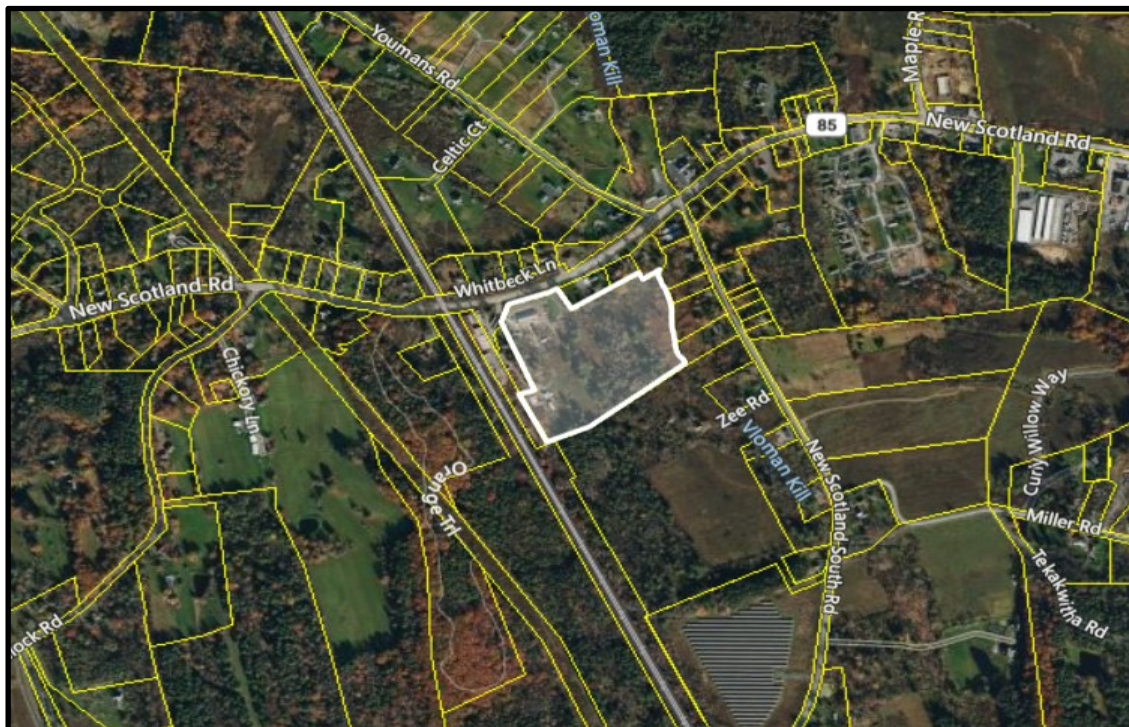


**FOR  
SALE**

# 2080 NEW SCOTLAND RD

SLINGERLANDS, NY 12206

## ***CAPITAL DISTRICT DEVELOPMENT OPPORTUNITY***



### **+/-18.44 ACRES LOCATED IN TOWN OF NEW SCOTLAND**

SITE PLAN CONDITIONALLY APPROVED FOR 45 CONDOMINIUM UNITS

SITE PLAN APPROVAL UNDER ARTICLE XVI, SECTION 190-112

ZONED HD-E (HAMLET DISTRICT EXTENSION)

VOORHEESVILLE CENTRAL SCHOOL DISTRICT

ANNUAL REAL ESTATE TAX: \$5,691.46

MUNICIPAL WATER

FIVE (5) MINUTES TO VOORHEESVILLE ELEMENTARY SCHOOL

EIGHT (8) MINUTES TO VOORHEESVILLE MIDDLE SCHOOL

FOUR (4) MINUTES TO COLONIE GOLF & COUNTRY CLUB

THIRTEEN(13) MINUTES TO CROSSGATES MALL

FIFTEEN (15) MINUTES TO THE UNIVERSITY AT ALBANY

NINETEEN (19) MINUTES TO ALBANY INTERNATIONAL AIRPORT

CLOSE PROXIMITY TO THE HELDERBERG

RAIL TRAIL

**FOR SALE**

**\$1,199,000**

**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

#### **ERIC PTAK**

Associate Real Estate Salesperson  
(518) 518-588-7915 mobile  
eptak@CarrowRealEstate.com



**Adding Value Through Professional Real Estate Services**

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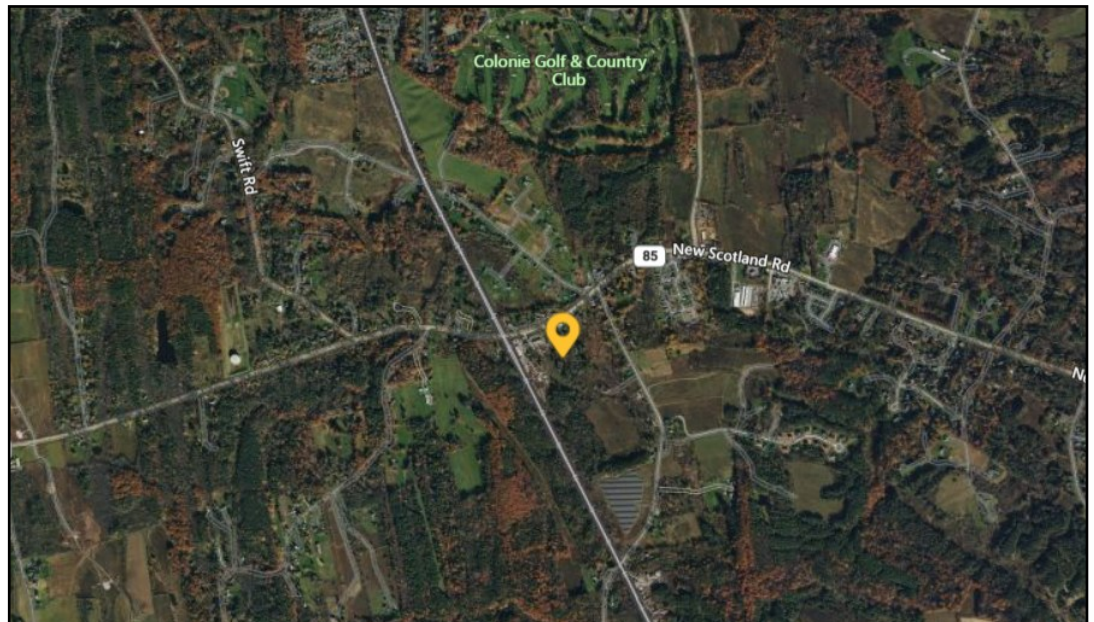


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PARCEL  
MAP



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SLINGERLANDS, NY 12206

AERIAL  
VIEW



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**FOR  
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# 2080 NEW SCOTLAND RD

SLINGERLANDS, NY 12206

AERIAL  
VIEW



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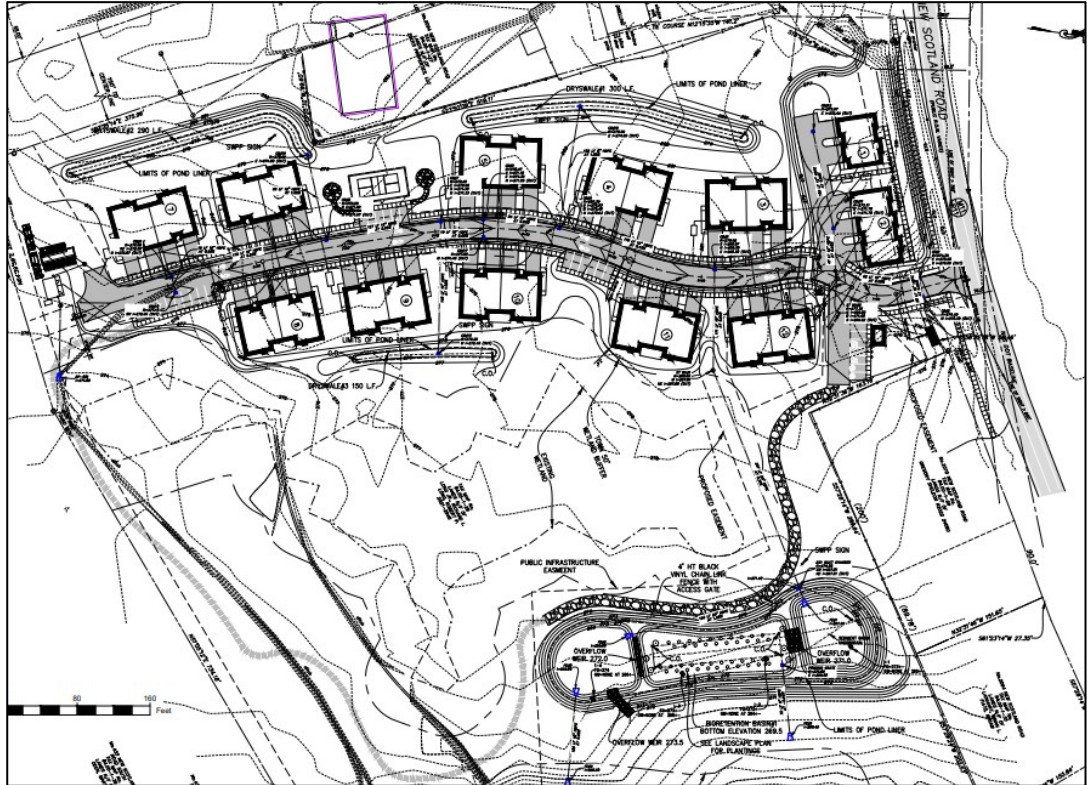
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**FOR  
SALE**

# 2080 NEW SCOTLAND RD

SLINGERLANDS, NY 12206

**FORTY FIVE (45)  
UNIT CONDO  
CONCEPT PLAN**



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# 2080 NEW SCOTLAND RD

SLINGERLANDS, NY 12206

## DEMOGRAPHICS

### Population

	2 miles	5 miles	10 miles
2020 Population	5,084	45,108	254,991
2024 Population	5,268	46,733	255,546
2029 Population Projection	5,278	46,830	253,634
Annual Growth 2020-2024	0.9%	0.9%	0.1%
Annual Growth 2024-2029	0%	0%	-0.2%
Median Age	45.1	44.2	39.1
Bachelor's Degree or Higher	52%	58%	44%
U.S. Armed Forces	2	19	154

### Households

	2 miles	5 miles	10 miles
2020 Households	2,011	19,395	107,338
2024 Households	2,084	20,165	107,111
2029 Household Projection	2,091	20,256	106,356
Annual Growth 2020-2024	1.8%	1.7%	0.2%
Annual Growth 2024-2029	0.1%	0.1%	-0.1%
Owner Occupied Households	1,768	13,202	60,135
Renter Occupied Households	324	7,054	46,221
Avg Household Size	2.5	2.3	2.2
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$85M	\$735.8M	\$3.3B

### Income

	2 miles	5 miles	10 miles
Avg Household Income	\$140,495	\$128,018	\$100,081
Median Household Income	\$106,862	\$95,230	\$77,313

### Housing

	2 miles	5 miles	10 miles
Median Home Value	\$300,322	\$315,415	\$263,642
Median Year Built	1971	1975	1964

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