



**THE PREMIER BROKER FOR  
SENIOR HOUSING & HEALTHCARE FACILITIES**

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## **DEVELOPMENT OPPORTUNITY**

**136+/- Acres • Vacant Land**

**382 Van Wagner Road**

**Dutchess County**

**POUGHKEEPSIE, NEW YORK 12603**



***Public Water and Public Sewer***

***Exclusive Offering... \$2,500,000***

*PrestigeGroupSeniorHousing.com*

*PrestigeGroup.com*

**382 VAN WAGNER ROAD, POUGHKEEPSIE, NEW YORK**  
**EXECUTIVE SUMMARY**

*Prestige Group Is Proud To Present The Exclusive Offering Of A*

**DEVELOPMENT OPPORTUNITY**

**136+/- Acres – Vacant Land**

**382 Van Wagner Road**

**Dutchess County**

**POUGHKEEPSIE, NEW YORK 12603**

This property is a 136.41+/- acre residential land tract located on Van Wagner Road and State Route 44 in Poughkeepsie. The topography is rolling to sloping, with the central portion of the property having a ridge separated by Van Wagner Road. The property is mostly wooded, with the neighborhood consisting of mainly single family residential uses.

Adjacent to the subject are two elder care facilities, one to the south and the other to the north.

The property is zoned R-20, residential district with 20,000 square minimum lot size required, and R-4A, residential district with 4-acre minimum lot size required.

The property was at one time approved for 300-units of housing circa 1994. Since then, the approvals have expired and the property is considered to be raw land.

The Town of Poughkeepsie is located in the southwest portion of Dutchess County, a primarily suburban residential location meeting primary housing needs for the Poughkeepsie-Newburgh-Middletown MSA, as well as regional employment centers located to the south in the Metro NYC area.

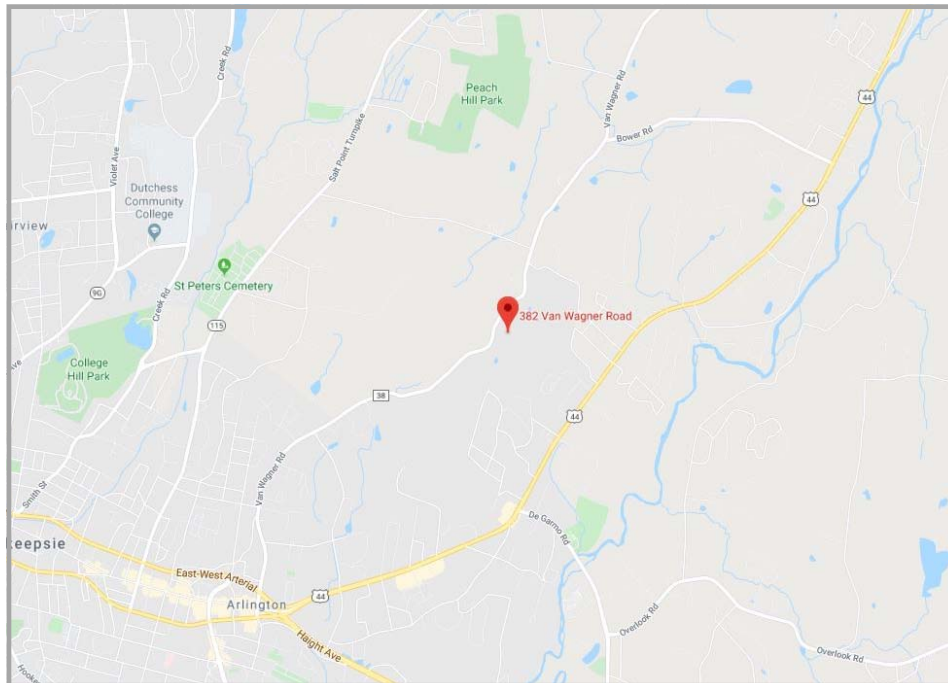
## 382 VAN WAGNER ROAD, POUGHKEEPSIE, NEW YORK

### PROPERTY INFORMATION

<b>Site Area:</b>	136.41-acres
<b>Configuration:</b>	Irregular
<b>Frontage:</b>	Approximately 2,600' on Van Wagner Road and 80' on Route 44
<b>Access:</b>	Average
<b>Topography:</b>	Rolling to sloping, mostly wooded
<b>Visibility:</b>	Average
<b>Utilities:</b>	Municipal water & sewer
<b>Flood Zone:</b>	Zone A, areas located within 100 year flood plain and Zone C, areas of minimal flooding per comm-panel # 36027C0378E dated May 2, 2012
<b>Wetlands:</b>	NYS DEC wetlands along the northern portion of the property located on the north side of Van Wagner Road.
<b>Easements and/or Encroachments:</b>	The paved driveway serves as a means of ingress and egress from Route 44 to the elder care facility adjacent to the south of the subject.
<b>Site Improvements:</b>	Paved driveway and sidewalk from Route 44, curb cuts on Van Wagner Road
<b>Off-Site Improvements:</b>	Curb cuts
<b>Water &amp; Sewer:</b>	Public



## 382 VAN WAGNER ROAD, POUGHKEEPSIE, NEW YORK LOCATION MAP



## 382 VAN WAGNER ROAD, POUGHKEEPSIE, NEW YORK

### PROPERTY PHOTOGRAPHS



Frontage on Van Wagner Road



Entrance from Van Wagner Road



Frontage on Route 44



Entrance from Route 44



Interior Lands Adjacent to Elder Care Facility



# 382 VAN WAGNER ROAD, POUGHKEEPSIE, NEW YORK

## PROPERTY ZONING

### **R-4A, Residential District**

4-acre minimum lot size required

### **R20, Residential District**

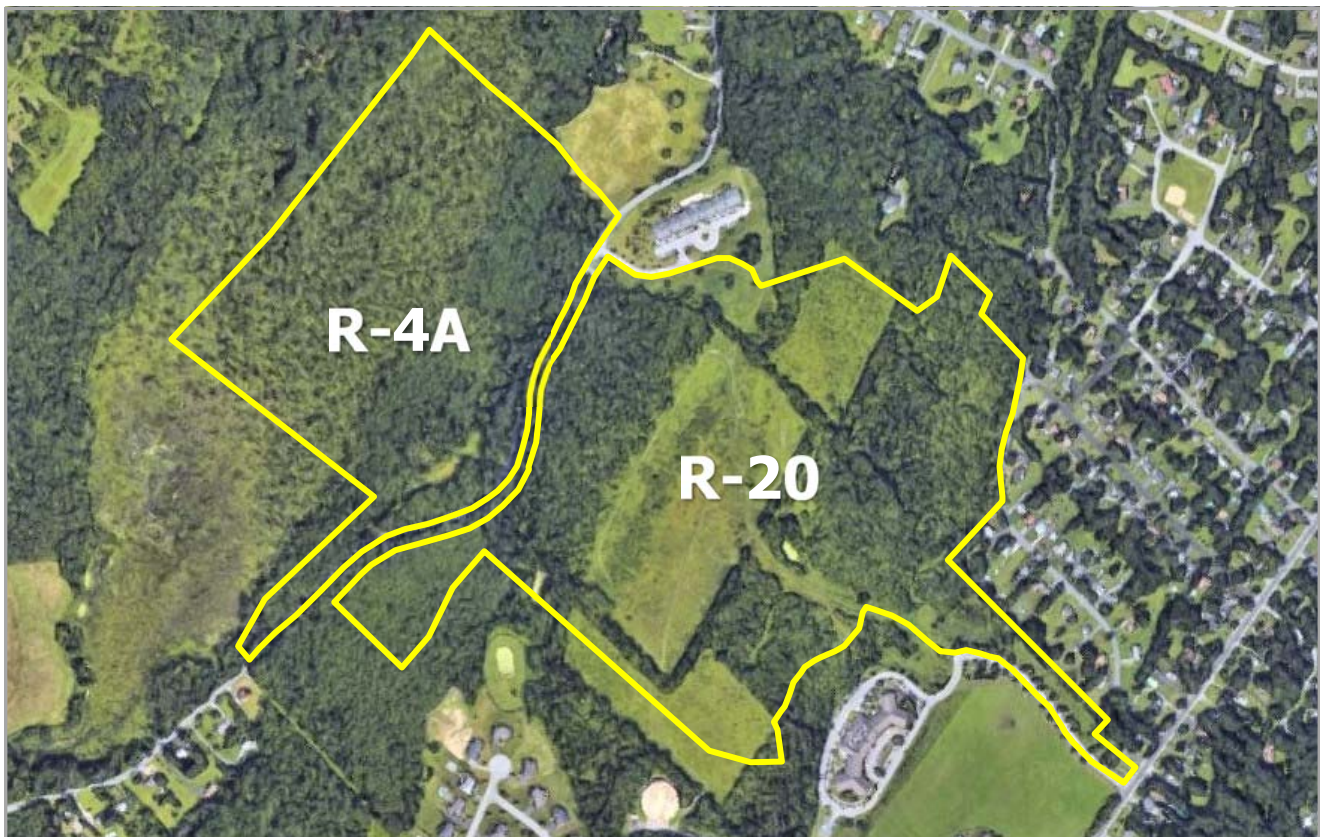
20,000 square minimum lot size required

#### **Principal Permitted Uses:**

Cemeteries, country clubs, single family dwellings, family daycare homes, golf courses, libraries, museums, parks, places of worship, playgrounds, schools

#### **Special Permitted Uses:**

Agricultural, bed and breakfasts, day-care centers, fraternal clubs, home occupations, kennels, nursery schools, nursing homes and alternate care housing, recreational clubs, outdoor recreation, school age child care facilities, swimming pools (public)





# 382 VAN WAGNER ROAD, POUGHKEEPSIE, NEW YORK TOPOGRAPHICAL MAP



# 382 VAN WAGNER ROAD, POUGHKEEPSIE, NEW YORK

## CONFIDENTIALITY AND DISCLAIMER

### PROPERTY ADDRESS: 382 Van Wagner Road, Poughkeepsie, NY

This Offering Memorandum has been prepared by Prestige Group (hereafter known as Prestige) and, does not purport to be all-inclusive. All projections have been developed by Prestige, the Owners and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Prestige or the Owners, and therefore are subject to variation. Prestige, Owners and its employees disclaim any and all liability for inaccuracies, representations and warranties, expressed and implied, contained in, or for omissions from Offering Memorandum or any other written or oral communication transmitted or made and we expect prospective purchasers to exercise due diligence to verify all information.

The Owners reserve the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Property at any time with or without notice. The Owners shall have no legal commitment or obligation to any entity making an offer to purchase the Property unless and until a written agreement of sale for the purchase of the Property has been fully executed, delivered and approved by the Owners and its legal counsel. Prestige is not authorized to make any representations or agreements on behalf of Owners.

By accepting this Offering Memorandum, Buyer agrees (I) to hold and treat it in the strictest of confidence, (II) not to disclose the offering Memorandum or any of its contents to any other entity (except outside advisors retained by you) without the prior written authorization of the Owners or Prestige (III) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Owners or Prestige.

In consideration for this introduction, Buyer agrees that should Buyer enter into negotiations or agreements with respect to the Property the same shall be done through Prestige. In the event that Buyer violates this Agreement, both Prestige and Owner(s) shall be entitled to all remedies provided by law, including, but not limited to, injunctive relief and damages. In the event that Buyer disclosed the availability of this property to a third party and this third party or the Buyer purchases the above Property without Prestige, then Buyer in addition to the remedies specified herein, will responsible for the payment of Prestige's commission.

Buyer acknowledges that they are working with Prestige as Exclusive Broker and Buyers are not represented by any other real estate broker or agent. Buyer also agrees that they will not contact Owner or Owner's Employees directly or indirectly under any circumstances. Additional information and an opportunity to inspect the Property will be made upon request to Prestige.

Prestige, understands and acknowledges that if the Potential Buyer is a "publicly traded company" on the New York Stock Exchange, and that the existence of discussion regarding Potential Buyer's interest in the Potential Transaction may be material non-public information about Potential Buyer. Prestige, Owner and their respective affiliates and Representatives will comply with all federal and state securities laws as they relate to the purchasing or selling of securities of Potential Buyer after receipt of material non-public information about Potential Buyer.

ACKNOWLEDGED, AGREED AND ACCEPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by

\_\_\_\_\_  
*Buyer's Signature*

\_\_\_\_\_  
*Buyers Company (Print)*

\_\_\_\_\_  
*Buyer's Name (Print)*

\_\_\_\_\_  
*Buyer's Email Address (Print)*

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*Buyer's Mailing Address (Print)*

\_\_\_\_\_  
*Buyer's Cell Number (Print)*

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*Buyer's Office Number*

\_\_\_\_\_  
*Buyer's Fax Number*