

Price: \$30,000 p/Ac

Southern Tier Expressway (I 86 NY 17)

Subject Property

138 Hibbard Rd

X Gen Pharmaceuticals

East to Exit 51

West to Exit 50

Engineering

Horseheads School Dist Offices

Wilson Restaurant Equipment

Applied Industrial Tech

County Kids Childcare

South NY 17

54+ Acre Development Opportunity

Tax Parcel Nos: 57.03-1-39.11 & 67.01-1-2

Property Highlights

- 54.43 Acres strategically located at the intersection of Hibbard Road & Daniel Zenker Dive at the west end of Airport Corporate Park.
- Conveniently located between Elmira & Corning, NY.
- Centered between two exits on the Southern Tier Expressway (Interstate 86) and minutes from the Elmira Corning Regional Airport.
- Day-Care center located across the street.
- Easy access to Regional Retail, Restaurants, & Hospitality services.
- Property is generally flat and partially cleared.
- Property has access to all utilities (W,S,G,E).
- Split zoning; Airport Business Development & Residential-1.

For more information, please contact:

Ronald N. Panosian
Associate Real Estate Broker
607 426 5282

rpanosian@pyramidbrokerage.com

8 Denison Parkway East, Suite 401
Corning, New York 14830
phone: +1 607 937 9720

Stephen Scuderi
Real Estate Salesperson
315 445 8517

rsscuderi@pyramidbrokerage.com

5845 Widewaters Pkwy, Suite 200
East Syracuse, New York 13057
phone: +1 315 445 1030

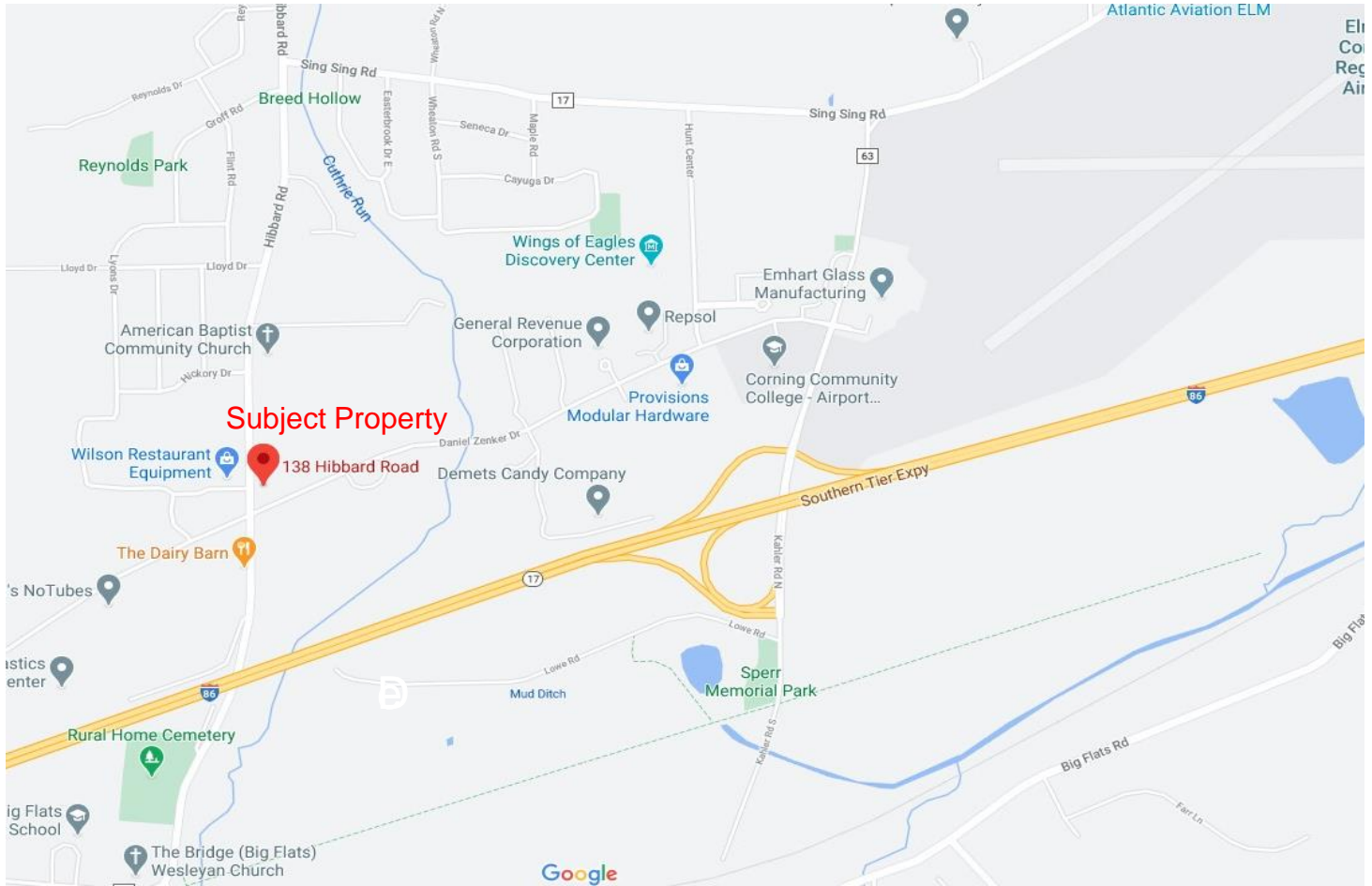
pyramidbrokerage.com



FOR SALE

138 Hibbard Road

Big Flats, NY 14845



Demographic	1 Mile	3 Miles	5 Miles
Population	1,461	5,461	16,813
Households	584	2,130	6,728
Average Income	\$84,508	\$91,093	\$92,748
Source: ESRI Business Analyst 2020			
Traffic Counts			
Hibbard Road			2,662 AADT
Daniel Zenker Drive			2,359 AADT
Interstate 86			37,409 AADT
Source: NYS Dot 2019			

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

