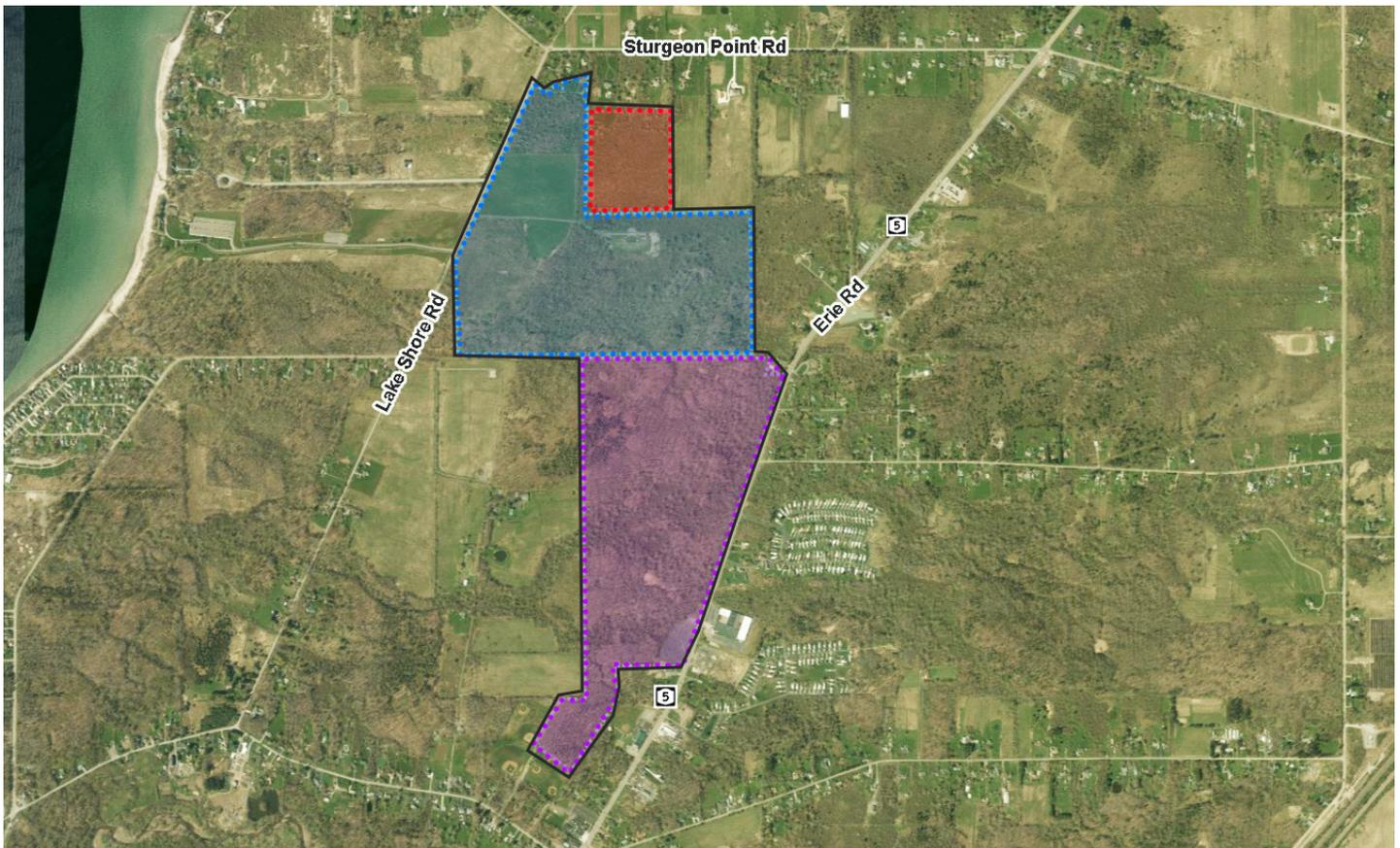


FOR SALE

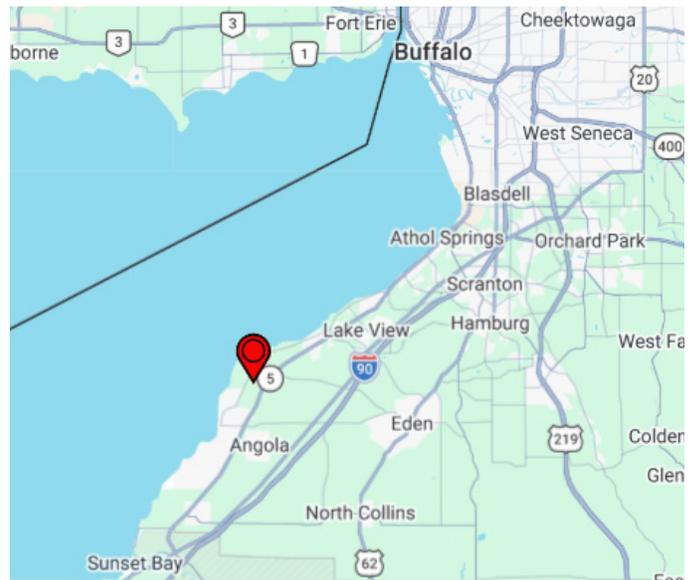
Development Site

0 Erie Rd, Derby, NY 14047



Property Highlights:

- 323 +/- Acres of Vacant Land
- Three Separate Parcels Being Sold Together
- Zoned Rural Residential (RR)
- 3,400 Ft. Frontage on Erie Rd.
- 2,100 Ft. Frontage on Lake Shore Rd.
- List Price \$995,000



344 Delaware Ave, Suite 200, Buffalo, NY 14202



6000 Sheridan Dr, Williamsville, NY 14221

William Heussler

Associate Real Estate Broker

D: 716.426.0601

WilliamHeussler@HannaCRE.com

Howard Zubin

Associate Real Estate Broker

C: 716.861.0692

HowardZubin@HowardHanna.com



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

FOR SALE

Development Site

0 Erie Rd, Derby, NY 14047

Demographic Summary:

Radius	3 Mile	5 Mile	10 Mile
Population			
2029 Projection	9,468	18,125	53,456
2024 Estimate	9,425	17,969	53,278
2020 Census	8,805	16,404	50,097
Growth 2024 - 2029	0.46%	0.87%	0.33%
Growth 2020 - 2024	7.04%	9.54%	6.35%
2024 Population by Hispanic Origin	239	480	1,458
2024 Population	9,425	17,969	53,278
White	8,749 92.83%	16,661 92.72%	48,577 91.18%
Black	52 0.55%	102 0.57%	342 0.64%
Am. Indian & Alaskan	86 0.91%	141 0.78%	1,155 2.17%
Asian	30 0.32%	67 0.37%	301 0.56%
Hawaiian & Pacific Island	2 0.02%	5 0.03%	11 0.02%
Other	505 5.36%	994 5.53%	2,892 5.43%
U.S. Armed Forces	0	0	26
Households			
2029 Projection	4,139	7,721	21,847
2024 Estimate	4,120	7,653	21,775
2020 Census	3,840	6,968	20,460
Growth 2024 - 2029	0.46%	0.89%	0.33%
Growth 2020 - 2024	7.29%	9.83%	6.43%
Owner Occupied	3,253 78.96%	6,295 82.26%	18,445 84.71%
Renter Occupied	866 21.02%	1,358 17.74%	3,329 15.29%
2024 Households by HH Income			
Income: <\$25,000	619 15.03%	1,217 15.90%	2,986 13.71%
Income: \$25,000 - \$50,000	826 20.05%	1,389 18.15%	4,015 18.44%
Income: \$50,000 - \$75,000	945 22.94%	1,673 21.85%	3,871 17.78%
Income: \$75,000 - \$100,000	544 13.21%	1,043 13.63%	2,847 13.08%
Income: \$100,000 - \$125,000	478 11.60%	889 11.61%	2,318 10.65%
Income: \$125,000 - \$150,000	287 6.97%	668 8.73%	2,263 10.39%
Income: \$150,000 - \$200,000	246 5.97%	455 5.94%	2,293 10.53%
Income: \$200,000+	174 4.22%	321 4.19%	1,181 5.42%
2024 Avg Household Income	\$82,134	\$83,478	\$93,048
2024 Med Household Income	\$65,937	\$68,450	\$75,132



344 Delaware Ave, Suite 200, Buffalo, NY 14202



6000 Sheridan Dr, Williamsville, NY 14221

William Heussler

Associate Real Estate Broker

D: 716.426.0601

WilliamHeussler@HannaCRE.com

Howard Zubin

Associate Real Estate Broker

C: 716.861.0692

HowardZubin@HowardHanna.com



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.