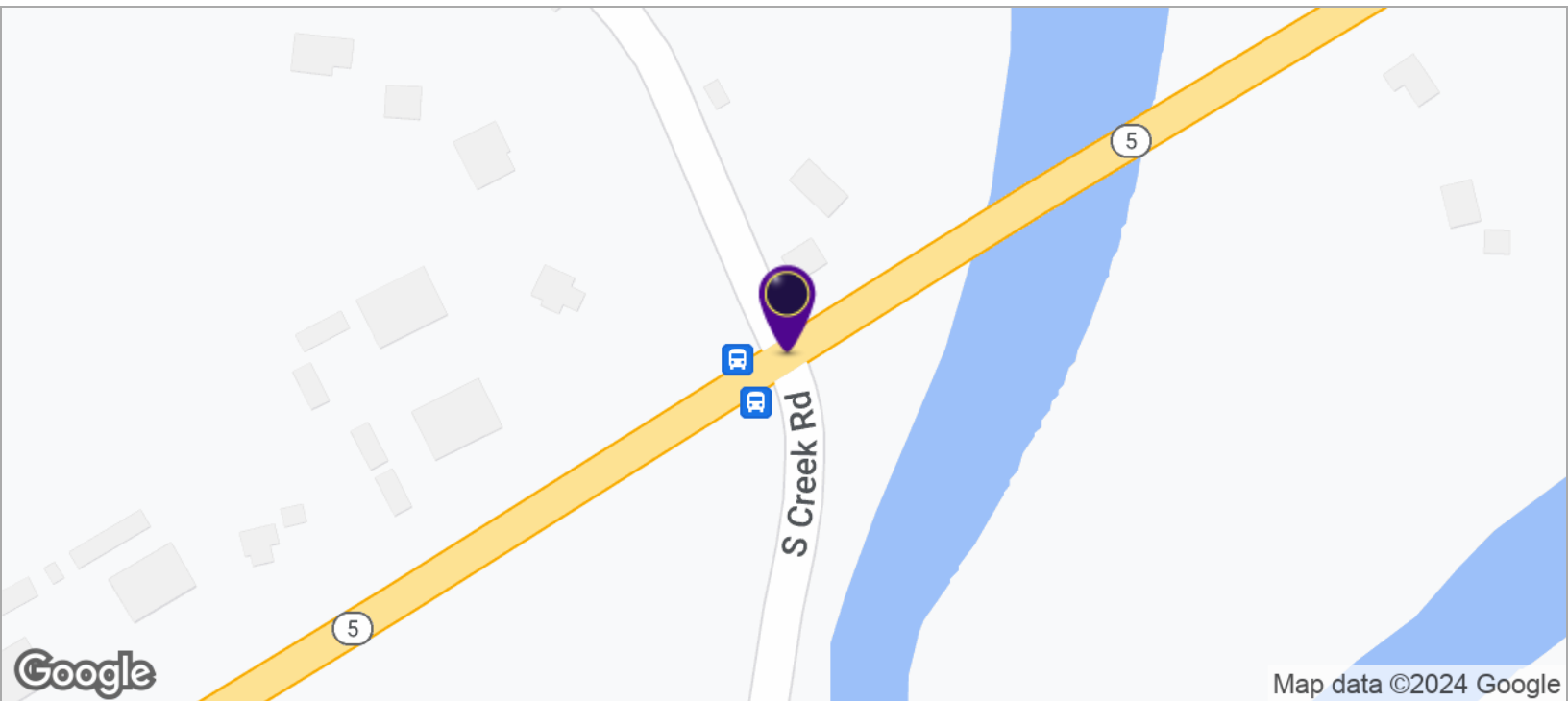


RICK RECCKIO
716.998.4422
rick@recckio.com

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

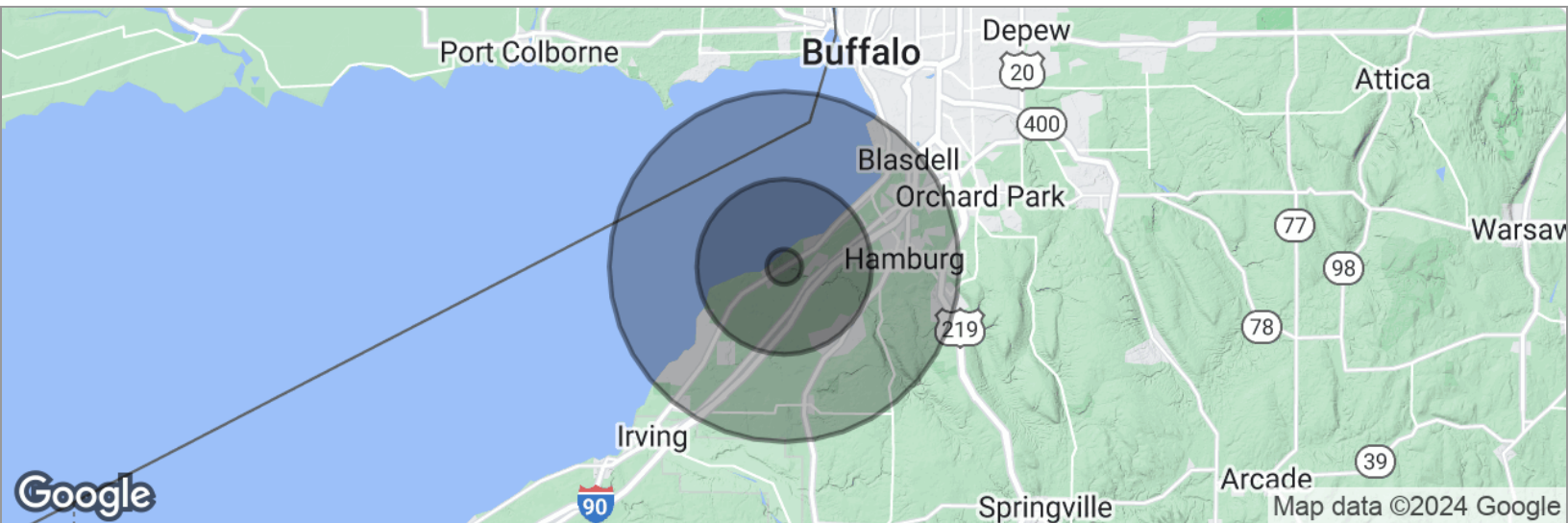
Route 5 and South Creek Road

Derby, NY 14047



Route 5 and South Creek Road

Derby, NY 14047



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,092	23,548	79,886
Median age	40.2	41.2	42.2
Median age (Male)	40.4	41.5	41.4
Median age (Female)	40.5	41.2	43.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	772	8,722	31,311
# of persons per HH	2.7	2.7	2.6
Average HH income	\$86,096	\$83,823	\$74,543
Average house value	\$148,866	\$154,298	\$146,836

* Demographic data derived from 2020 ACS - US Census