



FOR SALE

± 32.57 ACRES | RESIDENTIAL DEVELOPMENT OPPORTUNITY

EXCLUSIVE CONTACT

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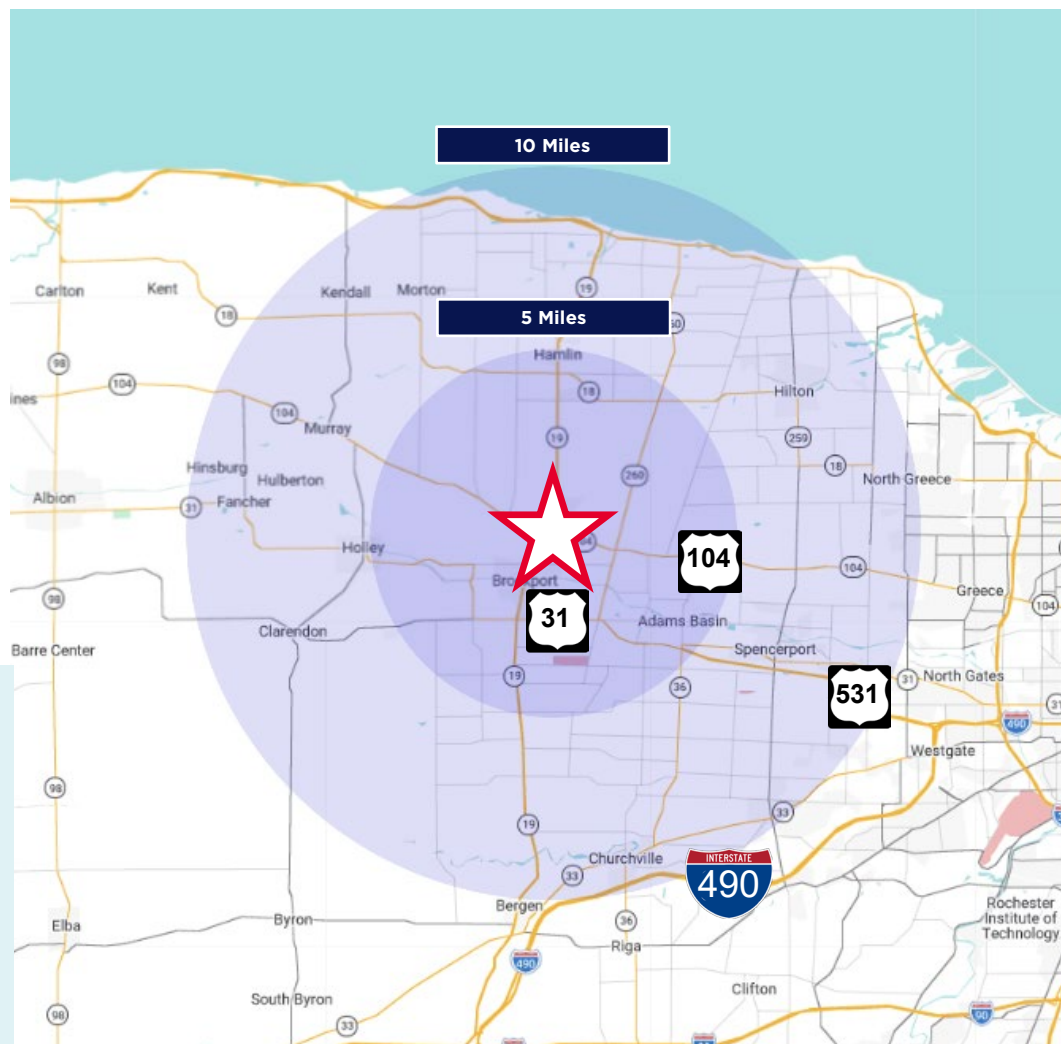
FOR SALE
Property Highlights

- ± 32.57-acre development site in the Town of Clarkson, Brockport, NY, available for residential development
- Existing 3-family structure on site, offering the option to rehabilitate or redevelop the land entirely
- Multiple parcels included in the offering, providing flexibility for a range of development configurations
- Electricity, water, and gas available to the site
- Located near Lake Road in one of Monroe County's growing suburban residential corridors

Parcel Overview:

- 8286 W Ridge Rd: 3 family home on 0.67 acres | Tax ID: 054.14-1-19
- Ridge Road: 20.40 acres | Tax ID: 054.14-1-18
- Ridge Road: 11.50 acres | Tax ID: 054.14-1-15

Workforce Demographics	5 Miles	10 Miles
Total Population	25,482	86,761
Labor Force	13,286	44,684
Median HH Income	\$73,789	\$86,128
Unemployment Rate 16+	3.8%	4.1%
Bachelors Degree +	34.6%	35.6%
Median Age	37.2	42.0


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