


FOR SALE

131.53± ACRE DEVELOPMENT SITE NEAR MICRON!

Property Highlights

- Ideal for commercial, industrial, or mixed-use development to support Micron's workforce and supply chain
- Several purchase options available
- Surging demand for housing, retail, logistics, and services driven by Micron's projected 50,000+ job impact in the region
- Situated at the midpoint between I-81 in Cicero and I-481 in Clay along Route 31
- Across from Micron's proposed \$100B chip fab campus – unmatched proximity to one of the largest tech investments in U.S. history
- Two parcels adjacent to CSX Railroad
- Near Town of Clay's Route 31 retail corridor with numerous national and regional retailers, restaurants and personal service businesses

Demographic	5 Miles	10 Miles	15 Miles
Population	89,058	275,530	458,430
Households	36,984	118,876	189,064
Average H.H. Income	\$103,925	\$85,605	\$90,323
Daytime Employees	34,255	158,064	240,330

Source: ESRI Business Analyst 2022

Traffic Counts

Route 31	10,407 AADT/2019
Caughdenoy Road	1,919 AADT/2019

Source: NYS DOT

EXCLUSIVE CONTACT

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Property Details

Address	State Route 31 Town of Clay, New York
Acres Available	39.61±
Access	Route 31
Frontage	185' on Rt. 31





**CUSHMAN &
WAKEFIELD**

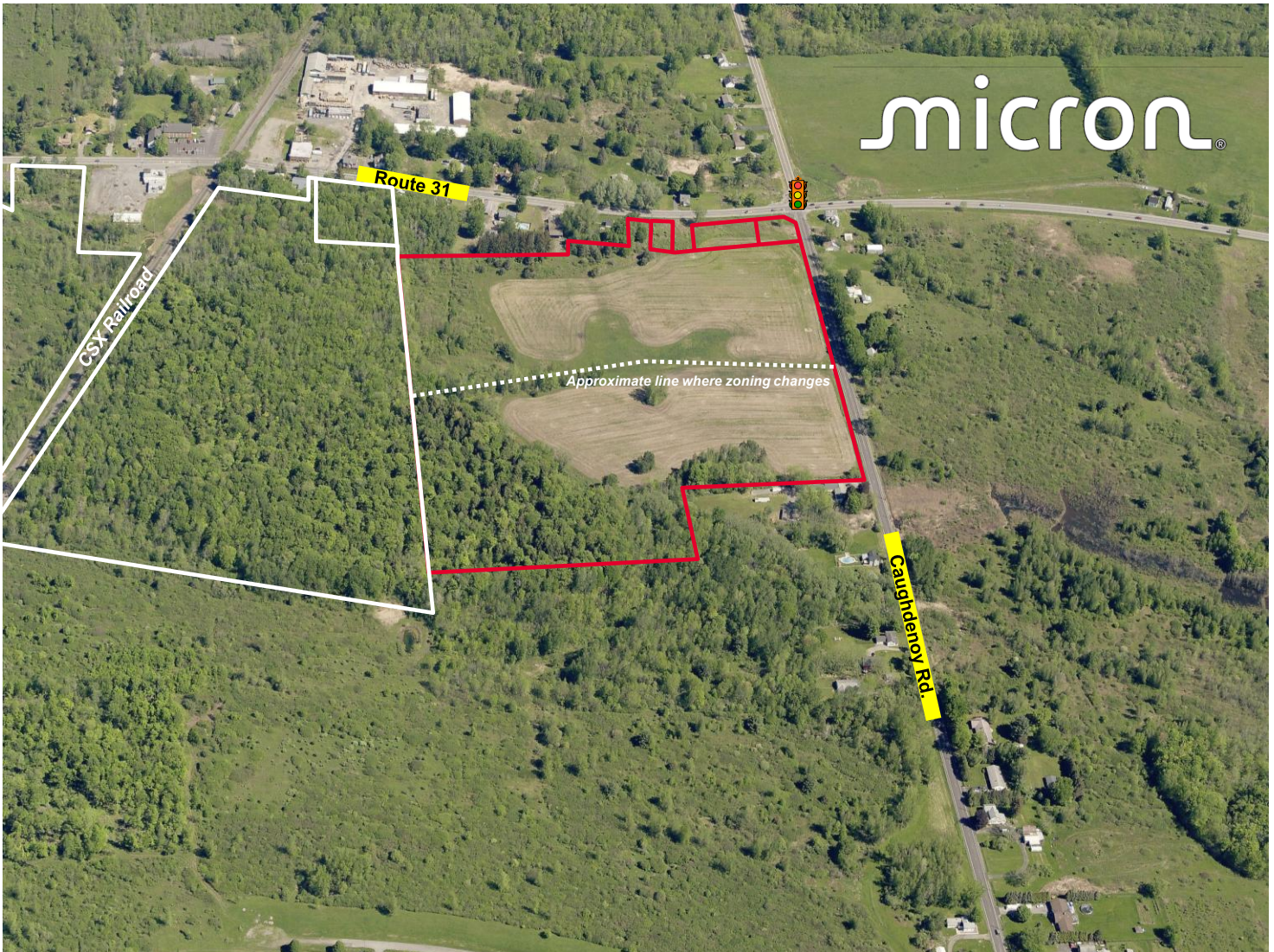


**Pyramid Brokerage
Company**

**Route 31 & Caughdenoy Rd
Clay, New York 13041**

Property Details

Address	Caughdenoy Rd. Town of Clay, NY	State Route 31 & Caughdenoy Rd. Town of Clay, NY	State Route 31 Town of Clay, NY	State Route 31 Town of Clay, NY
Acres Available	40.02±	0.32± (113' x 122')	0.60± (198' x 132')	0.20± (66' x 132')
Access	Route 31 & Caughdenoy Rd.	Route 31 & Caughdenoy Rd.	Route 31	Route 31
Frontage	66' on Rt. 31 1,075' on Caughdenoy Rd.	92.10' on Route 31 101' on Caughdenoy Rd.	198' on Route 31	66' on Route 31





**CUSHMAN &
WAKEFIELD**

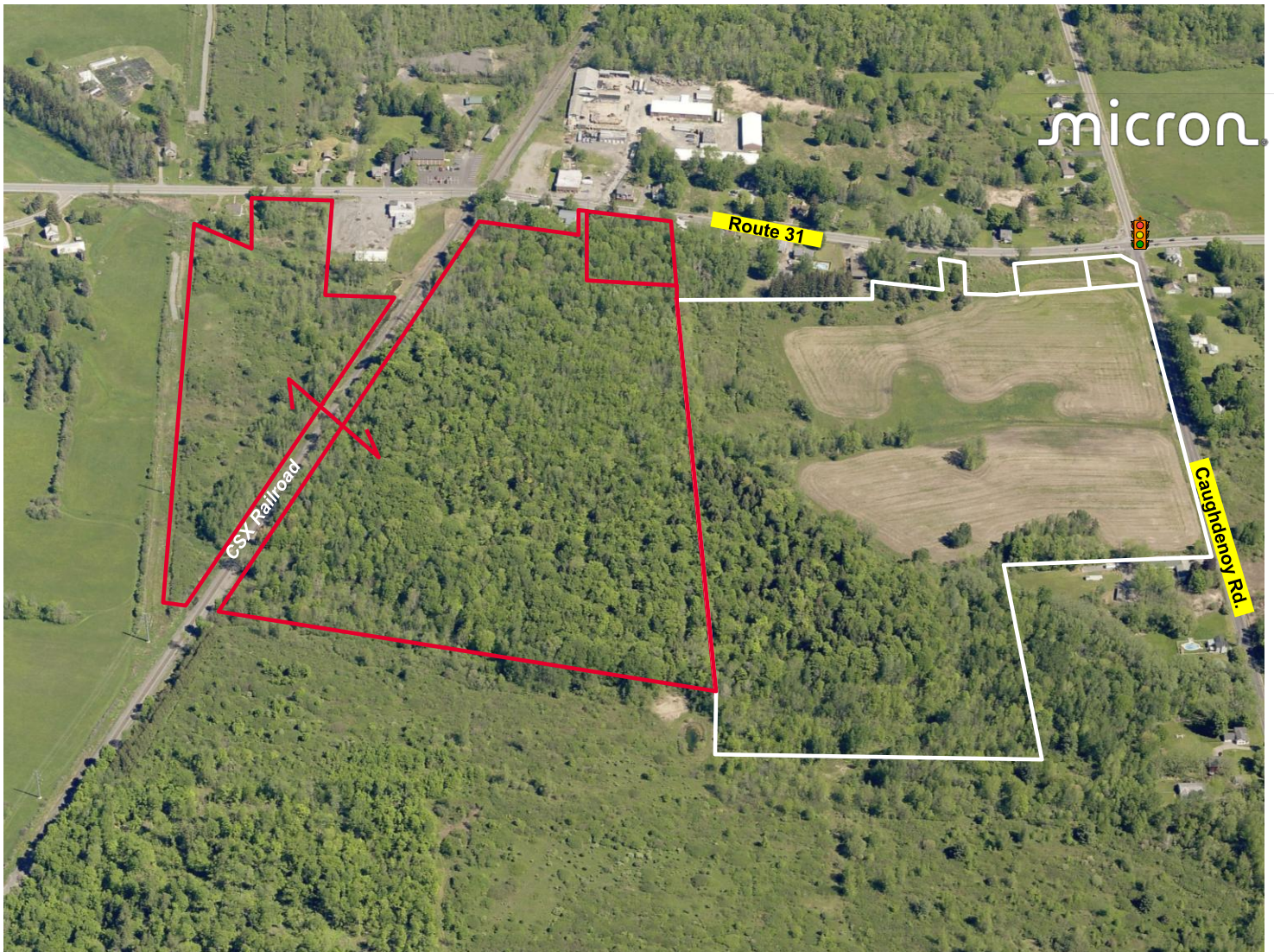


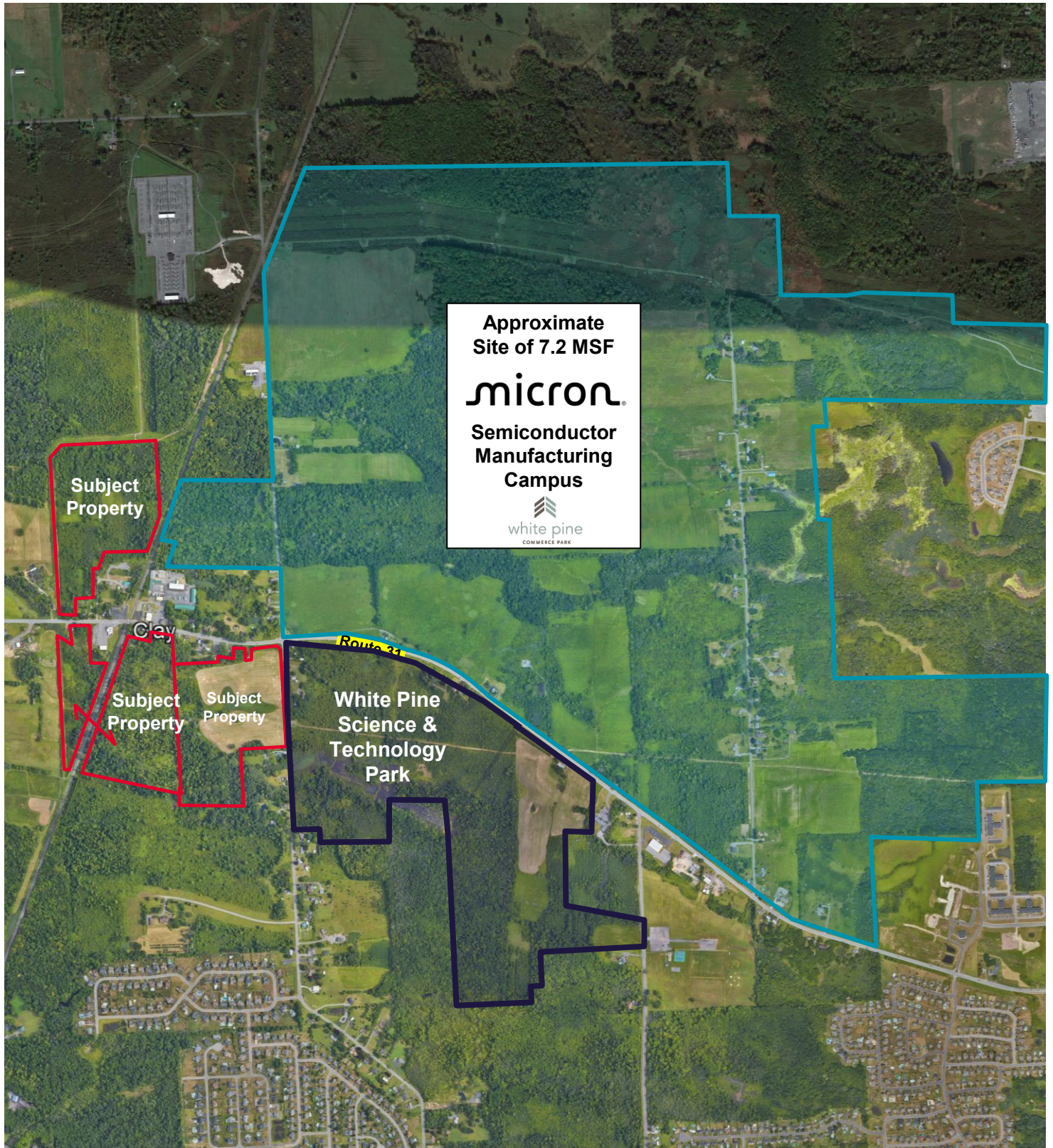
**Pyramid Brokerage
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**Route 31 & Caughdenoy Rd
Clay, New York 13041**

Property Details

Address	State Route 31 Town of Clay, New York	4980 State Route 31 Town of Clay, New York
Acres Available	49.52± (non-contiguous, separated by CSX Rail)	1.53±
Access	Route 31 & Caughdenoy Rd.	Route 31
Frontage	20' on Rt. 31 (east of tracks) 200' on Rt. 31 (west of tracks)	231' on Rt. 31





Approximate plot lines, subject to verification of survey. Approximate boundaries of Micron Site (Micron Site continues off page).

“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

