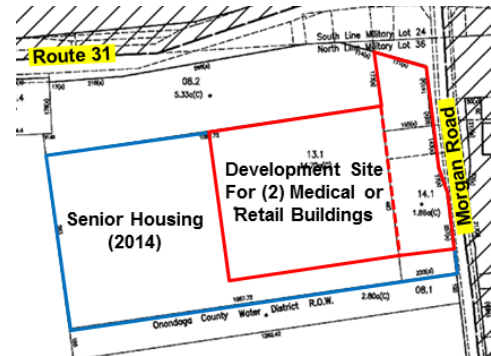



FOR SALE

8.27± ACRE DEVELOPMENT SITE

Property Highlights

- Prime location less than 3 miles from White Pine Commerce Park: [home of the \\$100B chip manufacturing facility for Micron Technology, Inc.](#)
- Zoned HC-1 (Highway Commercial) and RA-100 (Residential Agriculture District)
- The site includes all public utilities: three (3) laterals for sewer, water, gas, and electric
- 674± feet of frontage on Morgan Road
- Highest county growth in trading area Town of Clay and Town of Cicero
- Corner location with access from Morgan Road to Route 31
- In proximity to major retail developments (Great Northern Mall) and Route 31 retail traffic corridor
- Highest and best uses: retail, medical, or general office
- Route 31 and Morgan Road is the primary access (intersection) for all traffic between the Town of Clay, Town of Cicero, Town of Lysander, Town of Van Buren, Liverpool and Town of Salina



Demographic	3 Miles	5 Miles	10 Miles
Population	24,337	73,563	252,355
Households	10,113	31,298	110,618
Average H.H. Income	\$116,883	\$114,213	\$98,860
Daytime Employees	7,225	22,119	128,311
Source: ESRI Business Analyst 2025			

EXCLUSIVE CONTACT

Michael Kalet
Associate Real Estate Broker
+1 315 445 8534
mkalet@pyramidbrokerage.com

5845 Widewaters Parkway, Suite 200
East Syracuse, New York 13057
+1 315 445 1030
pyramidbrokerage.com

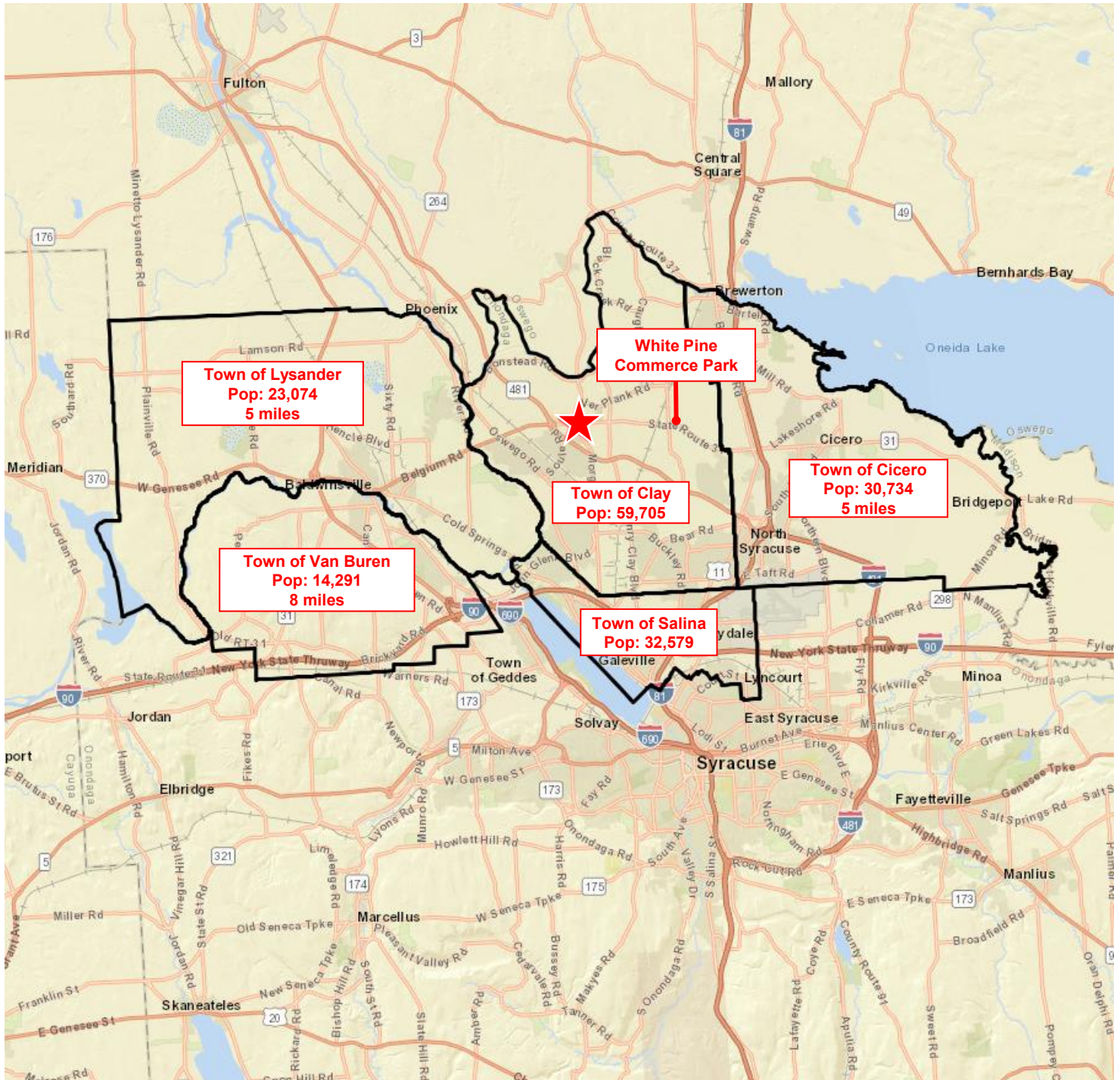


**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**8565 Morgan Road
Clay, New York 13041**





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WAKEFIELD



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**CUSHMAN &
WAKEFIELD**

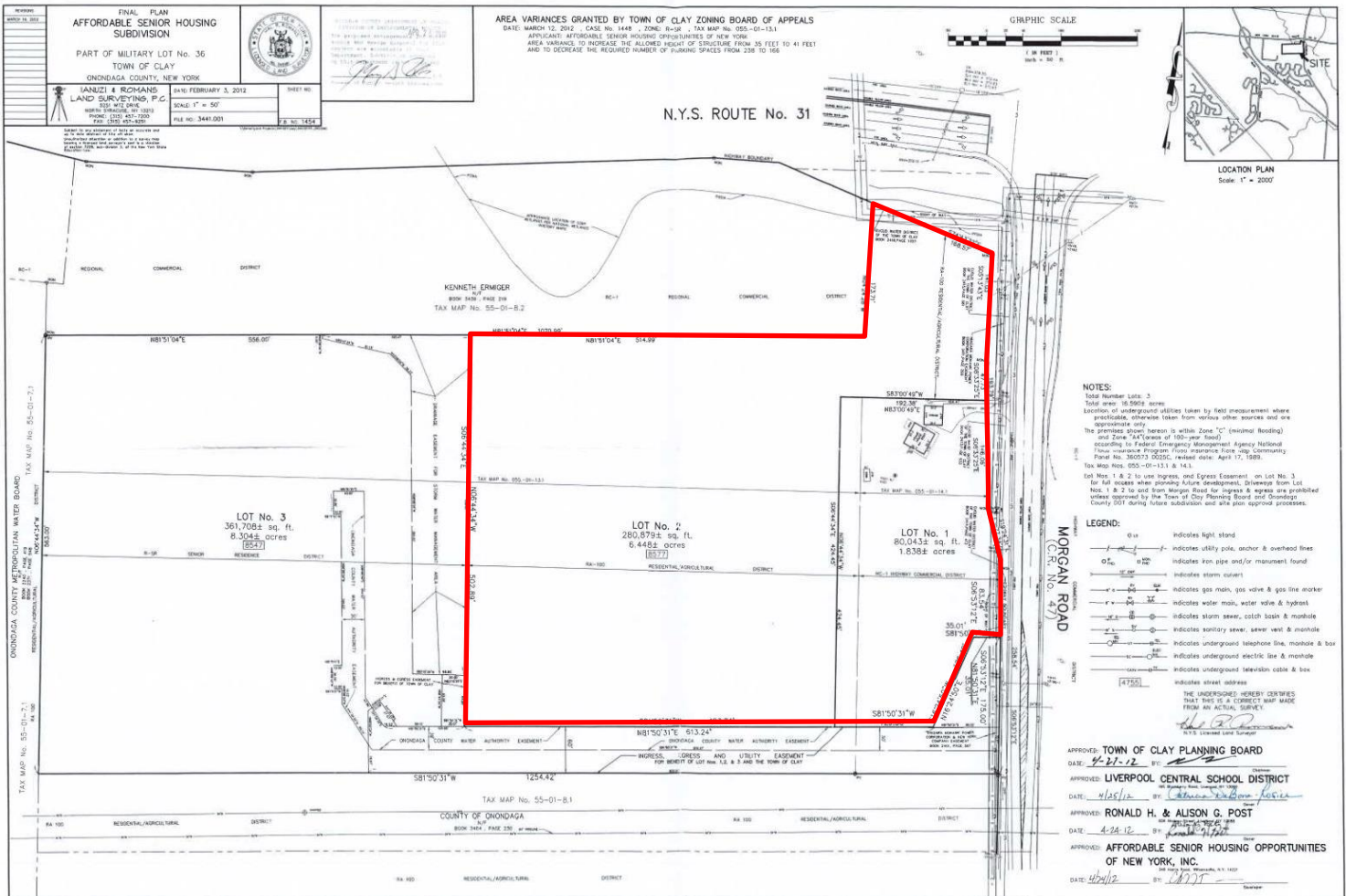


**Pyramid Brokerage
Company**

**8565 Morgan Road
Clay, New York 13041**



Apartment Activity Near Site



§ 230-16 Commercial districts.

Architectural review standards. The design, construction and materials of all structures in this district shall demonstrate compatibility to adjacent residential developments. Such factors may include architectural style of the building and its massing, roofline, exterior facade materials, color of materials, windows, doors and service areas and other aspects of the building design.

HC-1 Highway Commercial (based on C-2).**(1) Intent.**

(a) It is the intent to maintain in this district the quality of environment that is usually found in areas of commercial use often located near, but generally not immediately adjacent to, residential neighborhoods. The intensity and scale of the uses, lots and structures are intended to be commensurate to moderately concentrated business areas.

(b) Development in these districts should be designed so as to be compatible with the general characteristics which exist or are to be expected in the nearby neighborhoods, such as open space, green areas, landscaping and architecture.

(2) Uses allowed:

(a) Office of Planning and Development issuing a building permit: (reserved)

(b) Planning Board site plan approval:

[1] Retail use.

[2] Personal service use.

[3] Office building.

[4] Bank/credit union.

[5] Theater, indoor.

[6] Shopping center.

[7] Public self-storage facility.

[8] Medical office.

[9] Outdoor retail sales and service.

[10] Day-care center.

[11] Instructional facility.

(c) Planning Board special permit approval:

[1] Hospital/clinic.

[2] Nursing home/assisted-living facility.

[3] Secondary use.

(d) ZBA special permit approval and optional advisory referral to the Planning Board: (reserved)

(e) Town Board special permit approval and optional advisory referral to the Planning Board:

[1] Emergency vehicle station.

[2] Restaurant.

[3] Automobile car wash facility.

[4] Motor vehicle service.

[5] Motor vehicle sales.

[6] Motor vehicle rental.

[7] Drive-in service.

[8] Hotel/motel.

[9] Veterinary care facility.

[10] Indoor recreation: participant.

[11] Indoor recreation: spectator.

[12] Outdoor recreation: participant.

[13] Outdoor recreation: spectator.

[14] Motor vehicle sales (limited).



§ 230-13 Residential districts.

Every proposed residential subdivision shall provide a park and recreation area not less than 2,000 square feet per lot or, in the discretion of the Planning Board, a sum as provided in Chapter 105, Fees, in lieu thereof.

RA-100 Residential Agricultural District (based on A-1).

(1) Intent.

The intent of this district is to accommodate agricultural activities, to provide a setting for low-density family dwellings, and supportive nonresidential development in areas of the Town that are unlikely to be served by both public water and sewers.

(2) Uses allowed:

(a) Office of Planning and Development issuing a building permit:

- | | |
|-----------------|-----------------|
| [1] One-family. | [3] Cropland. |
| [2] Farm. | [4] Farm stand. |

(b) Planning Board site plan approval:

- | | |
|--------------------------------|--|
| [1] Park/playground (private). | [3] Nursery, commercial. [Amended 10-19-2009 by L.L No. 4-2009] |
| [2] Cemetery. | [4] Greenhouse, commercial. [Amended 10-19-2009 by L.L No. 4-2009] |

(c) Planning Board special permit approval:

- | | |
|----------------------------|---|
| [1] School. | [5] Community center. |
| [2] Day-care center. | [6] Marina, private. |
| [3] Religious institution. | [7] Special use. [Added 10-19-2009 by L.L |
| [4] Library. | |

(d) ZBA special permit approval and optional advisory referral to the Planning Board:

- [1] Home occupation

(e) Town Board special permit approval and optional advisory referral to the Planning Board:

- | | |
|--|---|
| [1] Emergency vehicle station. | [5] Outdoor recreation: spectator. |
| [2] Animal care/training facility. | [6] Outdoor recreation: participant. |
| [3] Animal boarding/breeding facility. | [7] Two-family dwelling. |
| [4] Veterinary care facility. | [8] Outdoor furnace. [Added 10-19-2009 by L.L No. 4-2009] |

“Micron to Spend up to \$100 Billion on Chip Factory and Create Nearly 50,000 Jobs”

- Wall Street Journal

“This is incredible and transformative news for Central New York and for the entire U.S. economy. It’s going to make Central New York one of the centers of high-end chip manufacturing, not just in the United States but in the world.”

- Chuck Schumer, C-NY



Micron is coming to New York

