

New City | New York 9 Spruce Drive

Fully Approved Multifamily Development Opportunity



FOR SALE: \$1,499,000

Executive Summary

Asset Type: Approved Multifamily Development Site

Location: New City, Town of Clarkstown, Rockland County, NY

Site Area: ±1.27 Acres (55,297 SF)

Approved Program: 12 Residential Apartment Units

Building Configuration: Three Stories Over Structured Parking

Parking: 38 Spaces

Status: Fully Approved Site Plans and Preliminary Architectural Plans Included

9 Spruce Drive offers investors and developers the opportunity to acquire a fully entitled multifamily development site in the heart of downtown New City's expanding redevelopment corridor. The project has received approvals from the Town of Clarkstown Planning, Zoning, and Architectural Review Boards, allowing a purchaser to immediately advance toward construction.

The approved development consists of twelve apartment residences featuring a highly marketable suburban unit mix, structured parking, modern site planning, and strong walkability to downtown amenities and NYC commuter transportation.

Offering Details

The property is being offered as a fully approved multifamily development opportunity inclusive of approvals, engineering, architectural plans, and supporting development documentation.

An experienced construction and development team is also available to provide turnkey construction services from groundbreaking through final project completion, if desired by the purchaser.



EXCLUSIVE INVESTMENT OFFERING

FULLY APPROVED MULTIFAMILY DEVELOPMENT OPPORTUNITY

9 SPRUCE DRIVE | NEW CITY, NEW YORK

EXECUTIVE SUMMARY



ASSET TYPE:
Approved Multifamily Development Site



LOCATION:
New City, Town of Clarkstown,
Rockland County, NY



SITE AREA:
±1.27 Acres (55,297 SF)



APPROVED PROGRAM:
12 Residential Apartment Units



BUILDING CONFIGURATION:
Three Stories Over Structured Parking



PARKING:
38 Spaces



OFFERING PRICE:
\$1,499,000



STATUS:
Fully Approved Site Plans and
Preliminary Architectural Plans Included



FULLY APPROVED. READY TO BUILD.

A rare opportunity to acquire a fully approved 12-unit multifamily development site in the heart of downtown New City's revitalization corridor.

KEY INVESTMENT HIGHLIGHTS



Fully approved 12-unit multifamily development site in downtown New City



All major municipal approvals secured – immediate path to construction



Strong walkable location near retail, dining, grocery, and NYC commuter transportation



Attractive unit mix designed for today's suburban rental market



Structured parking with generous resident and guest parking



Located in an active redevelopment and revitalization corridor



Reduced entitlement risk and shortened development timeline



Strong demographics and commuter appeal due to proximity to New York City

APPROVED DEVELOPMENT OVERVIEW



8

Two-Bedroom
Units
(~1,200 SF Each)



4

One-Bedroom
Units



38

Total
Parking Spaces



3

Stories Over
Structured
Parking

SITE PLAN



INCLUDED IN SALE



Full Municipal
Site Plan
Approvals



Preliminary
Architectural
Plans



Engineering
& Site Plans



Entitlement
Approvals

CONSTRUCTION AVAILABILITY

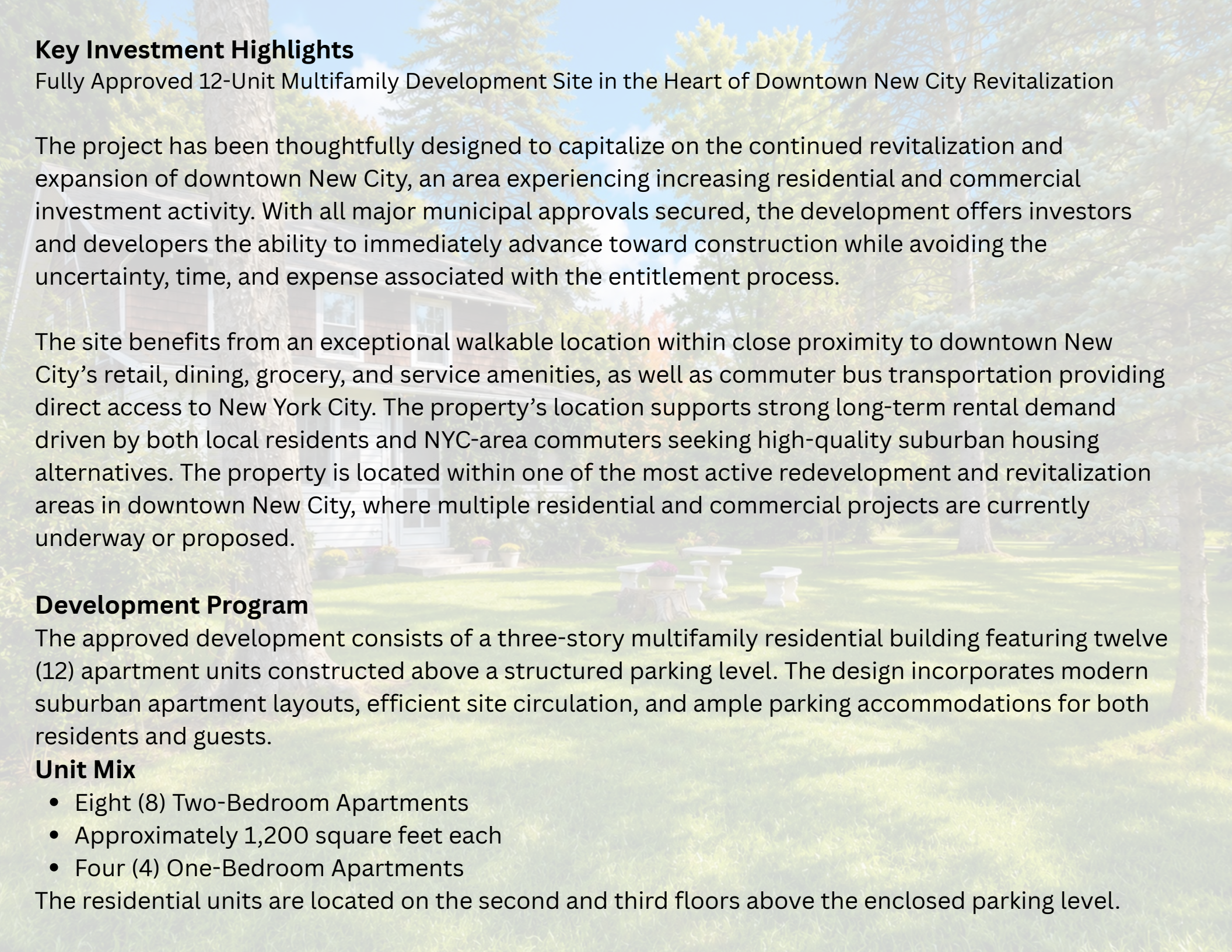


A qualified construction and development team is available to provide turnkey construction services from project commencement through final completion.



FOR MORE INFORMATION

Please contact the exclusive listing agent.

A background image of a suburban house with a green lawn and trees. The house is a two-story structure with a white porch and a red roof. The lawn is well-maintained, and there are several trees in the background.

Key Investment Highlights

Fully Approved 12-Unit Multifamily Development Site in the Heart of Downtown New City Revitalization

The project has been thoughtfully designed to capitalize on the continued revitalization and expansion of downtown New City, an area experiencing increasing residential and commercial investment activity. With all major municipal approvals secured, the development offers investors and developers the ability to immediately advance toward construction while avoiding the uncertainty, time, and expense associated with the entitlement process.

The site benefits from an exceptional walkable location within close proximity to downtown New City's retail, dining, grocery, and service amenities, as well as commuter bus transportation providing direct access to New York City. The property's location supports strong long-term rental demand driven by both local residents and NYC-area commuters seeking high-quality suburban housing alternatives. The property is located within one of the most active redevelopment and revitalization areas in downtown New City, where multiple residential and commercial projects are currently underway or proposed.

Development Program

The approved development consists of a three-story multifamily residential building featuring twelve (12) apartment units constructed above a structured parking level. The design incorporates modern suburban apartment layouts, efficient site circulation, and ample parking accommodations for both residents and guests.

Unit Mix

- Eight (8) Two-Bedroom Apartments
- Approximately 1,200 square feet each
- Four (4) One-Bedroom Apartments

The residential units are located on the second and third floors above the enclosed parking level.

ISSUE FOR BOARD REVIEW ONLY - NOT FOR CONSTRUCTION



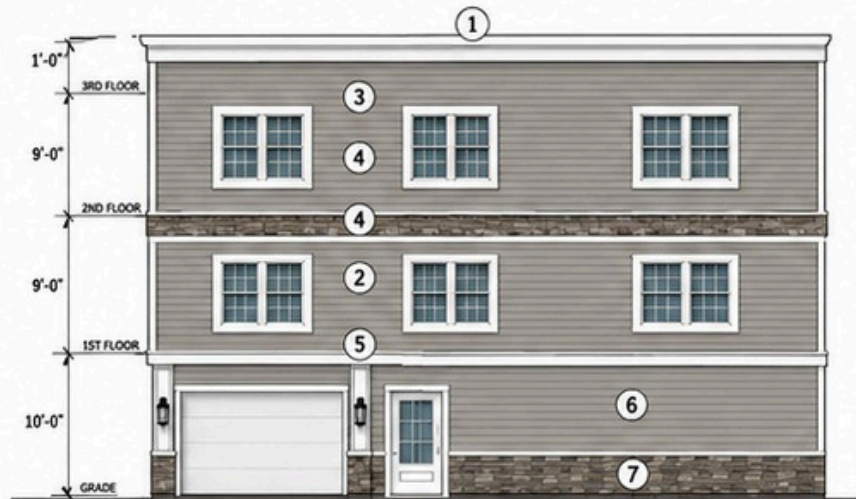
FRONT ELEVATION - NORTH (SPRUCE DR.)

EXTERIOR MATERIAL LEGEND

- 1 ROOF COPING / TRIM - WHITE
- 2 VINYL SIDING - GRAY
- 3 WINDOW - WHITE VINYL (TYP.)
- 4 TRIM BAND - WHITE
- 5 STONE VENEER ACCENT
- 6 VINYL SIDING - GRAY
- 7 STONE VENEER BASE

GENERAL NOTES

- ALL EXTERIOR FINISHES AND COLORS ARE CONCEPTUAL.
- FINAL MATERIALS AND COLORS TO BE DETERMINED.
- ALL WINDOWS TO BE WHITE VINYL.
- ALL GARAGE DOORS TO BE INSULATED OVERHEAD DOORS.



RIGHT SIDE ELEVATION - EAST (VERDIN DR.)

ISSUE FOR BOARD REVIEW ONLY - NOT FOR CONSTRUCTION



REVISIONS		
NO.	DATE	DESCRIPTION



John Perkins
ARCHITECT, P.C.

25 NEW MAIN STREET
NANUET, NEW YORK 10954

(845) 623-2025 • www.johnperkinsarchitect.com

PROPOSED BUILDING
FOR
BLIN MRAZUCCA REALTY, LLC

9 SPRUCE DRIVE

TOWN OF NEW CITY • ROCKLAND COUNTY, NEW YORK

DRAWING TITLE

**FRONT & RIGHT
EXTERIOR
ELEVATIONS**

DATE

MAY 15, 2024
MAY 31, 2024
JULY 12, 2024
AUGUST 28, 2024
OCTOBER 18, 2024
JANUARY 15, 2025
FEBRUARY 12, 2025

SHEET

4
OF
5

ISSUE FOR BOARD REVIEW ONLY - NOT FOR CONSTRUCTION

GENERAL NOTES:

ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
ALL INTERIOR DOORS ARE 3'-0" WIDE UNLESS OTHERWISE NOTED.
ALL BATHROOMS TO HAVE EXHAUST FANS VENTED TO EXTERIOR.
REFER TO SHEET A-6 FOR WINDOW SCHEDULE AND EGRESS REQUIREMENTS.

LEGEND

WD	WASHER / DRYER
REF	REFRIGERATOR
DW	DISHWASHER
HVAC	HEATING / COOLING UNIT



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

NOTE: ALL LAYOUTS, DIMENSIONS, AND FINISHES ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL DESIGN TO COMPLY WITH ALL APPLICABLE CODES AND LOCAL REQUIREMENTS.

TOTAL: 4,284 SF

AREA DATA - FIRST FLOOR

UNIT 1 (LEFT BOTTOM)	1,072 SF
UNIT 2 (LEFT TOP)	1,072 SF
UNIT 3 (CENTER BOTTOM)	1,070 SF
UNIT 4 (CENTER TOP)	1,070 SF
UNIT 5 (RIGHT TOP)	1,072 SF
UNIT 6 (RIGHT BOTTOM)	1,072 SF
TOTAL FIRST FLOOR	6,428 SF

NORTH

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REVISIONS

NO.	DATE	DESCRIPTION



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PROPOSED BUILDING
FOR

BLIN MRAZUCCA REALTY, LLC

9 SPRUCE DRIVE

TOWN OF NEW CITY • ROCKLAND COUNTY, NEW YORK

DRAWING TITLE

FIRST
FLOOR PLAN

DATE

MAY 15, 2024
MAY 31, 2024
JULY 12, 2024
AUGUST 28, 2024
OCTOBER 18, 2024
JANUARY 15, 2025
FEBRUARY 12, 2025

SHEET

2
OF
6

EXCLUSIVE INVESTMENT OFFERING

FULLY APPROVED MULTIFAMILY DEVELOPMENT OPPORTUNITY

9 SPRUCE DRIVE | NEW CITY, NEW YORK

RARE OPPORTUNITY. IMMEDIATE PATH TO CONSTRUCTION.

Fully approved 12-unit multifamily development site in downtown New City's revitalization corridor with all major approvals secured and plans included.

KEY INVESTMENT HIGHLIGHTS

- Fully approved 12-unit multifamily development site in the heart of downtown New City
- All major municipal approvals secured – immediate path to construction
- Walkable location to retail, dining, grocery, services & NYC commuter transportation
- Attractive unit mix designed for today's suburban rental market
- Structured parking with resident & guest parking
- Located in an active redevelopment and revitalization corridor
- Strong demographics and commuter appeal due to proximity to New York City
- Reduced entitlement risk and shortened development timeline

DEVELOPMENT OVERVIEW



UNIT MIX

8
TWO-BEDROOM
APARTMENTS
±1,200 SF EACH

4
ONE-BEDROOM
APARTMENTS

12 TOTAL RESIDENTIAL UNITS

SITE FEATURES

- Total Site Area: 1.27 Acres (55,297 SF)
- Three-Story Building Design
- 38 Total Parking Spaces
 - Resident Parking
 - Guest Parking
- Fire Truck Access & Turnaround Area Provided
- Gently Sloping Site from West to East Toward Main Street
- Walkable Downtown Location
- Close Proximity to Retail, Restaurants, Grocery Stores & NYC Transit

CONCEPTUAL SITE PLAN



*For illustrative purposes only.

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- ASSET TYPE:**
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- BUILDING CONFIGURATION:**
Three Stories Over Structured Parking
- PARKING:**
38 Spaces
- OFFERING PRICE:**
\$1,499,000
- STATUS:**
Fully Approved Site Plans and Preliminary Architectural Plans Included

INCLUDED IN SALE



Full Municipal
Site Plan
Approvals



Preliminary
Architectural
Plans



Engineering
& Site Plans



Entitlement
Approvals



CONSTRUCTION AVAILABILITY

A qualified construction and development team is available to provide turnkey construction services from project commencement through final completion.



FOR MORE INFORMATION

Please contact the exclusive listing agent.

CONCEPTUAL SITE PLAN OPTIONS

9 SPRUCE DRIVE, NEW CITY, NY 10956

SITE SUMMARY

TOTAL LOT AREA:
±4.00 ACRES (174,240 SF)

ZONING:
C-2 COMMERCIAL

PROPOSED USE:
COMMERCIAL / MEDICAL
OFFICE / RETAIL

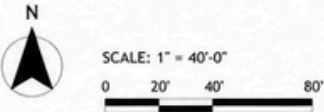
ACCESS:
TWO-WAY DRIVE AISLE
FROM SPRUCE DRIVE

PARKING:
±80 SPACES (CONCEPTUAL)
INCLUDING 4 ADA SPACES

UTILITIES:
ALL UTILITIES TO SITE

TOPOGRAPHY:
LEVEL / CLEARED

OPTION 1
LOOP DRIVE AISLE



OPTION 2
FRONT-LOADED PARKING



- GENERAL NOTES
- Plans are conceptual and for discussion purposes only.
 - Final design, layout, parking count and landscaping subject to change.
 - All dimensions are approximate.
 - Must comply with all applicable zoning and municipal requirements.

LEGEND

- PROPERTY LINE
- [Outline] BUILDING
- [Grey] PAVEMENT / DRIVE AISLE
- [White] PARKING STALL
- [Blue icon] ADA PARKING
- [Green] LANDSCAPING / GREEN SPACE
- [Tree icon] PROPOSED TREE
- [Shrub icon] SHRUBS / PLANTINGS

REVISIONS		 John Perkins ARCHITECT, P.C. 25 NEW MAIN STREET NANUET, NEW YORK 10954 (845) 623-2025 • www.johnperkinsarchitect.com	PROPOSED BUILDING FOR BLIN MRAZUCCA REALTY, LLC 9 SPRUCE DRIVE TOWN OF NEW CITY • ROCKLAND COUNTY, NEW YORK	DRAWING TITLE CONCEPTUAL SITE PLAN OPTIONS	DATE: MAY 15, 2024 MAY 31, 2024 JULY 12, 2024 AUGUST 28, 2024 OCTOBER 18, 2024 JANUARY 15, 2025 FEBRUARY 12, 2025	SHEET 3 OF 5
NO.	DATE					



R7-6
NO PARKING / LOADING ZONE
12"x18" ALUMINUM SIGN
WHITE REFLECTIVE
BLACK LETTERS / BORDER



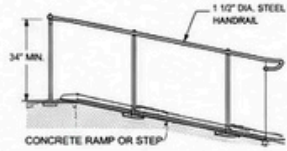
R7-8
RESERVED PARKING
12"x18" ALUMINUM SIGN
WHITE REFLECTIVE
GREEN LETTERS / BORDER



R2-1
SPEED LIMIT 5 MPH
12"x18" ALUMINUM SIGN
WHITE REFLECTIVE
BLACK LETTERS / BORDER

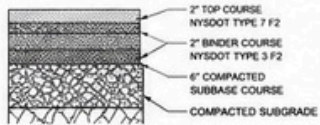
SIGNAGE DETAILS

NOT TO SCALE



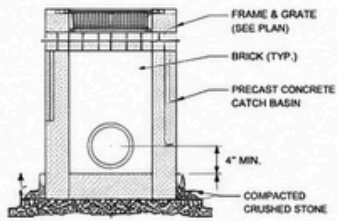
RAILING / HANDRAIL DETAIL

NOT TO SCALE



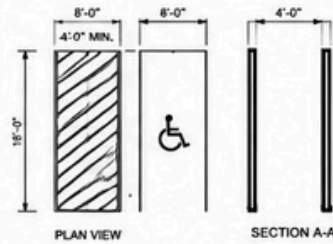
PAVEMENT SECTION

NOT TO SCALE



TYPICAL CATCH BASIN (CB) DETAIL

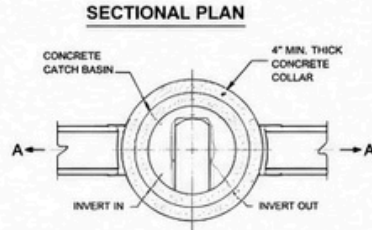
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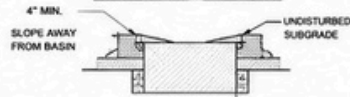
HANDICAP PARKING STALL MARKINGS

ACCESS AISLE TO BE MARKED WITH 4" WIDE BLUE STRIPES AT 45° ON 2'-0" CENTERS. PAINT SHALL BE BLUE.

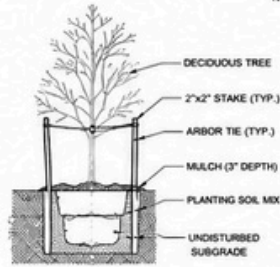
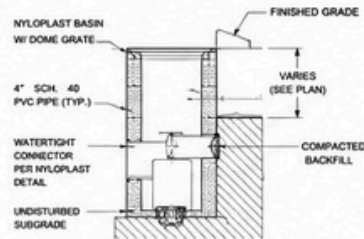
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CONCRETE COLLAR DETAIL



SECTION B-B CONNECTION TO NYLOPLAST BASIN

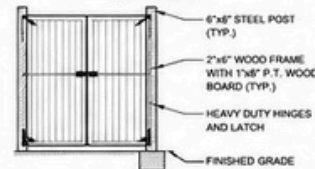


TREE PLANTING DETAIL

NOT TO SCALE

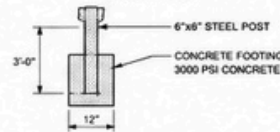
DUMPSTER ENCLOSURE GATE DETAIL

(FRONT VIEW)

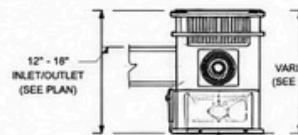


DUMPSTER ENCLOSURE POST DETAIL

(SECTION VIEW)

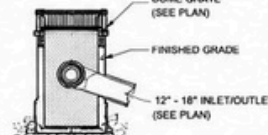


3" NYLOPLAST DRAIN BASIN 12" - 18" INLET & OUTLET



FRONT ELEVATION

NOT TO SCALE



SIDE SECTION

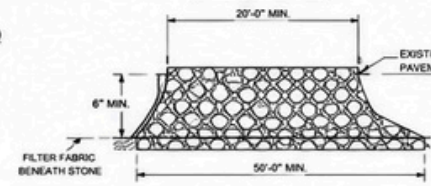
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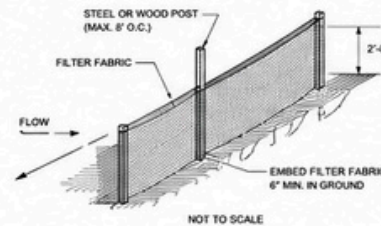
PLAN VIEW (TOP)

NOT TO SCALE

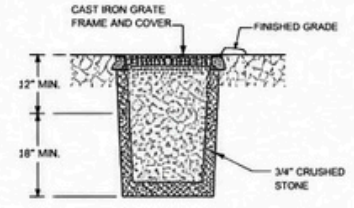
STABILIZED CONSTRUCTION ENTRANCE DETAIL



TEMPORARY SILT FENCE DETAIL



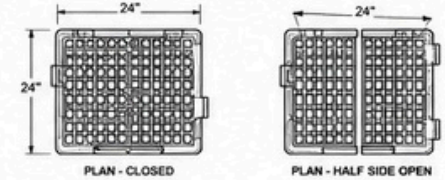
NOT TO SCALE



SUMP BASIN DETAIL

NOT TO SCALE

PLAN VIEW OF GRATE & FRAME (DUMPSTER / CATCH BASIN)



(D&L FOUNDRY 3001 OR EQUAL)

DETAILS
9 SPRUCE DRIVE
NEW CITY, NEW YORK
ROCKLAND COUNTY, NEW YORK

PAUL LOIACONO P.E., PLLC
262 ROUTE 303, SUITE 1
VALLEY COTTAGE, NY 10989
(845) 268-0055

PROJECT #

21-297

DATE

05 / 15 / 24

SHEET

5 of 5

NOTES:

1. ALL DETAILS ARE TYPICAL UNLESS OTHERWISE NOTED.
2. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE TOWN OF NEW CITY STANDARDS AND SPECIFICATIONS.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
4. DO NOT SCALE DRAWINGS.

(OTHER GRATE OPTIONS AVAILABLE)

(ANDERSON DRAIN OR EQUAL)

Technical drawing of a 1003 frame showing top and side views with dimensions:

- Top view dimensions: 22.00" (width) and 3.00" (height).
- Side view dimensions: 19.00" (width) and 1.75" (height).
- Label: (D&L FOUNDRY 1003 FRAME / 1003 GRATE OR EQUAL)

GRATE CLOSED

HALF SIDE OPEN

9.50"

19.0"

(D&L FOUNDRY 3001 OR EQUAL)

Technical drawings of the proposed enclosure showing side and front views with dimensions.

SIDE VIEW: The side view shows a rectangular enclosure with a width of 7.00' and a height of 6.00'. It features a single door on the right side.

FRONT VIEW: The front view shows a rectangular enclosure with a width of 8.00' and a height of 6.00'. It features two doors on the front face, each with a width of 4.00'.

A diagram of a parabolic arch. The span is labeled as 6.00' and the height is labeled as 3.00'.

A diagram of a parabolic arch. The span is labeled as 6.00' and the height from the base to the crown is labeled as 3.00'.

Diagram illustrating the components and dimensions of a standard sign post assembly:

- STANDARD SIGN (SEE PLAN)**: The sign itself, mounted on top of the post.
- GALVANIZED STEEL SIGN POST**: The vertical post supporting the sign.
- FINISHED GRADE**: The ground level where the post is installed.
- CONCRETE FOOTING 3000 PSI**: The base of the post, embedded in the ground.
- Dimensions**:
 - Overall height from the top of the sign to the top of the concrete footing: **7.00'**
 - Height of the concrete footing below the finished grade: **3.00'**
 - Width of the concrete footing: **1.00'**

Diagram illustrating the installation of a 2' x 4' filter pipe. The pipe is shown extending 4.00' above the finished grade. The pipe has a 6" diameter. The pipe is embedded in a 1.50' deep concrete footing, which is labeled "3000 PSI CONCRETE FOOTING". The pipe is labeled "2' x 4' FILTER PIPE".

Diagram illustrating the installation of filter fabric in a storm drain inlet. The diagram shows a cross-section of the inlet structure. Labels include:

- 2" X 4" WOOD STUD
- FILTER FABRIC
- DUMP LOOPS (2 EACH SIDE)
- ED GRADE
- PSI CONCRETE
- STORM DRAIN INLET
- FILTER FABRIC TO BE MIRAFI 140N OR EQUAL

Diagram illustrating the cross-section of a stone weir structure. The structure is composed of a central stone core and side stone walls. Key dimensions and components are labeled:

- Top Width:** 50" MIN.
- Side Wall Thickness:** 12" MIN. OR AS REQUIRED
- Side Wall Material:** 3" MIN. SIZE WASHED STONE
- Internal Layer:** FILTER FABRIC BENEATH STONE

1. ALL WORK SHALL CONFORM TO THE TOWN OF NEW CITY STANDARDS AND SPECIFICATIONS.
2. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST APPLICABLE ASTM AND AASHTO STANDARDS.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
4. ALL DISTURBED AREAS SHALL BE RESTORED WITH TOPSOIL AND SEED OR SOD.
5. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO MUTCD STANDARDS.
6. CONTRACTOR SHALL REPAIR OR REPLACE ANY DAMAGED CURB, SIDEWALK OR PAVEMENT TO MATCH EXISTING CONDITIONS.
7. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
8. CONTRACTOR SHALL MAINTAIN TRAFFIC ACCESS TO ADJACENT PROPERTIES AT ALL TIMES.
9. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
10. DO NOT SCALE DRAWINGS.

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3 OF 3







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