



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:** Big Box Concept Plan
Page 3: Car Dealership Concept Plan
Page 4: Assisted Senior Living Concept Plan
Page 5: Parcel A & Parcel B Site Plan



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



BIG BOX DEVELOPMENT CONCEPT PLAN

NEAR POUGHKEEPSIE GALLERIA, SOUTH HILLS MALL, AND CHESNUT PLAZA

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

ITEM	UNIT	QUANTITY
ROAD A	LF	2,500
ROAD B	LF	2,000
ROAD C	LF	2,000
ROAD D	LF	2,000
TOTAL MAIN ROAD		8,500
RETAIL A	SF	156,625
RETAIL B	SF	3,600
RETAIL C	SF	18,500
RETAIL D	SF	18,500
RETAIL E	SF	2,500
TOTAL RETAIL		204,625
RENTAL 100	26	
RENTAL 200	26	
RENTAL 300	26	
RENTAL 400	26	
RENTAL 500	26	
RENTAL 600	26	
RENTAL 700	26	
RENTAL 800	26	
RENTAL 900	26	
RENTAL 1000	26	
FOR SALE 1200	23	
FOR SALE 1300	23	
FOR SALE 1400	23	
FOR SALE 1500	23	
FOR SALE 1600	23	
FOR SALE 1700	23	
FOR SALE 1800	23	
FOR SALE 1900	23	
FOR SALE 2000	23	
TOTAL RESIDENTIAL		650



CONCEPTUAL DRAWINGS

<p>THE CHESNUT COMPANIES Planning & Architecture 200 Main Street Poughkeepsie, NY 12601 Phone: 845.485.3100 Fax: 845.485.3101 www.chesnut.com</p>	<p>CHAZEN ENGINEERING LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., P.C. 200 Main Street Poughkeepsie, NY 12601 Phone: 845.485.3100 Fax: 845.485.3101 www.chazen.com</p>	<p>ROUTE 9 CONCEPTUAL MASTER PLAN TOWN OF POUGHKEEPSIE, Dutchess County, NEW YORK</p>	<p>Project Number: 1000000000 Date: 10/15/2010 Scale: AS SHOWN Drawing No.: 1000000000 Project Name: ROUTE 9 Project Location: TOWN OF POUGHKEEPSIE, Dutchess County, NEW YORK</p>
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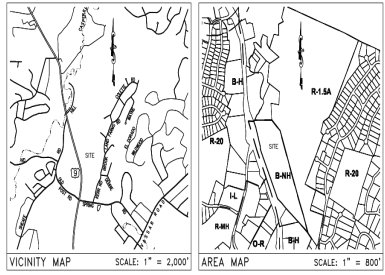
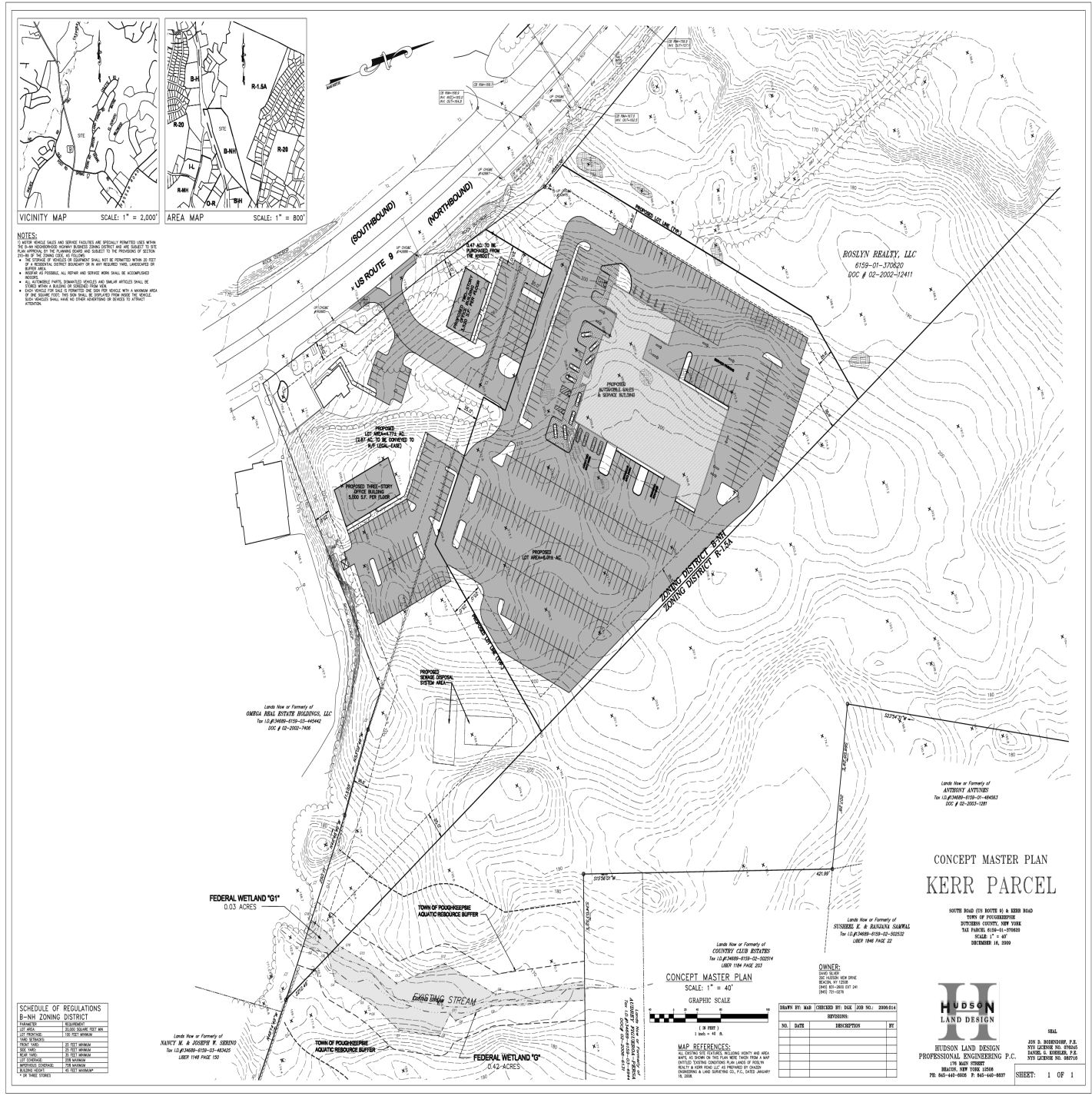
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CAR DEALERSHIP CONCEPT PLAN

U.S. ROUTE 9 - BMW, CHEVY, FORD, VW, VOLVO, SUBARU & MORE

NEAR SHOPPING DISTRICTS & MALLS, COLLEGES, IBM, HOSPITALS & MORE



NOTES:

- 1. ALL SERVICE SALES AND SERVICE FACILITIES ARE SPECIALLY PERMITTED USES WITHIN THE B-NH ZONING DISTRICT. ANY SERVICE SALES AND SERVICE FACILITIES MUST BE SUBJECT TO THE PROVISIONS OF SECTION 24-100 OF THE ZONING REGULATIONS.
- 2. THE PROPOSED PROJECT IS LOCATED WITHIN AN ENVIRONMENTAL SENSITIVE AREA (ESA) AS SHOWN ON THE MAP.
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SCHEDULE OF REGULATIONS
B-NH ZONING DISTRICT

PARAMETER	REGULATION
LOT AREA	2,000 SQUARE FEET MIN.
LOT COVERAGE	10% MINIMUM
SETBACKS	10' FRONT, 5' SIDE, 5' REAR
MAX. HEIGHT	35' MAXIMUM
MAX. NUMBER OF STORIES	3
MAX. NUMBER OF UNITS	10
MAX. NUMBER OF PARKING SPACES	10
MAX. NUMBER OF DRIVEWAYS	10
MAX. NUMBER OF SIGNAGES	10
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ROSLYN REALTY, LLC
6159-01-37620
DOC # 02-2002-12411

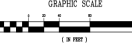
CONCEPT MASTER PLAN KERR PARCEL

5070 ROAD (ON ROUTE 41 & 1000 ROAD
TOWN OF Poughkeepsie
PUTNAM COUNTY, NEW YORK
TAX PARCEL: 6159-01-37620
SCALE: 1" = 40'
REVISED: JULY 2009



200 D. BROADWAY, P.O. BOX 1000
NEW YORK, NY 10036
PHONE: 212-693-1000
FAX: 212-693-1001
WWW.HUDSONLANDDESIGN.COM

CONCEPT MASTER PLAN SCALE: 1" = 40'



MAP REFERENCES:
ALL DISTRICTS AND ZONING DISTRICTS ARE SHOWN ON THE MAP.
THE MAP IS A CONCEPT PLAN AND DOES NOT REPRESENT A LEGAL DOCUMENT.
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OWNER:
KERR PARCEL
200 D. BROADWAY
NEW YORK, NY 10036
(212) 693-1000
(212) 693-1001
WWW.HUDSONLANDDESIGN.COM

NO.	DATE	DESCRIPTION	BY



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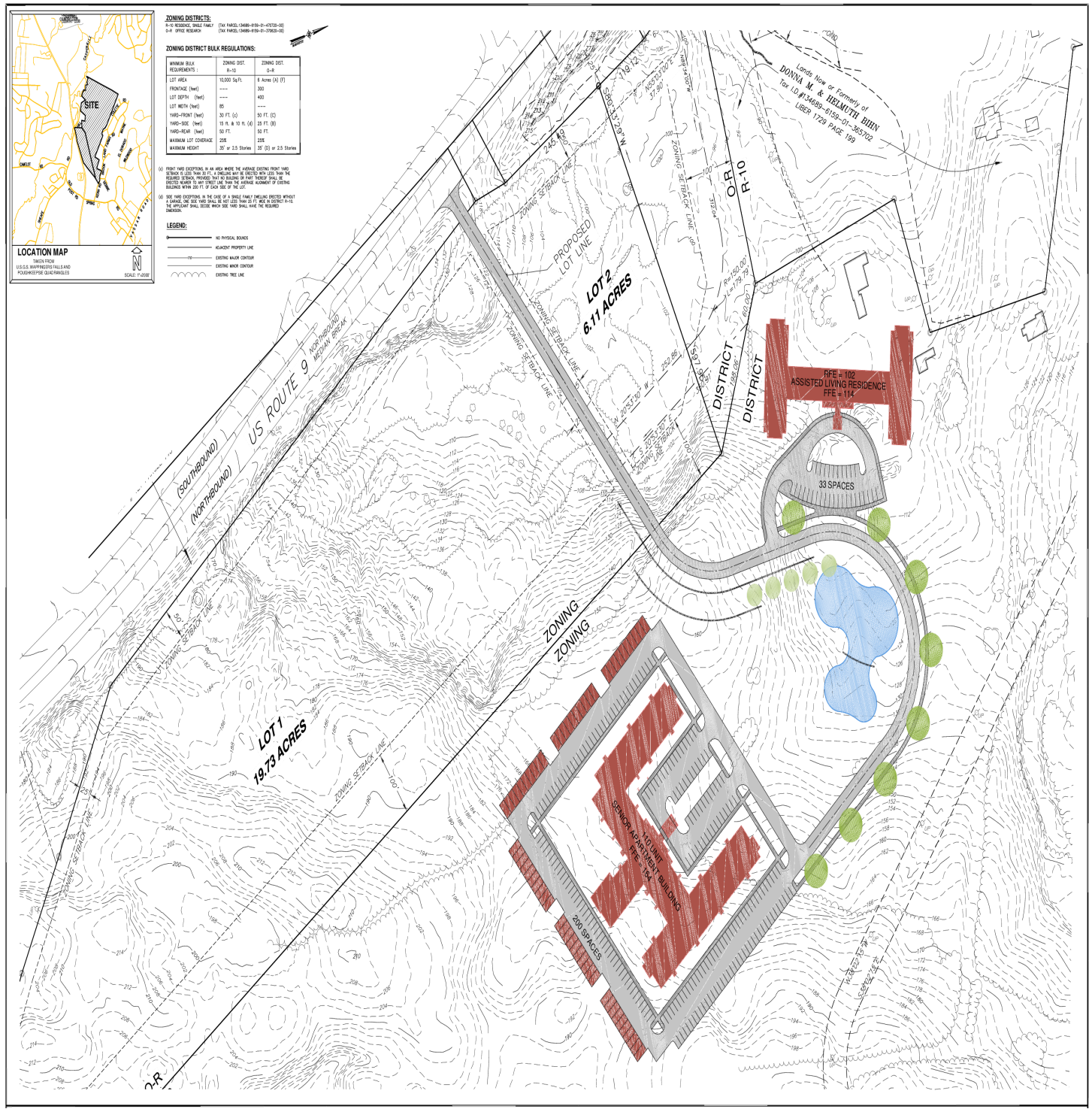
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MULTI-FAMILY / RETAIL - MIXED USE CONCEPT

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

NEAR VASSAR MEDICAL CENTER, NUVANCE, CAREMOUNT, MIDHUDSON REGIONAL



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DEVELOPMENT SITE - 143.53 ± ACRES

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PARCEL A & PARCEL B SITE PLAN



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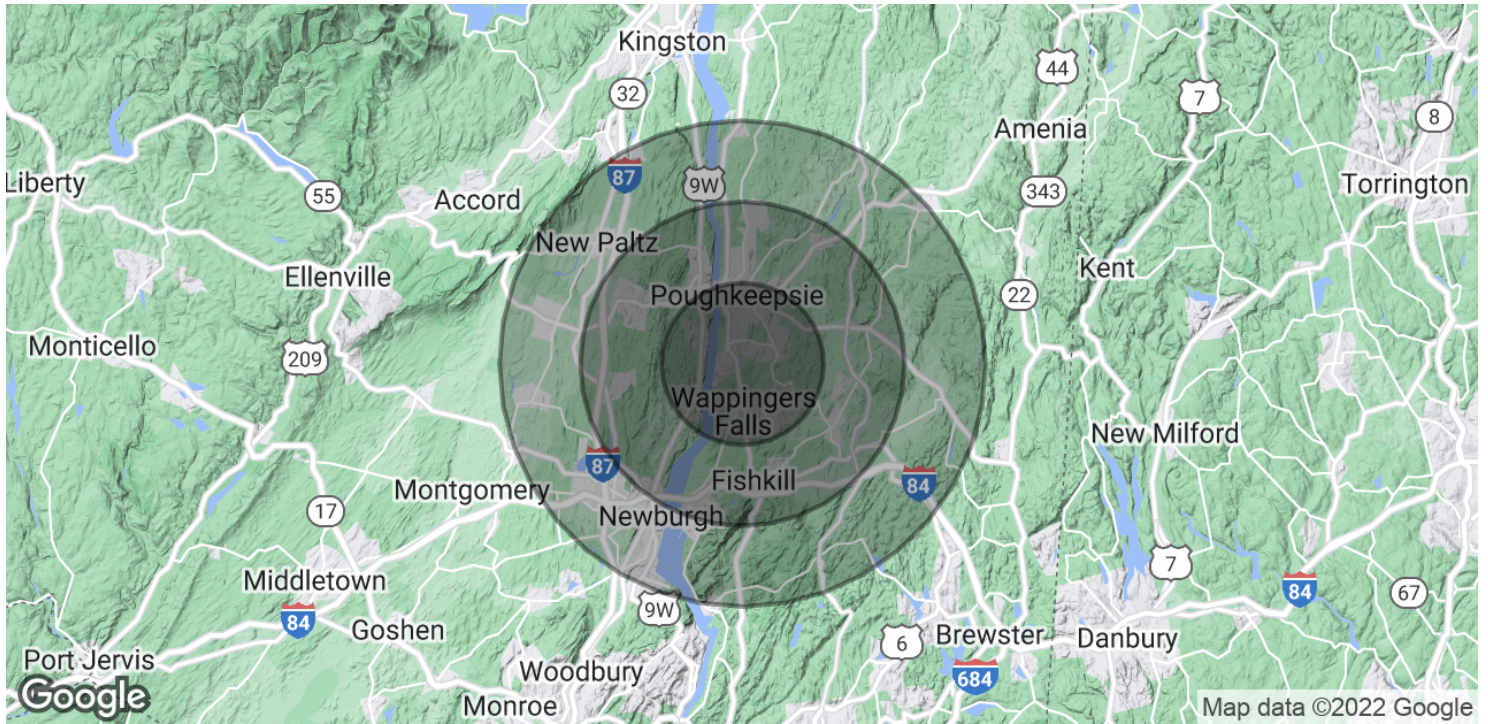
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DEMOGRPAHICS & STATISTICS

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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