SUFFOLK COUNTY LAND PORTFOLIO 457.70-ACRES

CUSHMAN & WAKEFIELD

PRISTINE FARMLAND SUFFOLK COUNTY NY LAND PORTFOLIO SALE

Fourteen (14) Parcels Totaling 457.70-Acres in Suffolk County, NY

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SUFFOLK COUNTY: LAND PORTFOLIO

OFFERING INDEX:

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 - B. EASTPORT SALE OFFERING (OFFERING #2)
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SUFFOLK COUNTY LAND PORTFOLIO

I. DISPOSITION PROCESS

SUFFOLK PORTFOLIO: DISPOSITION PROCESS

DISPOSITION PREFFERENCES

The disposition portfolio is comprised of fourteen (14) parcels totaling 457.70-acres which we have grouped into three logical aggregations. Ownership is entertaining a total acquisition of the entire portfolio down to three separate acquisitions of the aggregated three groupings. Ownership will entertain both <u>Subject-To</u> offers, in addition to <u>As and Where Is</u> offers. While there is a mechanism for Parkland/Farmland Alienation within the county and NYS, ownership does not want to entertain that as a condition of sale at this time.

TYPICAL BUYERS OF AGRICULTURAL LAND

Buyers will likely be local agricultural operators, national agricultural operators, municipalities, Land Trusts, and high net worth individuals. The geographical Long Island region encompassing the contiguous Nassau County, Suffolk County, Brooklyn and Queens Counties are home to over 8,000,000 residents which doesn't require driving through a tunnel or over a bridge to access. As of 2023, Long Island has an estimated population of 8.063 million, comprising over one-third of New York State's entire population. It is the most populated island in any U.S. territory or state and the 17th most populous island in the world. If Long Island were a state, it would by the 13th most populous and first in terms of population density with 5,402 people per square mile, or 2,086 people per square kilometer. It is one of the most densely populated regions in the country. Long Island has 39% of the total population of the state of New York.

AGRICULTURAL STATISTICS

The Long Island region, which encompasses Nassau and Suffolk counties, remains an important sector for agriculture, and provides many benefits to the regional economy and local residents. Suffolk County has the highest agricultural sales of any county in New York State and is home to about one-fifth of the State's wineries. Along with generating income and jobs in farming and related industries, Long Island's farms and wineries attract tourists. Visitors come for fruit and pumpkin picking, fall festivals, and wine tasting. Although Long Island is home to the nation's first suburb, it has retained its agricultural identity. According to the most recent census by the U.S. Department of Agriculture, Long Island had 35,690 acres of farmland and 644 farms in 2007. More detailed statistics can be found on the NYS Agricultural in Long Island website.

LONG ISLAND BOASTS MANY STRUCTURAL ASSETS AND AFFLUENCE STATISTICS

- During the Gilded Age, Long Island was a vast playground for the ultra-rich. As the wealthy flooded onto the North Shore of Long Island from New York City, they began establishing sprawling "country houses" – aka mega mansions. These gold coast mansions were enormous, and some of them were so big that they were called "castles."
- The South Fork of Long Island or as more popularly known, "the Hamptons" started out as a colonial haven for agriculture and fishing, with close ties to New England, as is still seen in its surviving period architecture. That all changed in the late 1800s, though, when the region began its transformation into a summer playground for the wealthy a distinction that continues to this day. The area is an oceanfront paradise, with miles of exquisite coastline. And these days, there's a wealth of other attractions too, from historical sites to fine dining to a robust local arts community.
- People love the North Fork for it's fun activities- corn mazes, apple picking, strawberry festivals, hay rides. The North Fork has it's amazing wineries, breweries, and restaurants. The North Fork has a laid-back rural vibe and is a great place to visit for any type of traveler, with plenty to do for families, couples, or groups of friends.



SUFFOLK COUNTY LAND PORTFOLIO

II. PORTFOLIO HIGHLIGHTS

SUFFOLK COUNTY: PORTFOLIO HIGHLIGHTS

LAND PORTFOLIO HIGHLIGHTS

- Fourteen (14) parcels, totaling 457.70-acres in Suffolk County
- Categorized into three offerings based on location
 - A. Riverhead Offering: collection of seven (7) neighboring parcels totaling 371.15-acres. These properties are zoned APZ.
 - **B.** Eastport Offering: collection of five (5) closely located parcels, totaling 85.35-acres in its entirety. Out of the five (5) parcels there are two separate sets of two adjacent parcels. This offering consists of R-80 or A Residence 2 zoning.
 - **C.** Shoreham Offering: two (2) adjacent parcels, totaling 1.20-acres, these properties are zoned R-40 overlay or A Residence 1.
- Rare land opportunity in Eastern Suffolk County
- Sites currently operating as active Sod Farm
- Potential redevelopment opportunity for each of the offerings dependent upon purchasers' ability to purchase necessary development rights and the municipality's willingness to support the prospective project

ZONING (LINKS TO ZONING CODE PROVIDED):

Agricultural Protective Zoning (APZ): Town of Riverhead

- R-80 or A Residence 2 Zoning: Town of Brookhaven
- R-40 Overlay or A Residence 2 Zoning: Town of Brookhaven



SUFFOLK COUNTY: LAND PORTFOLIO MAP





SUFFOLK COUNTY: LAND PORTFOLIO SUMMARY

A.) Riverhead Offering (7-Parcels 371.15-acres):

This offering consists of seven (7) parcels, totaling 371.15-acres. There is a collection of five (5) neighboring parcels totaling 153.75-acres. The parcels border three separate roadways, Sound Avenue, Cross River Drive, and Northville Turnpike. These parcels are located directly across from Long Island National Golf Course to the east, with Cherry Creek Golf Links and the Vineyards Golf & Country Club located to the west of the parcels, and Sandy Pond Links being located to the southwest. This collection of parcels could be an ideal redevelopment piece for a state-of-the-art golf course. As a point of reference, the renowned Long Island National Golf Course is situated on 152-acres. The property is currently being used as a Sod Farm; this allows any potential purchaser unique access to pristine grass that they can use as they see fit. The properties are zoned as agriculture protected zone (APZ). The parcels are allowed as of right to build a farmstead on 5-acres of the respective properties. The remaining two (2) parcels are adjoining and consist of 217-acres, of which 203-acres being actively farmed for pristine, state-of-the-art sod, and 155.90-acres of development rights are intact. The two (2) parcels are situated with access to Sound Avenue to their north, they run along the eastern side of Doctors Path all the way down to the Northville Turnpike. These two (2) parcels are located directly to the west of the other five (5) parcels and are merely separated by two (2) independently owned properties that lie in between them. Both of those parcels have existing water wells on site. Out of the 371.15-acres in total, 181.61-acres of development rights remain intact.

B.) Eastport Offering (5-Parcels 85.35-acres):

This offering consists of a collection of five (5) closely located parcels totaling 85.35-acres. The first parcel ("Parcel A") consists of 56.83-acres and is located to the Northeast of the first set of adjacent properties ("Parcels B & C") consist of (2) parcels that total 6.03-acres with R-80 zoning (A Residence 2), and are located at the three-way intersection of Head of the Neck Rd, Eastport Manor Rd and Moriches-Riverhead Rd. The second set of adjacent properties consists of two parcels ("Parcels D & E") that total 22.5-acres with R-80 (A Residence 2) zoning and are located to the North of the other three properties with access to Eastport Manor Rd. Surrounding this collection of properties is a multitude of various zoning, including low and medium density residential to the west of the parcels, and senior living to the east. Given the various zoning uses that surround the parcels, there is an opportunity to have this property potentially rezoned for multi-family residential or senior living use. Of the total 85.35-acres, only the one 56.83-acre parcel ("Parcel A"), has sold off a portion of its development rights. The remaining four are residentially zoned R-80 or A Residence 2. It is possible that a developer could come in and purchase the development rights from another entity, that would allow the entirety of this offering to be developed. Given the Eastport Offering's close proximity to other residential uses including senior housing along with low and medium density residential, it is highly possible for these properties to be repositioned for a new development project. Out of the 85.35-acres in total, 34.35-acres of development rights remain intact.

C.) Shoreham Offering (2-Parcels 1.2-acres):

This offering consists of two (2) adjacent parcels totaling 1.20-acres. These properties are zoned R-40 or A Residence 1.

SUFFOLK COUNTY: LAND PORTFOLIO BREAKDOWN

(*) The zoning and development rights listed below is based upon information provided by ownership and appraisals performed by Farm Credit East

				Riverhead Offering				
	Parcel:			Zoning:		Farmstead	age Breakdown: Development Right	
		Tax Map ID:	Acrage:		Water Well:			
						Allowed	Sold	Remaining
A.) RIVERHEAD OFFERING SEVEN (7) PARCELS, 371.15-ACRES	A. Riverhead Parcel #1	44-2-10.8	54.4	APZ	No	Yes, 5AC	54.4	0
	B. Riverhead Parcel #2	44-2-10-13	22	APZ	No	Yes, 5AC	17	5
	C. Riverhead Parcel #3	44-2-10-14	34.71	APZ	No	Yes, 5AC	24	10.71
	D. Riverhead Parcel #4	44-2-10-15	15	APZ	Yes	Yes, 5AC	10	5
	E. Riverhead Parcel #5	44-2-10-16	27.64	APZ	No	Yes, 5AC	22.64	5
	F. Riverhead Parcel #6	18-2-9.2	155.9	APZ	Yes	Yes, 5AC	0	155.9
	G. Riverhead Parcel #7	65-5-2.1	61.5	APZ	Yes	Yes, 5AC	61.5	0

Total Acreage =

371.15

Total Development Rights =

191.01	
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Eastport (EPSM) Offering											
				Water Well:	A	Acrage Breakdow	n:				
Parcel:	Tax Map ID: Acra	Acrage:	crage: Zoning:		Farmstead	Developmer	ıt Rights				
					Allowed	Sold	Remaining				
(*) A. EPSM Parcel #1	593-1-10-001	56.83	R-80 (A Residence 2)	Yes	Yes, 5AC	51	5.83				
B. EPSM Parcel #2	593-1-11-1	0.95	R-80 (A Residence 2)	No	N/A	0	0.95				
C. EPSM Parcel #3	593-1-11-2	5.07	R-80 (A Residence 2)	No	N/A	0	5.07				
D. EPSM Parcel #4	562-2-30	22	R-80 (A Residence 2)	Yes	N/A	0	22				
E. EPSM Parcel #5	562-2-31	0.5	R-80 (A Residence 2)	No	N/A	0	0.5				

Total Acreage = 85.35 Total Development Rights =

34.35

Shoreham Offering											
				Water Well:	Acrage Breakdown:						
Parcel:	Tax Map ID:	Acrage:	Zoning:		Farmstead	Development Rights					
					Allowed	Sold	Remaining				
A. Shoreham Parcel #1	104-2-15.1	0.75	R-40 Overlay (A Residence 1)	No	N/A	0	0.75				
B. Shoreham Parcel #2	104-2-16.1	0.45	R-40 Overlay (A Residence 1)	No	N/A	0	0.45				

B.) EASTPORT OFFERING FIVE (5) PARCELS, 85.35-ACRES

(*) "ESPM Parcel #1" has a development rights easement with Suffolk County that prevents residential—due to a 2018 NYS ruling we believe this property still has 5-AC that can be developed for residential "as-of-right" but need to confirm-there is a deviation between the Suffolk County GIS, ownership and previous appraisals as to the zoning of this property that needs to be confirmed

C.) SHOREHAM OFFERING Two (2) Parcels, 1.20-Acres

> Total Acreage = 1.20

Total Development Rights = 1.20

SUFFOLK COUNTY LAND PORTFOLIO III. DETAILED BREAKDOWN OF THE

THREE OFFERINGS A, B, & C

RIVERHEAD LAND FOR SALE: 371.15-ACRES

CUSHMAN & WAKEFIELD

(A) RIVERHEAD SALE OFFERING RIVERHEAD PARCELS

Seven (7) Parcels Totaling 371.15-Acres

Riverhead NY, 11931

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(A) RIVERHEAD SALE OFFERING RIVERHEAD PARCELS

RIVERHEAD SALE OFFERING SUMMARY:

Riverhead Offering (7-Parcels 371.15-acres):

This offering consists of seven (7) parcels, totaling 371.15-acres. There is a collection of five (5) neighboring parcels totaling 153.75-acres. The parcels border three separate roadways, Sound Avenue, Cross River Drive, and Northville Turnpike. These parcels are located directly across from Long Island National Golf Course to the east, with Cherry Creek Golf Links and the Vineyards Golf & Country Club located to the west of the parcels, and Sandy Pond Links being located to the southwest. This collection of parcels could be an ideal redevelopment piece for a state-of-the-art golf course. As a point of reference, the renowned Long Island National Golf Course is situated on 152-acres. The property is currently being used as a Sod Farm; this allows any potential purchaser unique access to pristine grass that they can use as they see fit. The properties are zoned as agriculture protected zone (APZ). The parcels are allowed as of right to build a farmstead on 5-acres of the respective properties. One of the parcels contains a water well. The remaining two (2) parcels are adjoining and consist of 217-acres, of which 203-acres being actively farmed for pristine, state-of-the-art sod, and 155.90-acres of development rights intact. The two (2) parcels are situated with access to Sound Avenue to their north, they run along the eastern side of Doctors Path all the way down to the Northville Turnpike. These two (2) parcels are located directly to the west of the other five (5) parcels and are merely separated by two (2) independently owned properties that lie in between them. Both of the parcels have existing water wells on site. Out of the 371.15-acres in total, 181.61-acres of development rights remain intact.

LAND FOR SALE RIVERHEAD OFFERING: PARCEL BREAKDOWN



Riverhead Offering									
					Acra	lown:			
Parcel:	Tax Map ID:	Acrage:	Zoning:	Zoning: Water Well: Farm	Failisteau	Developn	nent Rights		
					Allowed	Sold	Remaining		
A. Riverhead Parcel #1	44-2-10.8	54.4	APZ	No	Yes, 5AC	54.4	0		
B. Riverhead Parcel #2	44-2-10-13	22	APZ	No	Yes, 5AC	17	5		
C. Riverhead Parcel #3	44-2-10-14	34.71	APZ	No	Yes, 5AC	24	10.71		
D. Riverhead Parcel #4	44-2-10-15	15	APZ	Yes	Yes, 5AC	10	5		
E. Riverhead Parcel #5	44-2-10-16	27.64	APZ	No	Yes, 5AC	22.64	5		
F. Riverhead Parcel #6	18-2-9.2	155.9	APZ	Yes	Yes, 5AC	0	155.9		
G. Riverhead Parcel #7	65-5-2.1	61.5	APZ	Yes	Yes, 5AC	61.5	0		
			1						
	Total Acreage =	371.15		Total Development Rights = 181.6			181.61		

RIVERHEAD SALE OFFERING HIGHLIGHTS:

- Seven (7) parcels totaling 371.15-acres with 181.61-acres of development rights remaining across the parcels
- Five (5) adjoining parcels totaling 153.75-acres.
- Another two (2) adjoining parcels totaling 217.40-acres, with 155.90-acres of remaining development rights
- Located across from Long Island National Golf Club to the properties' east, with Cherry Creek Golf Links located to the northwest of the properties—potential redevelopment site for a Golf Course if the buyer has or obtains the needed development rights

RIVERHEAD OFFERING: AERIAL MAP OF PARCELS







EASTPORT LAND FOR SALE: 85.35-ACRES

CUSHMAN & WAKEFIELD

(B) EASTPORT SALE OFFERING EASTPORT PARCELS

Five (5) Parcels Totaling 85.35-Acres Eastport NY, 11941 (Town of Brookhaven)

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PRISTINE FARMLAND SUFFOLK COUNTY NY EASTPORT OFFERING

EASTPORT SALE OFFERING SUMMARY:

Eastport Sale Offering (5-Parcels 85.35-acres):

This offering consists of a collection of five (5) closely located parcels totaling 85.35-acres. The first parcel ("Parcel A") consists of 56.83-acres and is located to the Northeast of the first set of adjacent properties ("Parcels B & C"), being separated by Head of the Neck Rd. The first set of adjacent properties ("Parcels B & C") consist of (2) parcels that total 6.03-acres with R-80 zoning (A Residence 2), and are located at the three-way intersection of Head of the Neck Rd, Eastport Manor Rd and Moriches-Riverhead Rd. The second set of adjacent properties consists of two parcels ("Parcels D & E") that total 22.5-acres with R-80 (A Residence 2) zoning and are located to the North of the other three properties with access to Eastport Manor Rd. Surrounding this collection of properties is a multitude of various zoning, including low and medium density residential to the west of the parcels, and senior living to the east. Given the various zoning uses that surround the parcels, there is an opportunity to have this property potentially rezoned for multi-family residential or senior living use. Of the total 85.35-acres, only the one 56.83-acre parcel ("Parcel A"), has sold off a portion of its development rights. The remaining four are residentially zoned R-80 or A Residence 2. It is possible that a developer could come in and purchase the development rights from another entity, that would allow the entirety of this offering to be developed. Given the Eastport Offering's close proximity to other residential uses including senior housing along with low and medium density residential, it is highly possible for these properties to be repositioned for a new development project. Out of the 85.35-acres in total, 34.35-acres of development rights remain intact.

LAND FOR SALE EASTPORT OFFERING



Eastport (EPSM) Offering										
				Water Well:	Acrage Breakdown:					
Parcel:	Tax Map ID:	Acrage:	Zoning:		Farmstead Allowed —	Developme	nt Rights			
						Sold	Remaining			
(*) A. EPSM Parcel #1	593-1-10-001	56.83	R-80 (A Residence 2)	Yes	Yes, 5AC	51	5.83			
B. EPSM Parcel #2	593-1-11-1	0.95	R-80 (A Residence 2)	No	N/A	0	0.95			
C. EPSM Parcel #3	593-1-11-2	5.07	R-80 (A Residence 2)	No	N/A	0	5.07			
D. EPSM Parcel #4	562-2-30	22	R-80 (A Residence 2)	Yes	N/A	0	22			
E. EPSM Parcel #5	562-2-31	0.5	R-80 (A Residence 2)	No	N/A	0	0.5			
	Total Acreage =	85.35		Total Development Rights =		34.35				

(*) "ESPM Parcel #1" has a development rights easement with Suffolk County that prevents residential—due to a 2018 NYS ruling we believe this property still has 5-AC that can be developed for residential "as-of-right" but need to confirm—there is a deviation between Suffolk County GIS, ownership, and previous appraisals whereas zoning for this property needs to be confirmed

EASTPORT SALE OFFERING HIGHLIGHTS:

- Five (5) closely located properties totaling 85.35-acres
- These properties are located near low and medium density residential, along with a senior living community located to the east of these properties
- There are two sets of adjacent parcels, the first of which includes parcels B & C that total 6.02-acres of R-80 or A Residence 2 zoned property, and the second which includes parcels D & E that total 22.5-acres of R-80 or A Residence 2 zoned property
- Potential redevelopment into a residential or senior living dependent on ability to purchase needed development rights and obtaining town approvals

EASTPORT OFFERING: AERIAL MAP OF PARCELS





Image © 2024 Airbus

Google Earth

EASTPORT OFFERING: GIS MAP OF PARCELS





EASTPORT OFFERING: GIS LAND USE MAP

CUSHMAN & WAKEFIELD



SHOREHAM LAND FOR SALE: 1.2-ACRES

CUSHMAN & WAKEFIELD

(C) SHOREHAM SALE OFFERING SHOREHAM PARCELS

Two Adjoining Parcels Totaling 1.2-Acres Shoreham NY, 11786 (Town of Brookhaven)

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LAND FOR SALE SHOREHAM OFFERING



Shoreham Offering									
				Acrage Breakdown:					
Parcel:	Tax Map ID:	Acrage:	Zoning:	Water Well:	Farmstead	Development Rights			
					Allowed	Sold	Remaining		
A. Shoreham Parcel #1	104-2-15.1	0.75	R-40 Overlay (A Residence 1)	No	N/A	0	0.75		
B. Shoreham Parcel #2	104-2-16.1	0.45	R-40 Overlay (A Residence 1)	No	N/A	0	0.45		
	Total Acreage =	1.20		Total Development Rights =			1.20		

SHOREHAM SALE OFFERING HIGHLIGHTS:

- Two adjoining parcels totaling 1.20-Acres with R-40 overlay or A Residence 1 zoning
- Solar farm located to the southside of the property

SHOREHAM OFFERING AERIAL VIEW #1 (ZOOMED)

Parcel A (0.75-Acres)

> Parcel B (0.45-Acres)

SHOREHAM OFFERING AERIAL VIEW #2



SHOREHAM OFFERING GIS VIEWER



PRESTINE FARMLAND IN SUFFOLK COUNTY NY: LAND PORTFOLIO SALE

CUSHMAN & WAKEFIELD'S NATIONAL LAND ADVISORY GROUP

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