



**Pyramid Brokerage  
Company**

**FOR SALE**

**27 BROOKS LANE  
CATSKILL, NY**

**137.40± Acres**

**COUNTRY CLUB  
FOR SALE**

**ADAM FIELD**  
Associate Real Estate Broker  
+1 518 669 9930  
afield@pyramidbrokerage.com

**APRIL MCFEE**  
Associate Real Estate Broker  
+1 518 810 6622  
amcfee@pyramidbrokerage.com

40 British-American Boulevard  
Latham, New York 12110  
+1 518 489 9199  
pyramidbrokerage.com

FOR SALE

27 BROOKS LANE

CATSKILL, NY 12414



[Click to View Property Video](#)

## 137.40± Acres

### Property Highlights

Catskill Golf Resort For Sale! 137 Acre 18-hole golf course located off Exit 21 of I-87. Flexible zoning allows for redevelopment and neighborhood housing.

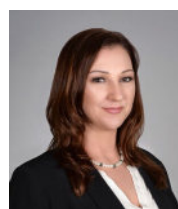
- Pool, Tennis/Pickleball Courts
- 4,000 SF Restaurant and Bar
- New Automated Irrigation System for all 18-holes
- Approval in Place for 7 Townhomes and 1 Model Unit
- Sale Includes: (36) Gas Golf Carts, Toro Greens Mower, John Deere Mower, Ryan Sodcutter, Toro Fairway Mower, (2) John Deere Tractors, (2) Articulators, Billy Goat Blower, Toro Utility Vehicle, John Deere Fairway, Toro Aerator, Spray Rig and Spyker Spreader

Demographic	1 Mile	3 Miles	5 Miles
Population	1,329	7,849	15,865
Households	492	3,687	7,325
Average H.H. Income	\$69,939	\$79,023	\$83,340
Daytime Employees	861	5,317	8,308
Source:	ESRI		
Traffic Counts			
Route 23	14,730 AADT		
I-87 Exit 2	11,488 AADT		
Source:	NYS DOT		



### Adam Field

Associate Real Estate Broker  
+1 518 669 9930 (mobile)  
afield@pyramidbrokerage.com

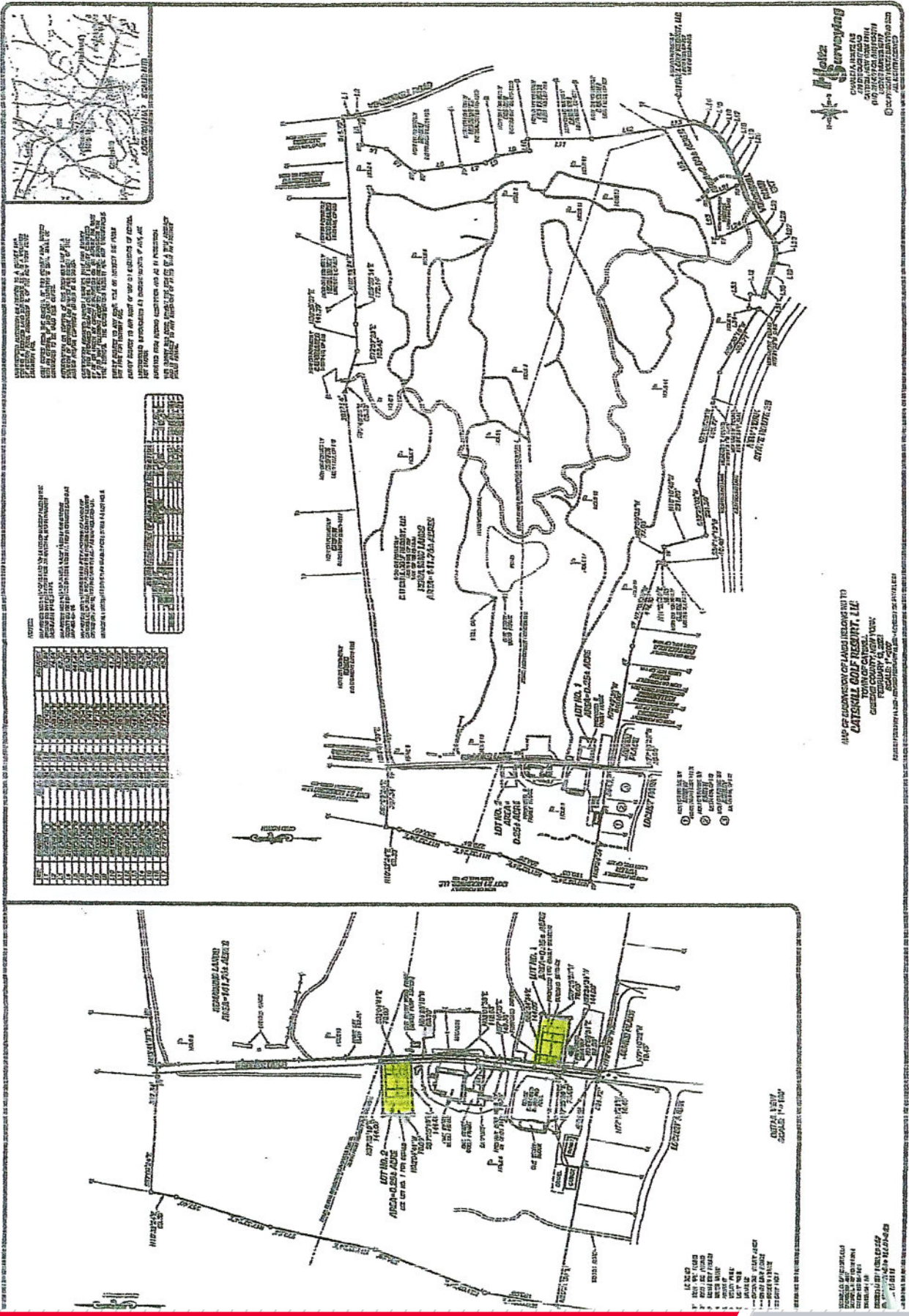


### April L. McFee

Associate Real Estate Broker  
+1 518 810 6622 (mobile)  
amcfee@pyramidbrokerage.com

FOR SALE

27 BROOKS LANE | CATSKILL, NY



**Surveying**  
CUSHMAN & WAKEFIELD  
SURVEYING  
1100 WESTERN AVENUE  
SUITE 200  
CATSKILL, NY 12414  
PHONE: 518-838-7800  
FAX: 518-838-7801  
WWW.CWASURV.COM

**NOTICE**  
THIS IS A PRELIMINARY SURVEY AND SHOULD NOT BE USED FOR ANY PURPOSES OTHER THAN AS A REFERENCE TO THE LOCATION OF THE PROPERTY DESCRIBED HEREIN. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY DESCRIBED HEREIN. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY DESCRIBED HEREIN. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY DESCRIBED HEREIN.

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