

WATERFRONT DEVELOPMENT SITE
New Rochelle, NY (Davenport Neck)
401 Davenport Avenue, New Rochelle, NY 10805



FULLY ENTITLED 10-UNIT WATERFRONT DEVELOPMENT SITE

INFRASTRUCTURE & MUNICIPAL APPROVALS COMPLETED:

SEWER SYSTEM, STORM DRAINAGE, WATER & HYDRANT, AND PRIVATE STREET WITH CURB CUT

READY TO BUILD



Ideal for Exclusive Luxury Residential Assemblage | *Hamptons Lifestyle in Westchester County*

 CONTACT OWNER'S EXCLUSIVE BROKER:

JONATHAN GORDON, CCIM, MSRE: [914-779-8200](tel:914-779-8200) x115

BROKERS PROTECTED

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no representations or warranties, express or implied, are made as to the accuracy thereof.

401 Davenport Ave | NEW ROCHELLE, NY
Fully Entitled Waterfront Development Site
10 Residential Units | Davenport Neck (New Rochelle Harbor)

PROPERTY INFORMATION

Zoning: R1-WF-10
B/L & Size: Block 160, Lot 228 – 1.75+/- Acres
Tax Parcel Lots: 1-160-1001, 1002, 1003, 1004 & 1005
Proximate To: Larchmont, Rye, Greenwich, Manhattan
Near: Private Yacht Clubs, Davenport Park,
WatermarkPointe Beachfront Collection

DEVELOPMENT PROGRESS

- **ONLY NEEDS:** Electric & Cable
- **Municipality Approved & Completed:**
 - Connected Sewer System
 - Suez Water & Hydrant Connection
 - Storm Drainage System
 - Curb Cut; Private Street Ready for Final Asphalt

RESIDENTIAL SALES & OFFERINGS

WatermarkPointe Beachfront Collection

- PSF Sale Price
 - \$800 to \$1,000 PSF
- Current Pent House Offering
 - \$2,499,000
- Current Mid-Level Offering
 - \$2,330,000



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LOCATION

Exclusive
Davenport Neck

DAVENPORT NECK | New Rochelle Harbor & Long Island Sound

With its exceptional location in exclusive Davenport Neck, this site is surrounded by magnificent views and proximity to the Long Island Sound, private yacht clubs, marinas, and the new luxurious WatermarkPointe Beachfront Collection with 72 condominiums.



Gated Malysana Lane Private Home Community

LONG ISLAND SOUND

WatermarkPointe
Beachfront Collection

SITE

0.4 Miles
(211.2 Feet)

NEW ROCHELLE HARBOR

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WATERFRONT CLUBS & MARINAS

CLUBS & MARINAS | Opportunity to Join Adjacent Castaways Yacht Club
There are over 10 private waterfront yacht clubs and marinas within a short distance. Further, purchaser will have the opportunity to join the adjacent Castaways Yacht Club. Amenities include clubhouse, restaurant, pool, fresh water access at each slip, fuel dock, Wi-Fi, etc.



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FULLY ENTITLED SITE

READY TO BUILD

The site features municipality approved and connected sewer system to the county sewer, all drainage work, and all water and fire hydrant work. Additionally, the private entrance is ready for the final asphalt. Only remaining items are electric and cable.



Entrance Ready for Final Asphalt | 401 Davenport Ave

ACCESSIBILITY



COMMUTING BY RAIL

A short trip from the New Rochelle Metro-North train station will put commuters in Midtown Manhattan at Grand Central Station in a short time. Peak trains to Grand Central run about 31 minutes long.

Distance From Site:

- New Rochelle Train Station: Less than 2 miles
- Larchmont Train Station: 3.5 miles
- Pelham Train Station: 3.5 miles



DRIVING

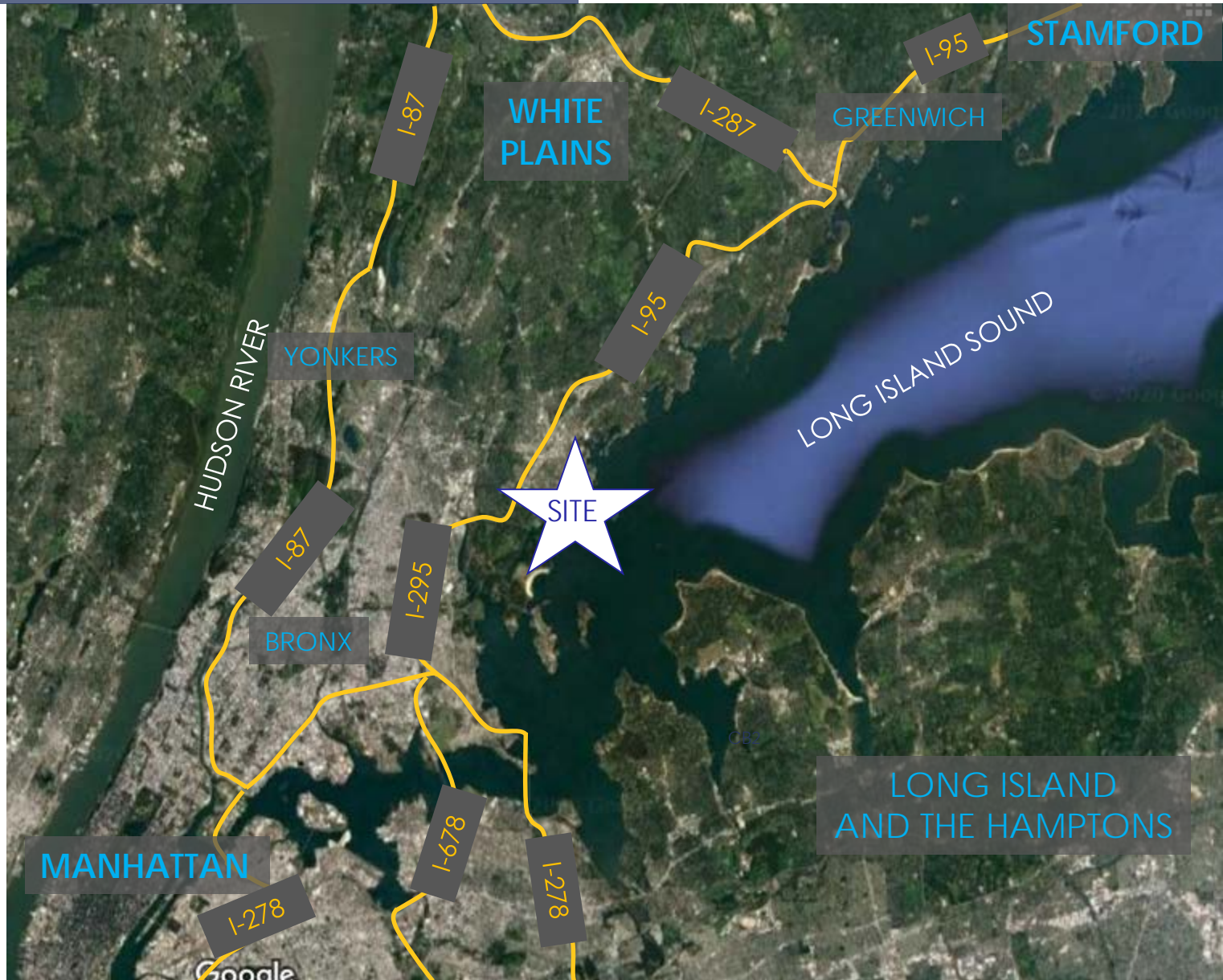
New Rochelle is exceptionally close and provides easy access to the Hutchinson River Parkway, I-95, I-287, I-87, I-295, and many others leading into Westchester, Fairfield County as well as Manhattan and its surrounding boroughs.

Locally, Boston Post Road (Route 1) is a short drive connecting New Rochelle to Larchmont, Mamaroneck and Rye, and further to Greenwich, Westport, Stamford and beyond.

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AERIAL
Regional



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AERIAL
New
Rochelle
Harbor



WATERMARKPOINTE
BEACHFRONT COLLECTION

SPINDLE ROCK

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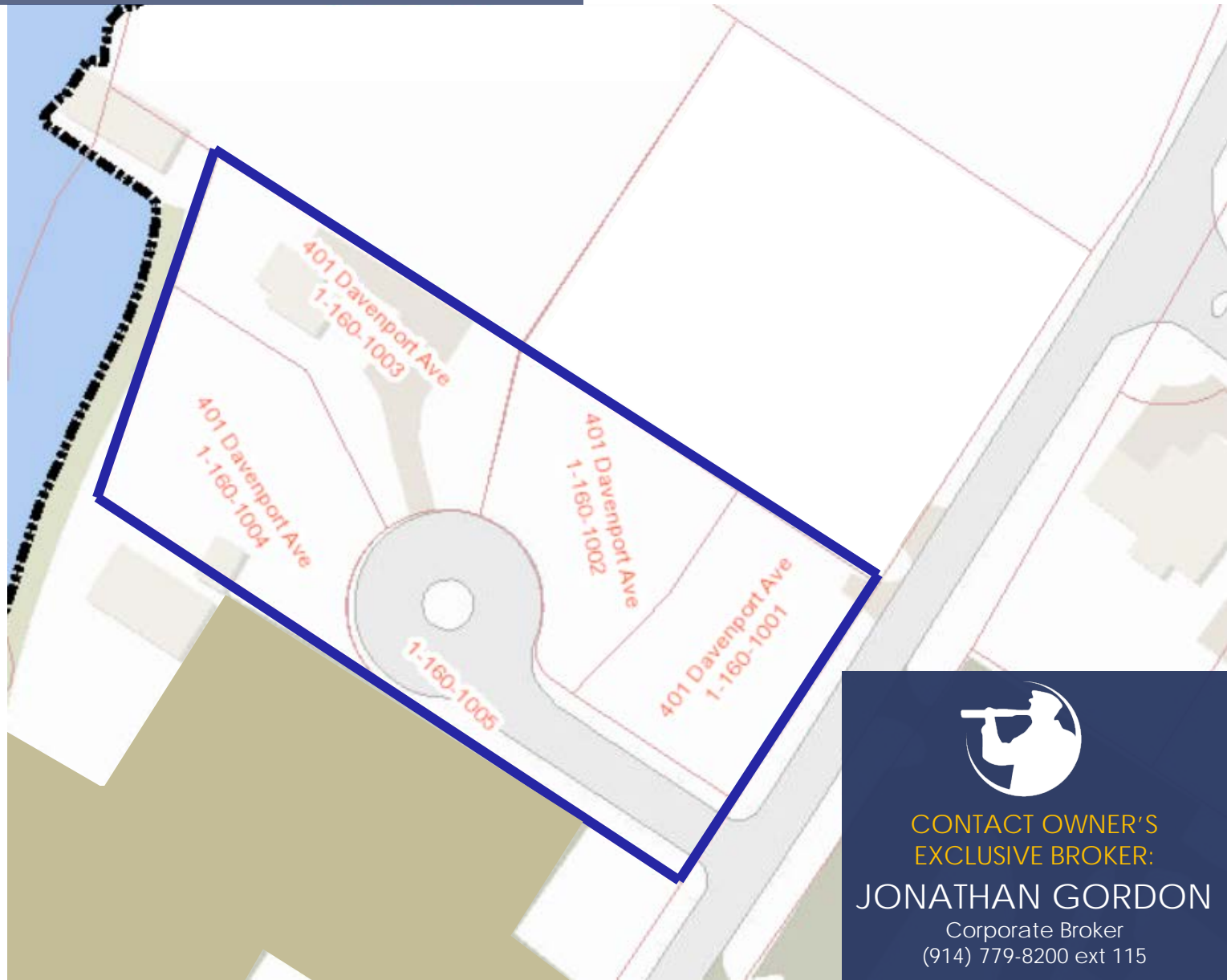
AERIAL
Close-up



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PARCEL MAP



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Corporate Broker
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