



ROUTES 67 & 50 | BALLSTON SPA, NY

LAND DEVELOPMENT: SALE / LEASE

TOTAL OF 1.9 ACRES AVAILABLE | LOTS 1 & 2

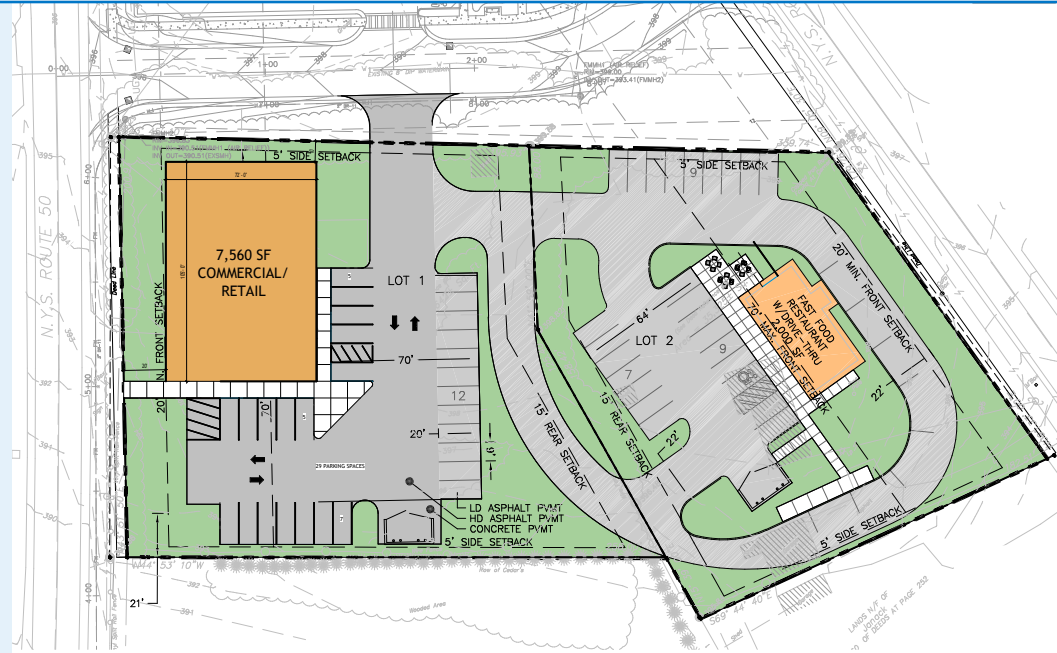


PROJECT DETAILS

LAND FOR SALE/LEASE • TOTAL OF 1.9 ACRES • LOT DEVELOPMENT

PROPERTY HIGHLIGHTS

- Located in Saratoga County, Ballston Spa lies on the west side of I-87, just 9 minutes from Exit 12. In recent years, Ballston has been the fastest-growing municipality in Saratoga County, with 6.3% growth since 2020. (The Business Review)
- Ballston Spa has experienced a significant increase in housing development, with 530 building permits issued from 2021-2023. The neighboring Town of Malta (just 2 miles from site) has issued an additional 196 residential permits during the same time frame.
- Offered for sale or development are two commercially zoned lots consisting of 1.9 acres in total. Both lots are served by a common boulevard offering access and signage from Routes 67 & 50.
- Sites are proximate to Ballston Spa High, Middle and Elementary Schools, which have a total enrollment of 2,750 students.
- Existing utilities on site include electric, public water, public sewer, and natural gas.
- Within 6 miles of the site lies the headquarters of GlobalFoundries, a 1.7 million square foot semiconductor manufacturing and research center employing 2,500. GlobalFoundries recently secured approvals to construct an additional \$11.6 billion manufacturing facility which will employ 1,500.

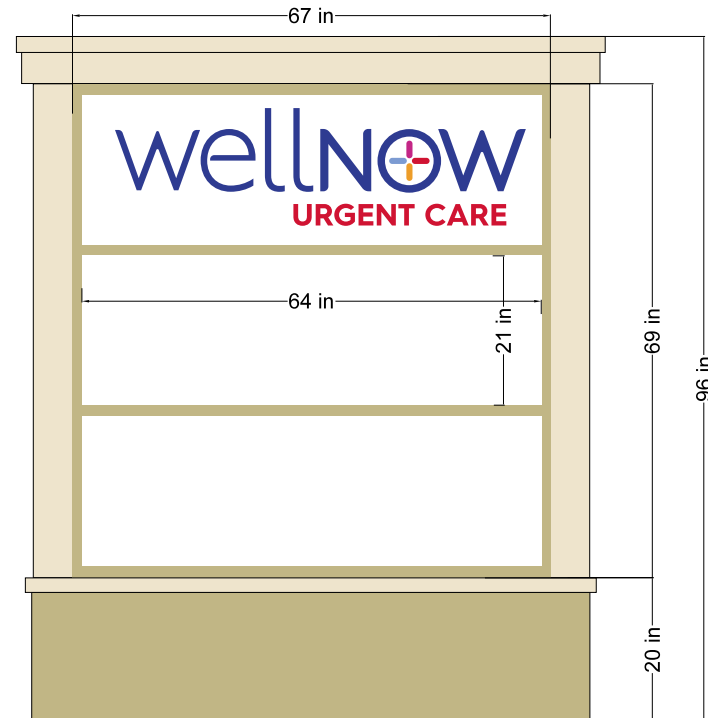


CONCEPTUAL LAYOUT PLAN
OPTION 2

OFFERING SUMMARY

AVAILABLE LAND	Lot 1: 1.03 Acres Lot 2: 0.87 Acres
LAND OPTIONS	Sale Ground Lease Build to Suit
ZONING	Mixed Use Route 50 / 67
COUNTY	Saratoga

2024 DEMOGRAPHICS ROUTE 50 & ROUTE 67	1 MILE	3 MILES	5 MILES
Total Population	3,388	16,630	47,055
Daytime Population	3,718	15,971	39,398
Total Households	1,530	7,055	20,670
Median HH Income	\$79,460	\$88,953	\$100,860



Town Approved
Double-Sided
Monument Sign

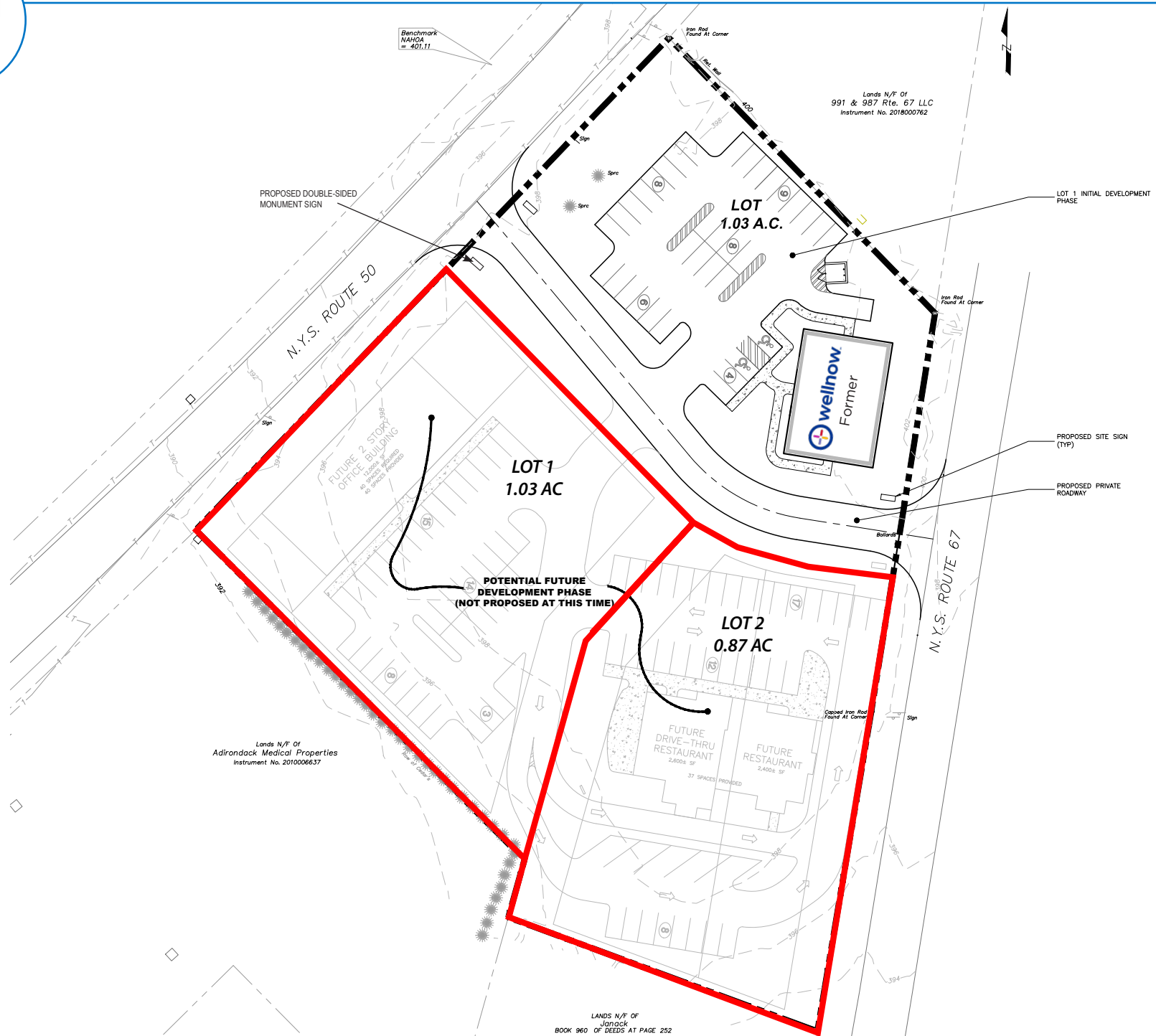
MIDLEVEL
AERIAL

LAND FOR SALE/LEASE • TOTAL OF 1.9 ACRES • LOT DEVELOPMENT



CONCEPT PLAN

LAND FOR SALE/LEASE • TOTAL OF 1.9 ACRES • LOT DEVELOPMENT



**RETAILER
AERIAL**

LAND FOR SALE/LEASE • TOTAL OF 1.9 ACRES • LOT DEVELOPMENT

