



Approximate site lines; subject to survey verification

EXCELLENT DEVELOPMENT OPPORTUNITY!

Great development site with residential zoning. Located just 1 mile from Route 30, 25 miles from Saratoga Springs, and 30 miles from Albany.

Property Details

Address	0 Maple Avenue Hagaman, NY 12010	Latitude	42.97548310
Land Area	15.4± acres	Longitude	-74.15967060
Zoning	Residential	Utilities	Municipal water and sewer

For more information, please contact:

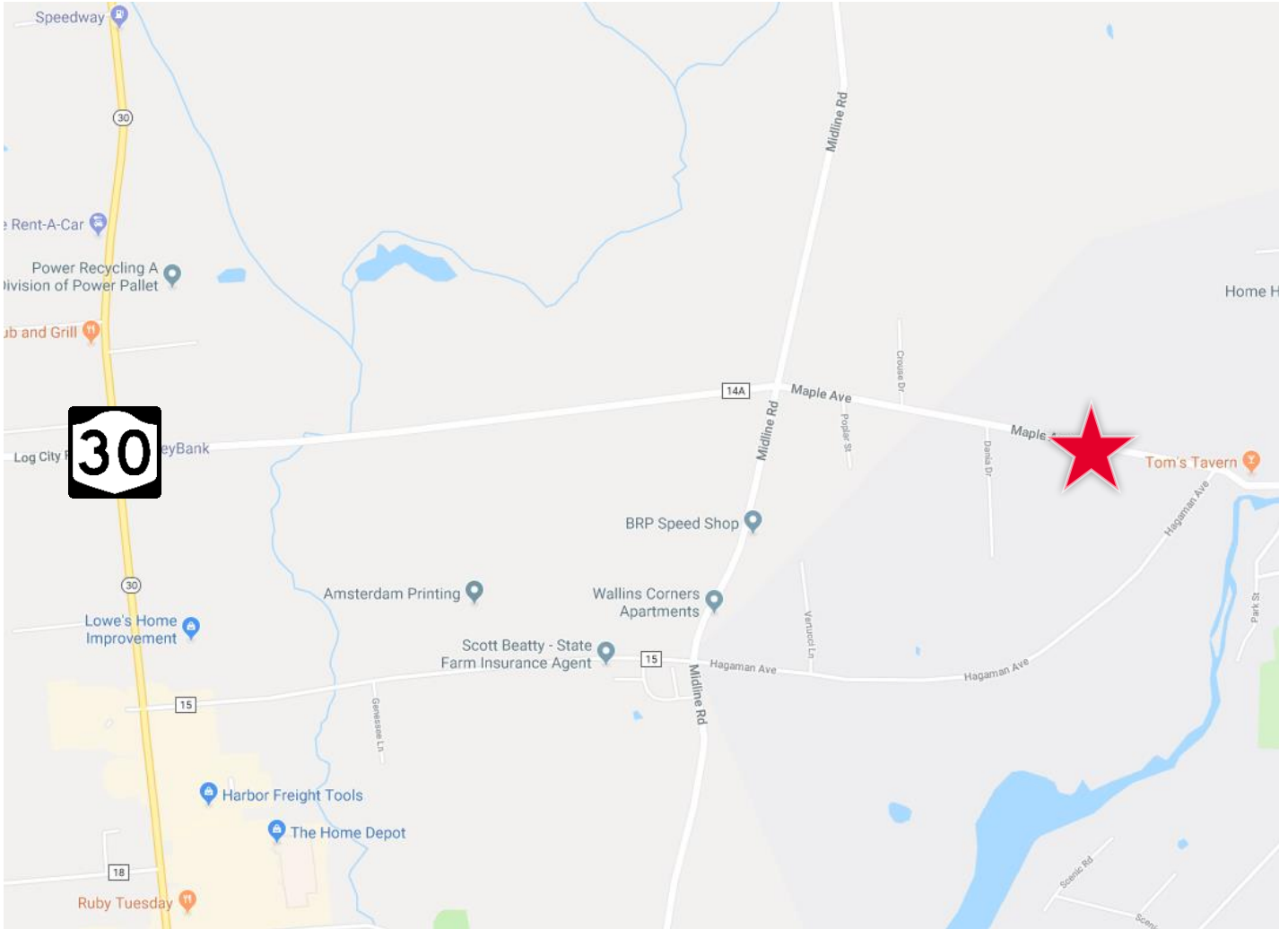


Michael J. Sampone
Associate Real Estate Broker
+1 518 727 7561 (mobile)
msampone@pyramidbrokerage.com

40 British-American Boulevard
Latham, New York 12110
+1 518 489 9199 (office)
+1 518 489 3492 (fax)
pyramidbrokerage.com

Independently Owned and Operated A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

Aerial / Location Map



Demographics

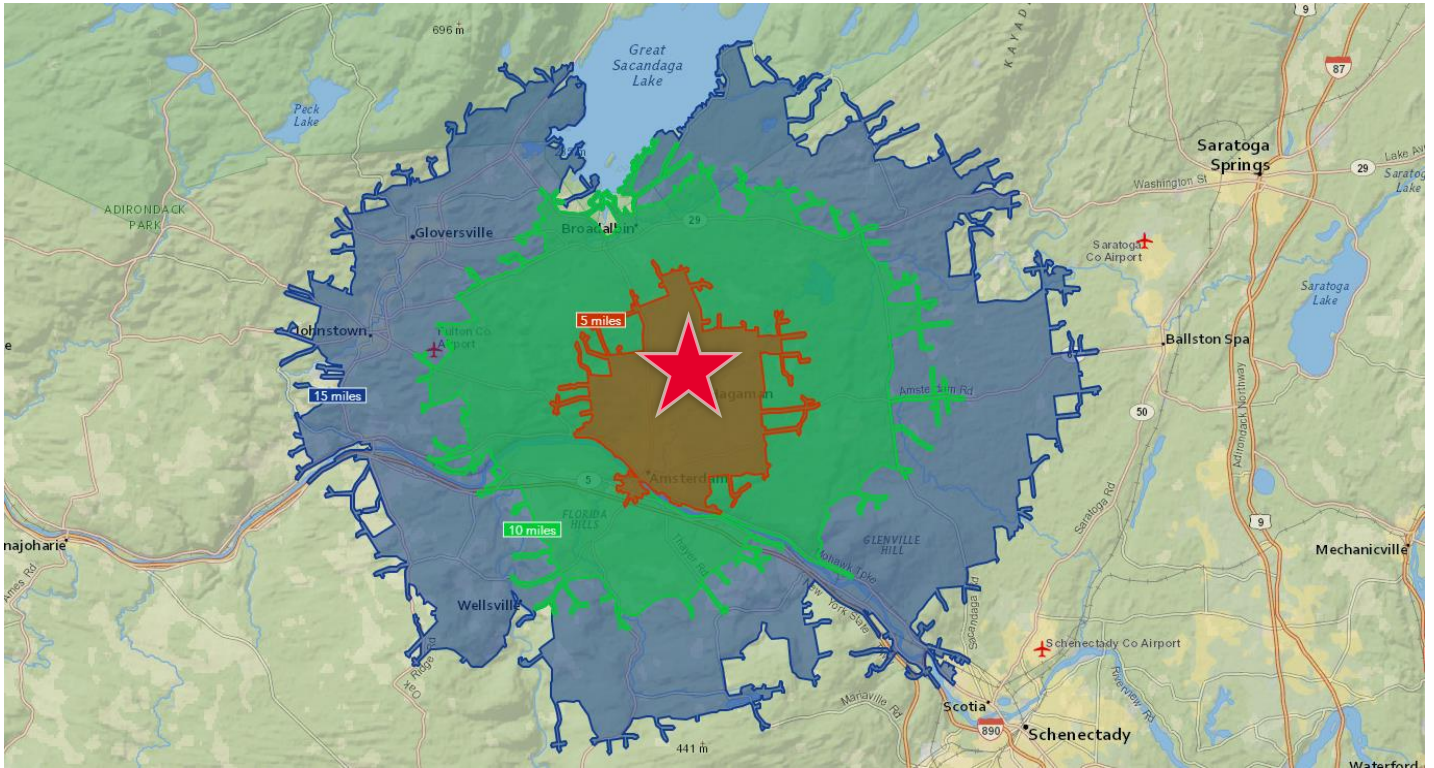
	0-1 Mile	1-3 Miles	3-5 Miles
Population	1,555	17,306	28,807
AVG. HH Income	\$75,008	\$69,593	\$65,811
Daytime Population	1,950	16,373	29,216

Source: ESRI, 2019

Traffic Counts

Maple Ave @ Midline Rd:	2,913 ADT
Hagaman Ave @ Mill St:	6,744 ADT
I-30 @ Maple Ave Ext:	13,948 ADT

Source: NYS Traffic Data Viewer, 2019



Source: ESRI, 2019

Drive Map: 5, 10, 15 miles

Housing Units by Occupancy Status and Tenure	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	6,080	100.0%	6,125	100.0%	6,161	100.0%
Occupied	5,208	85.7%	5,131	83.8%	5,009	81.3%
Owner	2,995	49.3%	2,934	47.9%	2,858	46.4%
Renter	2,213	36.4%	2,197	35.9%	2,151	34.9%
Vacant	872	14.3%	994	16.2%	1,152	18.7%

2019 Population by Age	0 - 1 mile	1 - 3 mile	3 - 5 mile
	Total	1,496	14,641
0 - 4	3.3%	5.9%	5.9%
5 - 9	3.7%	5.9%	6.1%
10 - 14	4.0%	5.9%	6.1%
15 - 24	9.8%	11.1%	11.3%
25 - 34	12.4%	13.7%	12.8%
35 - 44	9.8%	11.7%	11.8%
45 - 54	12.6%	11.9%	12.3%
55 - 64	16.1%	13.9%	13.8%
65 - 74	16.6%	11.1%	10.8%
75 - 84	7.4%	5.4%	5.6%
85 +	4.3%	3.6%	3.4%
18 +	86.0%	78.6%	78.1%

Source: ESRI, 2019



Radius Map: Ring Band of 3-5 miles
 Source: ESRI, 2019