

625 DOBBS FERRY ROAD, WHITE PLAINS, NY
3.71-ACRE NURSERY & LAND OPPORTUNITY

Existing Commercial Use | Development Potential | ±161,608 SF Site



FOR SALE: \$3,995,000



PURCHASE TERMS / IMPORTANT OFFERING CONDITION

Seller will not consider offers contingent upon zoning changes, variances, special permits, site plan approvals, development approvals, or other governmental entitlements. Prospective purchasers are expected to perform their own preliminary due diligence regarding their intended use prior to submitting an offer.

The property is being offered based upon its existing condition, current zoning, and existing pre-existing non-conforming use, and any future redevelopment, change of use, expansion, or entitlement process shall be undertaken by the purchaser following closing, at the purchaser's sole cost and risk.

Offers should therefore not be conditioned upon the purchaser obtaining approvals for a proposed development or alternative use.

Westchester County is characterized by high barriers to entry, limited large-parcel availability and a mature development environment.

These conditions can make strategically positioned acreage particularly difficult to replace.

625 Dobbs Ferry Road provides an opportunity to acquire approximately 161,608 square feet of land with a history of commercial use and immediate access to one of the county's principal north-south highways.

The offering should therefore be viewed not solely through the lens of its current operation, but also as a long-term strategic landholding.

An incoming purchaser has the opportunity to evaluate several potential strategies:

Operate

Continue an appropriate existing or related commercial operation.

Improve

Upgrade or reposition the existing property.

Develop

Investigate another use permitted through applicable approvals.

Land Bank

Acquire a substantial central Westchester land position for longer-term ownership.

The Agency Commercial Division is pleased to present 625 Dobbs Ferry Road, White Plains, New York, a rare opportunity to acquire approximately 3.71 acres ($\pm 161,608$ SF) of land along one of central Westchester County's most heavily traveled commercial corridors. Currently utilized as a nursery/farmers market-related commercial property, the site combines substantial acreage, excellent roadway exposure, established infrastructure and convenient access to the regional highway network.



The property is situated within an R-30 zoning district and benefits from an existing pre-existing non-conforming commercial use, creating a distinctive opportunity for an owner-user, investor or developer to evaluate the continuation, expansion or repositioning of the property.





With approximately 315 feet of frontage along Dobbs Ferry Road, traffic exposure exceeding 17,000 vehicles per day, and immediate proximity to the Sprain Brook Parkway, the property offers exceptional visibility and accessibility.

The combination of 3.71 acres, a long-established commercial use, level topography, utilities and a strategic White Plains-area location makes 625 Dobbs Ferry Road a compelling acquisition opportunity in a market where large, well-located sites are increasingly difficult to assemble.

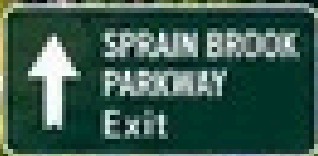


±3.71 ACRES IN CENTRAL WESTCHESTER

Approximately 161,608 square feet of land provides substantial flexibility for an owner-user, investor or future redevelopment strategy.



Although located within an R-30 zoning district, the property benefits from a history of commercial use. Prospective purchasers should independently verify the extent, continuation and potential modification of any non-conforming use with the appropriate municipality.



SPRAIN BROOK PARKWAY

BS FERRY ROAD



PROPOSED TOWNHOUSE DEVELOPMENT
FORMER ELMWOOD GOLF COURSE

PROPERTY OVERVIEW

- **Address: 625 Dobbs Ferry Road, White Plains, NY 10607**
- Property Subtype: Commercial / Nursery
- Sale Type: Owner-User / Investment
- Lot Size: ±3.71 Acres
- Approximate Land Area: ±161,608 SF
- Price Per Acre: Approx: \$1,076,819
- Number of Lots: 1
- Zoning: R-30
- Existing Use: Nursery / Commercial
- Use Status: Pre-Existing Non-Conforming Use
- Frontage: ±315 Feet on Dobbs Ferry Road
- Topography: Predominantly Level
- Real Estate Taxes: Approx: \$27,251 (2026)
- Flood Zone: FEMA Zones B / X – Low Risk Areas
- Utilities: Gas, Electric, Sewer, Water, Telephone, Cable & Irrigation

THE OPPORTUNITY

LAND. VISIBILITY. ACCESS.

625 Dobbs Ferry Road provides something increasingly difficult to find in central Westchester County: several contiguous acres with an established commercial history along a major roadway.

At approximately 3.71 acres, the property offers considerably more flexibility than a conventional roadside commercial parcel.

The site may appeal to several categories of purchasers:

Owner-Users seeking substantial acreage for their own operations.

Nursery / Garden Center Operators seeking an established location with significant outdoor land.

Farmers Market / Food-Oriented Operators interested in evaluating the existing development concept.

Investors seeking a substantial land position in the White Plains/Greenburgh market.

Developers evaluating the site's longer-term potential subject to zoning, approvals and municipal requirements.

Specialty Commercial Users whose operations require outdoor space, visibility, accessibility or a combination of indoor and outdoor functionality.

The property's existing non-conforming commercial status is an important component of the opportunity. Purchasers should conduct independent due diligence regarding permitted continuation, alteration, expansion or replacement of existing uses.

LOCATION ADVANTAGE

CENTRAL WESTCHESTER LOCATION

625 Dobbs Ferry Road occupies a strategic position between White Plains, Greenburgh and Westchester's established Rivertown communities.

The property benefits from access to a substantial surrounding population while remaining convenient to major employment centers and regional transportation infrastructure.

Downtown White Plains — one of Westchester County's primary business, residential, retail and transportation hubs — is only minutes away.

The location also provides convenient access to communities throughout central and southern Westchester, including:

White Plains | Hartsdale | Scarsdale | Ardsley | Greenburgh | Elmsford | Hastings-on-Hudson | Dobbs Ferry | Yonkers

This combination of residential density, purchasing power and transportation access enhances the site's potential for businesses drawing customers from beyond the immediate neighborhood.

ROADWAY ACCESS A strong characteristic is its connectivity to Westchester's major roadway system.

DOBBS FERRY ROAD

The property enjoys approximately 315 feet of frontage along Dobbs Ferry Road, providing substantial visibility to passing traffic. Traffic counts exceed approximately 17,000 vehicles per day.

SPRAIN BROOK PARKWAY

The site is located immediately convenient to the Sprain Brook Parkway, one of Westchester County's primary north-south transportation arteries. Traffic volumes on portions of the Parkway exceed 113,000 vehicles per day, providing access to a substantial regional population.

I-287 / CROSS WESTCHESTER EXPRESSWAY

I-287 provides east-west connectivity across Westchester County, linking the property with White Plains, Connecticut, Rockland County and major interstate highways.

CROSS COUNTY PARKWAY

Convenient access provides additional connectivity to southern Westchester, Yonkers, Mount Vernon and the Bronx. The regional roadway network allows the property to serve customers, employees and commercial operations throughout the broader metropolitan area.

POTENTIAL USER PROFILE

Subject to zoning, municipal approvals and independent due diligence, the property may warrant evaluation by users or investors considering concepts such as:

- Nursery / Garden Center
- Farmers Market
- Landscape-Related Business
- Specialty Food Market
- Produce Market
- Retail / Wholesale Operations
- Home & Garden Business
- Contractor-Related Operations
- Outdoor-Oriented Commercial Uses
- Owner-Occupied Commercial Facility
- Commercial Redevelopment
- Long-Term Land Investment

No representation is made that any prospective alternative use is currently permitted as-of-right. Purchasers must independently verify zoning and approvals for their intended use.

WHY 625 DOBBS FERRY ROAD?

Few sites combine the same collection of attributes:

- **3.71 Acres** A substantial landholding in a supply-constrained Westchester market.
- **Established Commercial History** A property with an existing nursery/commercial operating history rather than simply undeveloped residentially zoned land.
- **High Visibility** Approximately 315 feet of frontage and more than 17,000 vehicles per day along Dobbs Ferry Road.
- **Highway Connectivity** Immediate proximity to the Sprain Brook Parkway and convenient access to I-287 and the Cross County Parkway.
- **Existing Infrastructure** Utilities and established site improvements already in place.
- **Development Concept Available** Existing farmers market site plans provide an additional avenue for purchasers to investigate.
- **Central Westchester Location** Minutes from White Plains and surrounded by established residential communities.
- **Multiple Acquisition Strategies** Potential appeal to owner-users, investors, developers and specialty commercial operators.





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