

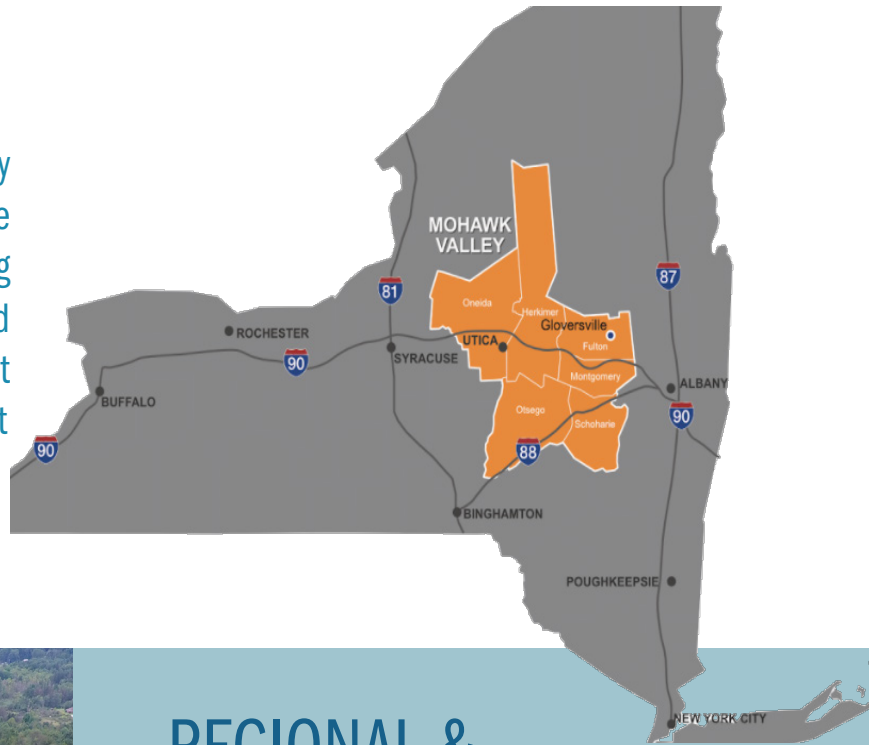


# Mixed Use Development Opportunity

## City of Gloversville, Fulton County, New York

### OVERVIEW

Situated on 13 acres at the north end of the City of Gloversville, this site has the potential to be the largest parcel open for development. Featuring two ponds, the property is residentially zoned and is prime for a mixed use recreational project for developers looking to invest in a vibrant and forward-thinking community. Owners of abutting 36 acres open to supporting future development.



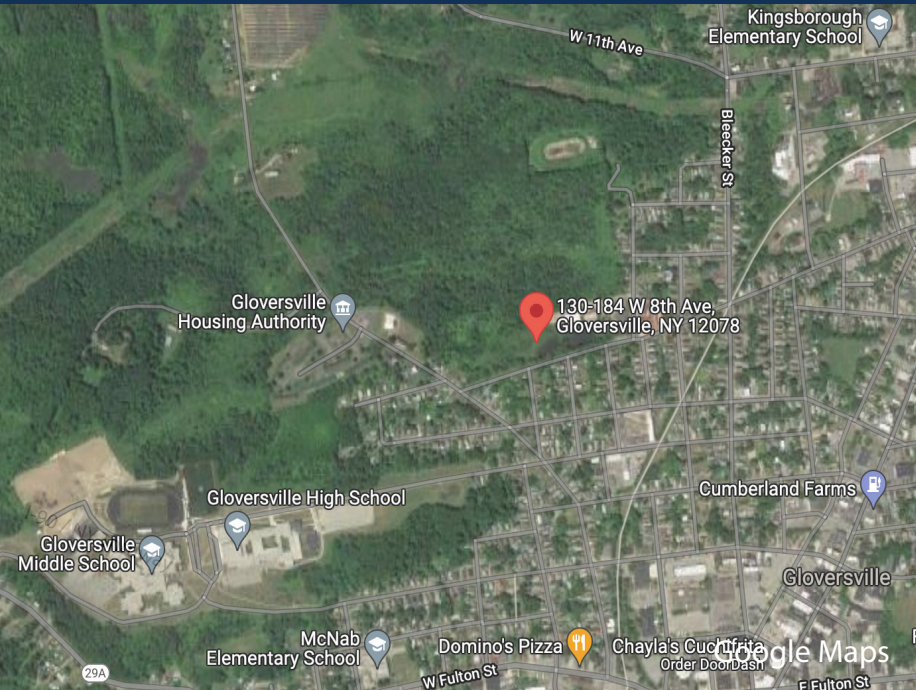
### REGIONAL & LOCAL ASSETS

- Walkable and attractive downtown
- Multiple tourist destinations nearby, including the Adirondacks and Great Sacandaga Lake
- Abundant local recreation resources such as the Fonda, Johnstown, and Gloversville (FJ&G) Rail Trail
- Scenic and natural resources like Cayadutta Creek - a brown trout fishery
- Nearby Village of Caroga Lake, Caroga Arts Collective and Nick Stoner Golf Course
- Easy access to SH30A and I-90
- Proximity to elementary, middle, and high schools

# OPPORTUNITY

The Fulton County Center for Regional Growth is seeking Expressions of Interest for the purchase and redevelopment of this 13 acre site with potential to leverage abutting 36 acres.

- Ideal Uses: the city's vision for the site consists of housing and recreation development
- Priority site for proposed Brownfield Opportunity Area (BOA)
- Located within an Opportunity Zone and Local Waterfront Revitalization Program (LWRP) area
- National Grid Shovel Ready Program
- Phase I ESA completed



# PROPERTY DETAILS

## PROPERTY ADDRESS

130-184 W 8th Ave.  
Groversville, NY 12078

## CURRENT USES

DPW Equipment Storage

## OWNERSHIP

Public

## SIZE

13.01 acres

## BUILDINGS/PARCELS

Demolition and deconstruction likely for remaining structures; material recycling opportunities

## CURRENT ZONING

R-1

## UTILITIES

Public water, sewer, electricity, gas, and fiber optic connections

## NEXT ACTION

Identify stakeholders and developer/s regarding disposition of property and potential future residential/mixed use redevelopment

Phase II ESA is currently being planned

## FOR MORE INFORMATION

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FULTON COUNTY CENTER FOR REGIONAL GROWTH