

FOR SALE

51.59 ± ACRE DEVELOPMENT OPPORTUNITY

Property Highlights

- The property comprises a total of 51.59 acres spread across three parcels, offering a rare and significant development opportunity in Auburn, NY.
- Last remaining large parcel available for residential development on the west side of Auburn, strategically located in a bustling retail area.
- All necessary utilities, including water, sewer, gas, and electricity are available on-site, ensuring a smooth and efficient development process for future projects
- Average household incomes in the surrounding areas range from \$62,915 to \$84,637, making it an attractive location for mid to upper-tier residential development

Demographics	1 Mile	3 Miles	5 Miles
Population	13,513	31,412	35,581
Households	5,596	13,916	15,570
Average H.H. Income	62,915	79,695	\$84,637
Daytime Population	16,053	33,954	37,762
Source:	ESRI		



EXCLUSIVE CONTACT

John J. Manilla

Real Estate Broker

+1 585 248 9426 ext. 321

jmanilla@pyramidbrokerage.com

370 Woodcliff Drive, Suite 210

Fairport, New York 14450

+1 585 248 9426

pyramidbrokerage.com