

4.91 Acres For Sale in Downtown Buffalo, NY
Enrolled in the Brownfield Cleanup Program
903 Ellicott St., Buffalo, NY 14209



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McGuire Development Company, LLC is a full service commercial real estate firm headquartered in Buffalo, NY.

We offer services and expertise covering all aspects of commercial real estate and development, while ensuring highest standard of fiduciary accountability and commitment to integrity for our clients.



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The following information, statements, and figures presented herein, while not guaranteed, are secured from sources we believe authoritative.

All offering information provided herein is subject to change without notice and McGuire Development Company, LLC encourages each recipient to independently verify the accuracy of information provided.

All offerings are subject to error, prior sale, lease or withdrawal without notice.

PROPERTY HIGHLIGHTS



PROPERTY STATS

Address: 903 Ellicott Street, Buffalo NY 14209

BCP Index #: C915294-03-15

Folio Numbers: 100.71-3-1.12 and 100.71-3-82

Land Area (AC): 4.91 Acres Enrolled in the Brownfield Cleanup Program

Frontage: 418 ft on Ellicott St and 700 ft on North St

Located in a Qualified Opportunity Zone

Brownfield Tax Credit eligible, tax credits valued up to 20% of the total development cost

Approved PUD zoning in place allowing for mixed use and increased density.

THE OPPORTUNITY

McGuire Development Company is pleased to present a prime investment and development opportunity adjacent to the Buffalo Niagara Medical Campus (BNMC), known for its world-class clinical care, research, and education. 4.91 Acres are available, and the site is poised for commercial mixed use development, which would create a new, vibrant mixed-use city block.

903 Ellicott features convenient access to Buffalo Metro Rail and Bus stops, and Allentown dining and entertainment options. An ideal Buffalo location for a mixed-use development. Enjoy world-renowned art museums, spacious parks, legendary architecture, and professional sports—all without the trappings of mega-city costs, traffic, and inconvenience. Big city amenities with small town charm! The region's commercial and cultural center is the City of Buffalo, located in Erie County on the shores of Lake Erie and the Niagara River. beinbuffalo.com

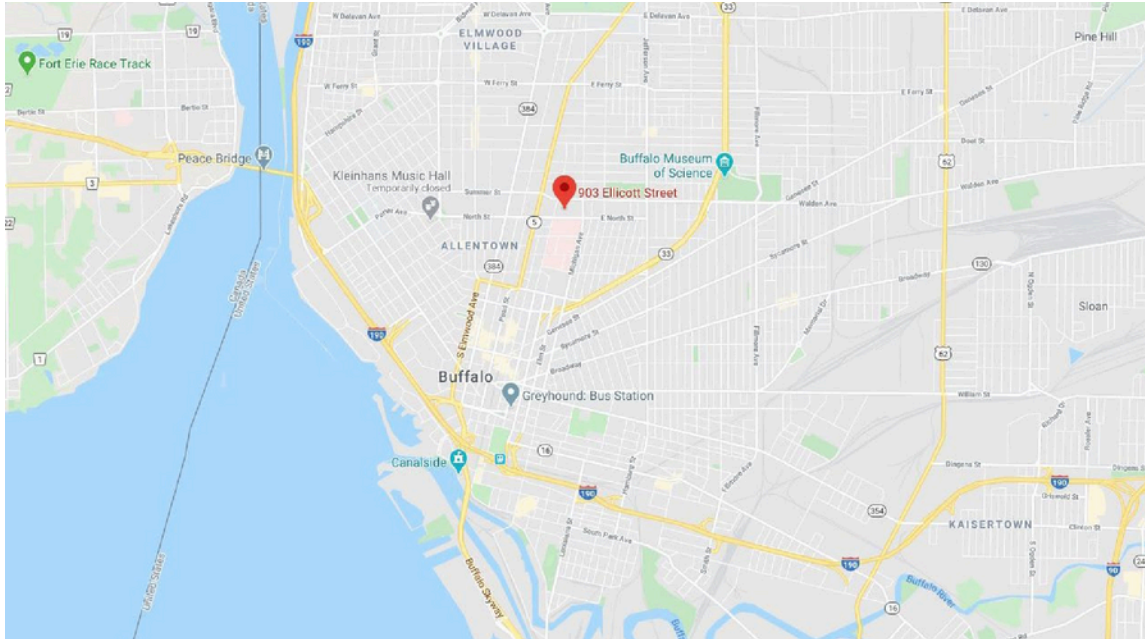


Downtown Buffalo Facing North

CONCEPTUAL DESIGN APPROACH



LOCATION HIGHLIGHTS



BUFFALO NIAGARA MEDICAL CAMPUS

Nearly 9 million SF of clinical, research, office, and medical space with 16,000 people across its member institutions and private companies, BNMC has experienced a billion dollars in investment since 2017.

EMPLOYMENT GROWTH

Largest job growth area in all of Buffalo, Erie County, and Western New York.

UNMATCHED LOCATION DOWNTOWN

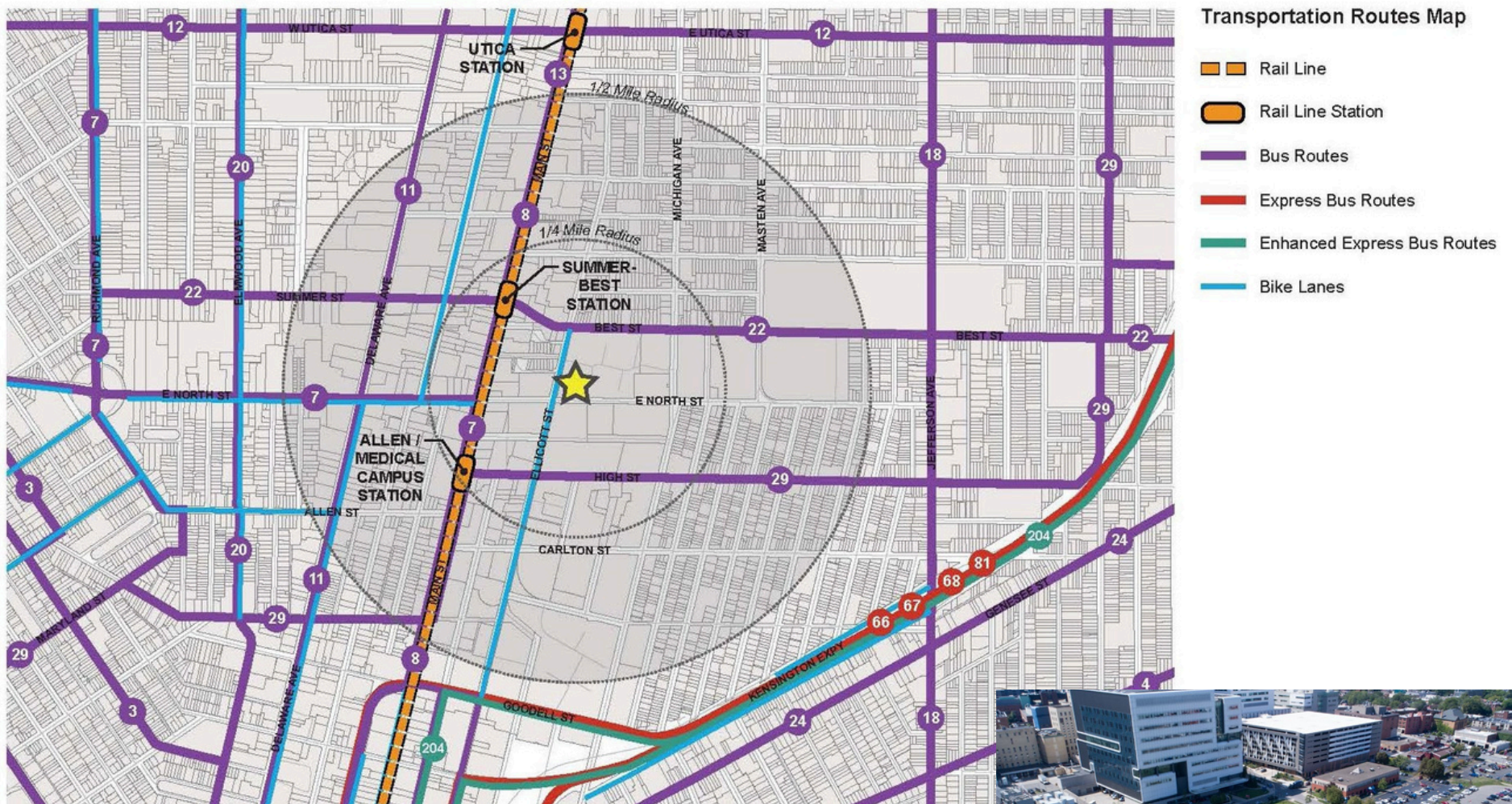
Blocks from Allentown district with abundant dining and entertainment options. Less than a mile to the historical Buffalo Theater District and Buffalo's Central Business District, 903 Ellicott offers an extremely central site.

SITE EXPANSION OPPORTUNITY

Ample space for continued expansion and parking requirements for various types of businesses, typically very difficult to secure in downtown Buffalo. Green space potential throughout the site- as the medical campus grows this amenity will become sparingly available downtown.



LOCATION HIGHLIGHTS



Proximity makes 903 Ellicott Street a destination for new developments seeking a synergistic relationship with the Buffalo Niagara Medical Campus. 903 Ellicott is less than 9 miles from the Buffalo Niagara International Airport, and is under 3 miles from major thoroughfares out of the City and towards the Peace Bridge into Canada.



BUFFALO NIAGARA MEDICAL CAMPUS AREA OVERVIEW

1)Buffalo Hearing & Speech

2)HighPointe on Michigan

3)Buffalo General
Medical Center

4)Gates Vascular Institute

5)Buffalo Medical Group

6)Biosciences Incubator

7)John Oishei Children's
Hospital

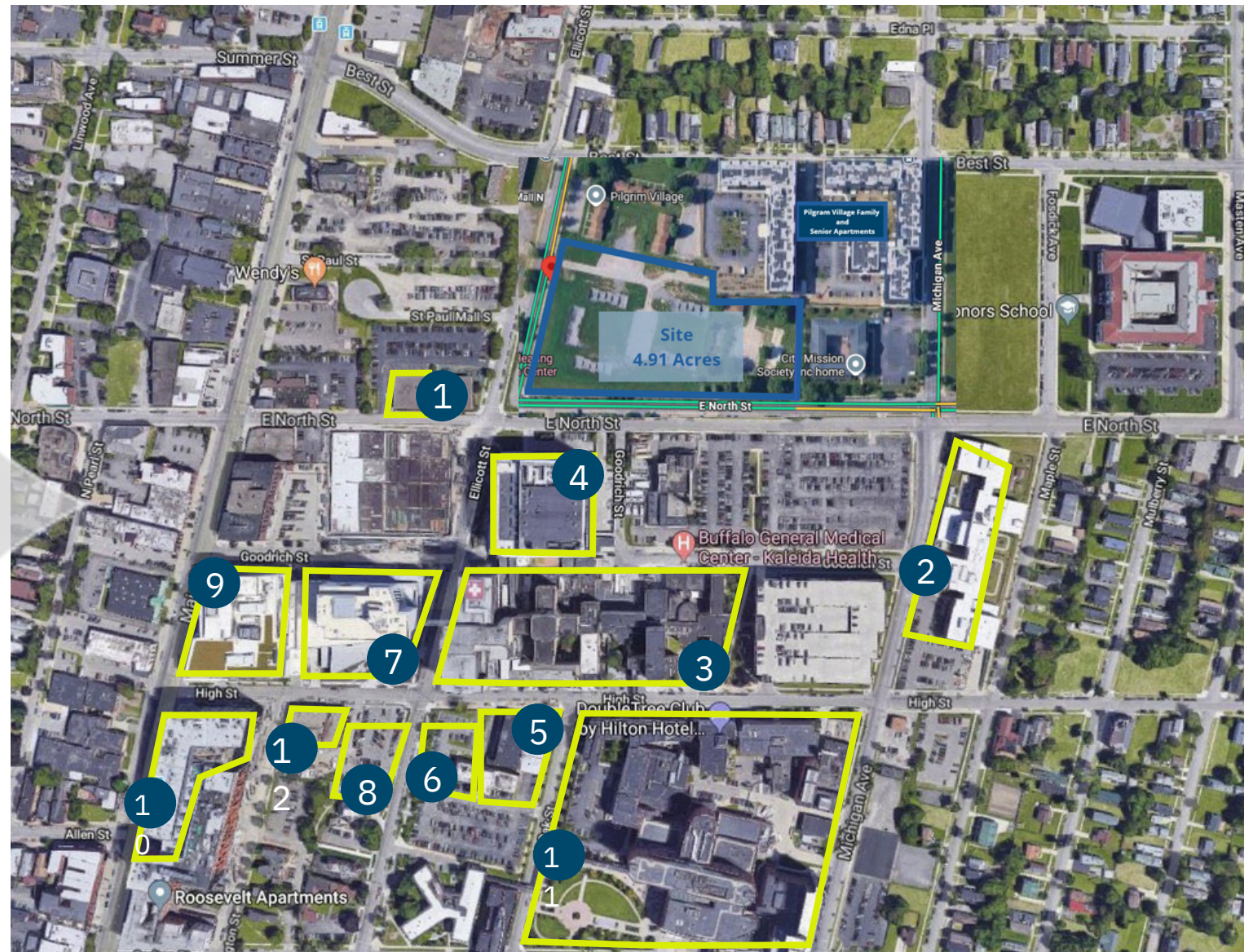
8)Kevin Guest House

9) Conventus

10)UB Jacobs School Medicine
& Biomedical Sciences

11)Roswell Park
Comprehensive Cancer Center

12)Proposed 33 High Street



BUFFALO NIAGARA MEDICAL CAMPUS



GATES VASCULAR INSTITUTE:
\$290 MILLION PROJECT, 112,000
PATIENTS ANNUALLY



CONVENTUS: \$100
MILLION PROJECT



ROSWELL PARK: LEADING CANCER
RESEARCH, SECURED \$25 MILLION IN
FEDERAL FUNDS TO MEDICAL CORRIDOR



JOHN & OISHEI CHILDRENS HOSPITAL:
\$270 MILLION PROJECT, 145,000
PATIENTS ANNUALLY



UB JACOBS SCHOOL OF MEDICINE:
\$375 MILLION PROJECT, 2,000 FACULTY,
STAFF & STUDENTS



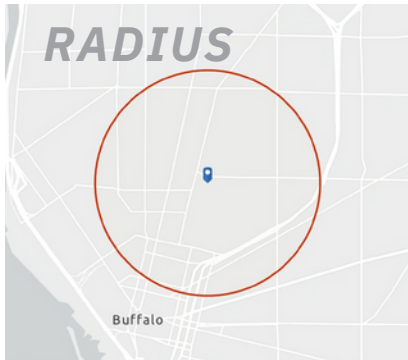
PROPOSED 33 HIGH STREET:
ESTIMATED PROJECT COST \$120-\$140
MILLION

DEMOGRAPHICS

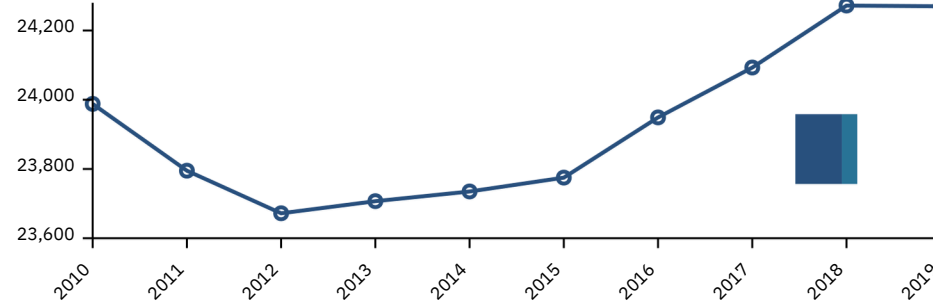
POPULATION TRENDS AND KEY INDICATORS

903 Ellicott St, Buffalo, New York, 14209

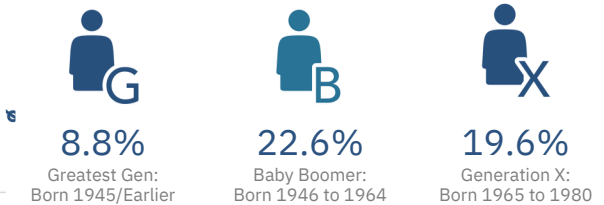
1 MILE RADIUS



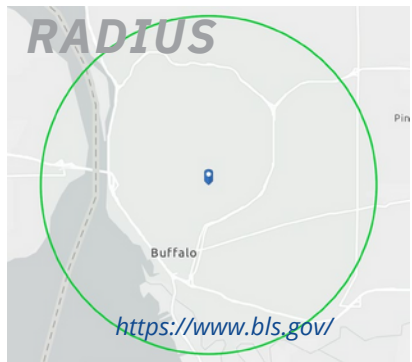
Historical Trends: Population



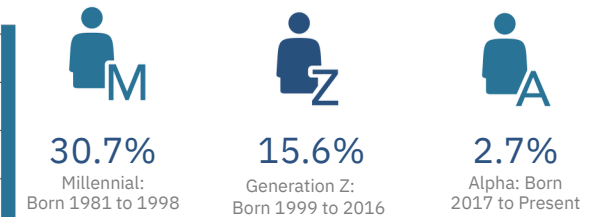
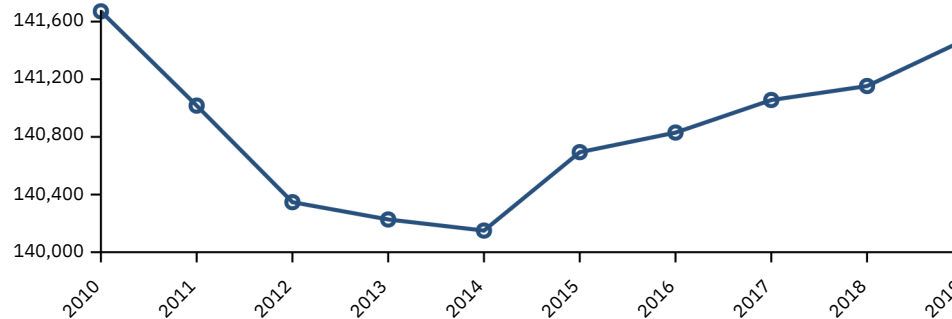
POPULATION BY GENERATION



5 MILE RADIUS



Historical Trends: Population



24,270

Population

13,597

Households

1.70

Avg Size Household

39.8

Median Age

\$34,187

Median Household Income

\$164,419

Median Home Value

41

Wealth Index

94

Housing Affordability

69

Diversity Index

EMPLOYMENT/ECONOMIC PROJECTIONS

INCOME GROWTH



Source: Oxford Economics

| | 2010 | 2030 |
|---------------------------|--|------------------------------|
| | CURRENT SIZE | ACADEMIC HEALTH CENTER |
| CAMPUS SIZE (sf) | 3.4 million | +/- 10 million |
| STRUCTURED PARKING (sf) | 861,000 (1560 + 900 existing cars) | 1,421,000 (3200 new cars) |
| ANTICIPATED BUILDOUT (sf) | 1.4 million (permitted or under construction) | |

BUFFALO NIAGARA MEDICAL CAMPUS GROWTH EXPECTATIONS AND CAMPUS CAPACITY*

*sourced from the 2010-2030 BNMC master plan projections

Significant Industries, Western New York, 2019

| NAICS Industry Code | Industry Name | Jobs | | Net Change in Jobs, 2013-2018 | % Change in Jobs, 2013-2018 | Average Annual Wage, 2018 | Projected % Change in Jobs, 2016-2026 | Why Industry is Significant** |
|---------------------|---|---------|---------|-------------------------------|-----------------------------|---------------------------|---------------------------------------|-------------------------------|
| | | 2013* | 2018* | | | | | |
| | Total, all industries (all ownerships) | 618,800 | 632,800 | 14,000 | 2.3% | \$47,900 | 7.7% | NA |
| 238 | Specialty trade contractors | 14,800 | 16,400 | 1,600 | 10.8% | \$56,100 | 12.0% | G, J, P, W |
| 332 | Fabricated metal product manufacturing | 11,100 | 10,800 | -300 | -2.7% | \$60,100 | 1.5% | J, W |
| 334 | Computer and electronic product manufacturing | 3,400 | 3,600 | 200 | 5.9% | \$60,800 | 0.6% | G, W |
| 336 | Transportation equipment manufacturing | 4,900 | 6,300 | 1,400 | 28.6% | \$79,300 | -11.8% | G, W |
| 541 | Professional and technical services | 26,900 | 29,000 | 2,100 | 7.8% | \$66,300 | 9.7% | G, J, P, W |
| 611 | Educational services | 62,900 | 63,000 | 100 | 0.2% | \$50,900 | 8.3% | J, P, W |
| 621 | Ambulatory health care services | 28,800 | 32,000 | 3,200 | 11.1% | \$57,800 | 32.2% | G, J, P, W |
| 622 | Hospitals | 26,700 | 27,800 | 1,100 | 4.1% | \$66,400 | 6.8% | G, J, W |
| 623 | Nursing and residential care facilities | 26,200 | 26,100 | -100 | -0.4% | \$34,300 | 16.1% | J, P |
| 713 | Amusements, gambling, and recreation | 9,900 | 10,200 | 300 | 3.0% | \$26,300 | 15.6% | G, J, P |
| 721 | Accommodation | 5,800 | 6,900 | 1,100 | 19.0% | \$21,800 | 8.7% | G, P |
| 722 | Food services and drinking places | 51,700 | 53,500 | 1,800 | 3.5% | \$18,300 | 15.2% | G, J, P |

NA – Not Applicable

*Represents both private and public sector jobs

**Key:

G: Industry experienced notable job growth; can be net or percentage growth

J: Industry employs a significant number of jobs (>8,000)

P: Above-average growth projected for 2016-2026

W: Industry pays above-average wages

BUFFALO NIAGARA MEDICAL CAMPUS WNY JOB MARKET & INDUSTRY GROWTH:

- 2002: 7,000 employees, \$220 million in investments 2013: 12,000 jobs and \$750 million in investments 2017: 17,000 jobs and \$1.4 billion in total new investments
- 2020: 16,000+ employee population, 150+ companies located on campus. 9M+ GSF of clinical, research and office space, 1.5M+ patients and visitors annually
- World-class hospitals, research institutions, Universities, education facilities, brand new housing options, updated streetscapes, green transportation options and stations