



FOR SALE

**CENTURY 21
COMMERCIAL.**

Bridgeway Realty

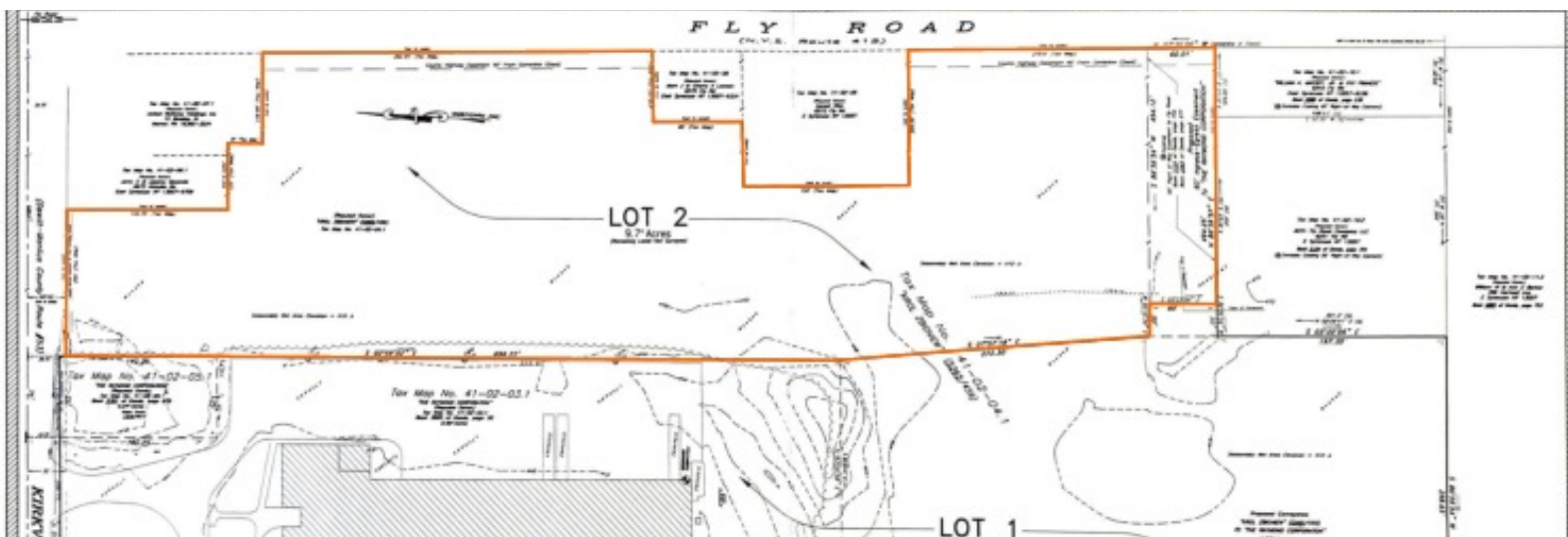
TOWN OF DEWITT DEVELOPMENT ACREAGE

0 Kirkville Road, East Syracuse, NY 13057

TOM LISCHAK, CCIM

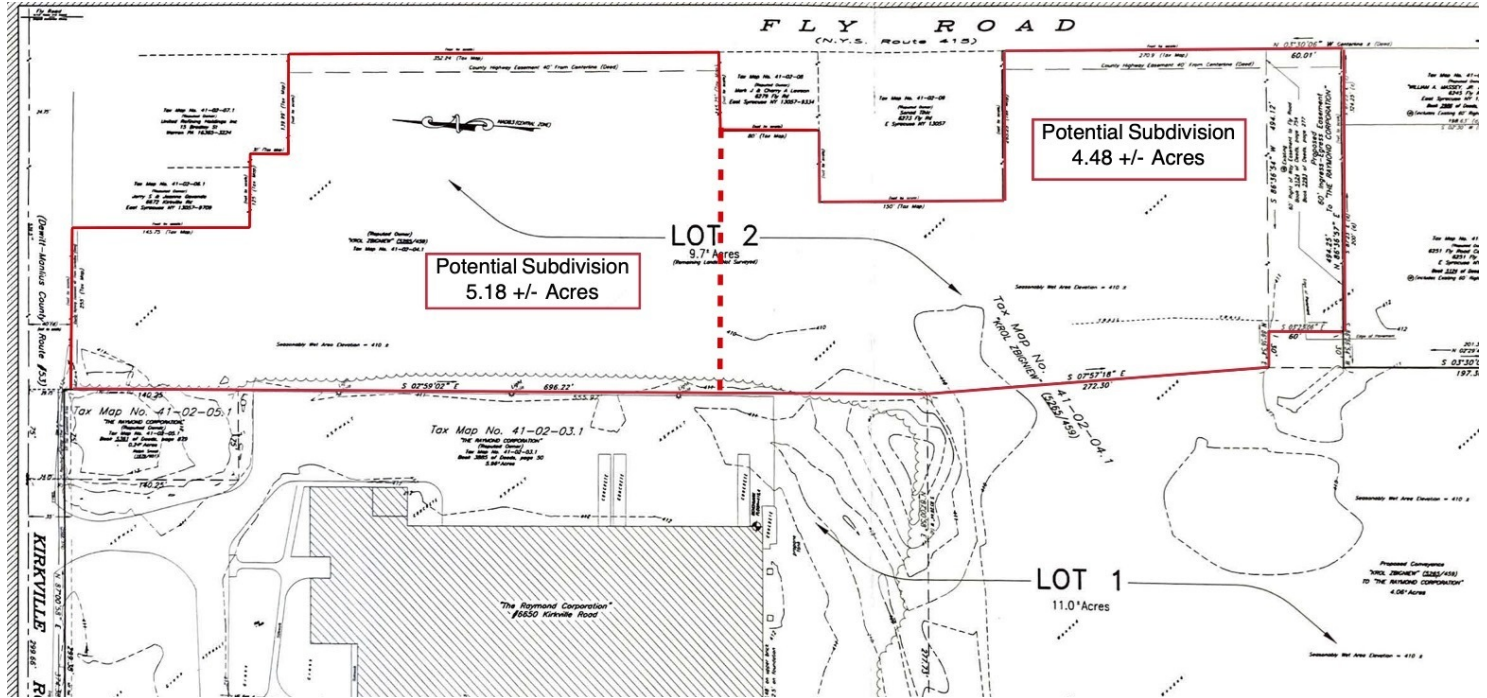
315.430.0443

tom@c21bridgeway.com



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0 Kirkville Road, East Syracuse, NY 13057



PROPERTY DESCRIPTION

This nearly ten acre site has frontage on both Kirkville Road and Fly Road. Property can be subdivided into two parcels of +/- 4.48 & 5.18 +/- Acres or purchased as one 9.66 +/- Acre parcel. Excellent opportunity to acquire a site in the highly desirable, Town of Dewitt with convenient highway access. Seconds from newly constructed Amazon "Last-Mile" distribution facility. Zoned High Tech District which allows for many uses.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,173	10,212	26,794
Total Population	2,943	24,552	63,255
Average HH Income	\$64,565	\$66,650	\$72,488

PROPERTY HIGHLIGHTS

- Frontage on Both Kirkville & Fly Roads
- Can be subdivided into two parcels.
- 5.18 +/- Acres Site A - \$495,000.00
- 4.48 +/- Acres Site B - \$395,000.00
- 9.66 +/- Acres Total - \$750,000.00
- Close To Major Highways
- Zoned High Tech District
- Many Uses Are Allowed-
- Multi-Family, Office, Self Storage, Warehouse & More...

OFFERING SUMMARY

Sale Price:	\$395-750,000.00
Lot Size:	9.66 Acres

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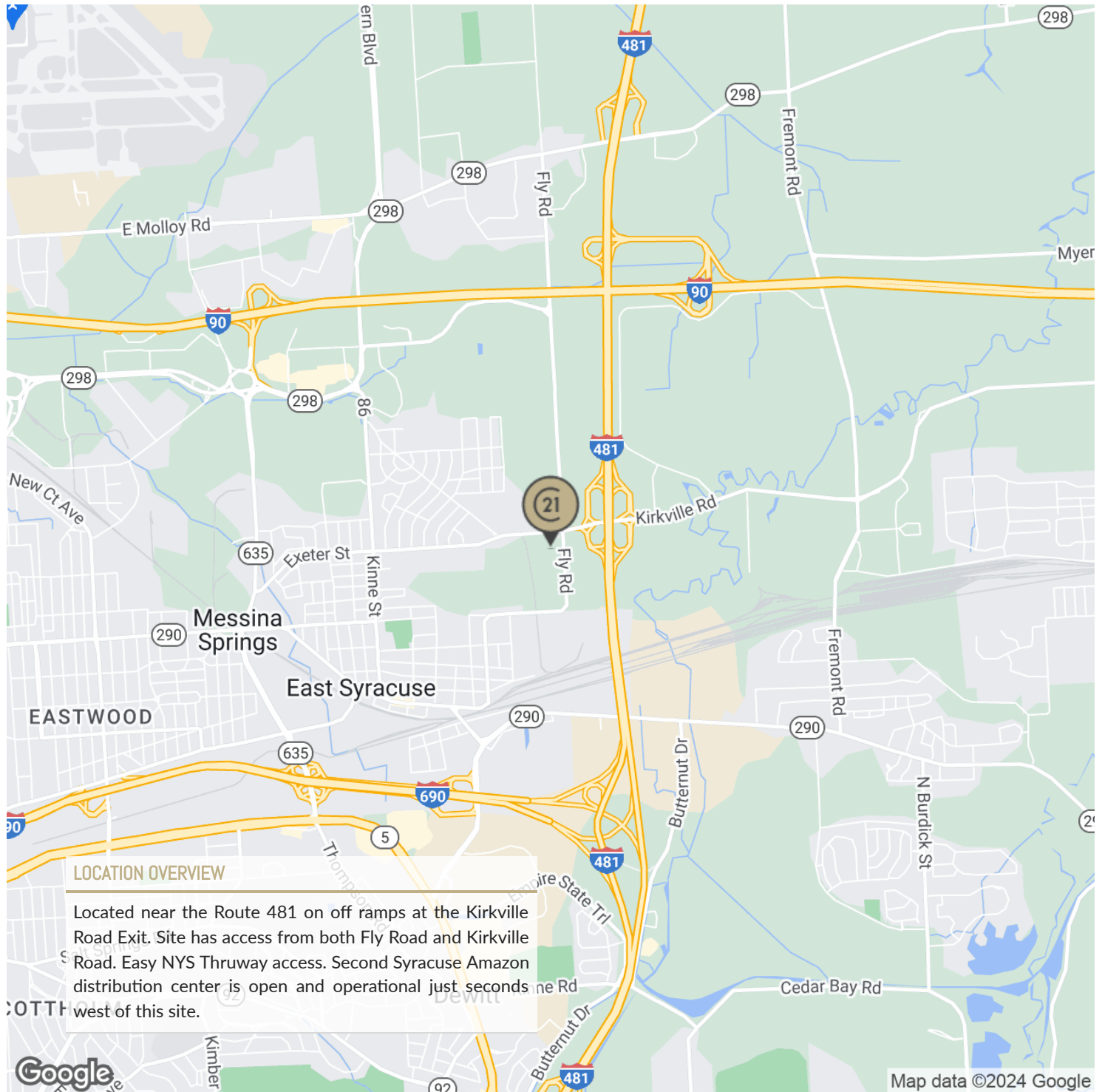
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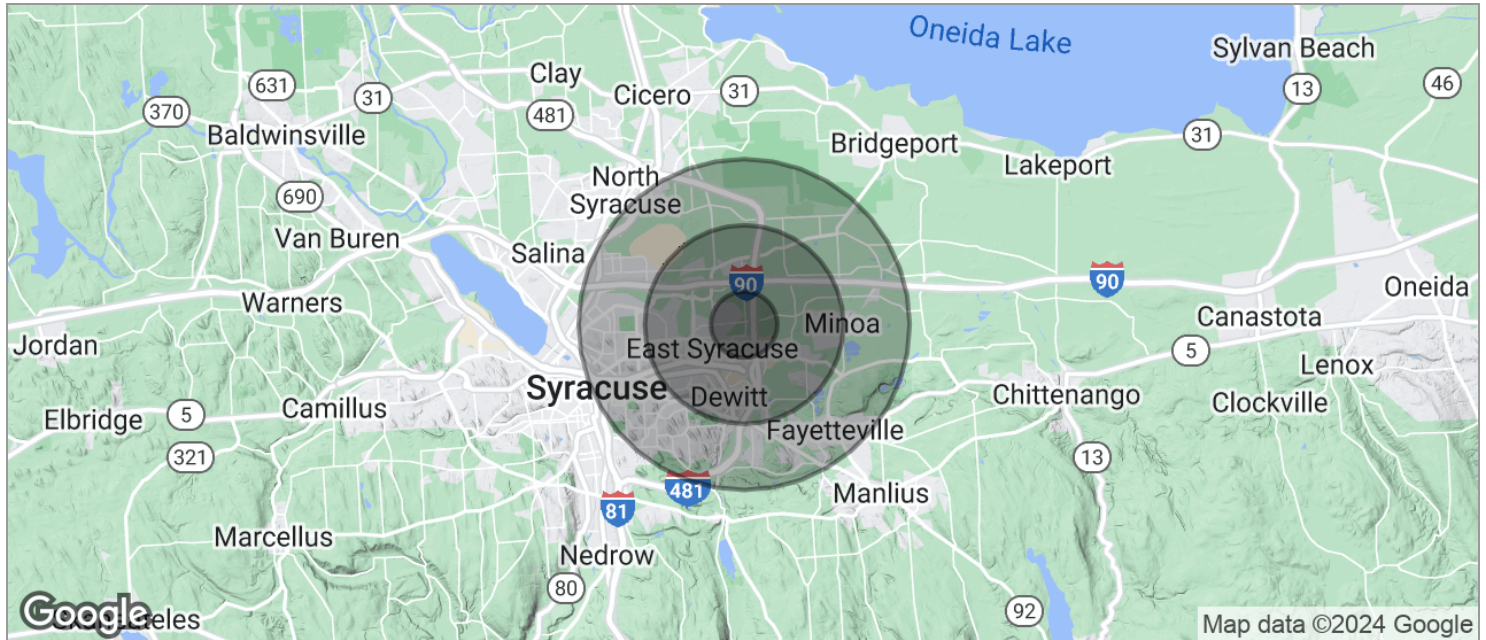


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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,943	24,552	63,255
MEDIAN AGE	43.1	42.8	42.1
MEDIAN AGE (MALE)	42.2	42.2	40.9
MEDIAN AGE (FEMALE)	44.9	43.9	43.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,173	10,212	26,794
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$64,565	\$66,650	\$72,488
AVERAGE HOUSE VALUE	\$125,011	\$130,637	\$158,424

* Demographic data derived from 2020 ACS - US Census

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ARTICLE XIII
High Tech District

§ 192-56. Permitted structures and uses.

In High Tech Districts, only the following structures and uses may be permitted following site plan review as provided in § 192-122 of this chapter:

- A. Bed-and-breakfast.
- B. Cemetery, crypt.
- C. Educational facility.
- D. Emergency service facility.
- E. Family adult day-care home.
- F. Government facilities.
- G. Packaging of pharmaceutical and/or food products.
- H. Public utility.
- I. Religious use.
- J. Business office.
- K. Cafe.
- L. Day-care center.
- M. Finance/banks.
- N. Funeral home/mortuary.
- O. Horticulture, landscape, garden center.
- P. Hospitals and clinics.
- Q. Hotel and motel.
- R. Nursing home.
- S. Outdoor seating/assembly area.
- T. Recreational and entertainment facilities, indoor.
- U. Regulation golf course.
- V. Restaurant, as an incidental use in a building designed and utilized for an allowed principal use.

- W. Retail store.
- X. Administrative and management services.
- Y. Assembly, fabrication or packaging of previously prepared materials.
- Z. Manufacture or assembly of electric, electronic, technical, optical products.
- AA. Publishing.
- BB. Scientific and technical services, including research, testing, experimental development and engineering services.
- CC. Warehouse, service and sales establishments, where integrated with and supportive of one of the above High Tech District structures and uses and upon specific findings of the Planning Board that such establishment is in keeping with the spirit and intent of the High Tech District and is not unreasonably detrimental to neighboring properties, areas and districts.
- DD. Warehousing, self-storage.
- EE. Club, private.
- FF. Residential care facility, if part of a mixed-use subdivision. **[Added 9-8-2008 by L.L. No. 6-2008]**
- GG. Single-family dwelling, if part of a mixed-use subdivision. **[Added 9-8-2008 by L.L. No. 6-2008]**
- HH. Parking lot, off-site.

§ 192-57. Specific permit uses.

The following structures and uses shall be permitted in the High Tech District upon the issuance of a specific use permit by the Zoning Board of Appeals as provided in § 192-123 of this chapter:

- A. Recreational or entertainment facility, outdoor.
- B. Drive-through facility.
- C. Mixed use (commercial and residential).
- D. Towers and communications facilities.
- E. Expansion of nonconforming residential use in the High Tech District in accordance with § 192-112E. **[Added 8-10-2009 by L.L. No. 4-2009]**

§ 192-58. Regulations.

In High Tech Districts, all structures and uses shall be subject to the following regulations:

- A. Minimum lot width: N/A.
- B. Minimum lot area: N/A.
- C. Maximum building coverage: 25%.
- D. Maximum lot coverage: 80%.
- E. Front yard: Each lot shall have a front yard with a minimum depth of 50 feet.
- F. Side yard: Each lot shall have two side yards with a total width of not less than 35 feet, neither one of which may be less than 15 feet in width.
- G. Rear yard: Each lot shall have a rear yard not less than 40 feet in depth, except that if a lot abuts a residential district, it shall have a rear yard not less than 100 feet in depth.
- H. Height: There shall be no limit on the height of structures, except that no structure shall be higher than any plane from the lot lines inclining upward at a slope of one foot vertically for each one foot horizontally.

§ 192-59. Additional regulations.

The applicable regulations for specified uses (Article XVI) and requirements applying to all districts (Article XVII) in this chapter shall apply to all uses.