



FOR SALE

**CENTURY 21
COMMERCIAL.**

Bridgeway Realty

66 ACRE DEVELOPMENT PARCEL IN OPPORTUNITY ZONE

State Route 13 and Halsey Road, Pulaski, NY 13142

TOM LISCHAK, CCIM **DAVIS YOHE**
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OFFERING SUMMARY

Sale Price: \$995,000

Price / Acre: \$14,884

Lot Size: 66.85 Acres

PROPERTY OVERVIEW

Sixty plus acres with public utilities located within the Opportunity Zone. Utilities at site. Frontage on Rt. 81 in Pulaski, NY with easy public access. Highly visible location with great potential. Ideal for retail or distribution center. Easy highway access.

PROPERTY HIGHLIGHTS

- Sixty Plus Acres
- Public Water & Sewer
- Gas & Electric
- Just South of FX Caprara Dealerships
- Frontage on Route 81
- Excellent Development Opportunity
- Located Within The New Opportunity Zone

Market: Syracuse

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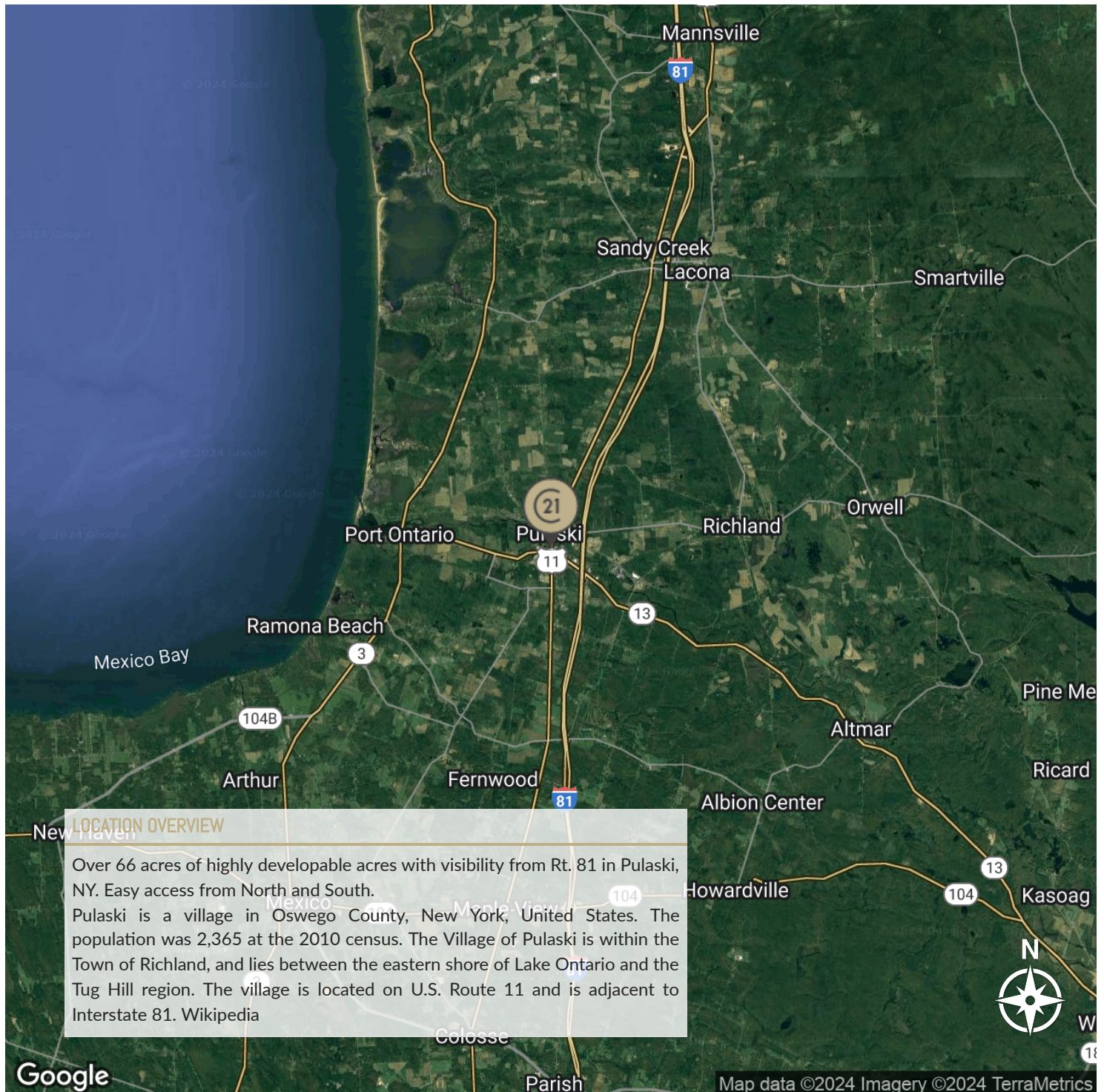
The information contained in this property summary is based, in part, upon information provided by the owner of the property. This property summary is not a representation or warranty of any kind by the property owner or by C21 Bridgeway Commercial Realty. This property summary is not a substitute for a physical inspection and investigation of the property. All prospective buyers are encouraged to perform their own physical inspection and investigation of the property and are encouraged to check public records pertaining to the property.

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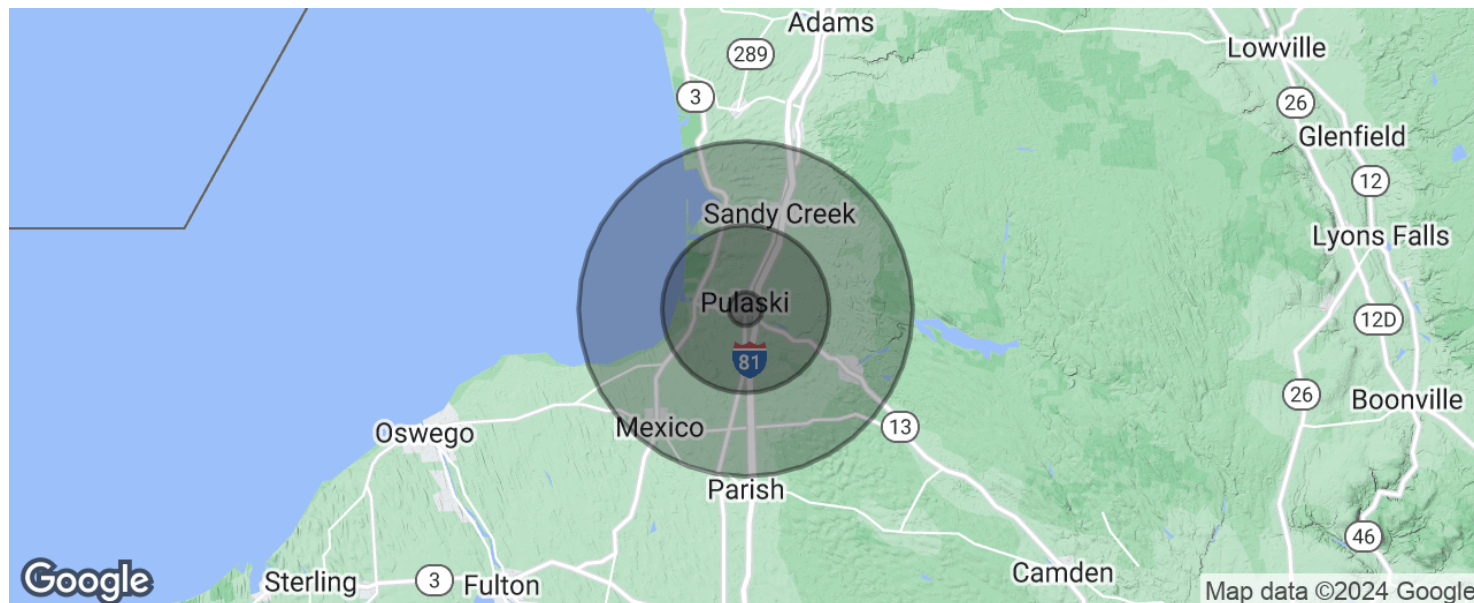
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	183	7,531	21,569
Median age	34.8	37.2	39.2
Median age (Male)	34.6	36.7	39.2
Median age (Female)	34.9	37.8	39.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	68	2,955	8,437
# of persons per HH	2.7	2.5	2.6
Average HH income	\$54,988	\$56,942	\$57,101
Average house value	\$102,589	\$110,688	\$105,479

* Demographic data derived from 2020 ACS - US Census

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Opportunity Zones Provide Chance to Increase Private Investment

July 6, 2018

Some good news was recently announced that hopefully will help spur private investments in communities that traditionally have had difficulty attracting business investment. The Tax Cuts and Jobs Act of 2017 created an economic development tool known as Opportunity Zones designed to encourage long-term investments in low-income communities. These Opportunity Zones are a federal program and should not be confused with the much-maligned New York Empire Zone and Governor Cuomo's Start-Up New York programs.

The federal law authorized Governors to nominate a certain number of census tracts as Opportunity Zones. Based on population, New York qualified to name 514 census tracts as Opportunity Zones earlier this year. Locally, 14 were named in Onondaga County—all of which were in the City of Syracuse. Four were named in Oswego County which included portions of the City of Fulton and the City of Oswego, the Village of Pulaski, and the Town of Richland. Three were named in the City of Watertown in Jefferson County.

Under the program, taxpayers have the option to defer tax on a capital gain by investing the gain in an Opportunity Zone Fund. The Opportunity Zone Fund is a fund set up as either a corporation or partnership to invest in eligible property located in an Opportunity Zone. Taxpayers who invest in an Opportunity Zone Fund do not need to live or work in the qualifying zone in order to invest in the funds.

The idea of the program is that it will incentivize investment in communities that have had trouble attracting investment--thereby spurring economic growth. Unlike most New York state economic development programs, the Opportunity Zone program doesn't involve government choosing favored businesses to receive government subsidies couched as economic development. Rather, this strictly involves private investment. Hopefully, it will enable places like Fulton, Oswego, Pulaski and Richland to better attract capital which in turn will spur the area's economy. While this has the potential to be a helpful program, we should not lose sight of the fact that what New York really needs is broad-based economic reform that will lower taxes and limit job killing regulation so that we no longer continue to be at an economic disadvantage compared to other states and the rest of the world.

If you have any questions or comments regarding this or any other state issue, please contact me. My office can be reached by mail at 200 North Second Street, Fulton, New York 13069, by e-mail at, or by calling (315) 598-5185. You also can find me, Assemblyman Barclay, on Facebook.