

32.76 ACRES

**4490 W HENRIETTA RD
HENRIETTA, NY 14467**



BASE CAMP COUNTRY
REAL ESTATE

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by BCCRE in compliance with all applicable fair housing and equal opportunity laws.

Base Camp Country Real Estate is committed to adhering to the guideline of The New York State Fair Housing Regulations. To view The Fair Housing Notice [click here](#)

Standardized Operating Procedure for Purchasers of Real Estate Pursuant to Real Property Law 442-H. To view [click here](#)

PROPERTY INFORMATION



TIMBERLAND



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TILLABLE



\$7,000,000

PROPERTY

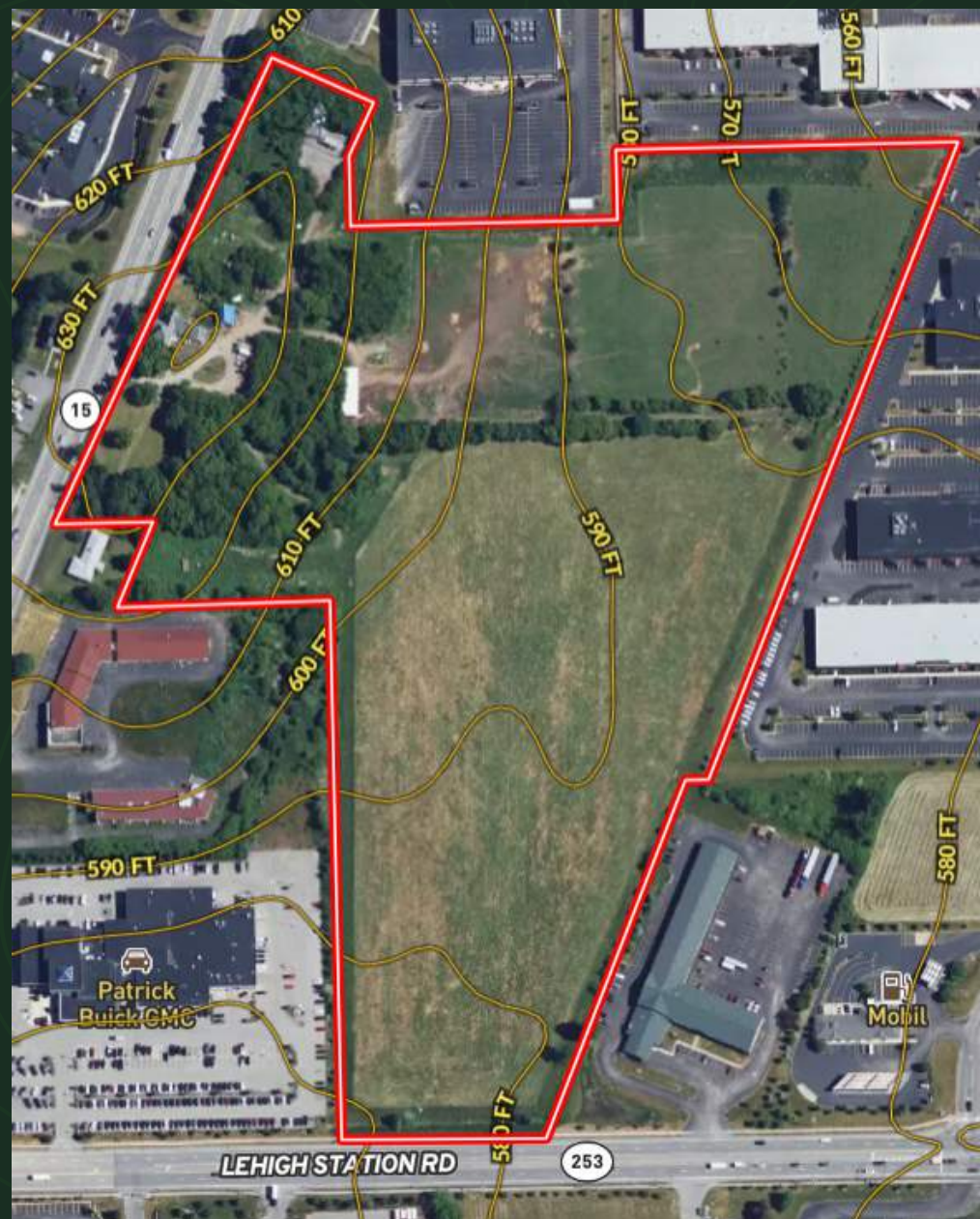
ADDRESS 4490 W Henrietta Rd
CITY ZIP Henrietta, NY 14467
MUNICIPALITY Town of Henrietta
COUNTY Monroe
NEAREST HIGHWAY I-390

TAX ID 175.11-1-1.001
ZONING I with overlays & B-1

LOT SIZE 32.76 acres
TRAFFIC COUNT 24,003 ADT (Lehigh)
REAL ESTATE TAXES \$11,630.48
UTILITIES Public water/sewer

IMPROVEMENTS

TOTAL SQ FT 4,072 square feet
YEAR BUILT 1900
BEDROOMS 7
BATHROOMS 1
BASEMENT Full
GARAGE Out buildings
NO. of STORIES 2
FIREPLACE Yes



Interactive Map

CLICK HERE



Property Summary



Base Camp Country Real Estate is pleased to offer this 32.76-acre development opportunity in Henrietta, New York. This parcel - formerly part of the Bean family farm - presents a rare chance to acquire a large tract with dual zoning: Industrial (I) and Commercial (B-1). Located along West Henrietta Road (NY-15) with additional frontage on Lehigh Station Road, the property is 0.3 mile from I-390 leading to I-90 (the NYS Thruway).

The site currently includes a house and barn, offering potential for repurposing or redevelopment. Public water and sewer are available at the property. With frontage on one of Monroe County's key commercial corridors, this site is well-positioned for industrial, business, or mixed-use development.

Whether you're looking to expand your footprint in upstate New York or launch a new project from the ground up, this versatile property offers the scale, infrastructure, and location to support a wide range of uses.

Located in the Town of Henrietta, the property benefits from visibility and access along W Henrietta Road, a major route connecting to key Rochester-area hubs. The surrounding area includes a mix of commercial, light industrial, and institutional users, with convenient access to I-390 and NYS Route 15. Henrietta continues to see steady economic growth, making this parcel a strategic opportunity for both developers and investors.

ZONING DISTRICTS

Address: 4490 West Henrietta Rd



Parcel Number: 175.11-1-1.001

Acres: 33.6384943043

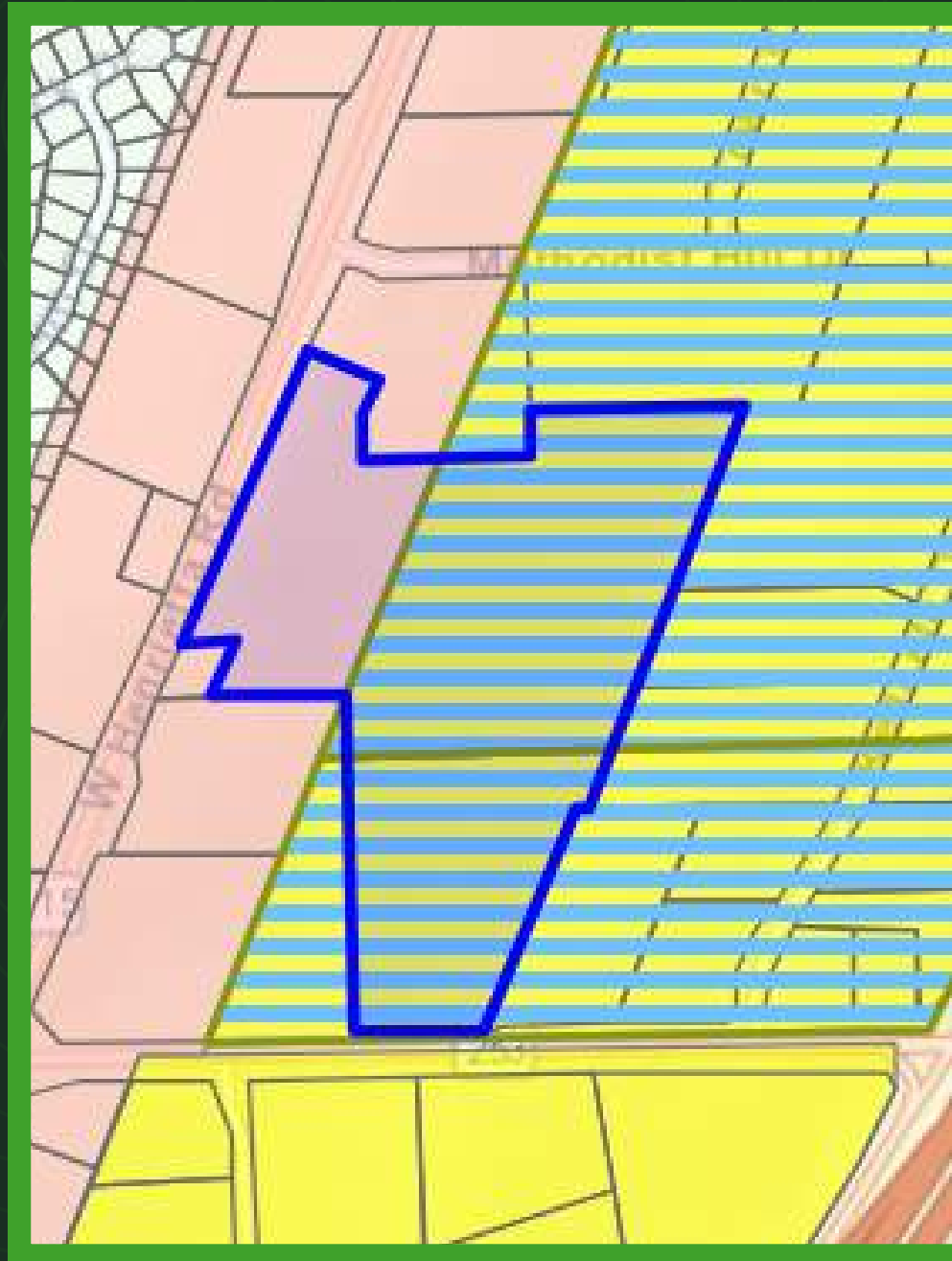
Zoning District(s)

-  I - Industrial Districts
-  B-1 - Commercial Districts

Overlay District(s)

-  AwS - Areas with Specifics
-  AwS - Methodist Hill East

ZONING MAP

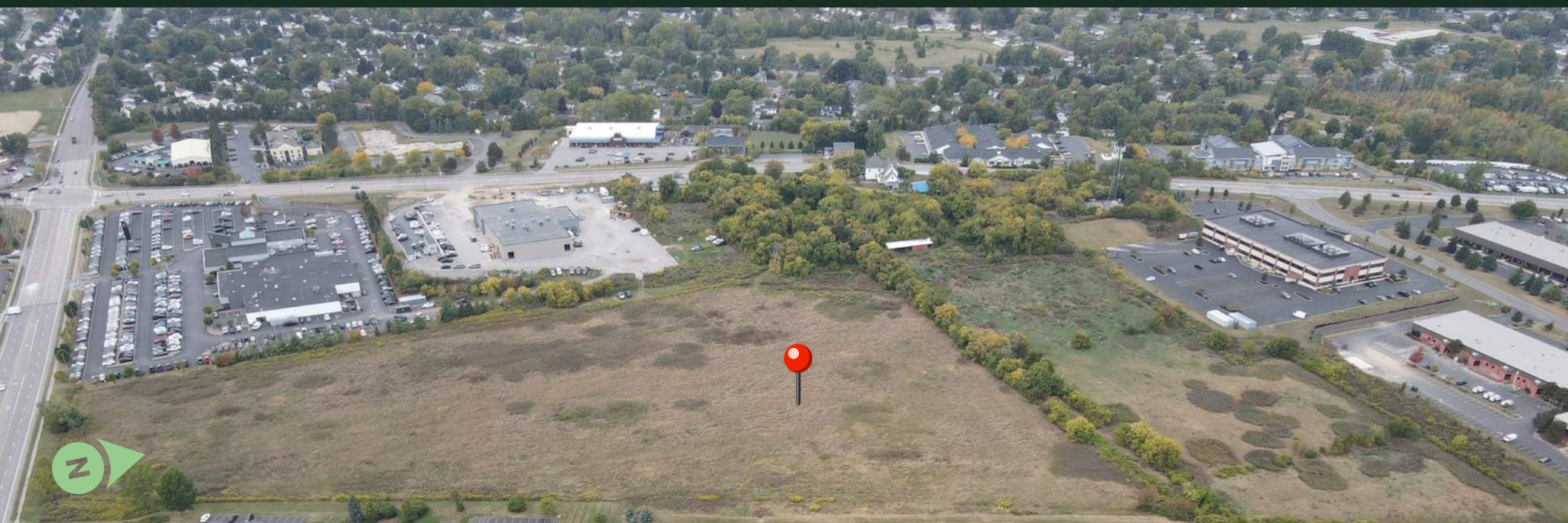


TOPO & STEEP SLOPE MAP











LOCATION INFORMATION



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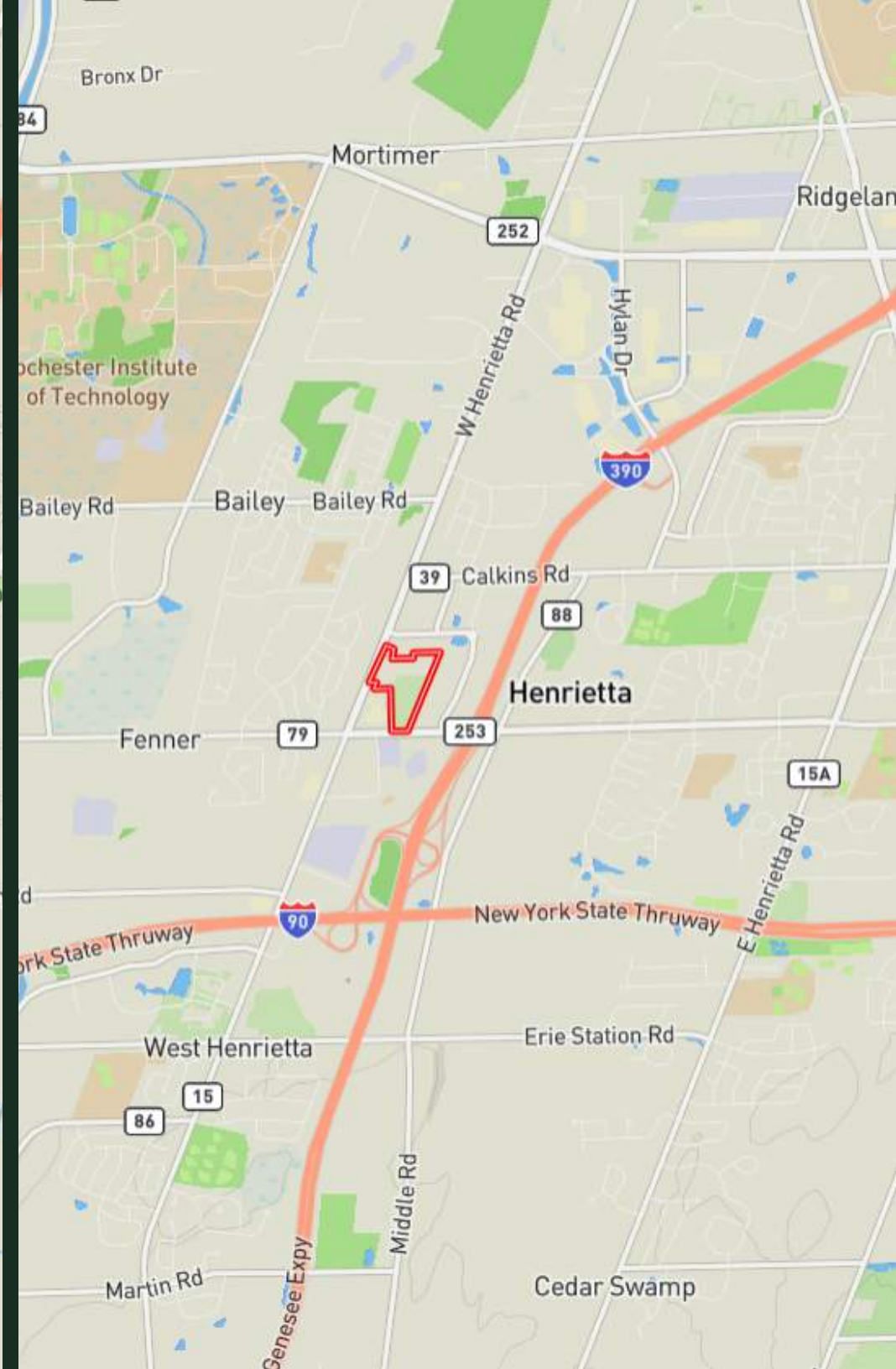
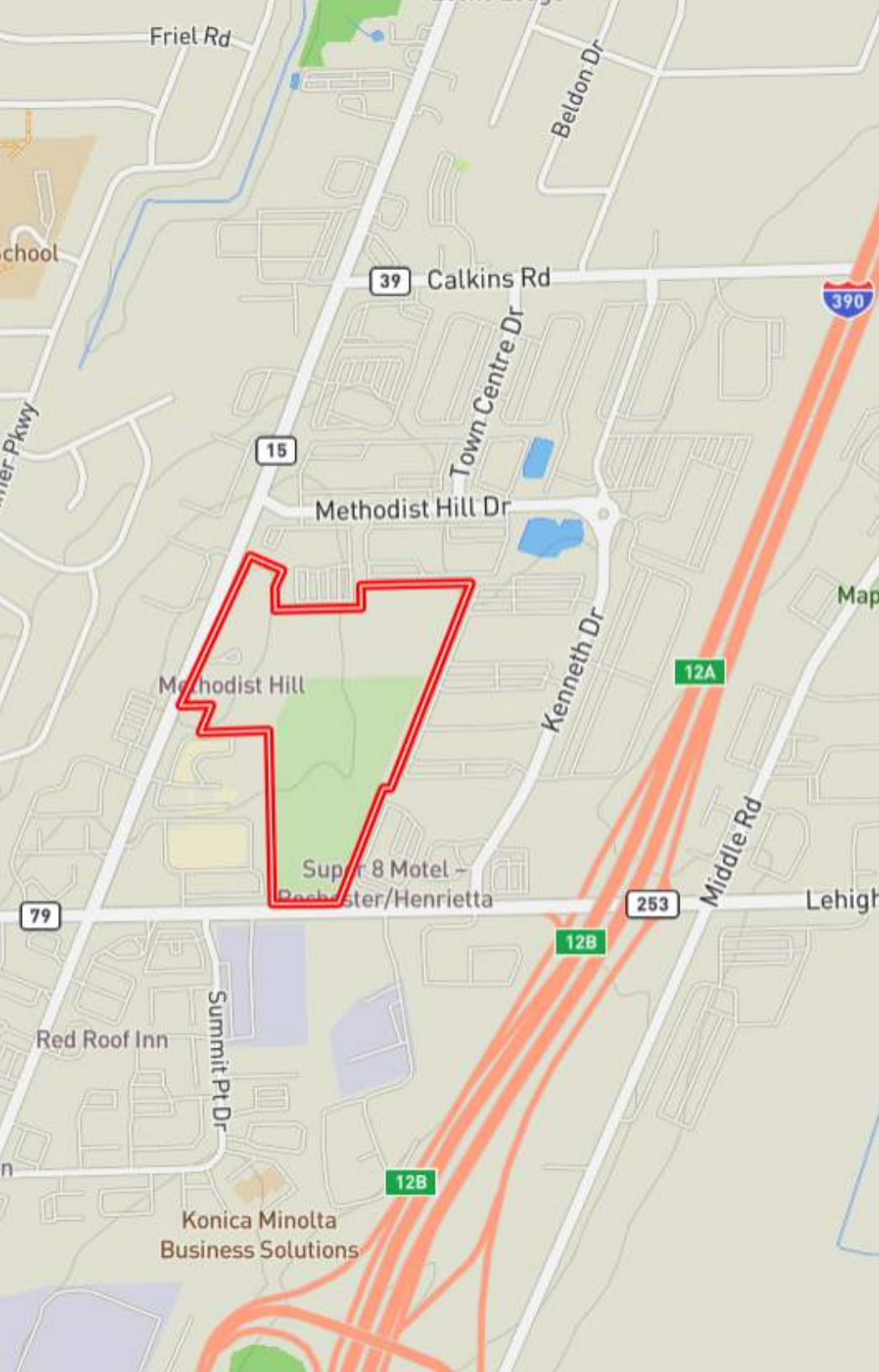


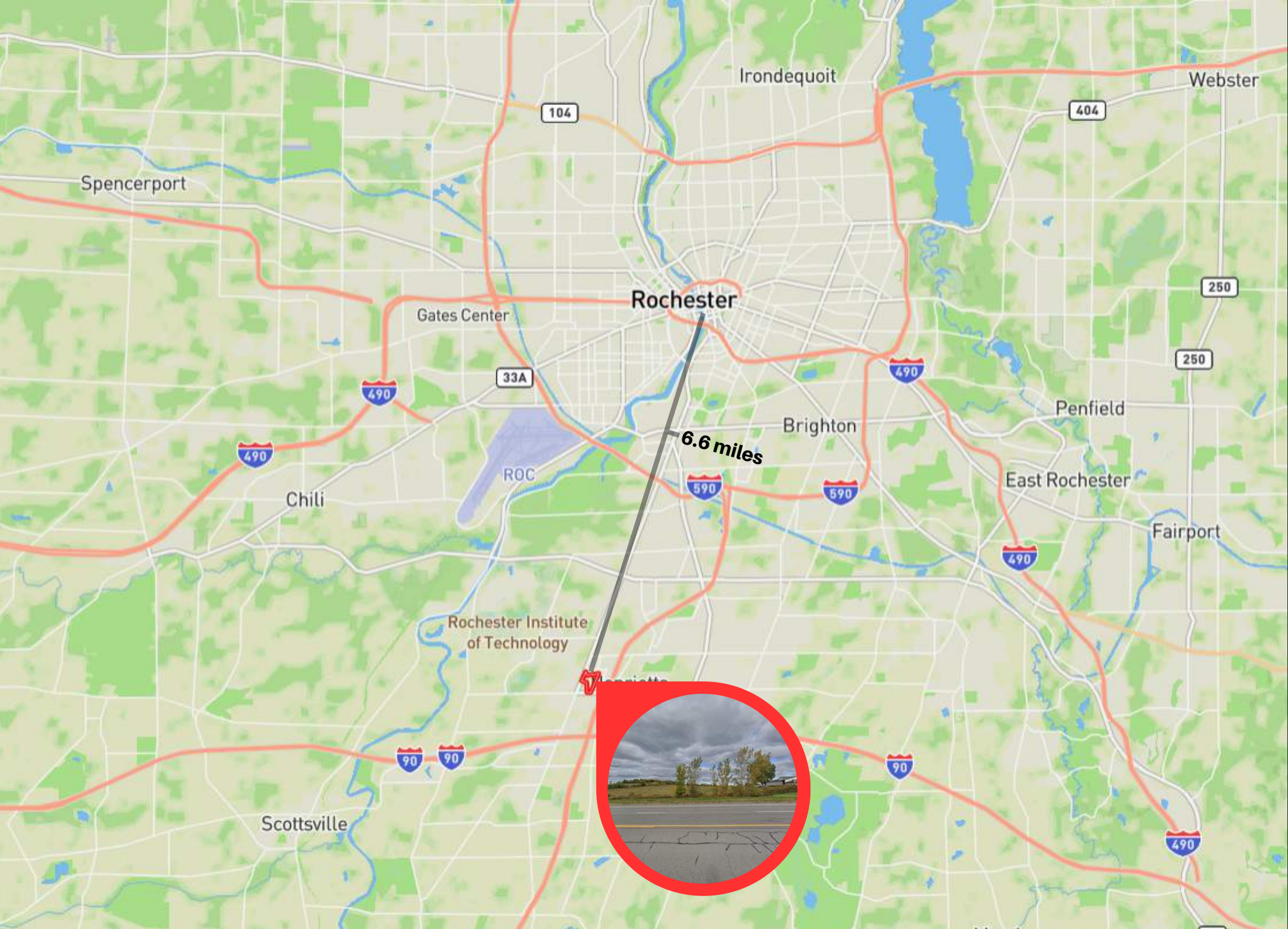
MONROE COUNTY **ECONOMIC DEVELOPMENT**



- ✓ **Key Suburb of Rochester:** Located just 15 minutes south of downtown Rochester with direct access to I-390 and the NYS Thruway (I-90).
- ✓ **Established Industrial Presence:** Home to regional distribution centers, logistics hubs, light manufacturing, and tech facilities.
- ✓ **Workforce Ready:** Draws from the greater Rochester MSA labor pool – known for skilled trades, engineering, and logistics.
- ✓ **Business-Friendly Environment:** Henrietta offers pro-development zoning, a responsive town planning office, and access to Monroe County economic development incentives.
- ✓ **Institutional Anchors Nearby:** Close to Rochester Institute of Technology (RIT) and Monroe Community College, providing a pipeline of STEM and technical talent.
- ✓ **Utilities & Infrastructure:** Strong infrastructure support with municipal water/sewer, high-capacity electric, and proximity to rail and airport services.

Monroe County is home to a diverse set of businesses that have capitalized on our area's highly-educated workforce, research centers of excellence and industry expertise in fields such as energy innovation, biotech and life sciences, food and beverage production, and optics, photonics and imaging. Constellation Brands, Paychex, Wegmans Food Markets, and Xerox, are a few of the companies that have established thriving businesses in a community that was built on the legacy of entrepreneurship and innovation.







DEMOGRAPHICS



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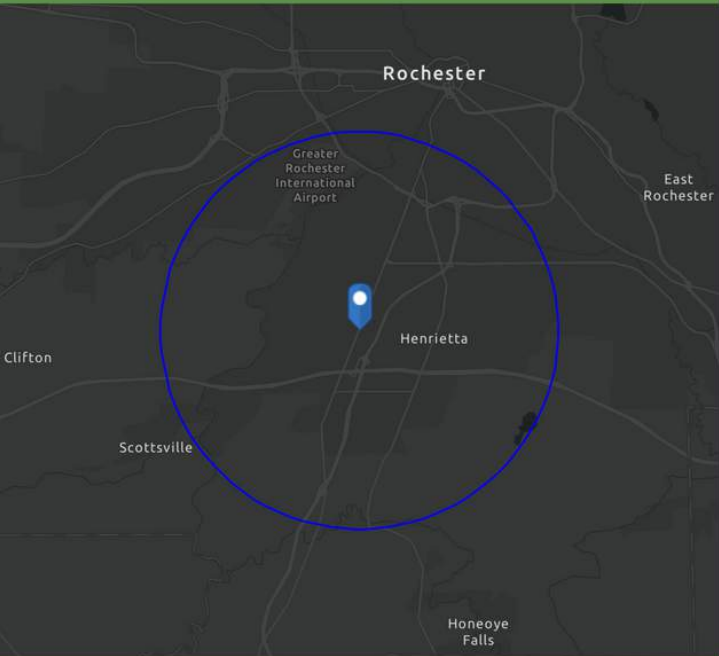
INVESTMENT



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DEMOGRAPHIC PROFILE

4490 W Henrietta Rd, Henrietta, New York, 14467
Ring: 5 mile radius



Source: This infographic contains data provided by Esri (2024, 2029).
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EDUCATION



EMPLOYMENT



KEY FACTS



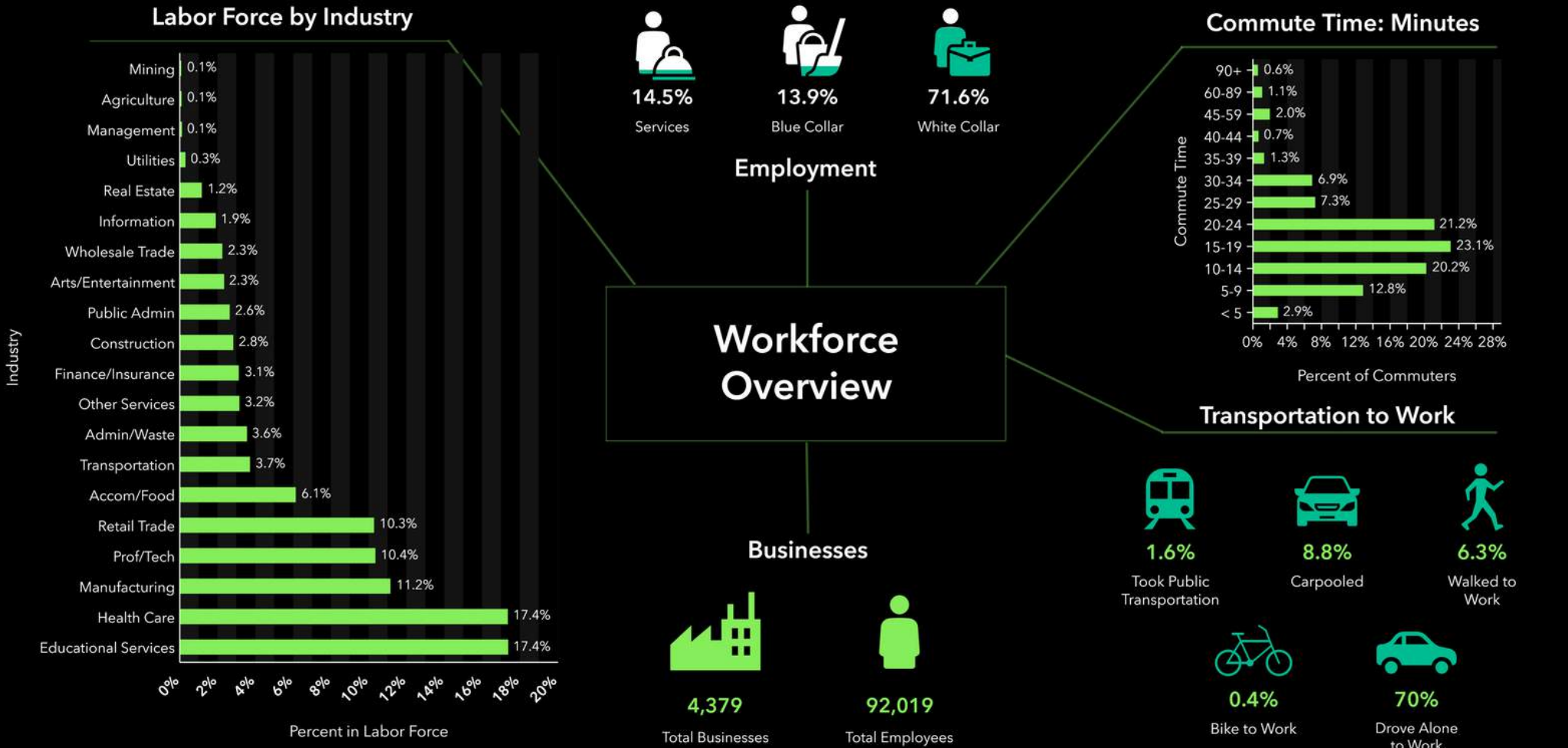
INCOME



Economic Development Profile

4490 W Henrietta Rd, Henrietta, New York, 14467

Ring: 5 mile radius



Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), AGS (2024).



Rustbelt Traditions

4490 W Henrietta Rd, Henrietta, New York, 14467
Ring: 5 mile radius



TAPESTRY
SEGMENTATION
esri.com/tapestry

DOMINANT TAPESTRY SEGMENT



4,917 households are *Rustbelt Traditions*

14.7% of households are in this segment

Rustbelt Traditions: *GenXurban* LifeMode

The backbone of older industrial cities in states surrounding the Great Lakes, Rustbelt Traditions residents are a mix of married-couple families and singles living in older developments of single-family homes. While varied, the work force is primarily white collar, with a higher concentration of skilled workers in manufacturing, retail trade, and health care...

[Learn more...](#)

ABOUT THIS SEGMENT



Family-oriented consumers who value time spent at home. Most have lived, worked, and played in the same area for years.



Budget aware shoppers that favor American-made products. Residents take advantage of convenience stores for picking up incidentals.



Watching television is a common pastime. Many households have more than four TVs - watch ABC Family Channel and TNT.



Favorite family restaurants include Applebees, Arbys, and Texas Roadhouse.



Read newspapers, especially the Sunday editions. Residents are connected-entertainment activities like online gaming dominate their Internet usage.

ABOUT THIS AREA

Household Type:
Single Family

Employment:
Svc; Prof; Admin

Median Age:
33.2

Median Household Income:
\$71,479

Education:
60.9% College degree (2+ years)



KEY FACTS FOR THIS AREA

[Click facts to 'Explore for more' details](#)

87,647

Population

33,477

Households

2.25

Avg Size
Household

80

Wealth
Index

100

Housing
Affordability

63

Diversity
Index

\$226,052

Median Home
Value

0.27%

Forecasted Annual
Growth Rate



Key Demographic Indicators

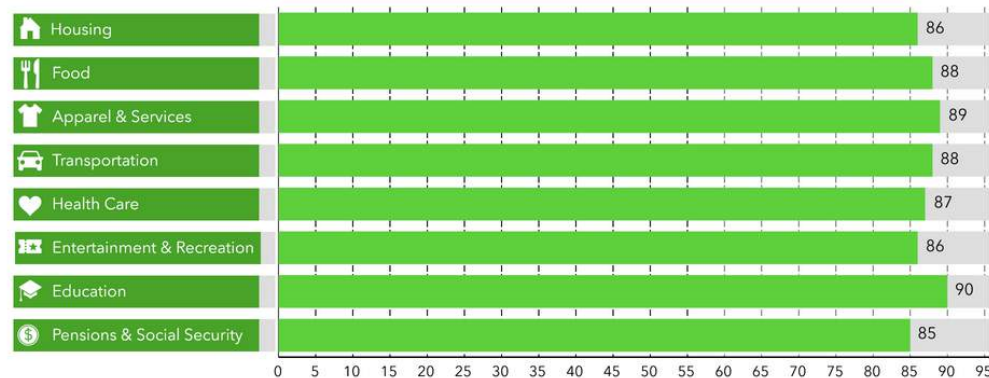
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Ring: 5 mile radius



AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average.





ABOUT BASE CAMP



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ABOUT BASE CAMP COUNTRY

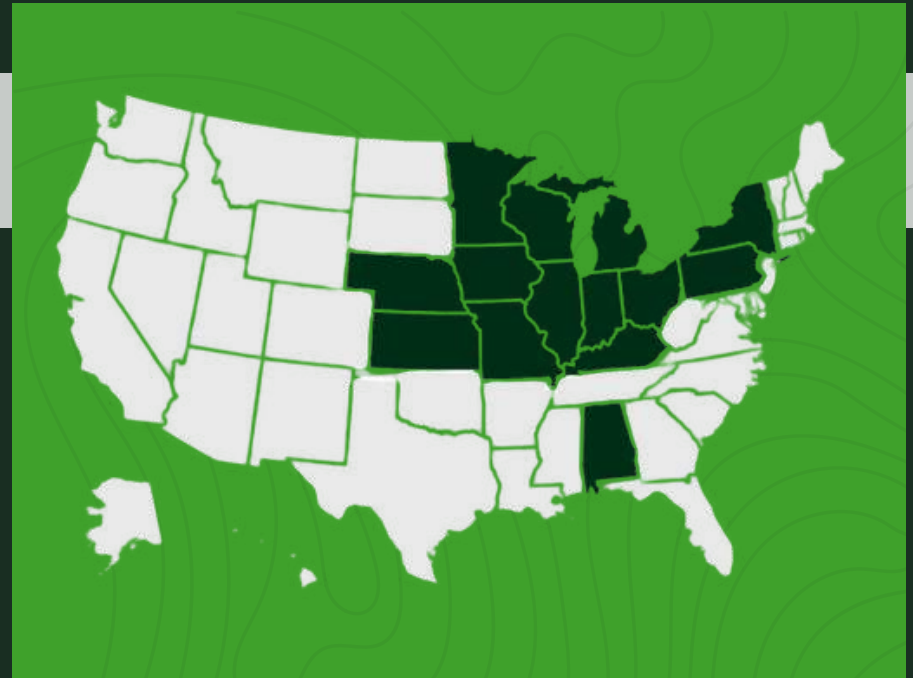
SPECIALIZING IN LAND SALES

Base Camp Country Real Estate is a multi-state brokerage focused on land sales – from rural recreational tracts to large-scale investment properties. Our team combines deep local knowledge with national marketing power to help landowners realize maximum value from their property.

Across our 15-state footprint, we represent clients in the sale of timberland, agricultural ground, transitional development sites, and industrial acreage. Our agents bring practical experience in land use, zoning, and utility access – and support valuation, entitlement, and highest-and-best-use strategy.

We don't just advertise land. We understand it.

Whether advising a family trust on a legacy land sale or helping position a high-value tract for commercial development, we bring strategic marketing, targeted buyer outreach, and boots-on-the-ground execution to every transaction.



MORE THAN JUST DIRT, IT'S A LIFESTYLE



WHY WE ARE DIFFERENT THAN OTHER REAL ESTATE COMPANIES

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N4083 County Road E Suite C
Freedom, WI 54130

CHAD DRAPER

NY LAND PROFESSIONAL

Born and raised in rural Western New York, Chad Draper developed a deep appreciation for the outdoors early in life. Introduced to hunting and shooting sports by his father, Chad's passion grew from harvesting mature whitetails to habitat improvement and land management. For over 20 years, he has helped friends and family with food plots and property enhancement. Chad and his wife, Jodi — both avid hunters — raised their two children, Derek and Marissa, in the same outdoor lifestyle, making hunting a cherished family tradition.

Chad served more than 25 years with the Livingston County Sheriff's Office, retiring as a Patrol Sergeant. He spent nearly a decade on the SWAT team and over 22 years as a K-9 handler — fulfilling a lifelong dream that kept him connected to the land. In 2008, Chad founded Drape's Outdoors, a successful archery and outdoor shop, and later launched Drape's Dirt Worx, a land services company specializing in forestry mulching, clearing, and food plot consulting.

In 2025, Chad brought his experience full circle by joining Base Camp Country Real Estate. With his strong background in sales, land improvement, and service to the community, real estate felt like a natural fit. Chad prides himself on honesty, loyalty, and doing the right thing — values that have guided every step of his personal and professional life.



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DANIEL PERICH, CCIM

PA & NY MANAGING BROKER

Daniel Perich is the Managing Broker for Base Camp Country Real Estate in Pennsylvania and New York, with over 27 years of experience in commercial and investment real estate. In addition to leading Base Camp in PA & NY, Dan is also the founder of The Daniel Perich Group - a leading commercial real estate brokerage in northeast PA, where he specializes in income-producing, industrial, hospitality, and development properties.

A CCIM designee since 2003, Dan brings a deep understanding of property valuation, investment strategy, and deal structure. He is regularly engaged by institutional clients, developers, and private investors seeking knowledgeable guidance across diverse asset types.

Dan's unique dual background in both commercial brokerage and rural land sales gives him a competitive advantage in evaluating and marketing large tracts of land with income or development potential. Whether advising on a multi-million-dollar industrial parcel or guiding a recreational landowner through their first sale, Dan brings strategy, professionalism, and integrity to every deal.

Licensed in both Pennsylvania and New York, Dan is also an avid outdoorsman and landowner himself. He resides in the Pocono Mountains, where he actively manages a 70-acre farm and remains deeply connected to the land and community.



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HAVE QUESTIONS?

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