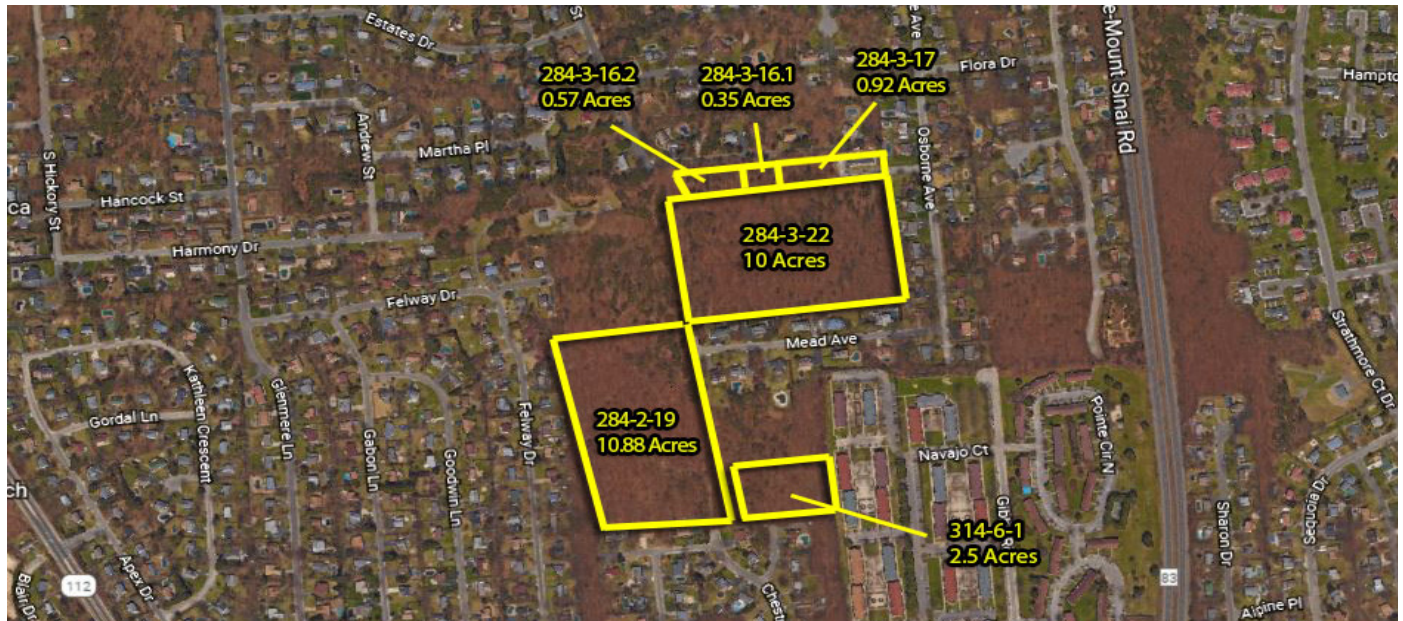


FOR SALE › VACANT LAND



Port Jefferson Station

RARE RESIDENTIAL DEVELOPMENT OPPORTUNITY



LAND DETAILS

Plot Size: +/- 25.22 Acres
Zoning: Residential (Single Family)

Taxes: \$23,105.82 (2017)
Asking Sale Price: \$9,800,000

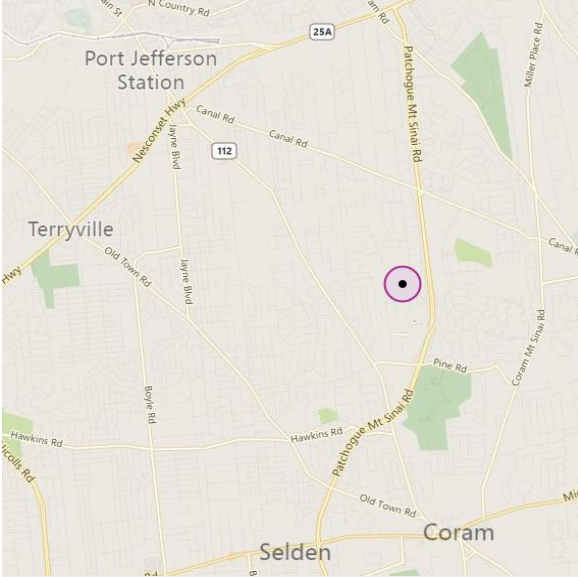
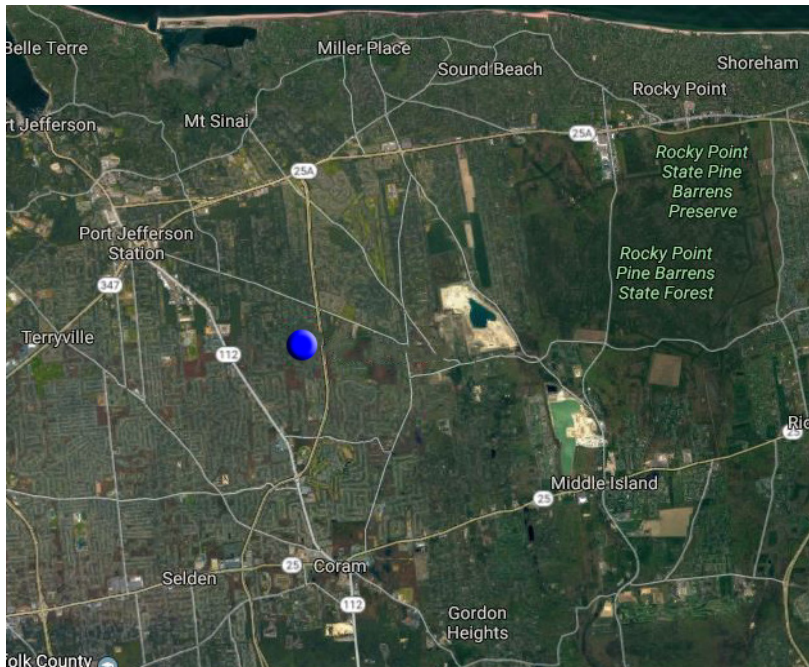
HIGHLIGHTS

- › High housing demand with limited supply
- › Excellent location for residential development
- › Six (6) adjacent Parcels totaling +/- 25.22 acres
- › Close proximity to Nesconset Highway
- › Easily accessible to the Long Island Expressway
- › Less than 10 minute drive to Port Jefferson downtown

FOR SALE > VACANT LAND

Port Jefferson Station

RARE RESIDENTIAL DEVELOPMENT OPPORTUNITY



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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	9,587	82,880	186,087
AVG HOUSEHOLD INCOME	\$110,277	\$115,528	\$119,194
DAILY TRAFFIC COUNT	27,500	-	-

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions prior sale, lease or financing or withdrawal without notice.

