

Development Opportunity

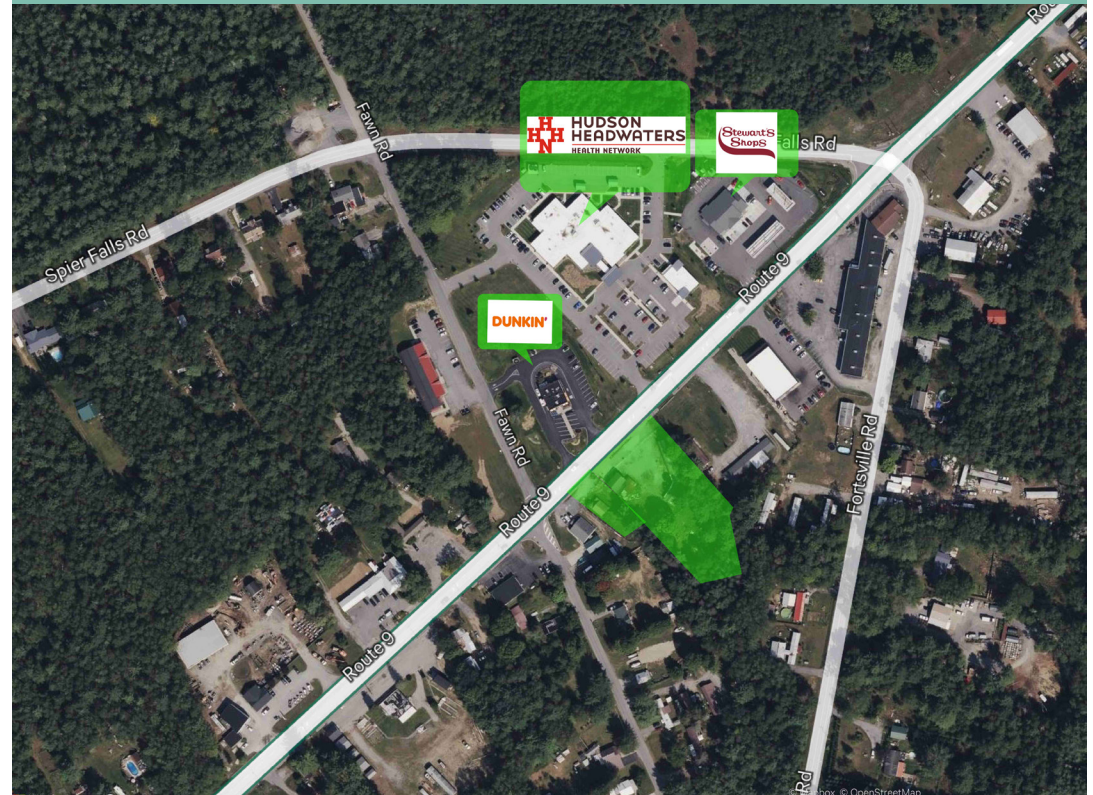
Property Overview

Offered for sale is ±1.8 acres site in growing area of Saratoga County's Town of Moreau, just off Exit 17 of the Northway (I-87). Across from Hudson Headwaters Complex, Dunkin' Donuts, and Stewart's.

Tax ID	77.1-1-73.2; 77.1-1-24
2024 Assessment	\$386,000*
Equalization Rate	100%
2025 General Tax	\$1,280.59*
2024/2025 School Tax	\$4,753.89*
Combined Tax	\$6,034.48* *combined between two parcels
Zoning	C-1: Commercial 1
Utilities	Municipal water

For Sale at: \$875,000 or Land Lease

[Click HERE to View Property](#)



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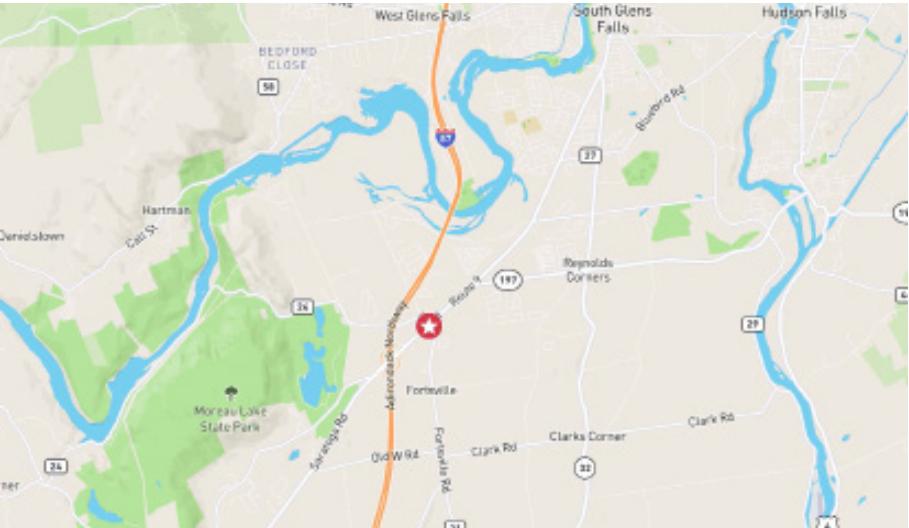
www.cbre.us/Albany

Available for Sale

Property Details

- + New public sewer line coming from the north soon
- + 2 tax parcels, 3 addresses 1318-1322 Saratoga Road (aka Route 9)
- + ±250 feet of road frontage on busy Route 9, mostly flat
- + Join Hoffman Car Wash, Dunkin Donuts, Stewarts, Hudson Headwaters, Speedway
- + Four existing buildings all in poor condition

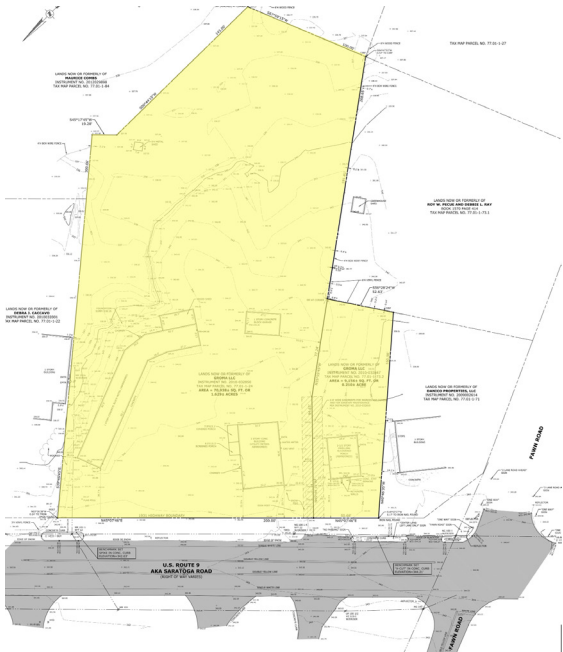
Directions: Exit 17 of I-87, head north on Route 9, right side across from Dunkin



Demographics	1 Mile	3 Mile	5 Mile
2024 Population	1,773	7,829	33,131
Median HH Income	\$74,123	\$99,013	\$81,340
2024 Businesses	45	170	966

2023 Traffic Count (AADT)

Saratoga Road (Route 9) at Fawn Road 20,410



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