



196± Acres

PRIME DEVELOPMENT OPPORTUNITY

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FOR SALE

Upper Newtown Road

Halfmoon, NY



Approximate Plot Lines; Subject To Verification By Survey

196± Acres

Property Highlights

Excellent Development Opportunity In Halfmoon NY. Located Within Close Proximity To Clifton Park's Major Retail Corridor with Excellent Access To I-87 (Adirondack Northway).

- Zoned: Agriculture/Residential
- Wet- Lands: Minimal to non-existent prior to DEC revisions
- Traffic: A memorandum of Understand exists for mitigation costs caused by development
- Water & Sewer: To be extended from Halfmoon water System within close proximity to the site.
- School District: Mechanicville.
- Tax ID# 273-1-21.11

Demographic	1 Mile	3 Miles	5 Miles
Population	1,081	18,829	50,563
Households	579	8,488	22,001
Average H.H. Income	\$122,044	\$112,578	\$124,040
Daytime Employees	89	5,403	24,979
Source:	ESRI		

Traffic Counts	
Upper Newtown Road	730 AADT
Route 146	15,999 AADT
Source:	NYS DOT

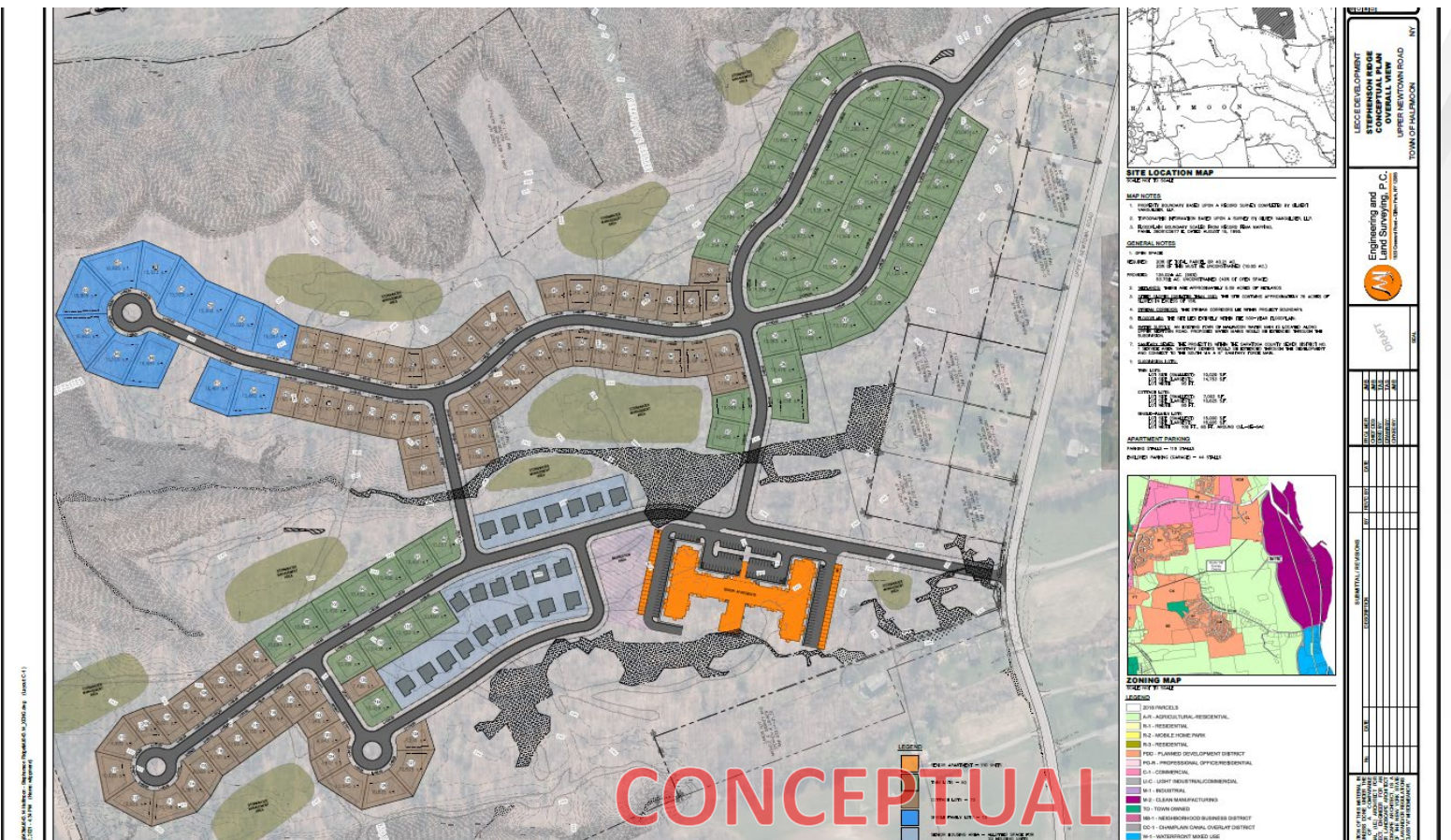
Halfmoon, NY



Topographic Map

This topographic map displays a property outlined in yellow. The map includes contour lines indicating elevation, with labels such as 261 ft, 72 ft, 100 ft, and 50 ft. Surrounding roads include Upper Newtown Rd, Amanda Ln, Alexandra Ct, Michael Dr, Meadows Dr, and Old Champlain Ct. A railroad line is also visible. The map is titled "Topographic Map" in large red letters at the top left. A disclaimer at the bottom right states: "Approximate Plot Lines; Subject To Verification By Survey".

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For additional information, please contact:



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