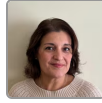




Roseanne M. Lemery
5187440014

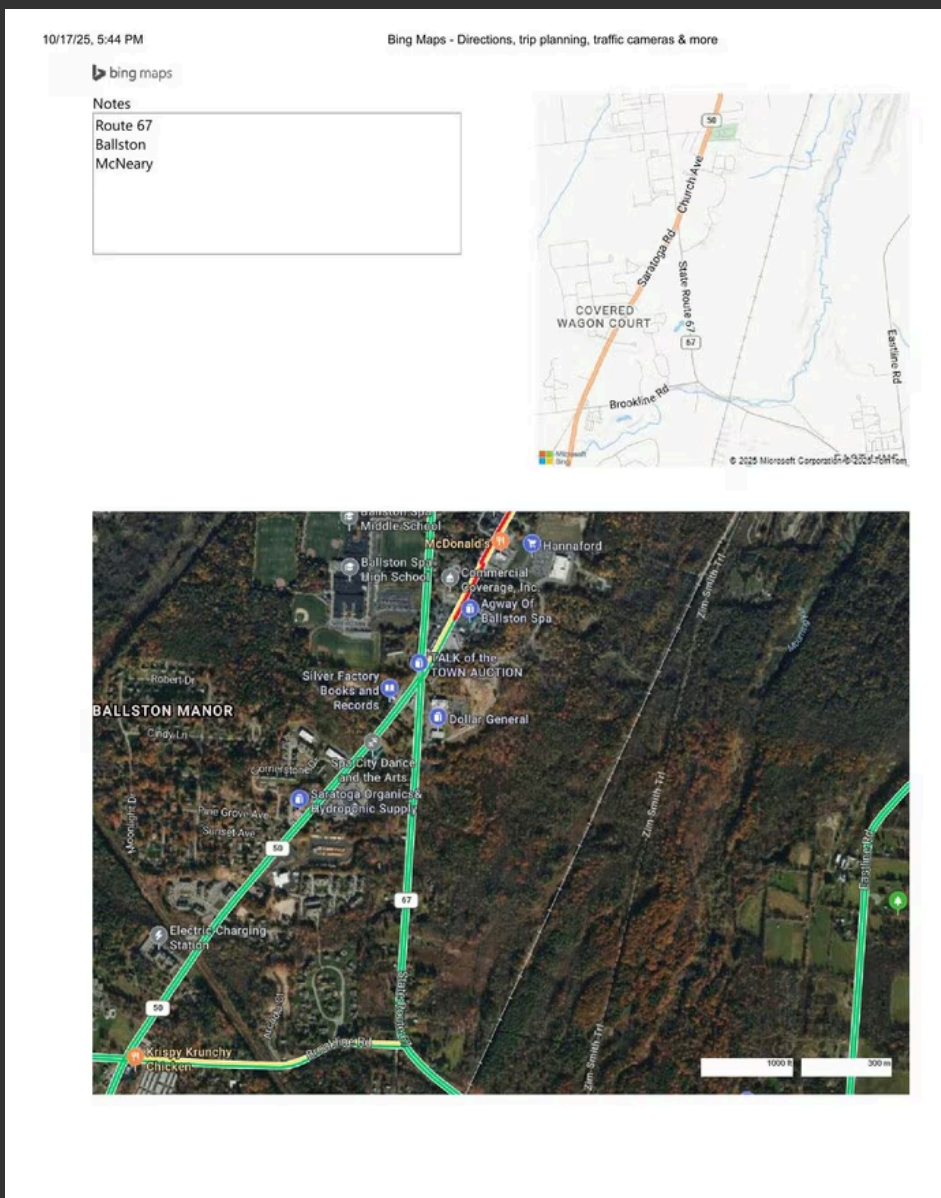


Lisa Mohanlal
5183689396

ROSEANNE M LEMERY REALTY

East side of State Route 67

75.78 Acres of Residential Land Offered at \$2,000,000 in Ballston Spa, NY 12020



INVESTMENT HIGHLIGHTS

- Great traffic flow.
- Expansive road frontage and size of parcel offer so many possibilities.
- Rare opportunity to develop in fast growing area.

EXECUTIVE SUMMARY

The present zoning allows for many residential configurations with Business and Commercial Special Uses which could be allowed with permit and/or Site Plan Review. In April of 2022, a comprehensive plan was adopted to address the significant residential and socioeconomic shifts that have occurred in the Town of Ballston. Route 50 serves as a major north-south artery connecting Schenectady with Saratoga Springs, while NY Route 67 is a key east-west highway. Their intersection and concurrency form a vital link between the Town of Ballston, the Village of Ballston Spa and surrounding communities like Malta and Milton NY.

Census tract 617.01 Saratoga NY defines an area of 19.7 miles with a population of 344.7 people per square mile for a total population of 6,777.

The area is one of the most prosperous in the region, with a median household income of \$108,873.

The housing market in this census tract is exceptionally strong with the median value of owner-occupied housing units at \$430,800.

The median age in the tract is 41.9 years and perhaps one of the most striking demographics is the exceptionally high level of educational attainment, with 48% of the population holding a bachelor's degree or higher level of

education. The community is highly dynamic and growing. 72% of residents moved into their homes since 2010 with 38% arriving since 2018.

The primary source of all demographics, economic and housing data in this description is the Census Tract 617.01, Saratoga Profile Data-Census Reporter and the U.S. Census Bureau's American Community Survey (ACS) 2023, 5-year estimates.

Ballston Spa Schools are close by with over 3800 students in attendance.

The headquarters for Global Foundries, employing over 2500, plans to construct another multibillion-dollar facility which will employ an additional 1500.

The market forces and municipal strategy for this area presents a near perfect alignment for a developer or investor to execute a project that would tap into the latent market demand and also find a supportive and streamlined path through the municipal review process.

Our listing of tac map # 228.-2-1 on State Route 67 in the Town of Ballston, located along the Route 50/67 corridor offers a premier opportunity to create a signature, high value, mixed use destination that would be highly profitable and deeply resonate with the community's goals and market realities.

TAXES & OPERATING EXPENSES (ACTUAL - 2025)

	ANNUAL	ANNUAL PER AC
Taxes	-	-
Operating Expenses	-	-
Total Expenses	-	-

PROPERTY FACTS

Price	\$2,000,000	Property Subtype	Residential
Sale Type	Owner User	Proposed Use	Mixed Use
No. Lots	1	Total Lot Size	75.78 AC
Property Type	Land		
Zoning	Route 50/67 Mixed Use - Established for the purpose of maintaining a commercial and social core for the Town that also emphasizes small-town feel.		

1 LOT AVAILABLE

Lot

Price	\$2,000,000	Lot Size	75.78 AC
Price Per AC	\$26,392.19		

The parcel is located in Saratoga County, NY and lies west of I-87 on State Route 67. The single parcel has 75.78 acres+/- with approximately 1175' of road frontage. The present zoning is noted as Mixed Use Route 50/67.

DESCRIPTION

Vacant land parcel with expansive road frontage, offering various development opportunities. The location of this property is conveniently located to I-87 for easy access to larger employment areas yet close to local

schools, retail shops and easy access to downtown Ballston Spa as well as the city of Saratoga Springs. Near perfect demographics should encourage a clever developer and or investor to create a very profitable project.

TRANSPORTATION

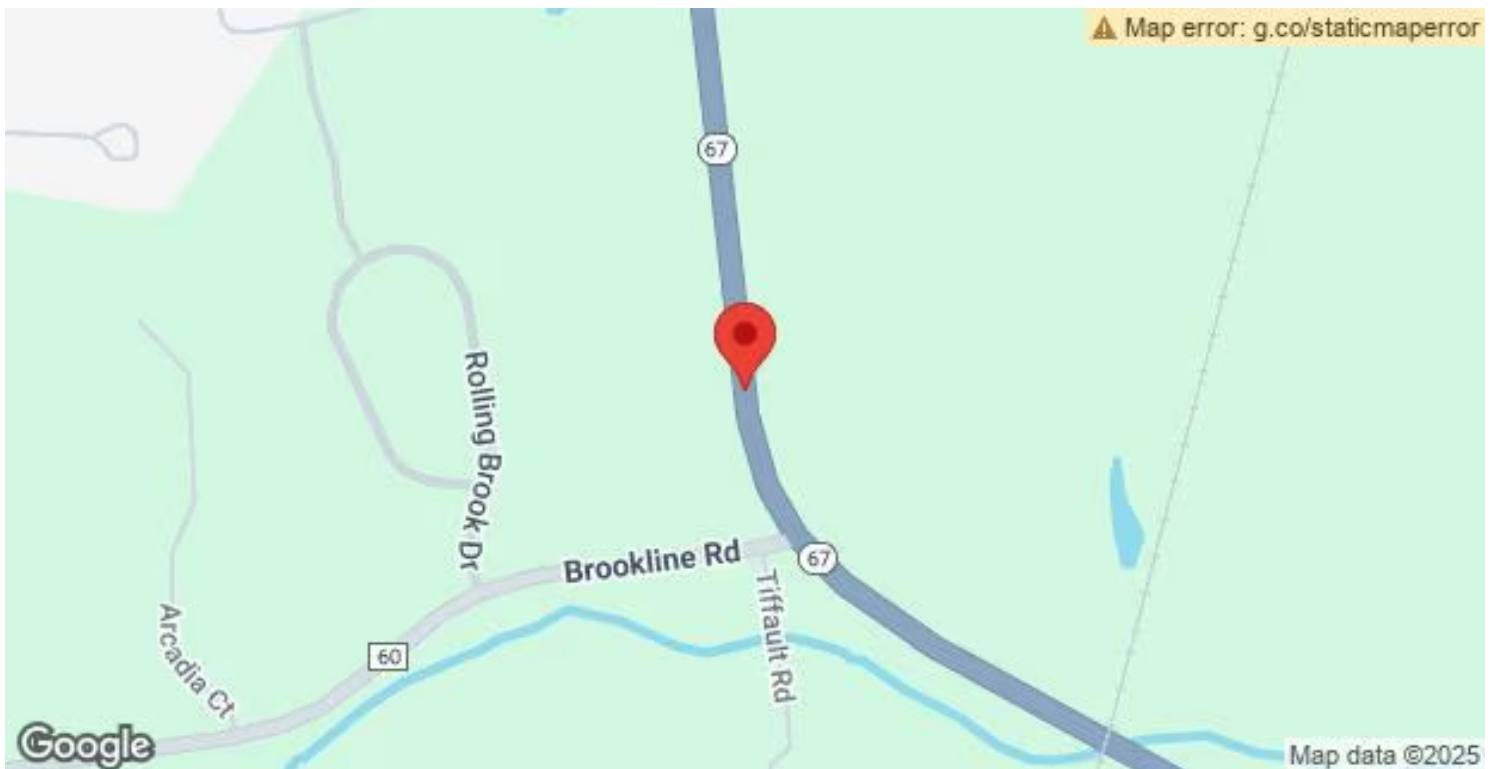
COMMUTER RAIL

Saratoga Springs Amtrak Station	16 min drive	8.4 mi
Schenectady	25 min drive	13.6 mi
Amsterdam	37 min drive	22.4 mi
Amsterdam Amtrak Station	37 min drive	22.4 mi
Albany-Rensselaer Amtrak Station	42 min drive	30.1 mi

AIRPORT

Albany International	27 min drive	20.0 mi
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MAP



Listing ID: 38227900

Date on Market: 10/27/2025

Last Updated: 10/27/2025

Address: East side of State Route 67, Ballston Spa, NY 12020

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