

29.9± Acres of Land For Sale


Property Highlights:

Excellent development site in Fulton County with easy access to major Highways (Rt. 30, Rt. 29, I-90, Rt. 5) and 40 minutes from Saratoga, 45 minutes from Albany. Approved US Development Zone. NYS DOT approved "Break-in-Access" to property from Rt. 30A. Property consists of 3 parcels totaling 29.9± acres.

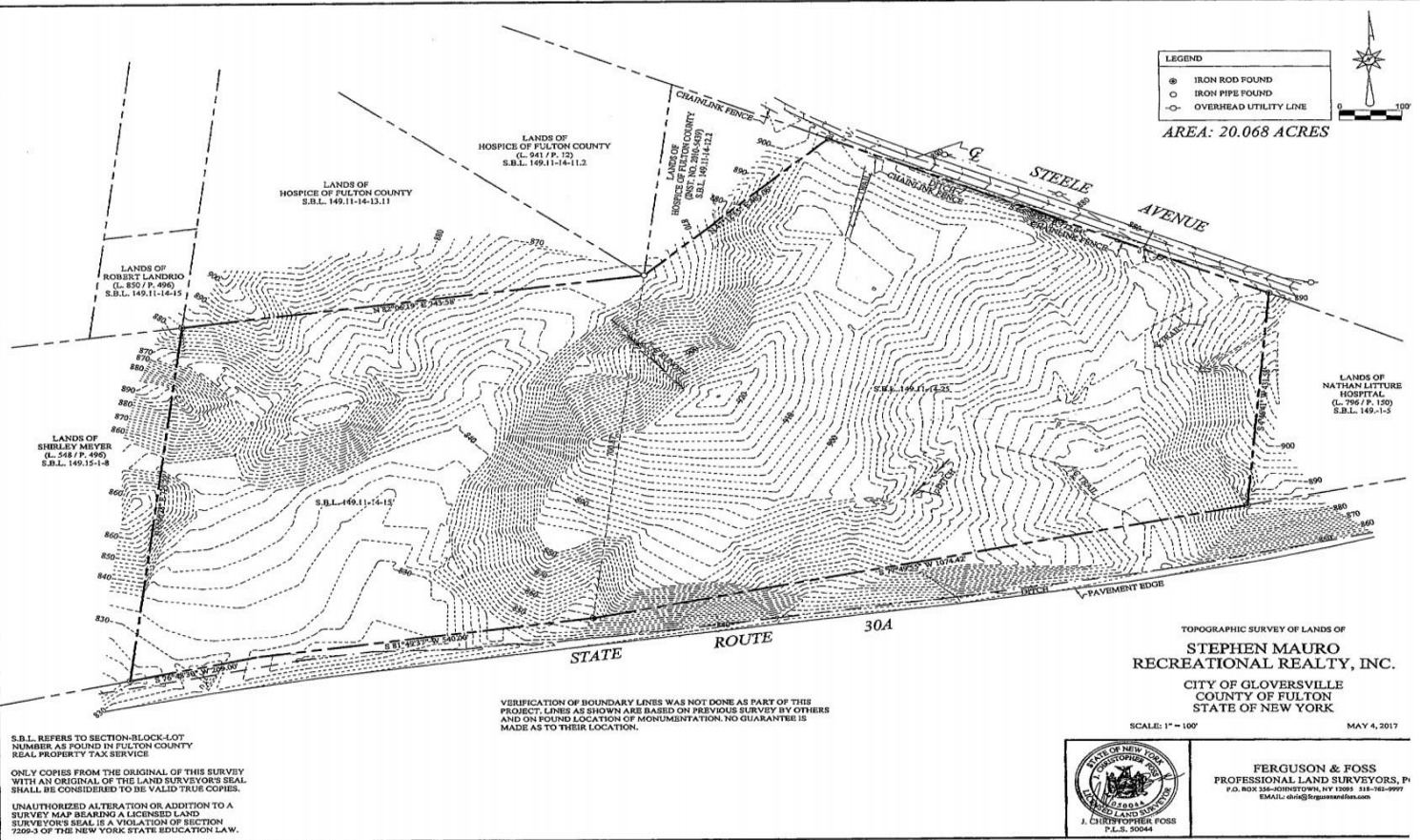
Street Name	Cross Street	Traffic Volume	Direction	Distance
State Hwy 30A	Saratoga Blvd	12,200	NE	0.2
Steele Ave Exd	Oakwood Dr	1,350	SE	0.5
E Fulton St	Kingsboro Ave	7,020	NW	0.6
E Fulton St	N Hollywood Ave	6,900	NE	0.7
State Hwy 30A	E Fulton St Exn	12,350	NE	0.8

Source: ESRI, 2019

For more information, please contact:

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Site Information

PROPERTY SUMMARY

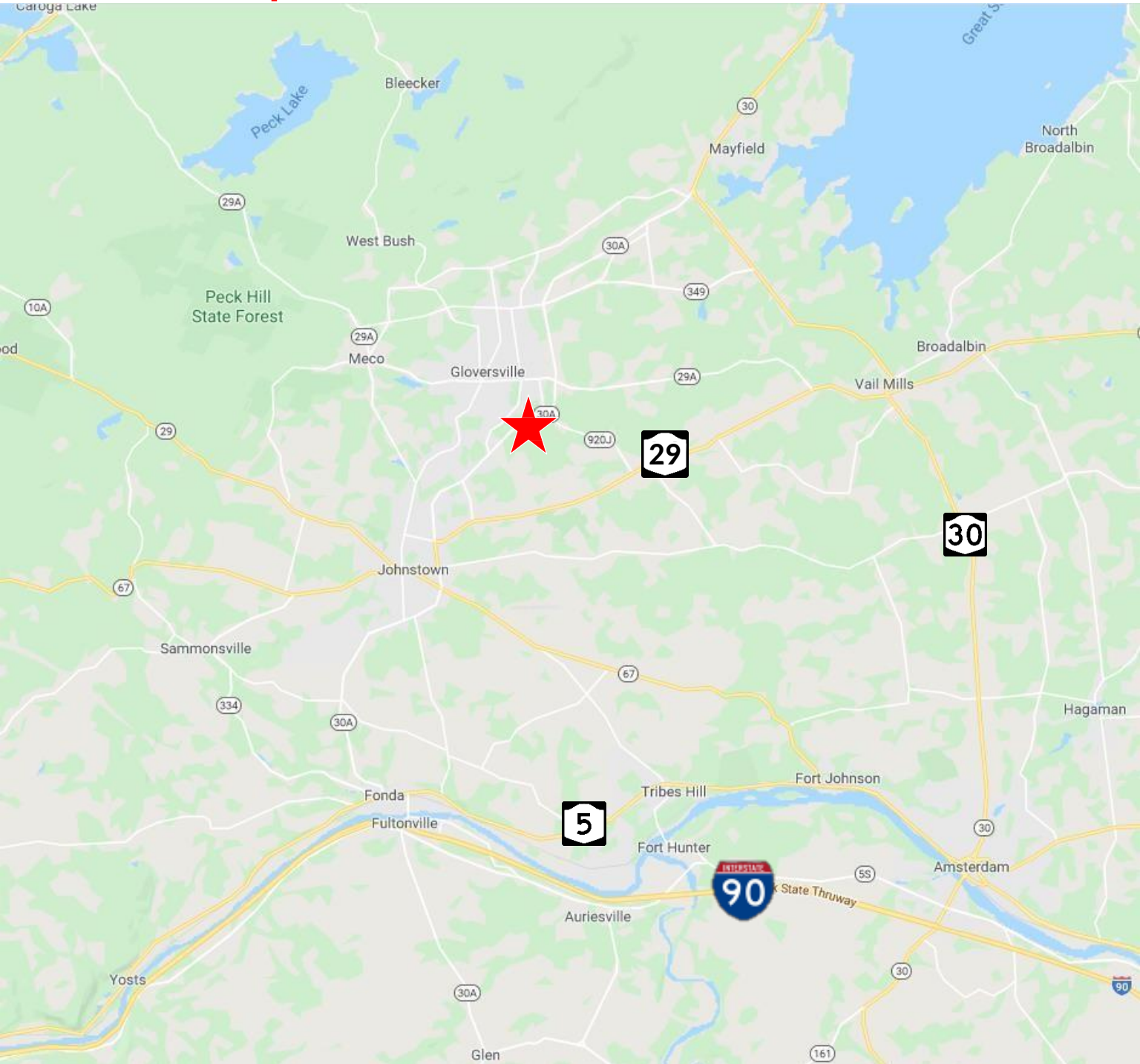
Owner:	Recreational Realty/S. Mauro	Zoning:	Commercial
Property Type:	Land/Acreage	Parking:	0/Private
List Price:	\$1,250,000	Current/Past Usage:	Land
County:	Fulton County	Taxes:	3,500 (est.)
Address:	00 State Highway 30A	Water:	Municipal
City:	Gloversville	Sewer:	Yes
Acres:	29.9± acres	Septic:	No

FOR SALE

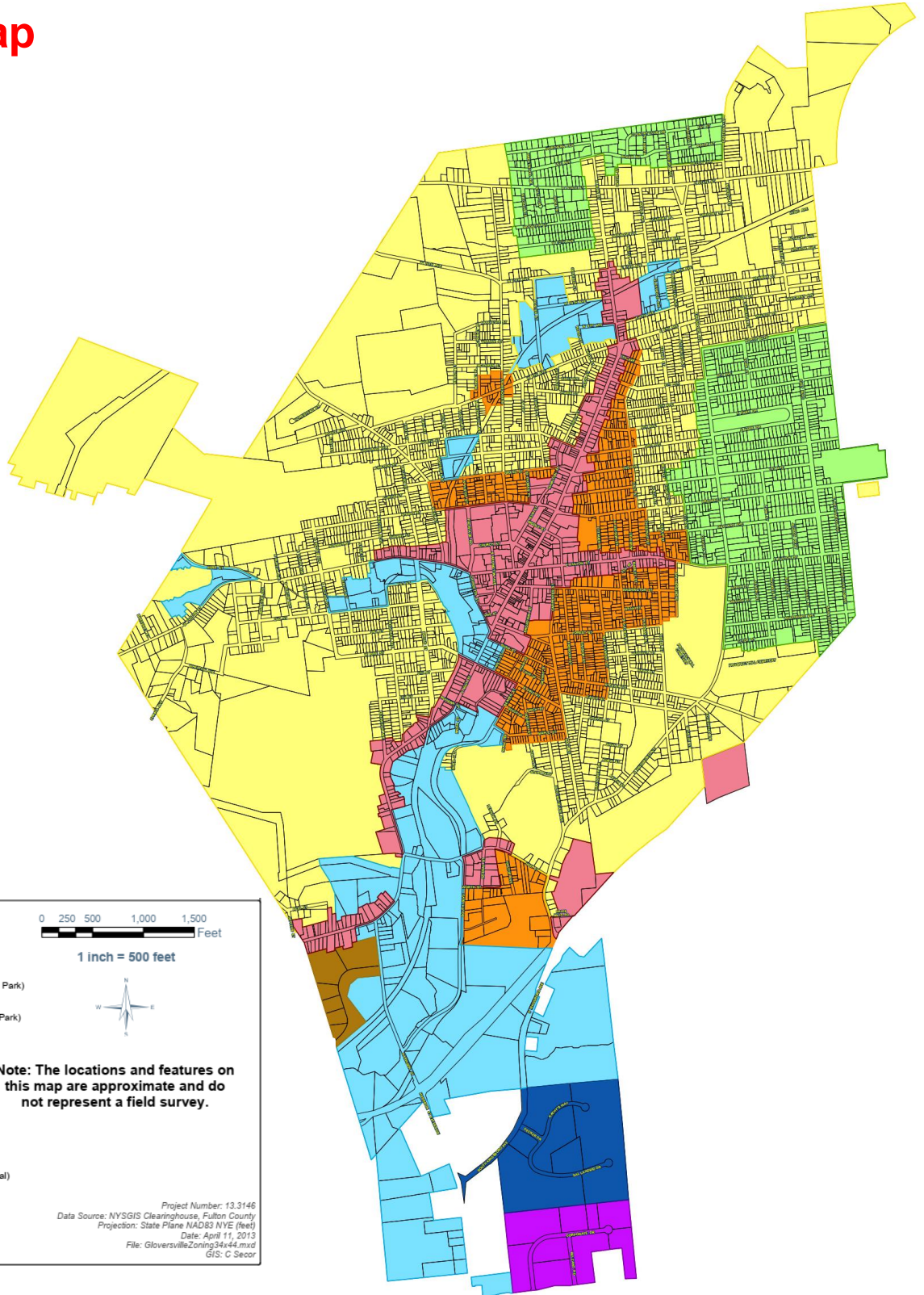
00 State Highway 30A

Gloversville, NY 12078

Location Map



Zoning Map



Zoning Classes

- C (Commercial)
- C-B-P (Crossroads Business Park)
- C-I-P (Crossroads Industrial Park)
- I-P-Z (Industrial Park Zone)
- M (Manufacturing)
- R-1 (Residential)
- R-1A (Residential)
- R-C (Residential / Commercial)

0 250 500 1,000 1,500
Feet

1 inch = 500 feet

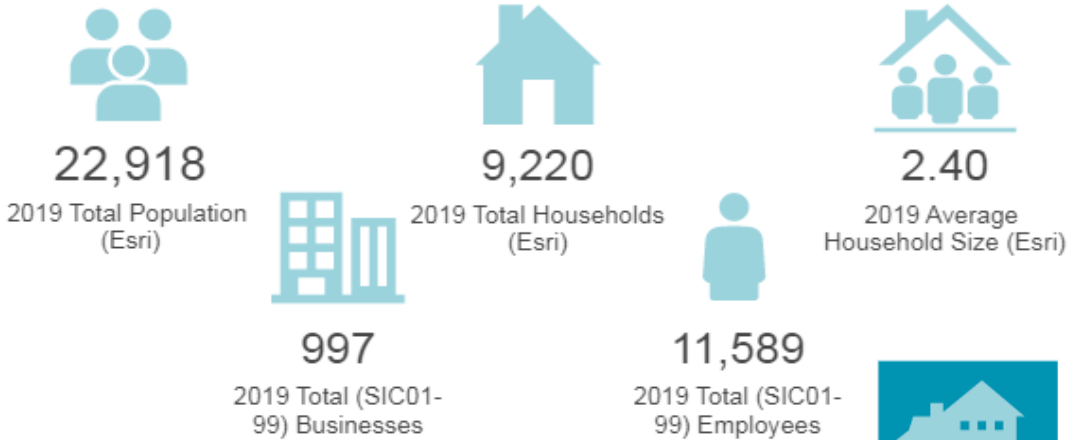
Note: The locations and features on this map are approximate and do not represent a field survey.

Project Number: 13.3146
Data Source: NYSGIS Clearinghouse, Fulton County
Projection: State Plane NAD83 NVE (feet)
Date: April 11, 2013
File: GloversvilleZoning34x44.mxd
GIS: C. Secor

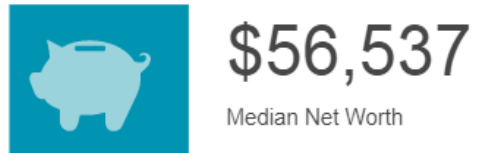
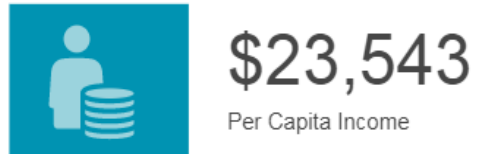
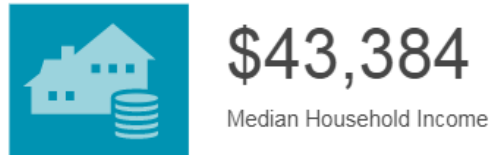
Demographics

(ring of 3 miles)

GENERAL DEMOGRAPHICS



INCOME



Restaurants

Company/Business Name	Direction	Distance
MENDETTAS PIZZERIA & BAKERY	NW	0.7
BURGER KING	SW	0.7
RNR BRAUHAUS	NW	0.7
SUBWAY	SW	0.8
GLOVERSVILLE PALACE DINER	NW	0.9
SALVATORE'S ITALIAN RSTRNT	NW	0.9
NEW YORK CITY PIZZA 1	NW	0.9
BIG MIKE'S	NE	0.9
TRAVERS DINER	SW	0.9
PLAZAS PIZZA	NE	1.0

HEALTH CARE EXPENDITURE



HOTELS & LODGINGS



RETAIL TRADE



SERVICES SUMMARY

