

## Prime Development Opportunity

**TOTAL SALE PRICE: \$920,000**



### Property Features

- 20+ Acre development opportunity within the regional retail corridor
- Level site with visibility from I-86
- Zoned for Planned Unit Development (PUD)
- Public Sewer & Water at the site
- Strong preference for a sale of the entire parcel, however, Seller will consider other options
- Exact acreage to be determined by survey
- Mineral Rights not included in the sale
- **Tax map ID: 58.04-1-1.1 & 58.04-1-2.111**

### Location Highlights

- Located between Exits #51 & #52, near Exit#51B slip ramp
- +/-400' of frontage along Colonial Dr.
- Close to regional retail, hospitality, auto sales, office and residential development
- Adjacent to Arnot Health and Corning Credit Union
- Across the Interstate from Wal-Mart Supercenter / Kohl's anchored shopping center



For more information, please contact:

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**FOR SALE**  
**92 Colonial Drive**  
 Horseheads, NY

