

FOR SALE

Webster Development Site

Webster, NY



Property Highlights

- Prime Development sites located in Webster NY
- Established retail market with anchors such as Lowes, BJ's, Staples, ALDI, and Wegmans
- Significant household incomes.
- Great route 104 visibility and access
- Some permitted uses include: Hotels, retail, banks/credit unions restaurants, medical facilities and recreational facilities.

Property Details	Parcel Size	Sale Price
Parcel: A	7.94 Acres	\$350,000
Parcel: B	9.38 Acres	\$775,000
Parcel: C	12.9 Acres	\$1,050,000
Parcel: D	11.91 Acres	\$1,250,000



Demographic	1 Mile	3 Miles	5 Miles
Population	6,383	48,014	85,802
Households	3,328	20,310	36,025
Average H.H. Income	\$71,318	\$104,432	\$103,592
Source:	REGIS		

Contact

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Property Detail Map



MARATHON ENGINEERING

JOB NO: 1519-22
SCALE: 1" = 200'
DATE: 12/29/22

DESIGNED: JS
DRAWN: RUB

PERMISSIBLE BUILDING AREA (PER EAV)

PERMITTED CURB CUTS

BUILDABLE AREA

SETBACK LIMITS

LOCATED STREAM

LOCATED PONDS

LOCATED WETLANDS

100 YEAR FLOOD PLAIN

200 YEAR FLOOD PLAIN

LOCATED DITCH

ZONING SUMMARY

LOT	PERMITTED ZONING	MAP	REMARKS
1	COMMERCIAL	1519-22	HEGEDORN PLAZA LLC
2	COMMERCIAL	1519-22	HEGEDORN PLAZA LLC
3	COMMERCIAL	1519-22	HEGEDORN PLAZA LLC
4	COMMERCIAL	1519-22	HEGEDORN PLAZA LLC
5	COMMERCIAL	1519-22	HEGEDORN PLAZA LLC
6	COMMERCIAL	1519-22	HEGEDORN PLAZA LLC
7	COMMERCIAL	1519-22	HEGEDORN PLAZA LLC
8	COMMERCIAL	1519-22	HEGEDORN PLAZA LLC
9	COMMERCIAL	1519-22	HEGEDORN PLAZA LLC

BUILDABLE AREA PLAN

FOR

HEGEDORN'S PROPERTIES

PARCELS 'A' - 'D'

TOWN OF WEBSTER
 MONROE COUNTY
 NEW YORK