

**FOR
SALE**

898 RIVERVIEW ROAD

REXFORD, NEW YORK 12148

SARATOGA COUNTY DEVELOPMENT OPPORTUNITY



+/-2.70 ACRES LOCATED IN WESTERN CLIFTON PARK

CORNER OF BALLTOWN ROAD (NYS RT-146) AND RIVERVIEW ROAD
HARD CORNER AT SIGNALIZED INTERSECTION

DIRECTLY ACROSS FROM NEW STEWART'S SHOP AND THE EDISON CLUB

19,613 AADT: BALLTOWN RD / 8,705 AADT: RIVERVIEW RD

EXCELLENT VISIBILITY AND EXPOSURE

+/-520' OF FRONTAGE ALONG RIVERVIEW ROAD

+/-390' OF FRONTAGE ALONG BALLTOWN ROAD (NYS RT-146)

HAMLET MIXED-USE (HM) ZONING ALLOWS FOR NUMEROUS USES

MUNICIPAL WATER & SEWER

ANNUAL REAL ESTATE TAX: \$4,893.29

ALSO AVAILABLE FOR LEASE

FOR SALE

\$299,000

\$110K PER ACRE

**FOR MORE
INFORMATION
PLEASE
CONTACT**

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



Adding Value Through Professional Real Estate Services

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing.
Readers are advised to investigate and verify same prior to entering into a transaction.

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**SIGNALIZED
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BALLTOWN RD
NYS RT-146



RIVERVIEW RD
COUNTY RD 91



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PARCEL
MAP



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SURVEY



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CONCEPT PLAN FOOD TRUCK PARK PARK



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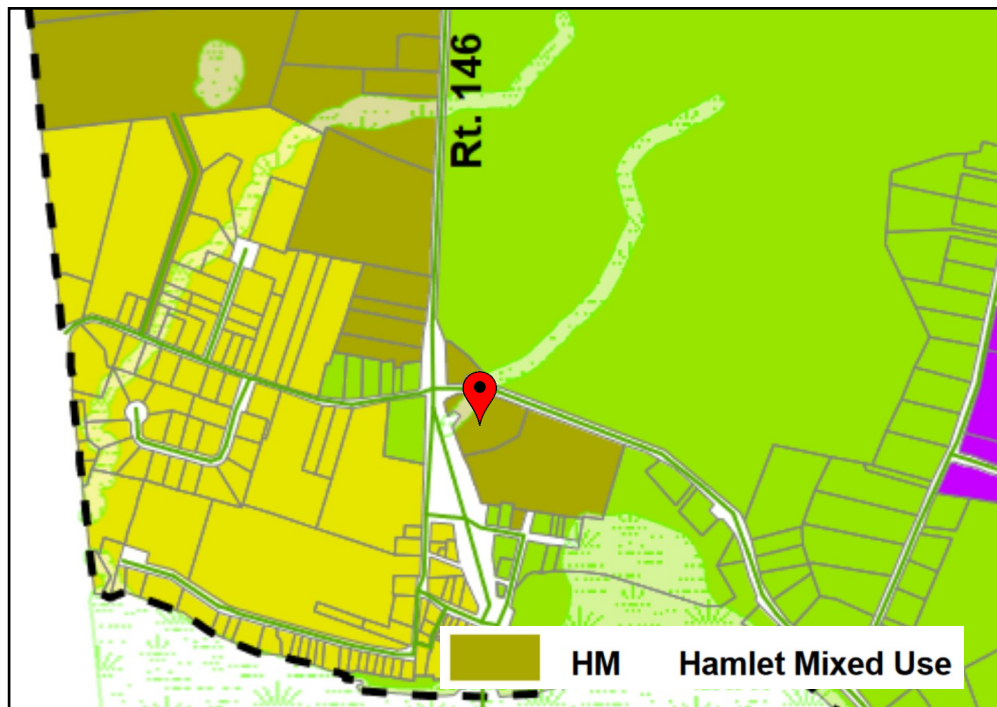
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ZONING



Hamlet Mixed-Use (HM) District

Permitted Uses Include:

- Professional Office
- Medical and Dental Office
- Day Care
- Banks
- Mixed-Use Buildings
- Convenience Stores
- Self-Storage
- Restaurants
- Churches
- One and Two-Family Residential Dwellings
- And Many More

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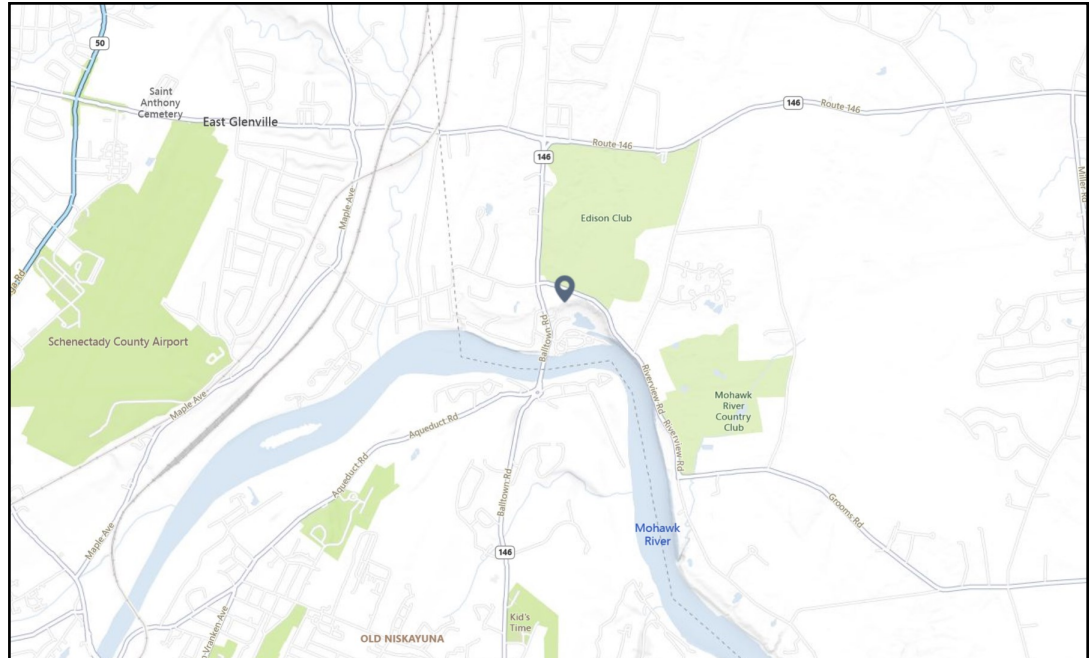
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LOCATION



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DEMOGRAPHICS

Population

	2 mile	5 mile	10 mile
2010 Population	6,211	111,573	277,296
2023 Population	6,853	113,404	291,356
2028 Population Projection	7,057	115,112	297,662
Annual Growth 2010-2023	0.8%	0.1%	0.4%
Annual Growth 2023-2028	0.6%	0.3%	0.4%
Median Age	41.7	39.8	42
Bachelor's Degree or Higher	52%	38%	38%

Households

	2 mile	5 mile	10 mile
2010 Households	2,436	44,101	111,796
2023 Households	2,708	45,051	117,729
2028 Household Projection	2,795	45,806	120,396
Annual Growth 2010-2023	1.0%	0.4%	0.7%
Annual Growth 2023-2028	0.6%	0.3%	0.5%
Owner Occupied Households	1,936	28,480	84,631
Renter Occupied Households	859	17,326	35,764
Avg Household Size	2.5	2.4	2.4
Avg Household Vehicles	2	2	2

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$145,185	\$100,558	\$105,022
Median Household Income	\$124,804	\$76,080	\$85,415

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