

**FOR SALE**

PRIME DEVELOPMENT OPPORTUNITY

Property Highlights

- 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
- Potential for commercial development up front with multi-unit residential in the back

EXCLUSIVE CONTACT

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