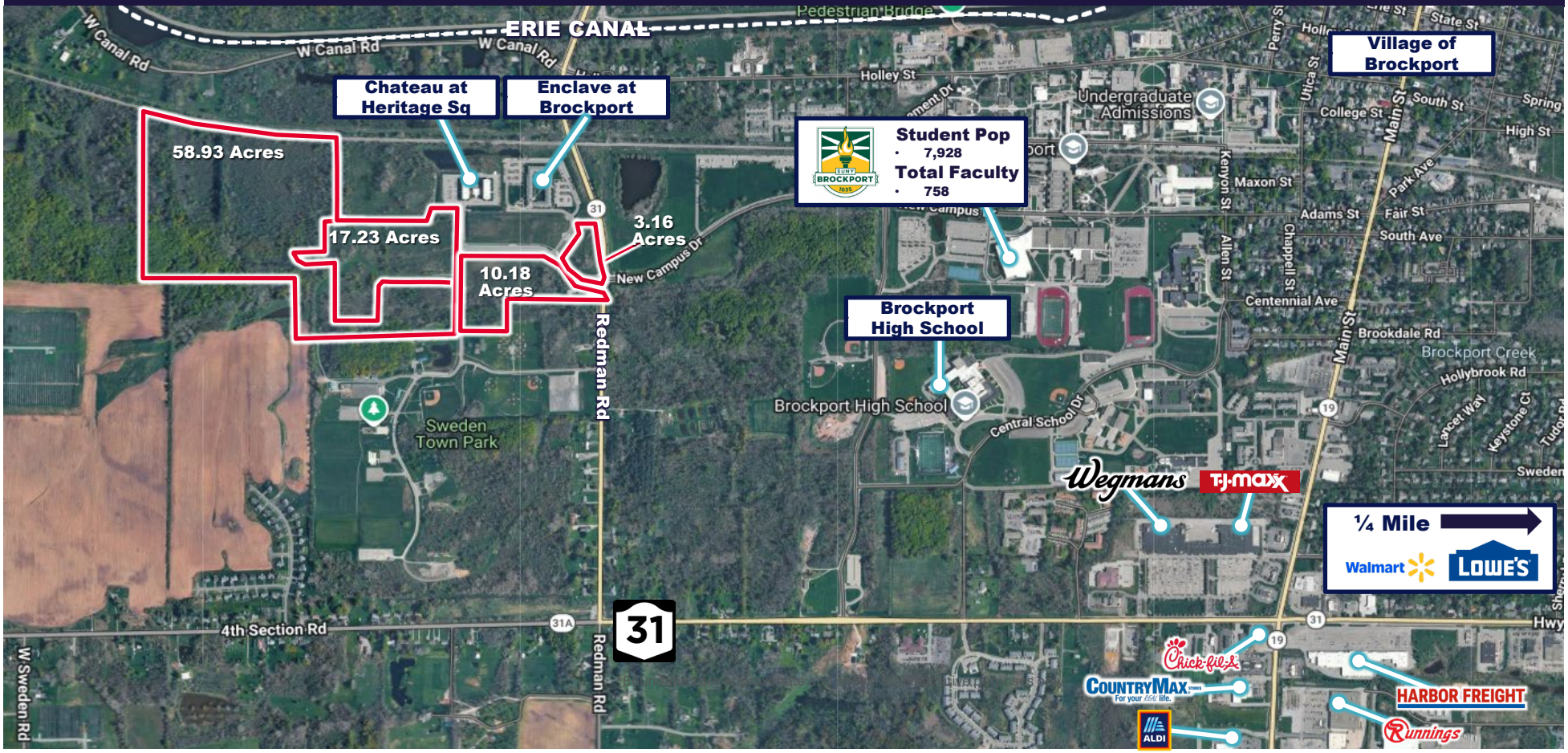
CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

Heritage Square Development Site
Redman Road, Brockport, NY 14420



FOR SALE

DEVELOPMENT OPPORTUNITY | ± 89.5 ACRES | BROCKPORT NY

EXCLUSIVE CONTACT

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ENTITLED MIXED-USE VILLAGE

Property Highlights

- Total offering comprised of ± 89.5 acres, with the ability to subdivide
- Directly across from Redman Road and SUNY Brockport
- Fully entitled
- Prior approvals for ~1,100 residential units, a 50,000 SF hotel and 130,000+ SF of retail/office
- Roads, water, sewer and stormwater infrastructure in place
- Sale, JV, ground lease opportunities available
- Pricing available upon request



Shovel Ready

Zoning, environmental review and utilities are in place. Flexible development opportunities.

Growing Demand

SUNY Brockport enrollment is up 23% since 2022, and a 2025 NY Forward award has been awarded to fund development in the Village of Brockport.

Existing Phase/Development

- The Enclave, a 114-unit student housing development.
- The Chateau, a 90-unit senior housing community.



* Illustrative master plan

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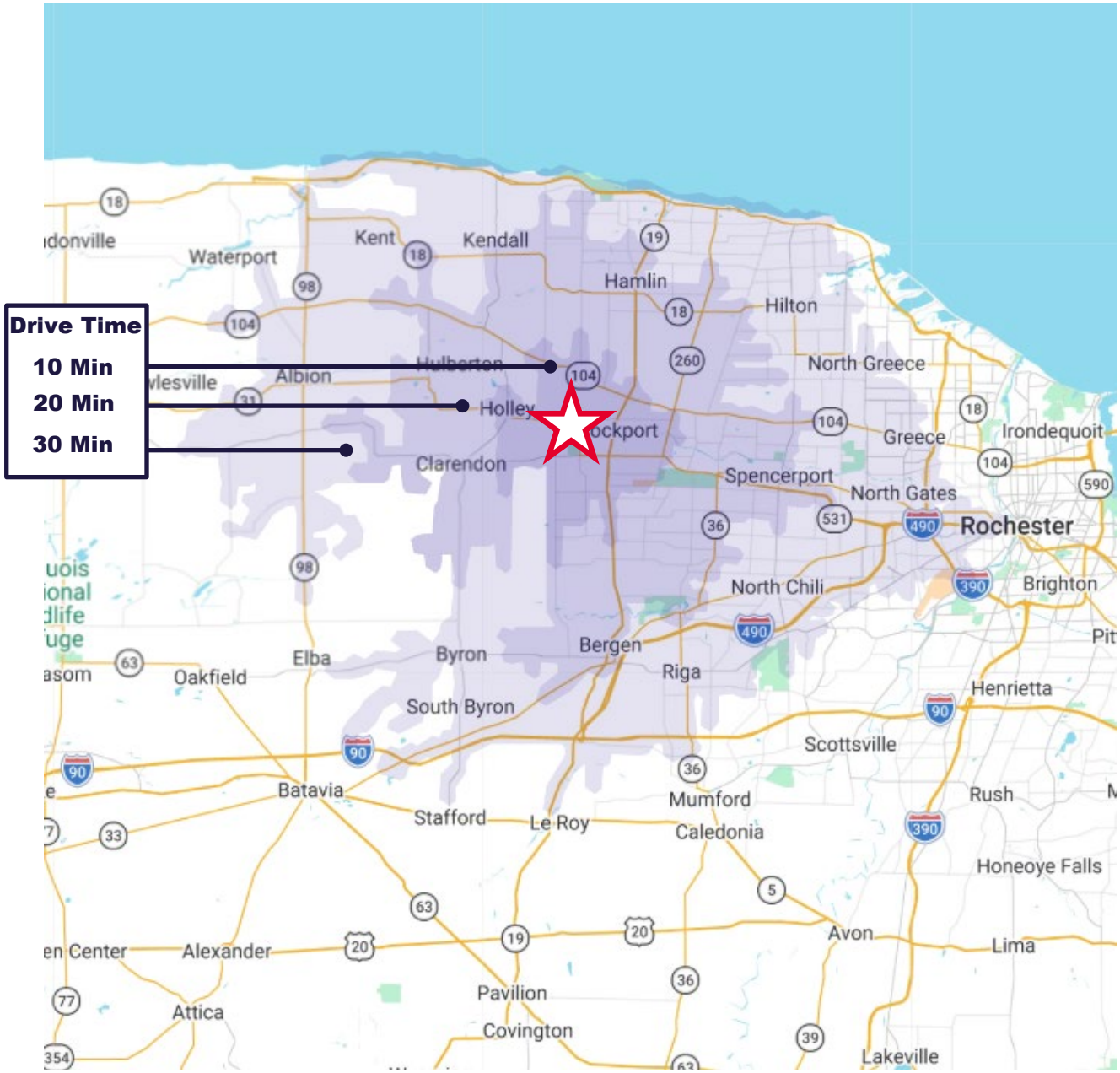
Heritage Square

Opportunity Overview



PROPERTY INFORMATION

Tax Id's:	**068.03-1-14.11 & -14.12**
	068.03-1-18.004 & -18.005
Zoning District:	**Residential Use District**
Entitlements:	**SEQRA Approved (2006)**
Municipality:	**Town of Sweden**
Infrastructure:	**Roads, water & sewer on site**

LOCATION / ACCESS

SUNY Brockport	±1 min (Adjacent)
Village of Brockport	± 5 min
Route 31 / Route 19	Immediate access
NY-531	± 13 min
Downtown Rochester	± 25 min
Rochester INTL Airport	± 30 min

DEMOGRAPHICS 20 Min

Population	62,094
Households	25,817
Median HH Income	$84,300
Median Age	41.8
Renter Occupied %	93.1%
Labor Force	32,834
Median Home Value	$226,460

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