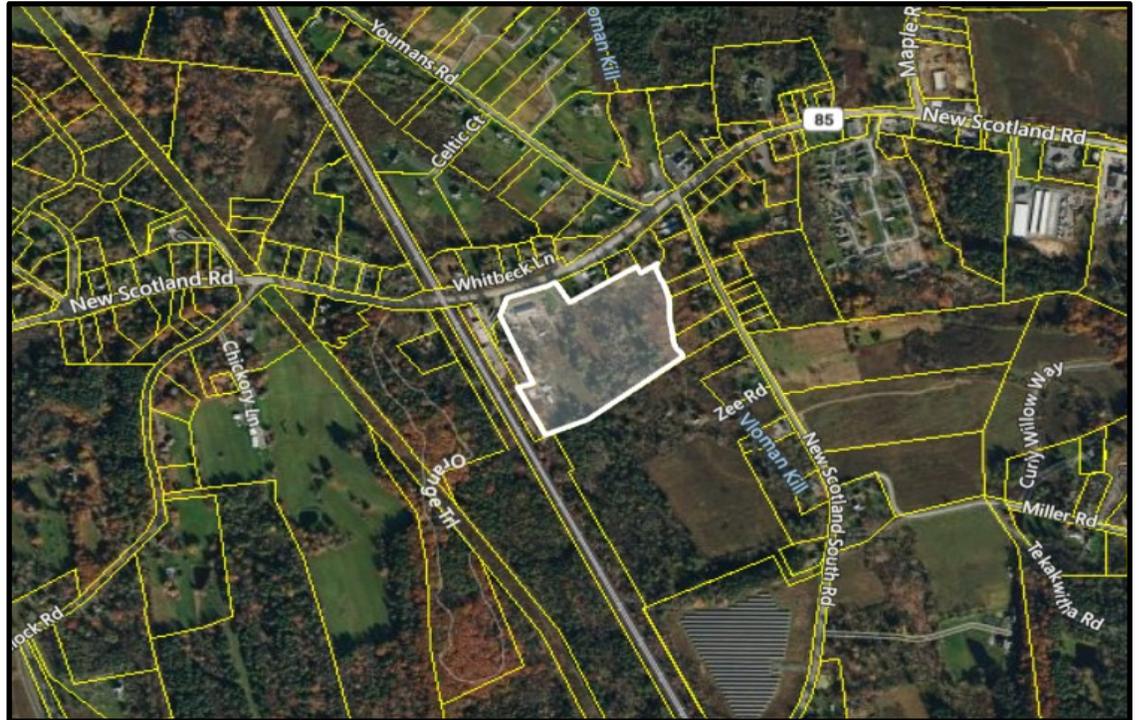


**FOR
SALE**

2080 NEW SCOTLAND RD

SLINGERLANDS, NY 12206

CAPITAL DISTRICT DEVELOPMENT OPPORTUNITY



+/-18.44 ACRES LOCATED IN TOWN OF NEW SCOTLAND

APPROVED 45 UNIT MULTIFAMILY DEVELOPMENT
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

\$699,000

**FOR MORE
INFORMATION
PLEASE
CONTACT**

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



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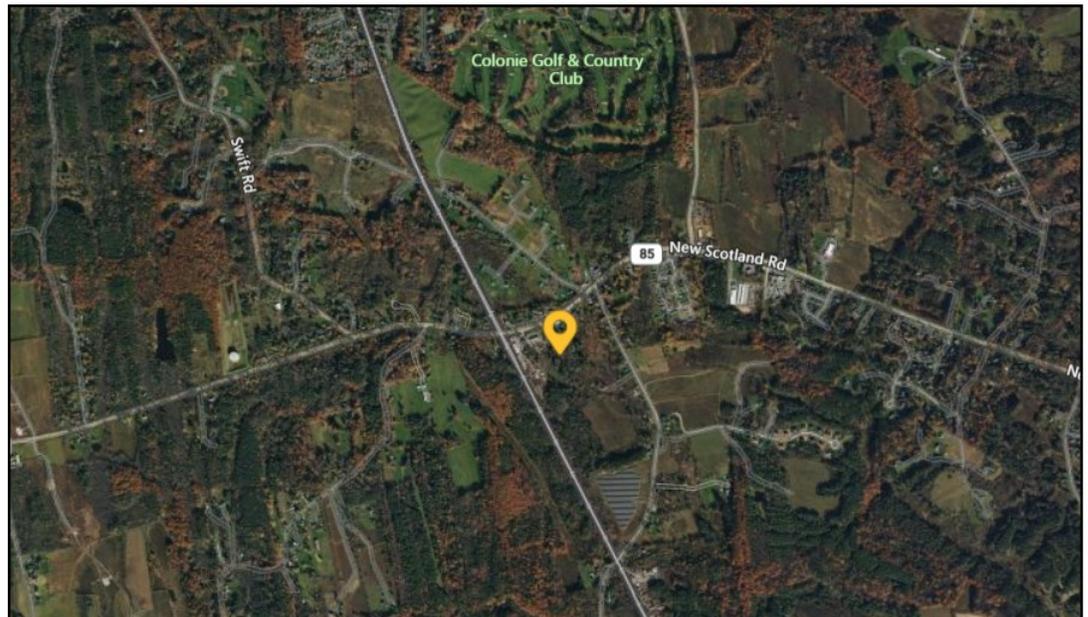
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PARCEL
MAP



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AERIAL
VIEW



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SLINGERLANDS, NY 12206

AERIAL
VIEW



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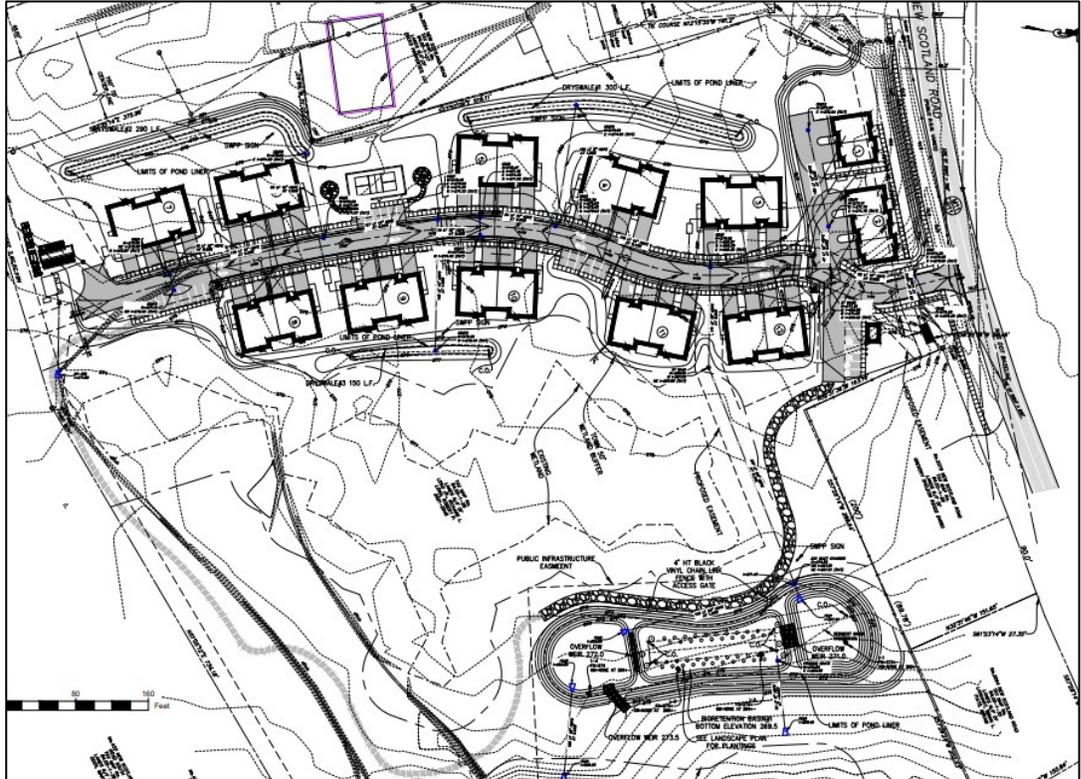
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**FORTY FIVE (45)
UNIT CONDO
CONCEPT PLAN**



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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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