

**FOR
SALE**

350-360-370 CHURCH RD

ALBANY, NEW YORK 12203

CAPITAL DISTRICT DEVELOPMENT OPPORTUNITY



+/-213.66 ACRES LOCATED IN TOWN OF GUILDERLAND

FOUR (4) MINUTES TO THE UNIVERSITY AT ALBANY

FIVE (5) MINUTES TO CROSSGATES MALL

NINE (9) MINUTES TO ALBANY INTERNATIONAL AIRPORT

THREE (3) PARCELS

ZONED RURAL AGRICULTURAL (RA3)

+/-2,299' OF FRONTAGE ALONG CHURCH ROAD

MUNICIPAL WATER & SEWER AT THE STREET

GUILDERLAND CENTRAL SCHOOL DISTRICT

ANNUAL REAL ESTATE TAX: \$38,005.20

PREVIOUS CONCEPT PLAN AVAILABLE FOR 12 ESTATE LOT SUBDIVISION

OFFERS FOR INDIVIDUAL PARCELS MAY BE CONSIDERED

FOR SALE

\$2,390,000

\$11,186 PER ACRE

**FOR MORE
INFORMATION
PLEASE
CONTACT**

RUDY R. LYNCH, CCIM
Associate Real Estate Broker
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com



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Church Rd
Farworth Dr
Woodlake Rd
Kaine Dr
McKown Rd
Hilton Ln
Birch Dr
Manor Dr
Fiegel Ave
North Berkleheim

91.14 ac
646'-386'
70'-458'-120'-1'-493'-11'-34'-648'-252'-429'-357'-2'-637'-486'-1816'-674'-963'-98'-3154'-5839'-52.56 ac
63.43 ac

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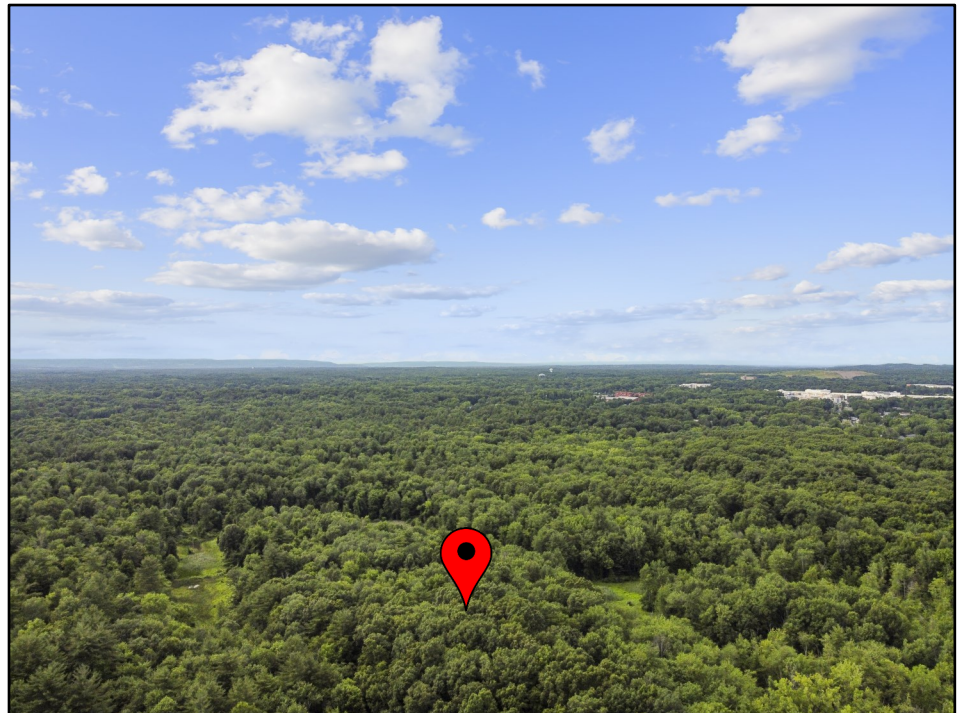
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AERIAL
VIEW



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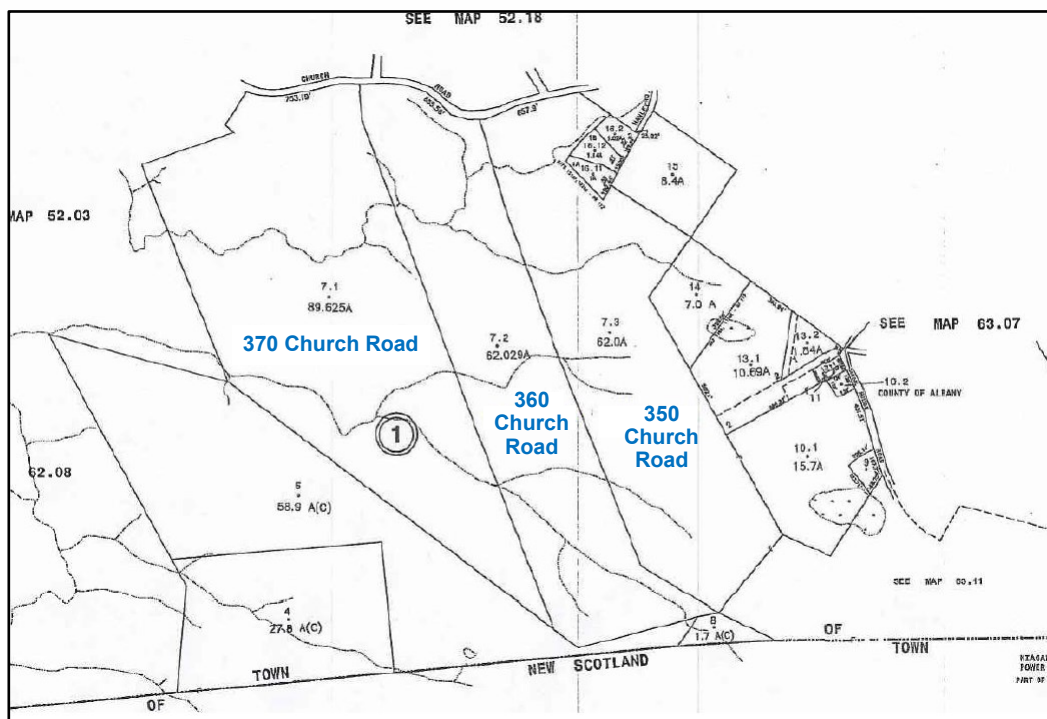
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TAX MAP



	Parcel ID	Acres
350 Church Road	63.00-1-7.1	89.63
360 Church Road	63.00-1-7.2	62.03
370 Church Road	63.00-1-7.3	62.00
		213.66 Total Acres

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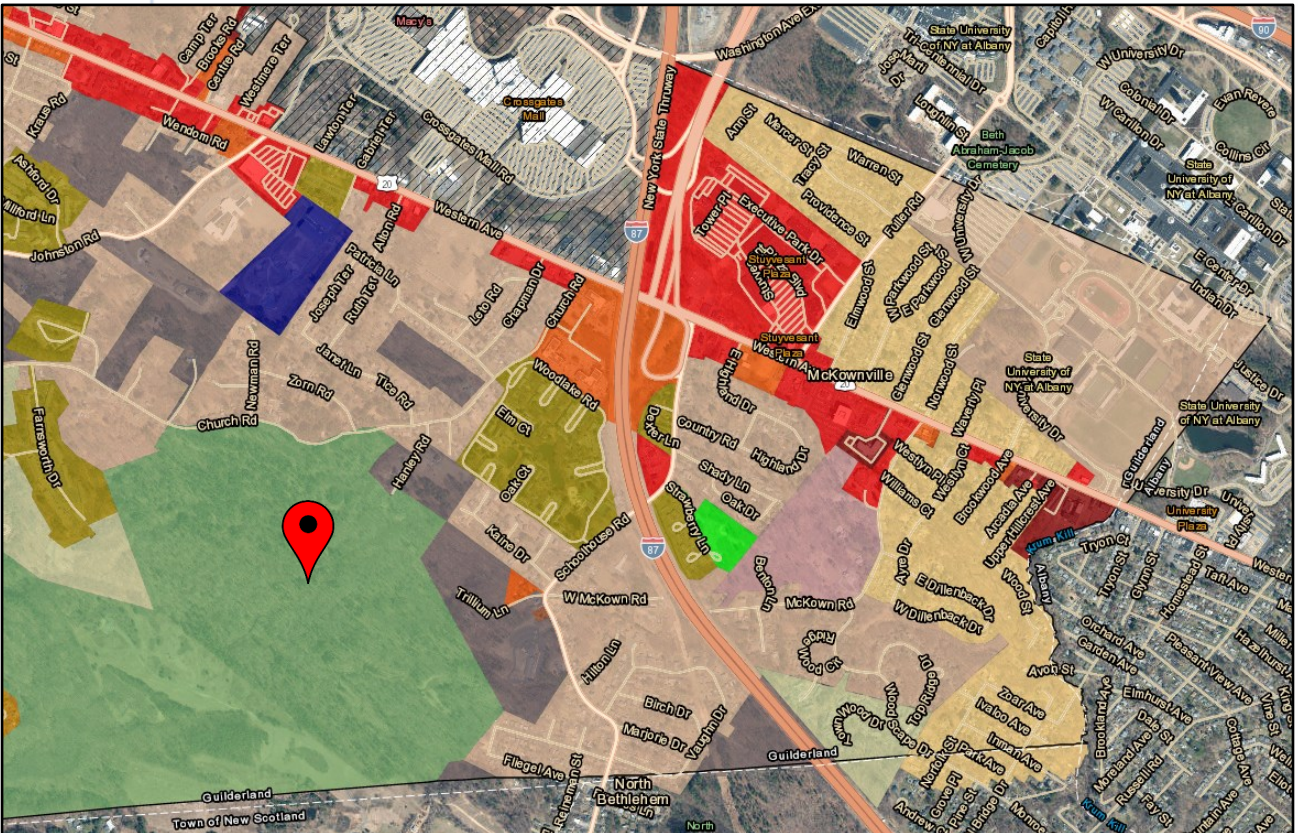
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ZONING



 RA3 - Rural Agricultural District

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ZONING

Rural Agricultural (RA3, RA5) Districts

Permitted uses. The following uses and their accessory uses are permitted:

- (1) Agriculture or farming
- (2) Family apartment
- (3) Family day-care home
- (4) Group family day-care home
- (5) Farm stand
- (6) Minor home occupation
- (7) Public building
- (8) Recreation, passive
- (9) Single-family dwelling
- (10) Two-family dwelling, provided that it is located on a minimum of three acres.
- (11) Wildlife preserve and preserve of historic, scenic or scientific area.

Site plan uses. The following uses and their accessory uses are authorized by site plan approval:

- (1) Animal hospital
- (2) Bed-and-breakfast with a maximum of four guest rooms
- (3) Cemetery
- (4) Day-care center, provided that it fronts on a state or county highway
- (5) Nonprofit private school
- (6) Public utility
- (7) Religious institution

Special uses. The following uses and their accessory uses are authorized by special use permit:

- (1) Contractor yard or construction company.
- (2) Farm implement store, farm machinery sales and service, and other agricultural related business
- (3) Garden facility/nursery
- (4) Home occupation
- (5) Inn
- (6) Kennel
- (7) Landscaping/Lawn contracting facility
- (8) Mining and excavation
- (9) Recreation, commercial
- (10) Residential facility, independent-living
- (11) Residential care facility, assisted-living
- (12) Solar energy system, major
- (13) Special occasion facility
- (14) Towing service

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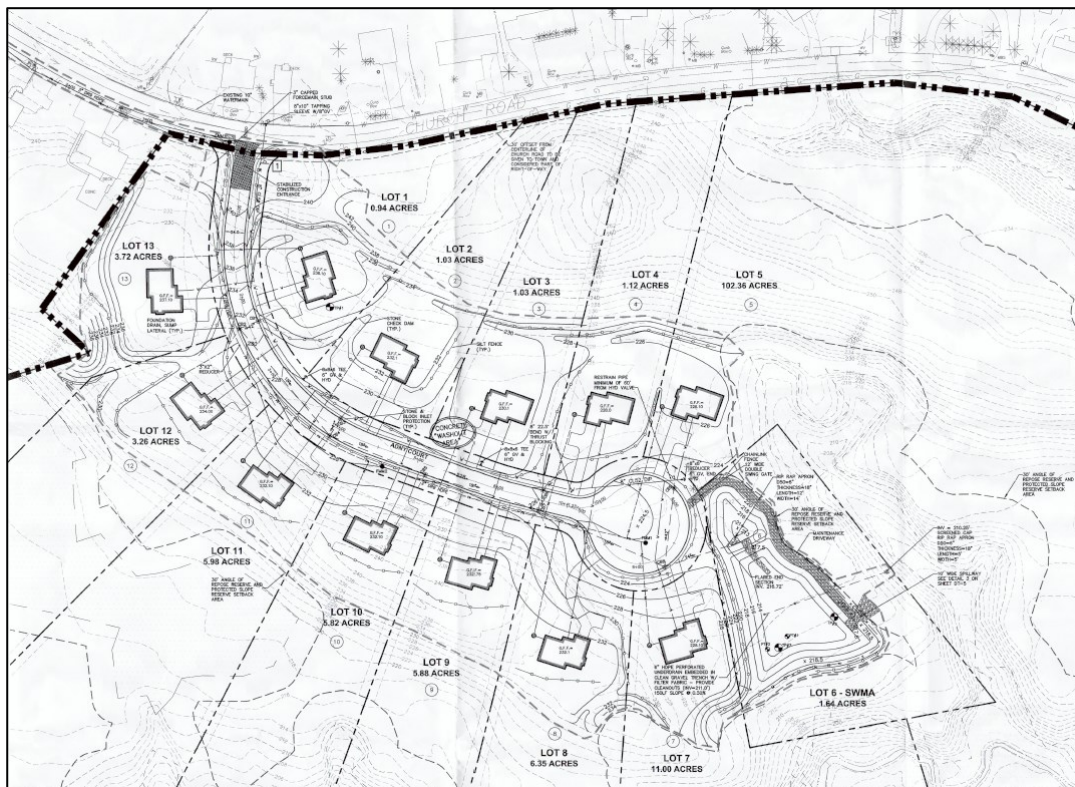
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**TWELVE (12)
ESTATE HOME
CONCEPT PLAN**

**ONLY
INCLUDES
350 & 360
CHURCH RD
PARCELS**

**DOES NOT
INCLUDE 370
CHURCH RD
WHICH WAS
ACQUIRED AT A
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DEMOGRAPHICS

Population

	2 mile	5 mile	10 mile
2010 Population	19,700	143,351	403,302
2023 Population	21,036	145,200	416,073
2028 Population Projection	21,590	147,611	423,742
Annual Growth 2010-2023	0.5%	0.1%	0.2%
Annual Growth 2023-2028	0.5%	0.3%	0.4%
Median Age	39.4	38	38.8
Bachelor's Degree or Higher	51%	43%	37%
U.S. Armed Forces	4	112	415

Households

	2 mile	5 mile	10 mile
2010 Households	8,230	58,835	166,851
2023 Households	8,884	59,711	172,386
2028 Household Projection	9,145	60,792	175,743
Annual Growth 2010-2023	0.7%	0.5%	0.5%
Annual Growth 2023-2028	0.6%	0.4%	0.4%
Owner Occupied Households	5,477	34,834	100,538
Renter Occupied Households	3,668	25,959	75,206
Avg Household Size	2.1	2.2	2.3
Avg Household Vehicles	2	2	2

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$103,776	\$97,108	\$92,311
Median Household Income	\$80,960	\$77,132	\$71,653

Housing

	2 mile	5 mile	10 mile
Median Home Value	\$252,929	\$242,839	\$230,606
Median Year Built	1975	1959	1958

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