



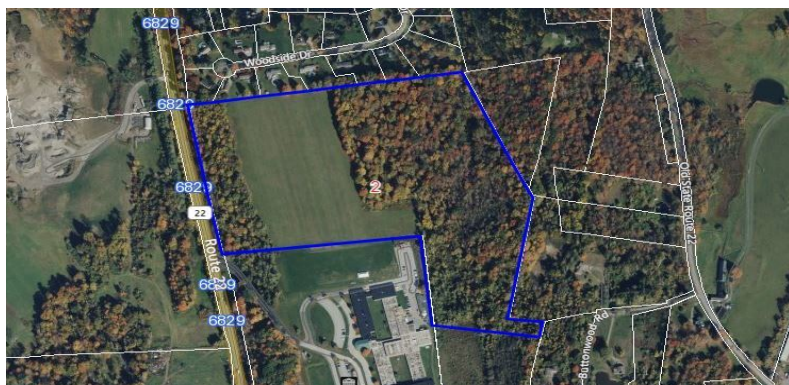
DEVELOPMENT SITE

NYS ROUTE 22, DOVER PLAINS, NY 12522



COMMERCIAL, RESIDENTIAL, AGRICULTURAL, SOLAR

ADDRESS:	NYS Route 22 Dover Plains, NY 12522
LOCATION:	NYS & Connecticut Border (7 Minutes / 4.7 Miles) Interstate 684, Exit 10 (30 Minutes / 21 Miles)
ACREAGE:	45.87 ± Acres
FRONTAGE:	990' On NYS Route 22
TRAFFIC COUNT:	6,829 AADT @ NYS Route 22
ZONING:	RU, Rural District
ASKING PRICE:	\$695,000



PROPERTY OVERVIEW

CR Properties Group is pleased to offer a Development Site For Sale on NYS Route 22, Dover Plains, NY 12522. Located North of Dover Plains Middle School and 7 Minutes from the New York State & Connecticut Border, 30 Minutes from Interstate 684, Exit 10. There is 45.87 ± Acres, 990' of frontage on NYS Route 22, and nearby Cricket Valley Energy Center. The zoning ordinance is RU, Rural District and has a traffic count of 6,829 on NYS Route 22.



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:

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NEW YORK STATE / CONNECTICUT BORDER - 7 MINUTES AWAY
FRONTAGE ON NYS ROUTE 22 - 45.87 ± ACRES

NEARBY CRICKET VALLEY ENERGY CENTER



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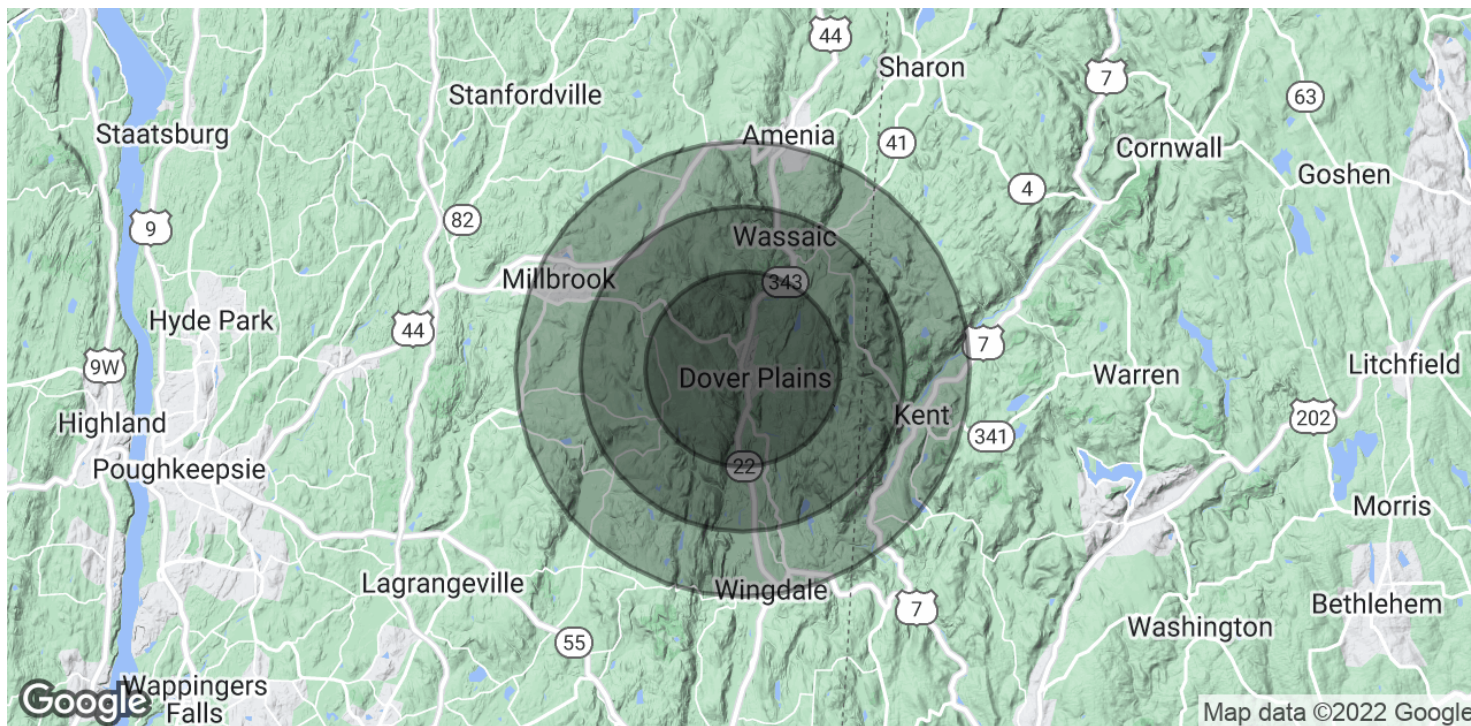
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DATA & STATISTICS

POPULATION, HOUSEHOLD & INCOME

EASTERN DUTCHESS NEAR CONNECTICUT BORDER



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	3,966	8,934	17,252
Average Age	43.9	44.6	45.9
Average Age (Male)	41.9	42.9	44.4
Average Age (Female)	45.9	47.0	47.7

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	1,895	4,088	8,094
# of Persons per HH	2.1	2.2	2.1
Average HH Income	\$68,887	\$77,047	\$83,488
Average House Value	\$207,161	\$260,034	\$298,026

* Demographic data derived from 2020 ACS - US Census



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