

AVAILABLE

SKYVIEW RACEWAY PARK

NEAR: OWEGO - NEW YORK

389 ACRES

SANCTIONED: WDRA DRAGSTRIP

**NASCAR DESIGNED: HALF-MILE CONCRETE OVAL
RACETRACK**

18 SUPPORT BUILDINGS

5 MILE DIRT BIKE TRACK BEING DESIGNED

ASKING PRICE: \$3,500,000

OFFERED BY:

UNITED COUNTRY-TOM MULLEN & ASSOCIATES

CALL TOM 607-592-1756

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PROPERTY OVERVIEW:

Skyview Raceway Park is a 389-acre hilltop setting which encompasses a newly sanctioned eight-mile Dragstrip, which has been recently refurbished, renovated, and upgraded. It is now a fully sanctioned and operational WDRA (World Drag Racing Alliance) dragstrip that is benefitting from the enthusiastic response from racers for the rebirth of this major dragstrip. The tower-control building has been renovated, restrooms rebuilt, new timers and audio systems installed, concession stand, spectator bleachers, track lighting, and parking have all been upgraded. The junior NASCAR half-mile, concrete banked oval racetrack is only ten-years old. It is supported by a main set of spectator bleachers, a smaller secondary set, large well-equipped elevated control booth, extra-large infield with equipped pit stop areas, lighted Sunoco scoreboard, tower lightening, and a restroom and concession building.

PROPERTY HIGHLIGHTS:

This property is improved with 28,600 square feet of building improvements as follows:

- A. Owner's one-story house, 3 bedrooms, 2 baths, fireplace, kitchen, family room, and living room: 2,650 SF
- B. Attached oversized garage: 1,200 SF
- C. Tavern/restaurant building (unfinished): 3,800 SF
- D. Admissions building: 560 SF
- E. Dragstrip Operations Building (two-story): 4,128 SF
- F. Concession Building: 1,456 SF
- G. Dragstrip Racers Buildings: 310 SF

- H. Restroom Building: 1,400 SF
- I. Pit Stop Building: 728 SF
- J. 2 Electrical & Well Building: 360 SF
- K. Large Storage Building: 4,608 SF
- L. Yellow Storage Building: 1,000 SF
- M. White Storage Building: 375 SF
- N. Small Well Building: 240 SF
- O. Shop Building: 2,400 SF
- P. Storage Building: 360 SF
- Q. Infield Area: Pit Stop Building: 900 SF
- R. Concession Building: 240 SF
- S. Well – Utility Building: 160 SF
- T. Racetrack Operations Building: 720 SF

TOTAL IMPROVMENTS: 28,600 SF

4 sets of Spectator Bleachers

Length of Dragstrip and De-acceleration Lane: 2,640 lineal feet

Circumference of Banked Oval Racetrack: 2,560 lineal feet

DESCRIPTION OF THE SITE:

This 389 acre surveyed site is approximately 230 acres of woodland and 159 acres of open, semi-open land that has been developed or is available for development. The topography runs steep

along the north side of Route 17C to more of a gently rolling topography at the top of the site. The site enjoys a hilltop location which provides panoramic views of the surrounding hills and Susquehanna River Valley. The highest elevation on the site is 1,360 feet. The site is improved by blacktopped access roads, 6 drilled wells, on-lot septic systems, heavy duty electrical service provided by New York State Electric & Gas (NYSEG). The site is accessed by Skyline Drive, a paved town of Tioga maintained road, running uphill from Route 17C. It also has frontage on Drybrook Road and Route 17C.

The site is considered ideal for a large scale solar development project. It has also been considered for a telecommunication tower placement project. The main development of this site is for a multi-venue racing agenda that will include Drag racing, NASCAR type motorcar racing, motor-cross racing, dirt bike through-the-woods racing, as well as race driving training courses. Complimentary to development of multiple racing agendas is a major camping location at the site. An engineering study will soon be implemented to determine the feasibility and associated costs of a major campground development.

The ongoing development of four types of racing at Skyview along with the study, planning, and building of a modern multiple site campground designed to coordinate tent campers, RV's, and motorhomes is destined to become an important component of Tioga County's I LOVE NY tourism enhancement agenda. Motorsport racing and family camping have always been intertwined and complimentary. Skyview Raceway Park is destined to become the best racing/camping location in the Southern Tier Region.