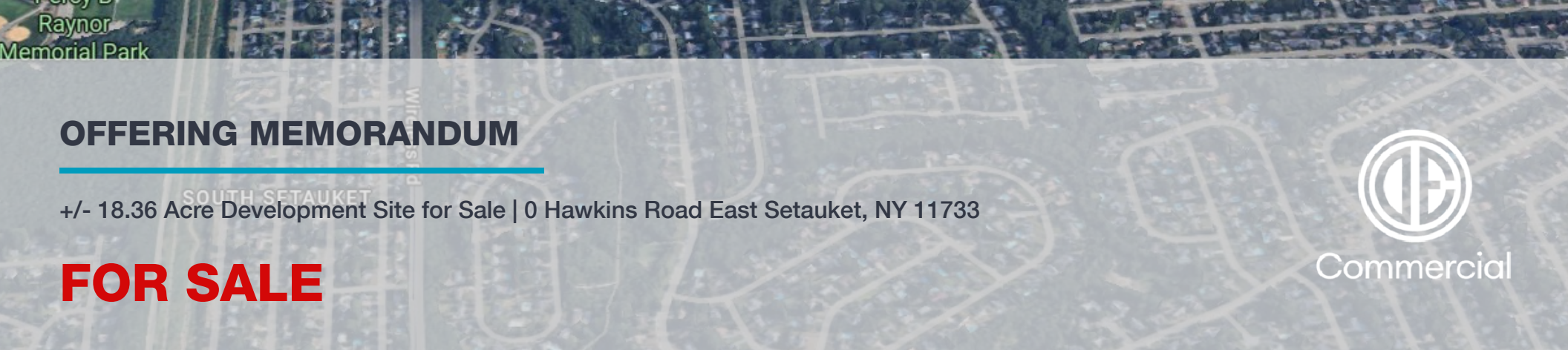




OFFERING MEMORANDUM

+/- 18.36 Acre Development Site for Sale | 0 Hawkins Road East Setauket, NY 11733

FOR SALE



Commercial

EXECUTIVE SUMMARY



+/- 18 Acre Development Site for Sale | 0 Hawkins Road East Setauket, NY 11733

Lot Size:	18.3655 Acres	Frontage:	800 Feet on Hawkins
Zoning:	A-1 Residential*	Annual Taxes:	\$ 21,013.43*

Taxes subject to change depending on development. Covenant in place only allows Educational Use.

Property Overview

Rare opportunity to purchase an 18.35-acre development site strategically located on Hawkins Road in East Setauket, New York. The property offers approximately 800 feet of frontage and is zoned A-1 Residential, with an existing covenant that requires the development of educational buildings or facilities. Situated within the highly desirable Three Village School District, the site is well suited for the development of a private educational facility, daycare, religious or parochial school, university/college, trade school or sports instruction/education facilities. The property is conveniently located near Nicholls Road, providing easy access to the Long Island Expressway and other major thoroughfares, and is in close proximity to major retail amenities.

Property Highlights

- 18.35-acre development site with approximately 800 feet of frontage on Hawkins Road in East Setauket, New York
- Zoned A-1 Residential with a covenant permitting the development of educational building(s)
- Located within the highly desirable Three Village School District, ideal for private or institutional educational uses
- Convenient access to Nicholls Road, the Long Island Expressway, and nearby major retail amenities

Exclusively represented by:

Michael G. Murphy

President | Commercial Division
631.858.2460 Email: michael.murphy@elliman.com

RETAILER MAP



+/- 18 Acre Development Site for Sale | 0 Hawkins Road East Setauket, NY 11733

Exclusively represented by:

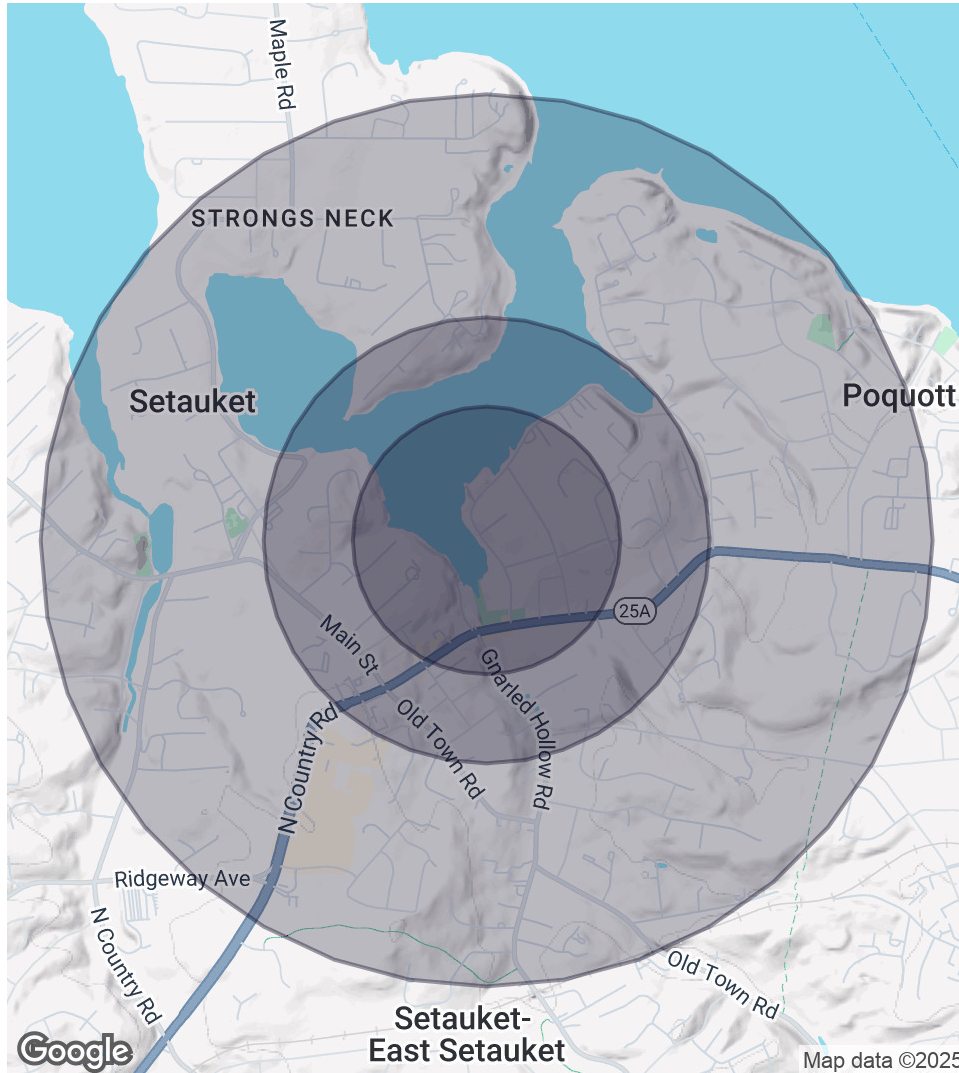
Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

DEMOGRAPHICS MAP & REPORT

+/- 18 Acre Development Site for Sale | 0 Hawkins Road East Setauket, NY 11733



0.3 Miles Radius

Population

302

Households

115

Average HH Income

\$241,994

0.5 Miles Radius

Population

1,141

Households

409

Average HH Income

\$240,334

1 Mile Radius

Population

3,958

Households

1,402

Average HH Income

\$236,101

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+/- 18 Acre Development Site for Sale | 0 Hawkins Road East Setauket, NY 11733



Michael G. Murphy

President | Commercial Division

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Direct: **631.858.2460** | Cell: **631.834.2626**

Professional Background

Michael G. Murphy is the President of Douglas Elliman Real Estate's Commercial Division, a leading full-service commercial brokerage firm. In addition to his role overseeing the day-to-day operations of the multibillion-dollar Commercial office, Michael also sits on the Senior Executive Advisory Board at Elliman, one of the leading real estate firms in the world. In his innumerable roles Michael is responsible for strategic planning and the company's day-to-day commercial operations that involve overseeing more than 100 offices spanning across the five boroughs. He plays a pivotal role in the recruitment of top talent, business development, and integrating the company's real estate brokerage activities with project management and facilities management.

A trendsetter in the world of real estate, Murphy is responsible for the inception of a full-service commercial real estate division at Douglas Elliman. In 2003, it was Michael who shaped the idea of a commercial unit to take advantage of the referrals that were filtering out of the company's residential offices. Since its commencement, Michael has developed an exceptional referral base of loyal clients, completing more than a billion dollars in real estate transactions which include Hotels, Shopping centers, Triple Net opportunities, Land deals, several noteworthy office/ industrial leases and retail developments with national chains. Having represented some of the most recognized names in the Real Estate and Business arena, Michael brings a depth of knowledge to the Commercial Division that is second to none.

A self-starter, creative problem solver and an expert negotiator, Murphy has proven to be a trailblazer and is an iconic figure in the business industry. Prior to joining Douglas Elliman, he was a managing principal at Global Commercial Realty. He also co-owned and operated the "Dublin" Group, a chain of successful restaurant/bars throughout the Long Island area including Dublin Down, Dublin Over, Dublin Deck, Planet Dublin, Murphy's Law, Venue 56, as well as his newest venture in the hospitality, Industry Prato 850, A Gastro Pub, and hot spot in Commack.

In 2007 Michael was a recipient of Long Islands Prestigious 40 under 40 award, which is given to outstanding members of the business community who are under the age of 40. For well over a decade Michael has consistently been honored with numerous TOP Broker awards such as the Pinnacle Award, Platinum award and has consecutively been presented with the Award for # 1 Commercial Broker for GCI and Transactions within the Elliman network. Michael was also the Recipient of the CoStar Power Broker Award in 2016, 2017, 2018 and 2019, 2021 and was honored as Long Island Business News Top Commercial Broker for 2017.

Michael has an extensive academic background receiving his MBA in International Business from Franklin College, in Lugano Switzerland where he was selected from an elite group of scholars to participate in a one year accelerated program after first receiving his B.A. from CW Post Long Island University, where he played football on scholarship.

His professional affiliations include Commercial Industry Brokers Society of Long Island (CIBS), International Council of Shopping Centers (ICSC), Long Island Commercial Network (LICN) and LIBI. He participates in several philanthropic activities donating both time and financial aid to various charities including the Sunshine Kids, American Heart Association, Toys for Tots, St. Jude, All Inclusive Lacrosse, the Philanthropy Network of NY, and more.

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We Are Commercial Real Estate

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Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.