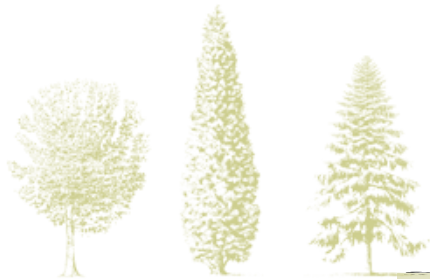


FOR SALE \$999,500

# 50 Cypress Drive, Glenville - 38.8 Acres

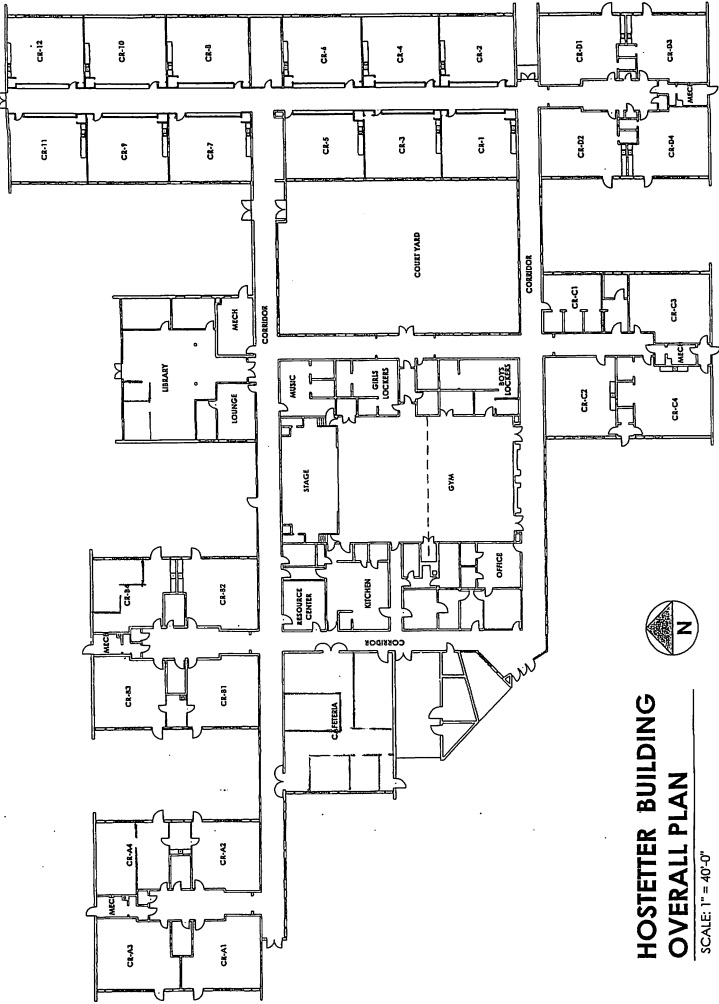
58,100 SF existing building  
(1957)

- Former elementary school
- Private, dead end parcel
- Adjacent to town park
- Ideally suited for many uses:  
Residential, Educational, Senior  
Housing Center
- Zoning change required
- Public utilities - Gas, Electric,  
Water
- Two septic systems
- Sewer connection at Route 50



TL METZGER AND ASSOCIATES, LLC  
Tracy Metzger 518.426.5211 ext. 103





**HOSTETTER BUILDING  
OVERALL PLAN**

SCALE: 1" = 40'-0"



TL Metzger & Associates and its' affiliate, Preferred Solutions LLC, on behalf of the Burnt Hills/Ballston Lake Central School District, is pleased to offer for sale this 38 acre parcel of land and improvements located in the Town of Glenville, NY for the asking price of \$999,500.

### **Project Characteristics**

- Property is zoned Suburban Residential, Town of Glenville. Very private setting, surrounded by Public Park Lands and Land Conservation areas.
- Shopping & local service retail nearby, CDTA serves Rt. # 50, Ellis Hospital 15 minutes, Baptist Health 10 minutes, fire & EMT minutes away.
- Easy access to NYS Thruway Exits 25 & 25A, I-87 Northway, Global Foundries, GE Research
- 21 colleges and universities within 100 miles; Amtrak, Albany Int'l Airport, Saratoga are within 30 minutes.
- Scotia-Glenville and Ballston Lake/Burnt Hills school systems highly rated.
- Community generally receptive to residential & senior development projects; Schenectady County Community College has active senior agenda.
- Board of Education is a motivated seller.
- Existing septic system sized for large user.
- Existing buildings structurally sound, built on slab, entire site is cleared, public water, power available.
- Capital District economics relatively stable, demographics exceed national averages.
- Town Sewer available nearby, early estimate to tie -in \$560,000 +/- . Using the Town's Table of Dimensional Regulations for minimum lot size (20,000 sf) for two-family homes for the 38.8 acre parcel, it is estimated that approximately 65-70 lots could be created (20% of the acreage has been reserved for roads, setbacks, storm water management, etc). The estimated flow associated with that number of lots is approximately 55,000 gpd, with a peak hourly flow of 150 gpm.

T L Metzger & Associates and its' affiliate, Preferred Solutions LLC will work closely with prospective purchasers, the BH/BL CSD and the Town of Glenville to provide any needed information about the site, utilities, demographics and engineering. A substantial amount of information about the site and the surrounding environment is contained in the enclosed M J Engineering Sewage Feasibility Study and prospective buyers are encouraged to examine it closely. All types of residential and/or commercial development will need to include sewage capacity in the planning.

The property will be sold "as is" with an existing abandoned 58,100 square foot school building, currently used as administrative offices by the school district. A single story structure, built in 1958, the school building was built with masonry, flooring is masonry, flat roof. HVAC is natural gas with central air conditioning.



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