

**M1**

**Long Island, NY**

Everything for  
**NORTH AMERICA'S**  
Best Karting Facility

An architectural site plan of a karting facility, rendered in light blue lines on a white background. The plan shows a complex track layout with multiple turns and straightaways. A central area is labeled 'POND' and is surrounded by a decorative border. A 'DRIVEWAY' is also indicated. The plan includes various landscaping elements like trees and shrubs. Text at the bottom of the plan reads 'POND AS LOCATED BY 18 ON MAP 61.206' and 'NO 18-211'.

**MOTO1 LONG ISLAND  
MOTORSPORTS PARK**

**INVESTOR'S GUIDE**

**[WWW.M1LONGISLANDAVAILABLE.COM](http://WWW.M1LONGISLANDAVAILABLE.COM)**

## We seek visionaries....

- Who know that a sport's future resides in its youth participants
- Who remember the thrill of Friday night racing on a summer night
- Who know that crowds will flock to kart racing at a top-notch facility
- Who see the foundation that kart racing builds for motor sports success
- Who have the passion to invest in the future of motor sports
- Who see the opportunity of a facility close to over 40 million people



...to help us turn our dreams of a world-class karting facility  
at the M1 Long Island Motorsports Park

***into reality***

# About the property

Everything ready to break ground

Since 2004, Marc Leibowitz and RJ Valentine have been working to develop 12.5 acres of land in Calverton, NY, as the best karting facility in North America. The location is ideal – just 72 miles from New York City, in a densely populated area of high income households, within 150 miles of 40+ million people. The land itself will hold two challenging multi-elevation, multi-use race tracks that will serve both novice and experienced drivers. Running as a private club for 10 years, we now have the necessary permits to build a world-class participatory motorsports complex. And because of the nature of real estate development in the region, this is likely to be the LAST motorsports track on Long Island. We are now prepared to sell the property, the site plans and elevations, and the permits to a serious track developer or karting professional.

REAR YARD 50 FT. 102.79 FT.

**TOTAL LOT AREA LESS WETLANDS & SLOPES GREATER THAN 15%**

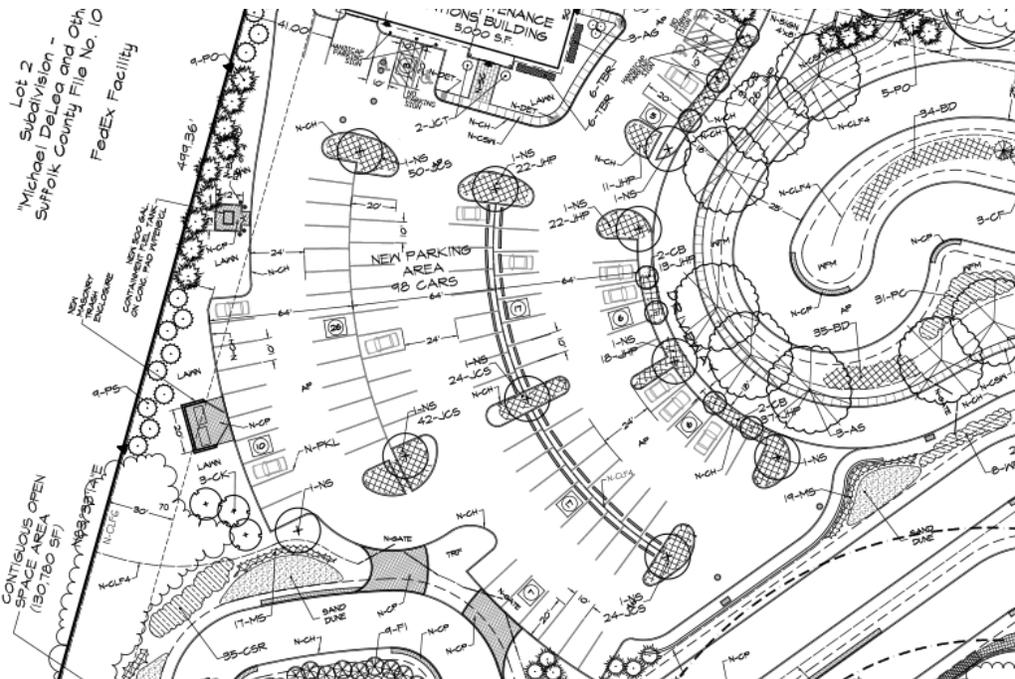
TOTAL LOT AREA	= 527,442 S.F.
AREA OF WETLANDS	= 3,186 S.F.
AREA OF SLOPES GREATER THAN 15%	= 182,263 S.F.
TOTAL LOT AREA LESS WETLANDS & SLOPES	= 340,993 S.F.

**CERTAIN CALCULATIONS**

LOT COVERAGE	= 45,231 S.F. / 340,993 S.F. = 13.3%
IMPERVIOUS SURFACE	= 260,877 S.F. / 527,442 S.F. = 49.5%
FLOOR AREA RATIO	= 23,600 S.F. / 527,442 S.F. = 4.5%

**PARKING CALCULATION**

TOTAL FLOOR AREA	= 23,600 SF
* RIVERHEAD CODE: ANY COMMERCIAL OR BUSINESS USE NOT OTHERWISE EXPRESSLY PROVIDED FOR, 1 PER 300 SF OF FLOOR AREA	
PARKING REQUIRED = 23,600 SF @ 1/300 SF	= 79 STALLS
PARKING PROVIDED	= 102 STALLS
HANDICAPPED PARKING REQUIRED	= 4 STALLS
HANDICAPPED PARKING PROVIDED	= 6 STALLS



Lot 2 Subdivision - Michael DeLeon and Oth Suffolk County File No. 10  
 FedEx Facility

CONTOURS OPEN SPACE AREA (130,780 SF)  
 CONTIGUOUS OPEN SPACE AREA (130,780 SF)

## **A brief history of Moto 1 Long Island...**

Nestled in the fishtail of Long Island, the Moto 1 Long Island Club's twelve acres of trees, ponds and manicured grounds provide a spectacular backdrop for over one mile of adrenaline-spiking chicanes, blistering straightaways and high speed sweepers. Members race dirt bikes and quads, challenged by elevation changes of 50 feet and tight turns. Membership in the club has allowed up to 260 days of annual road course access, all supported by an inspired team of technical, safety and coaching professionals.

***Everyone involved in Moto 1 Long Island is ready for it to become the karting and motorsports complex it was always intended to be.***



# Everything for NORTH AMERICA'S Best Karting Facility

## Plans for the facility include:

- Three paved tracks: the M1 track, an oval track, and a drag strip. All three tracks can host races simultaneously.
- Grandstands
- Permanent garage stalls that karters can rent to keep their karts at the facility.
- Maintenance/workshop area
- An on-site restaurant
- A corporate meeting room
- Media/TV broadcast room

*There is the possibility for investors to purchase an additional 12 acres of land adjacent to the current property.*

***The M1 Long Island Motorsports Park will be a comprehensive, state-of-the-art facility among the finest in the nation and the world.***

TOTAL SIDE YARD  
REAR YARD

TOTAL LC  
& SLOP

TOTAL LOT AREA  
AREA OF WETLANDS  
AREA OF SLOPES GRE  
TOTAL LOT AREA LESS

CER

LOT COVERAGE  
IMPERVIOUS SURFACE  
FLOOR AREA RATIO

PAR

TOTAL FLOOR AREA  
\* RIVERHEAD CODE: A  
USE NOT OTHERWISE ED  
PER 300 SF OF FLOO  
PARKING REQUIRED \* :  
PARKING PROVIDED \* :  
HANDICAPPED PARKIN  
HANDICAPPED PARKIN

# Everything for NORTH AMERICA'S Best Karting Facility



A Caged (Junior) Kart in action



Jr. Dragsters and their drivers

**M1**

# Long Island, NY

## Close to the world's largest economic and media marketplace

### *Perfect Location...*

### *Ideal Demographics...*

M1 Long Island is on a major secondary road through a target-rich environment. In a beautifully wooded environment, the location is close to the largest water park in the Northeast, multiple restaurants, shopping and World Trade Center Memorial.

Calverton is in Suffolk County, NY, the easternmost county in the USA, with a 2015 population of approximately 1.5 million. It boasts high median household and family incomes. Together with its easy access to New York City and beyond, the location is unparalleled for a motorsports facility of this type.

Our research shows that more than **40 million people** live within 150 miles of the property. Kart and quad racers frequently travel hundreds of miles to important tracks and races. Moto 1 LI's location will make it easy for them to get to this world-class facility.

The ownership is clear. The necessary permits are approved. The site plans are developed. The building elevations are ready for refinement.



***Make a smart investment in the future of motorsports!***