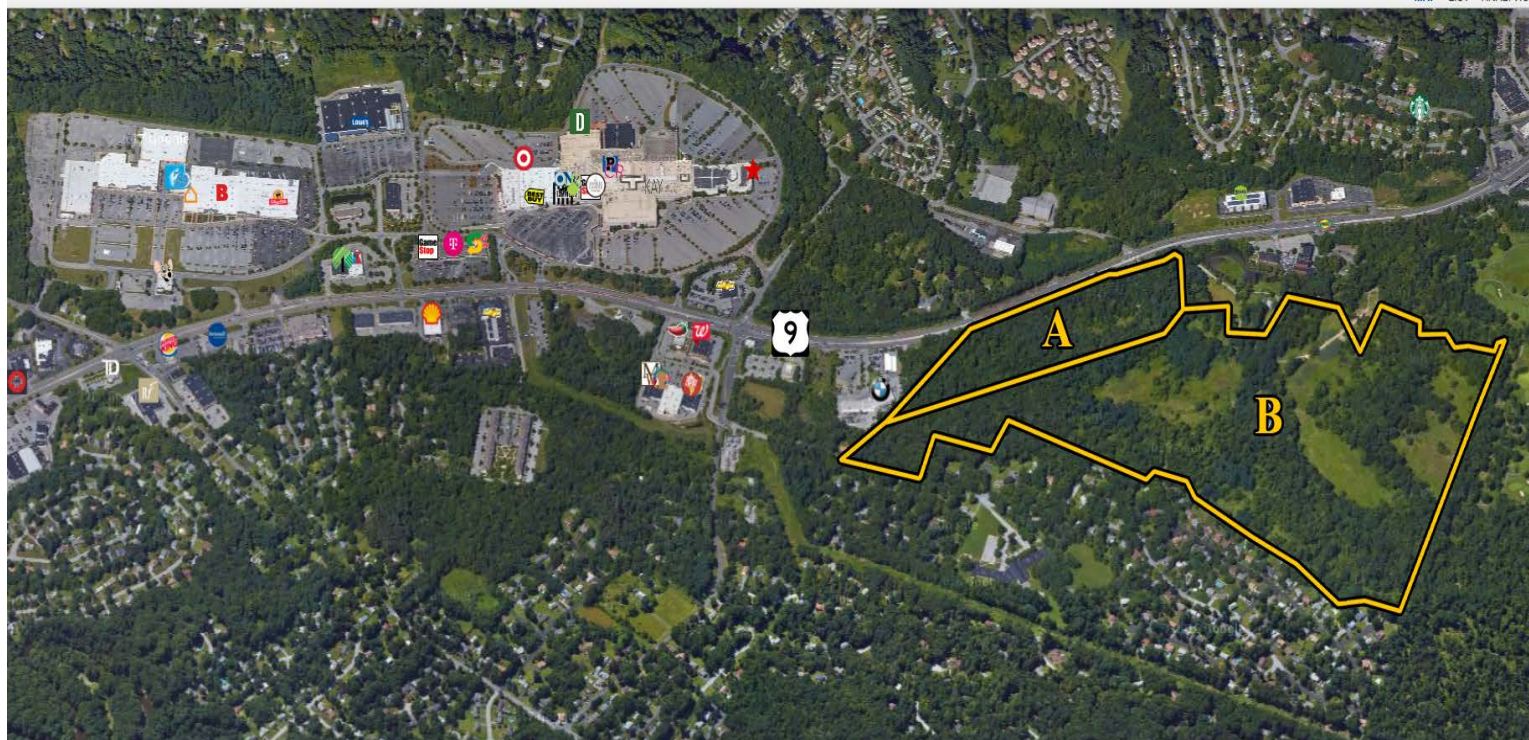




HUDSON VALLEY - MASTER DEVELOPMENT

U.S. ROUTE 9 & 31 KERR ROAD, POUGHKEEPSIE, NY 12601



DEVELOPMENT SITE - COMMERCIAL / RESIDENTIAL

ADDRESS:

U.S. Route 9
Poughkeepsie, NY 12601
[Parcel A] - U.S. Route 9
[Parcel B] - 31 Kerr Road

LOCATION:

Mid-Hudson Bridge – (14 Minutes / 6.6 Miles)
Metro-North Train Station (Hudson Line) – (14 Minutes / 6.8 Miles)
Taconic State Parkway – (18 Minutes / 10 Miles)
Interstate 84 (Exit 46) – (19 Minutes / 8.5 Miles)
Newburgh Beacon Bridge – (23 Minutes / 10.6 Miles)
Interstate 87 (Exit 36) - (28 Minutes / 15 Miles)
Poughkeepsie Amtrak to Penn Station - (1 Hour, 35 Minutes)
Metro-North to Grand Central - (1 Hour, 50 Minutes)

LOT SIZE:

[Parcel A] 25.83 ± Acres
[Parcel B] 117.70 ± Acres
143.53 ± Acres Total

AREA TRAFFIC COUNT:

U.S. Route 9 & South Road:
44,854 AADT

ASKING PRICE:

[Parcel A] \$2,500,000
[Parcel B] \$4,500,000
Both: \$7,000,000

PROPERTY HIGHLIGHTS

- CR Properties Group is pleased to offer for sale a mixed-use development site located in the U.S. Route 9 area across from Sheafe Road in Poughkeepsie. The 143.53 +/- acre site is located in the B-NH, Neighborhood Highway Business and R-1.5A, Residential, Single Family Zoning Districts. Direct access is available via Parcel A, U.S. Route 9 / South Road with secondary access through Country Club Estates. Municipal water, sewer, and gas are available. Area retailers include Poughkeepsie Galleria, South Hills Mall, and Chestnut Plaza.
- Access: Parcel B has direct access via Parcel A, U.S. RT 9 / South Rd. Secondary Access through Country Club Estates.
- Utilities: Municipal Water, Sewer & Gas.
- Frontage: [Parcel A] U.S. Route 9 / South Road - 1,604.8'
- Zoning: [Parcel A] B-NH, Neighborhood Highway Business & [Parcel B] R-1.5A, Residential, Single-Family
- **Page 2:** Aerial & Drone
Page 3: Big Box Concept Plan
Page 4: Car Dealership Concept Plan
Page 5: Assisted Senior Living Concept Plan
Page 6: Parcel A & Parcel B Site Plan

Drone Video: https://www.youtube.com/watch?v=CLDOU_OnBm4



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

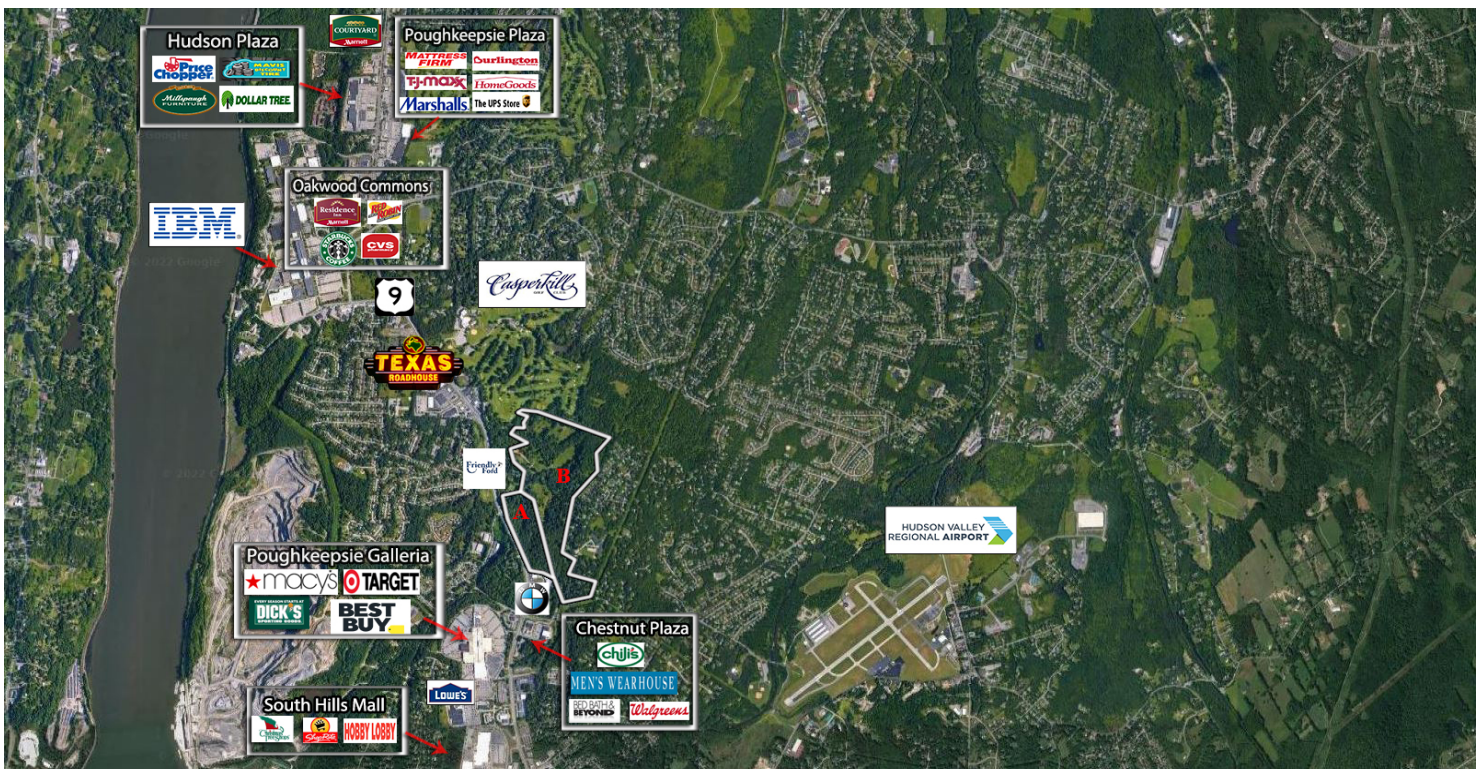
Thomas M. Cervone
845.485.3100
tom@crproperties.com



AERIAL IMAGES OF DEVELOPMENT

U.S. ROUTE 9 & 31 KERR ROAD, POUGHKEEPSIE, NY 12601

YOUTUBE DRONE: [HTTPS://WWW.YOUTUBE.COM/WATCH?V=CLDOU_ONBM4](https://www.youtube.com/watch?v=CLDOU_ONBM4)



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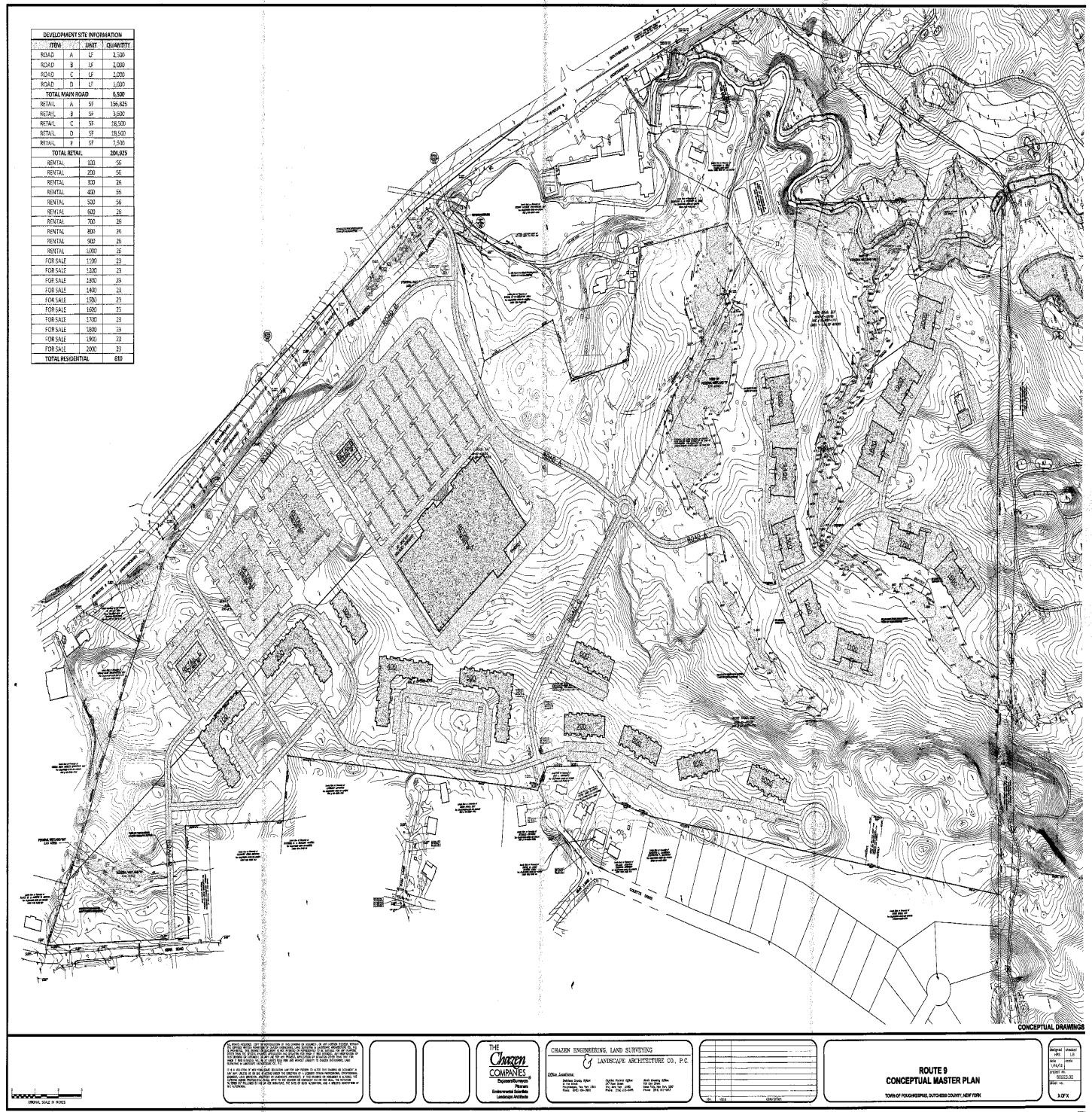
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INTERSTATE 84, INTERSTATE 87, TACONIC STATE PARKWAY, NYS ROUTE 9 & 9W



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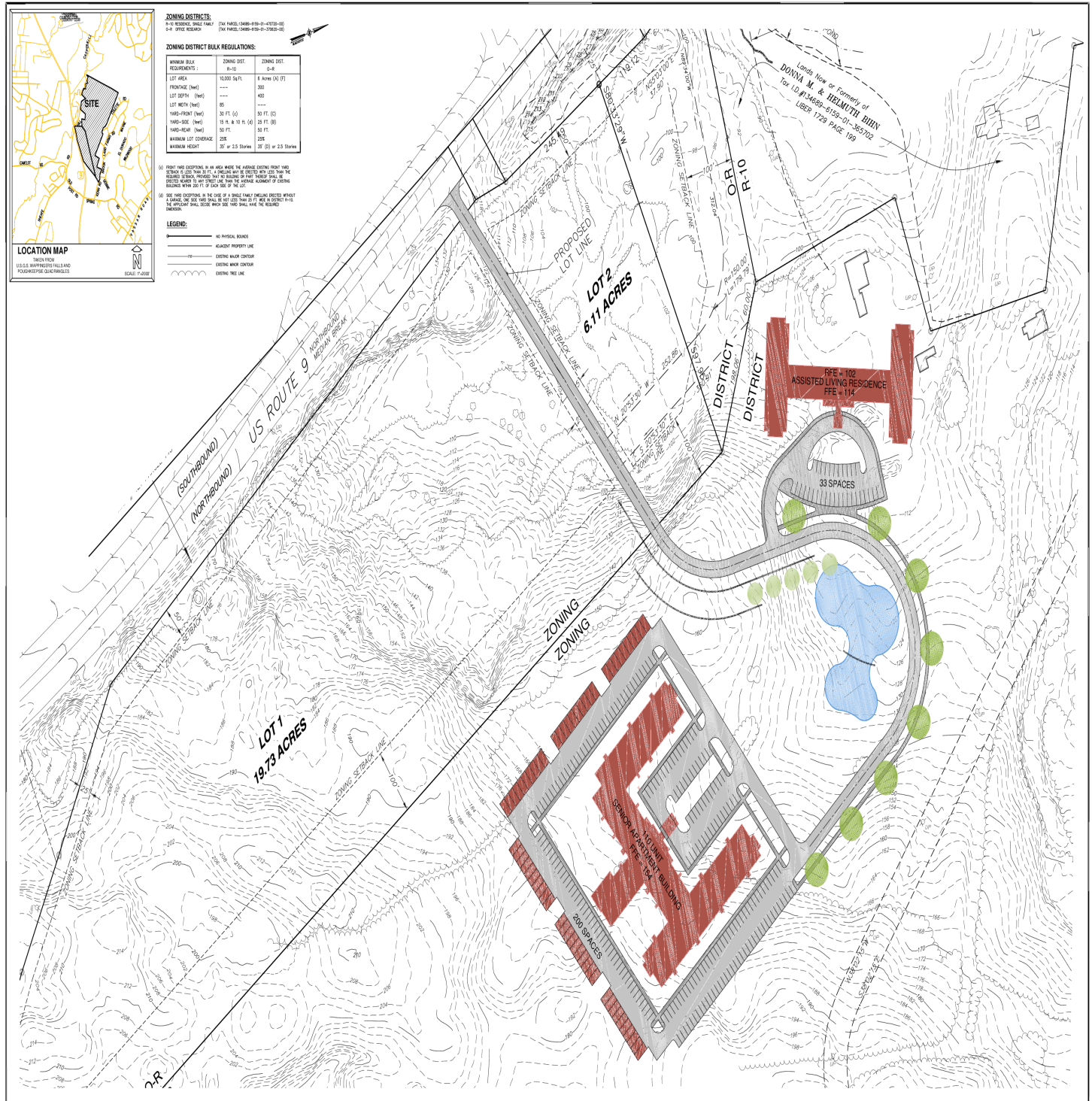
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NEAR VASSAR MEDICAL CENTER, NUVANCE, CAREMOUNT, MIDHUDSON REGIONAL



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DEVELOPMENT SITE - 143.53 ± ACRES

U.S. ROUTE 9 & 31 KERR ROAD, POUGHKEEPSIE, NY 12601

PARCEL A & PARCEL B SITE PLAN



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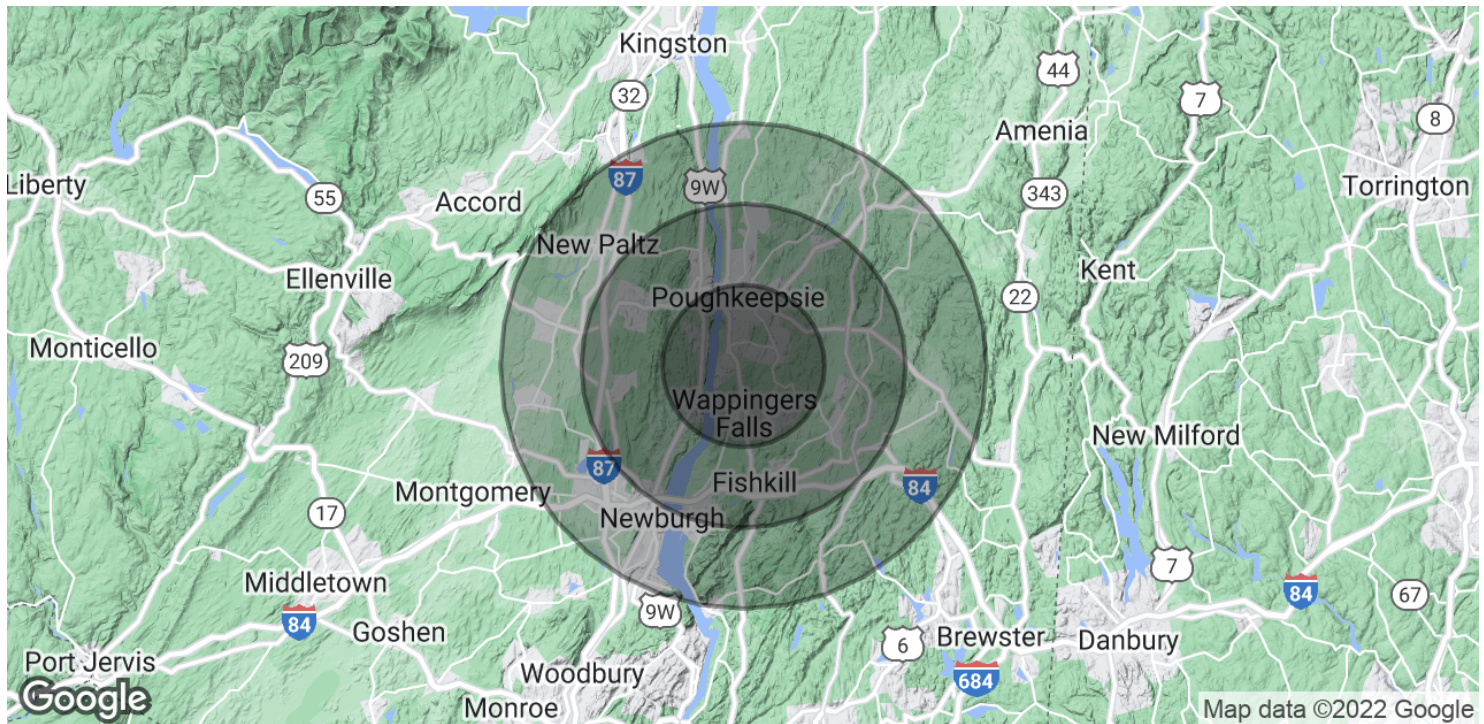
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

DUTCHESS, ORANGE, AND ULSTER COUNTY AREAS



POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	110,357	217,250	399,716
Average Age	35.1	37.6	38.2
Average Age (Male)	33.7	36.3	37.2
Average Age (Female)	35.8	38.4	38.9

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	40,753	80,045	145,433
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$68,401	\$78,003	\$81,761
Average House Value	\$275,624	\$312,966	\$329,722

* Demographic data derived from 2010 US Census



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