

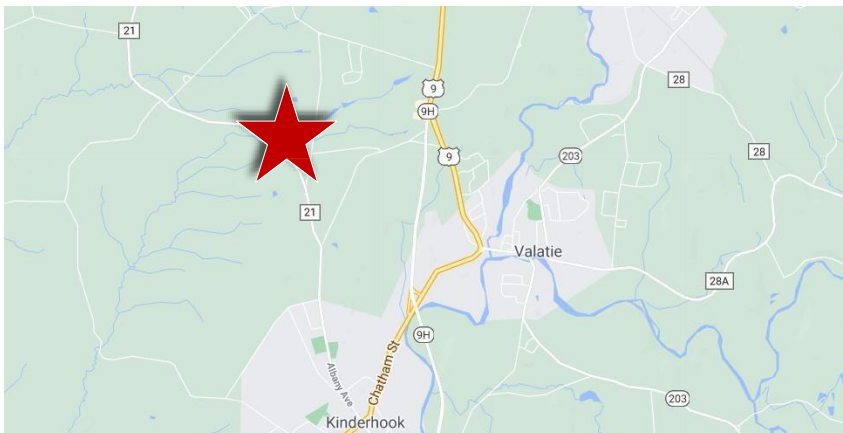


LAND/ ACREAGE FOR SALE

EXCELLENT DEVELOPMENT SITE

Property Description

- 9.51± acres of vacant land, corner lot
- Listing Price: \$130,000
- County: Columbia
- Municipality: Kinderhook
- Tax ID: 104489 32-1-15
- Zoning: Res-Agr
- Well & Septic
- Ichabod Crane Central School District



For more information, please contact:

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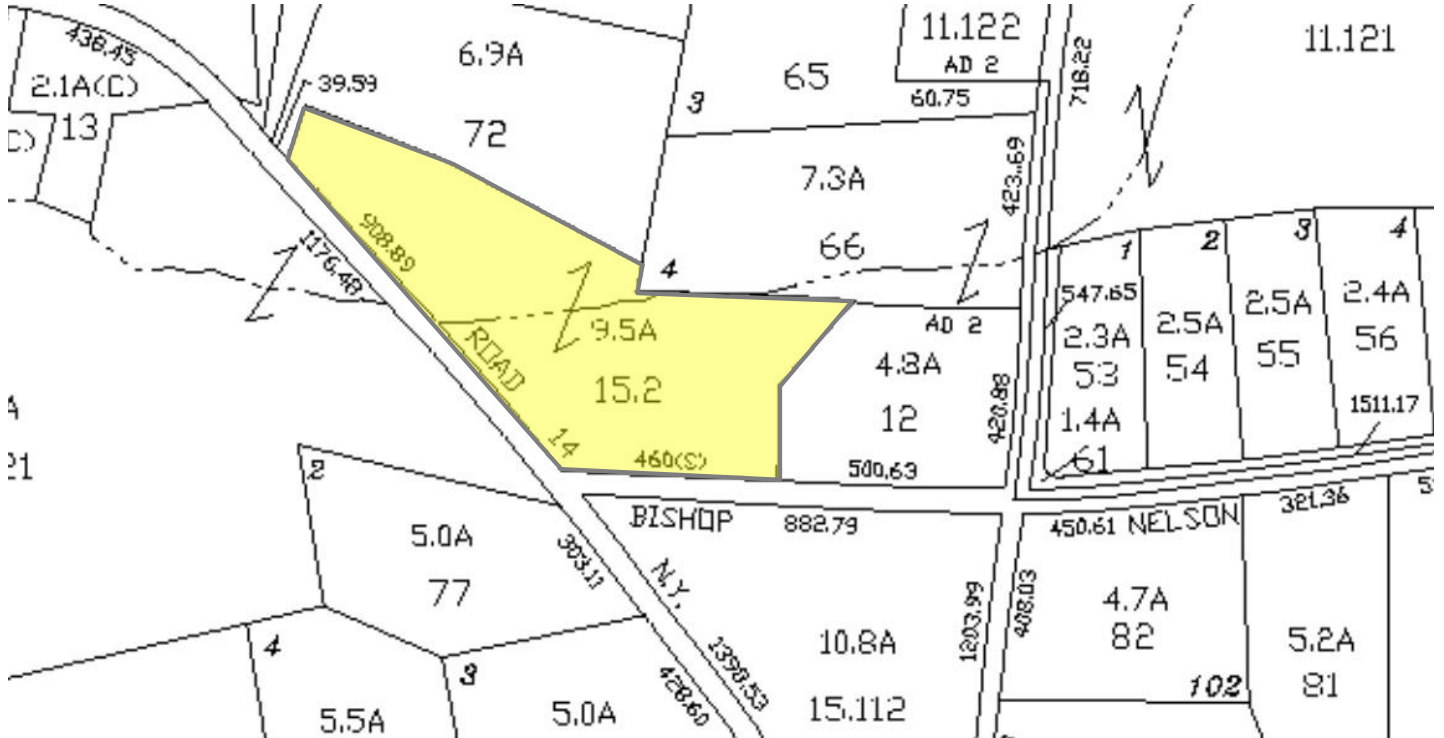
FOR SALE

146 Bishop Nelson Road

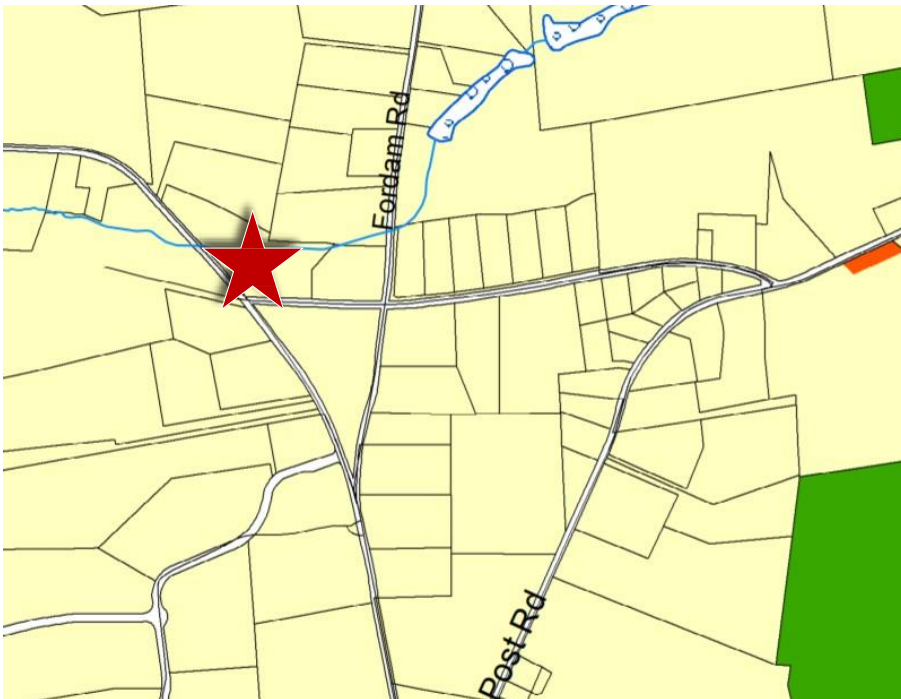
Valatie, NY 12184



TAX MAP



ZONING MAP



Town of Kinderhook Zoning Map

Zoning Districts

- AR- Agriculture Residential
- H - Hamlet
- B1/MFO-Business Multi Family Overlay
- FP - Flood Plain
- I - Industrial
- B1-A - Business Agriculture
- MHP - Mobile Home Park
- R2 - Residential
- R3 - Residential
- R3/MFO - Business Multi Family Overlay
- Rivers and Streams
- Waterbodies

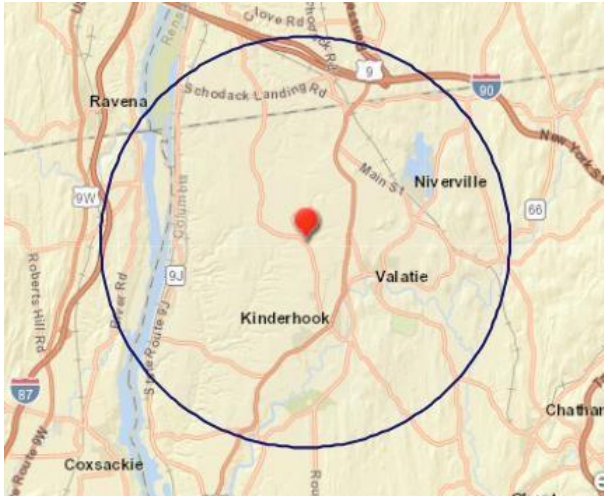
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DEMOGRAPHICS

(Ring of 5 Miles)



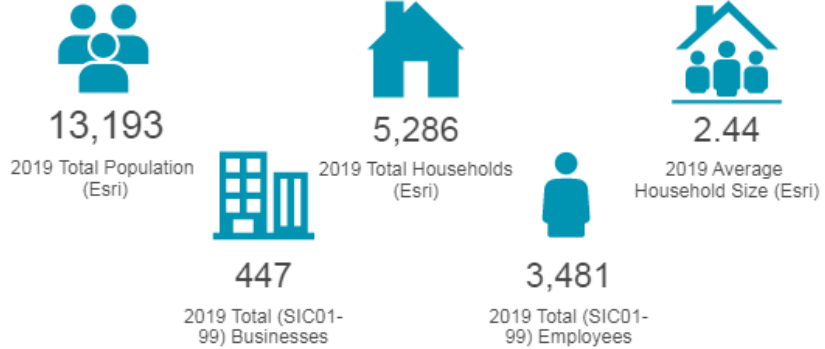
Traffic Data

Street name	Cross street	Traffic volume	Direction	Distance
State Hwy 9h	Old Post Rd	16,340	NE	1.0
US Hwy 9	Keegan Rd	9,870	SE	1.2
Kinderhook St	Circle Ln	6,920	SE	1.5
State Hwy 9h	Kinderhook St	7,190	SE	1.5
Kinderhook St	Chatham St	7,810	SE	1.5

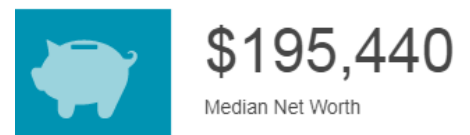
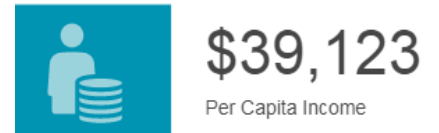
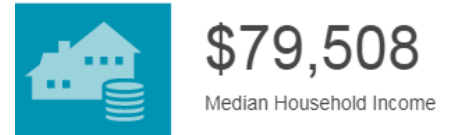
Restaurants

Company/Business Name	Direction	Distance
KINGS WOK	NE	1.0
KINGS WOK	NE	1.0
COLUMBIA DINER	SE	1.0
MC DONALD'S	NE	1.1
BENINAS	SE	1.3
SUBWAY	SE	1.5

GENERAL DEMOGRAPHICS



INCOME



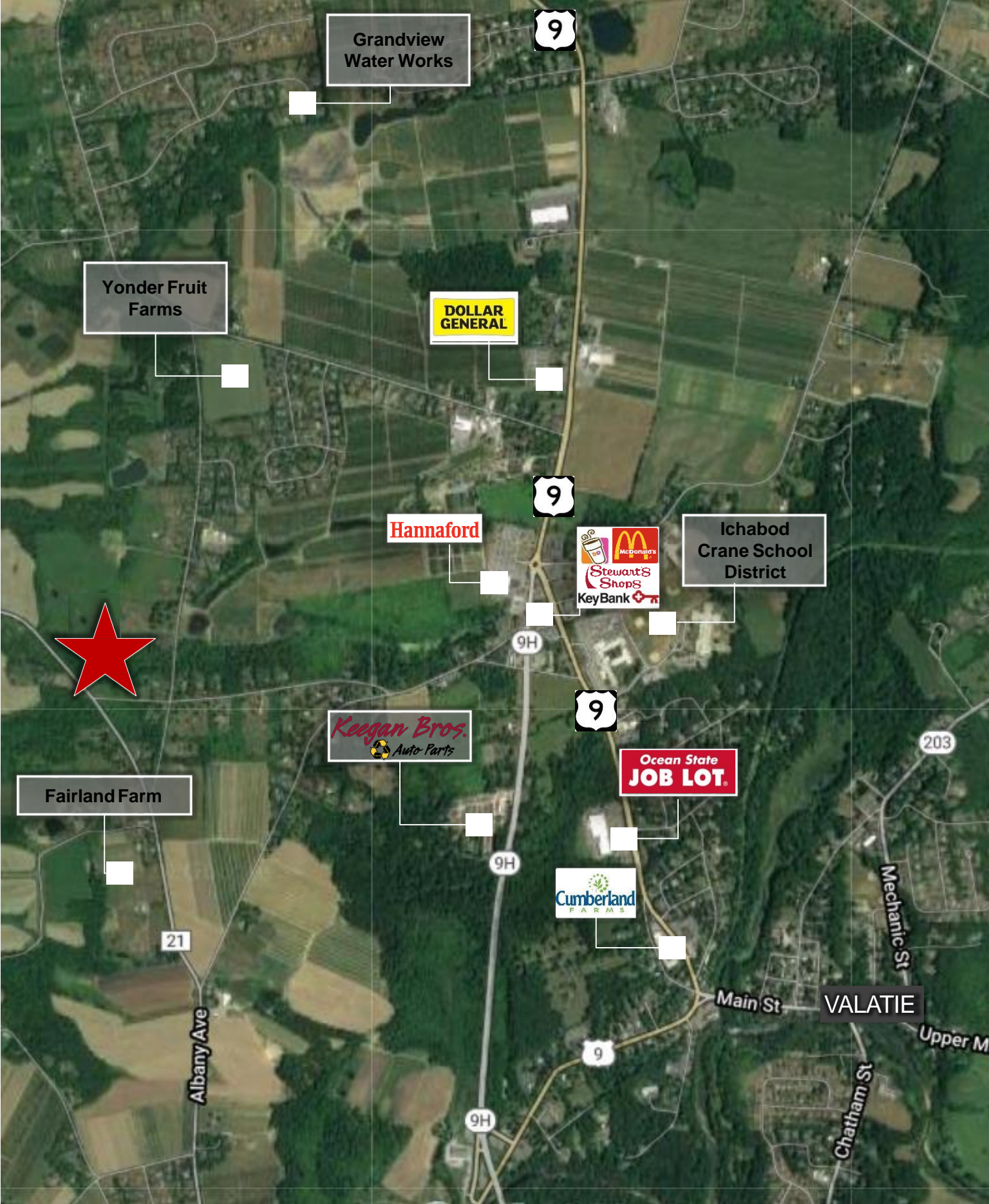
MANUFACTURING

TRANSPORTATION BUSINESS

SERVICES SUMMARY



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Grandview Water Works

Yonder Fruit Farms

DOLLAR GENERAL

Hannaford

Ichabod Crane School District



Keegan Bros. Auto Parts

Ocean State JOB LOT

Fairland Farm

Cumberland Farms

VALATIE

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Pyramid Brokerage Company