51 PARKSVILLE RD

AVION

MULTI RESIDENTIAL HIGH DENSITY DEVELOPMENT | 13.57 ACRES OF RESIDENTIAL LAND

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EXECUTIVE SUMMARY

PROJECT NAME

51 Parksville Rd -
Multi-Residential
High-Density Development R2

TOTAL LAND SIZE

13.57 Acres

LOCATION

Liberty, New York

ZONING

R2 zoning special use classification for multi-residential high density

PROPOSED DEVELOPMENT

- Commercial spaces
- Retail shops
- Condominium units
- Office space

The site already has a large multi-use building that will remain intact and be renovated to harmonize with the new construction

AMENITIES

- Hunting
- Swimming
- Jacuzzi
- Tennis courts
- Skiing
- Horseback riding
- Mountain biking
- Hiking
- Golf courses
- Country clubs
- Fishing
- Boating
- Canoeing
- Lakes
- Water skiing
- Jet skiing
- Bird watching
- On-site spa
- Resort-style swimming pool
- Resort World Catskills Casino
- Kartrite Resort & Indoor Waterpark

UNIQUE SELLING PROPOSITION

The project is located in an Opportunity Zone and is within walking distance to the Village of Liberty. It is also just 90 minutes from the GWB and has easy on-off access to I 86 (17E-W). The project is designed to take advantage of the scenic views and will offer luxury amenities for a resort-style living experience.

EXECUTIVE SUMMARY

	Number of Units	Square Footage	Total Square Footage
One Bed / Two Bath	10	800 Sq Ft	8,000 Sq Ft
Two Bed / Two Bath	30	1,500 Sq Ft	45,000 Sq Ft
Three Bed / Two Bath	30	1,500 Sq Ft	45,000 Sq Ft
Four Bed / Three Bath	30	2,500 Sq Ft	75,000 Sq Ft
Total Available	100	6,300 Sq Ft	173,000 Sq Ft

Parking Spots	180
Buildings	5
Garages	1

WHY INVEST IN THIS PROJECT

PRIME LOCATION

The project is located in an Opportunity Zone and is just a walking distance away from the Village of Liberty. It is conveniently situated near major highways, making it easily accessible to potential tenants and visitors.

LARGE LAND SIZE

With a total land size of 13.57 acres, the project has the can accommodate over 100 residential units, making it an attractive option for multi-residential high-density development.

HIGH DEMAND

The Sullivan County area is experiencing a significant growth in tourism and the demand for rental properties is high. The area is also attractive to families and retirees looking for a peaceful and relaxed environment away from the city.

WHY INVEST IN THIS PROJECT

STRONG ROI:

The project has a projected ROI of 18%, which is higher than the industry average. This is due to the high demand for rental properties in the area and the potential to generate income from commercial and retail spaces.

UNIQUE SELLING PROPOSITION

The project is designed to include a mix of residential, commercial, and retail spaces, providing a complete living experience to tenants. The amenities such as the spa, resort-style swimming pool, and tennis court, are also a unique selling point that adds value to the project.

PROJECT LOCATION

The project is located at

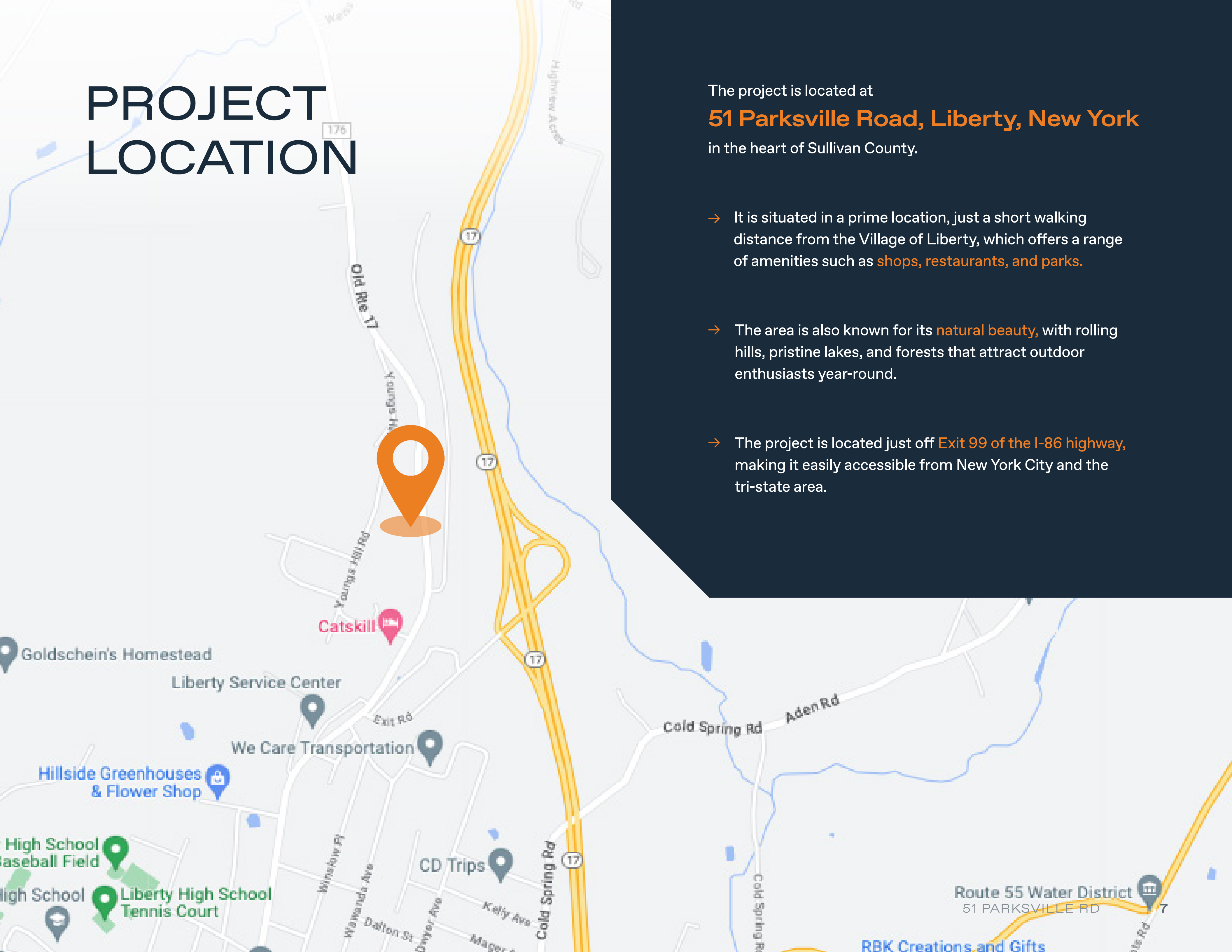
51 Parksville Road, Liberty, New York

in the heart of Sullivan County.

→ It is situated in a prime location, just a short walking distance from the Village of Liberty, which offers a range of amenities such as shops, restaurants, and parks.

→ The area is also known for its natural beauty, with rolling hills, pristine lakes, and forests that attract outdoor enthusiasts year-round.

→ The project is located just off Exit 99 of the I-86 highway, making it easily accessible from New York City and the tri-state area.



LOCATION BENEFITS

- The location is a huge draw for potential investors and buyers.
- The project's proximity to the Village of Liberty provides convenient access to amenities.
- The natural beauty of the area and the range of outdoor activities available make the location attractive to potential buyers and renters.
- The accessibility of the location from New York City and the tri-state area makes it an appealing investment opportunity.

LOCAL MARKET CONDITIONS IN THE AREA

- The local market conditions in Sullivan County and demand for housing in the area are strong and growing.
- The region is experiencing a surge in demand for both short-term and long-term rentals, due in part to the increase in tourism in recent years.
- Additionally, there has been a significant influx of individuals and families relocating from urban areas, seeking more space, fresh air, and a better quality of life.

THE TOWN OF LIBERTY

- The town of Liberty, where the project is located, is a popular destination for those seeking a balance between a tranquil rural lifestyle and access to modern conveniences.
- The area is known for its scenic beauty, and a thriving commercial district that includes a variety of retail shops, and businesses.
- The demand for rental housing in the area has been steadily increasing over the past few years, with rental vacancy rates remaining low.
- According to statistics from the U.S. Census Bureau, the population of Sullivan County increased by 5.5% between 2010 and 2020, and this trend is expected to continue.
- With limited new construction of multi-residential properties in the area, the proposed development at 51 Parksville Rd has the potential to attract a significant number of renters seeking quality housing options.

MARKET ANALYSIS

LOCAL REAL ESTATE MARKET

The local real estate market in Sullivan County, where the project is located, has been experiencing growth in recent years due to its proximity to New York City, affordable housing options, and access to outdoor recreational activities.

According to data from Zillow, the median home value in Sullivan County is $179,600 as of 2022, a 15.4% increase from the previous year.

Additionally, the median price of homes currently listed in Sullivan County is $274,900, which is higher than the national median home value of $287,148

LOCAL HOUSING MARKET

The demand for housing in the area is driven by a combination of factors, including the influx of city residents seeking affordable housing options, retirees looking for a peaceful and picturesque location, and second-home buyers who are drawn to the area's natural beauty and proximity to outdoor recreational activities.

According to a report by the National Association of Realtors, second-home sales in the Northeast region, which includes Sullivan County, increased by 44% in 2020 compared to the previous year, indicating a strong demand for vacation properties in the area.

LOOKING FORWARD TO OUR MUTUAL SUCCESS!

AVION

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