

Next-Use Redevelopment

Former TC3 Residence Halls
Dryden, NY 13053



Opportunity to Redevelop Modern Residence Halls with Flexible End-Use Potential

Offering Summary

CBRE is pleased to present a rare opportunity to acquire and redevelop a three-building portfolio of modern, purpose-built residence halls located on the campus of Tompkins-Cortland Community College (TC3). With construction starting in 2008, these contemporary buildings offer robust, institutional-quality, modern infrastructure and efficient layouts, making them ideal for adaptive reuse into a variety of possible residential formats, including apartments, workforce housing, veterans housing, senior living/age-restricted communities, and more. The development project has excellent potential to fulfill the need for community-serving projects and may be eligible for grants and incentives.

The offering consists of three buildings totaling 117,000 SF on 28.05 AC (to be subdivided) with relatively high elevation, offering breathtaking vistas of the surrounding countryside. The buildings are located in an area of the campus that can be easily and directly accessed from outside the boundaries of the college, while its immediately neighboring location offers potential access to the college's long list of amenities. Strategically positioned between Ithaca and Cortland with strong demand for housing, the property provides a flexible foundation for a variety of redevelopment paths. This offering caters to local, regional, and national developers, as well as mission-driven investors seeking scale, quality construction, and value-add potential.

Please contact a member of the listing team to sign the [confidentiality agreement](#)

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TC3 Student Housing Portfolio

Dryden, NY 13053

For Sale



Tioughnioga Hall	Building E
Building Size	39,000 SF
Units	35
Total Rooms	134



Cascadilla Hall	Building F
Building Size	39,000 SF
Units	36
Total Rooms	134



Seneca Hall	Building G
Building Size	39,000 SF
Units	36
Total Rooms	134



Tioughnioga Hall

Highlights

- Every floor has a laundry room with capacity for two washers and two dryers in each
- First floor has two offices and a mail room
- Electrical – 1200 AMP, 240 Volt, 3-phase
- Poured Concrete foundation
- Two 500 gallon water tanks
- 1200 amp 240 volt 3 phase electric Propane generator (2023)
- Two boilers fueled by natural gas
- Two Domestic 300 Gallon Hot Water Heaters (DHW)
- Equipped with an energy management system that monitors and reports when boilers, air handlers, and individual apartments use energy



Tioughnioga Hall	Livermore Rd.
Building Size	39,000 SF
Units	35
Total Rooms	134



Cascadilla Hall

Highlights

- Two Propane Heating Boilers 2021 & 2022
- Two Domestic 300 Gallon Hot Water Heaters (DHW)
- Equipped with a fire room in the attached basement
- Equipped with an energy management system that monitors and reports when boilers, air handlers, and individual apartments use energy
- Laundry with capacity for 2 washers and 2 dryers
- Poured concrete foundation
- 1200 amp 240 volt 3 phase electric Propane generator (2009)
- Two 500 water tanks per building



Cascadilla Hall	Livermore Rd.
Building Size	39,000 SF
Units	36
Total Rooms	134



Seneca Hall

Highlights

- Original 2009 Propane Boiler and additional in 2020
- Two Domestic 300 Gallon Hot Water Heaters (DHW)
- Equipped with a fire room in the attached basement
- Equipped with an energy management system that monitors and reports when boilers, air handlers, and individual apartments use energy
- Laundry with capacity for 2 washers and 2 dryers
- Poured concrete foundation
- 1200 amp 240 volt 3 phase electric Propane generator (2009)
- Two 500 water tanks per building



Seneca Hall	Livermore Rd.
Building Size	39,000 SF
Units	36
Total Rooms	134



A Closer Look

The Redevelopment Opportunity Aligned with Dryden's Housing Vision

The Town of Dryden's Comprehensive Plan outlines a clear directive: expand housing affordability and diversify the housing stock to serve a broader spectrum of residents. The plan emphasizes maintaining and repurposing existing structures to address critical concerns, including:

- Limited housing choices
- Rising housing costs
- Inadequate supply of quality housing
- Growing number of housing-burdened households (30% of residents)

In particular, the plan highlights a pressing need for senior housing, noting the lack of suitable options for this demographic. Location is a key factor in senior housing viability, and the subject properties benefit from close proximity—within one mile—to essential services, including Clark's Food Mart and two pharmacies.

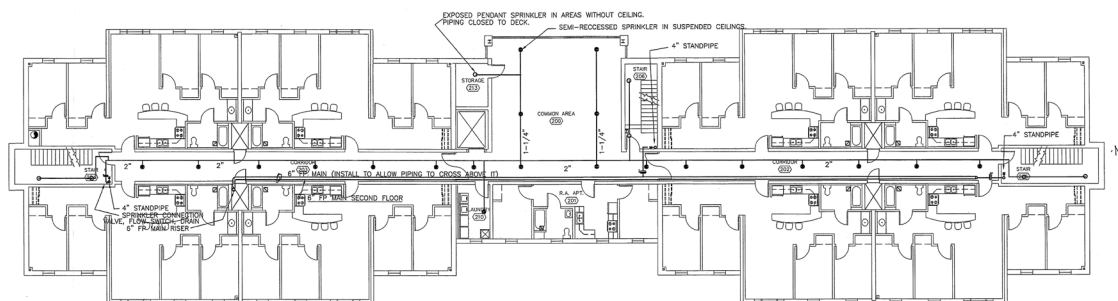
These former student residence halls present a compelling opportunity for developers focused on but not limited to senior living, affordable housing, veterans housing, or mixed-income communities. Their existing footprint, paired with Dryden's forward-looking housing policy, creates a strong foundation for a transformative redevelopment that aligns with both municipal goals and market demand.

We are actively seeking visionary buyers and developers who recognize the value in repositioning these properties to meet the evolving needs of the community.

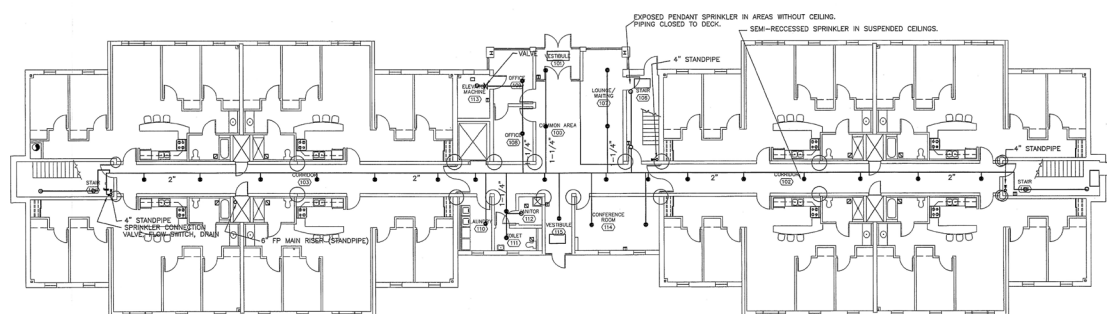


Wrap Around Services

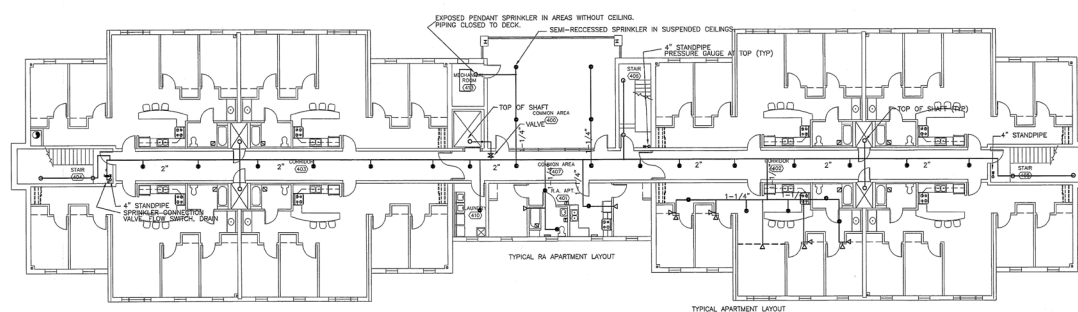
College amenities (including fitness, dining, library, and health services) are available only to enrolled students or community members who have paid requisite fees and are not included in the sale. However, the College is open to future discussions with prospective developers regarding potential partnerships that align with institutional priorities and benefit both the College and the broader community.



SECOND/THIRD FLOOR PLAN
3/32" = 1'-0"

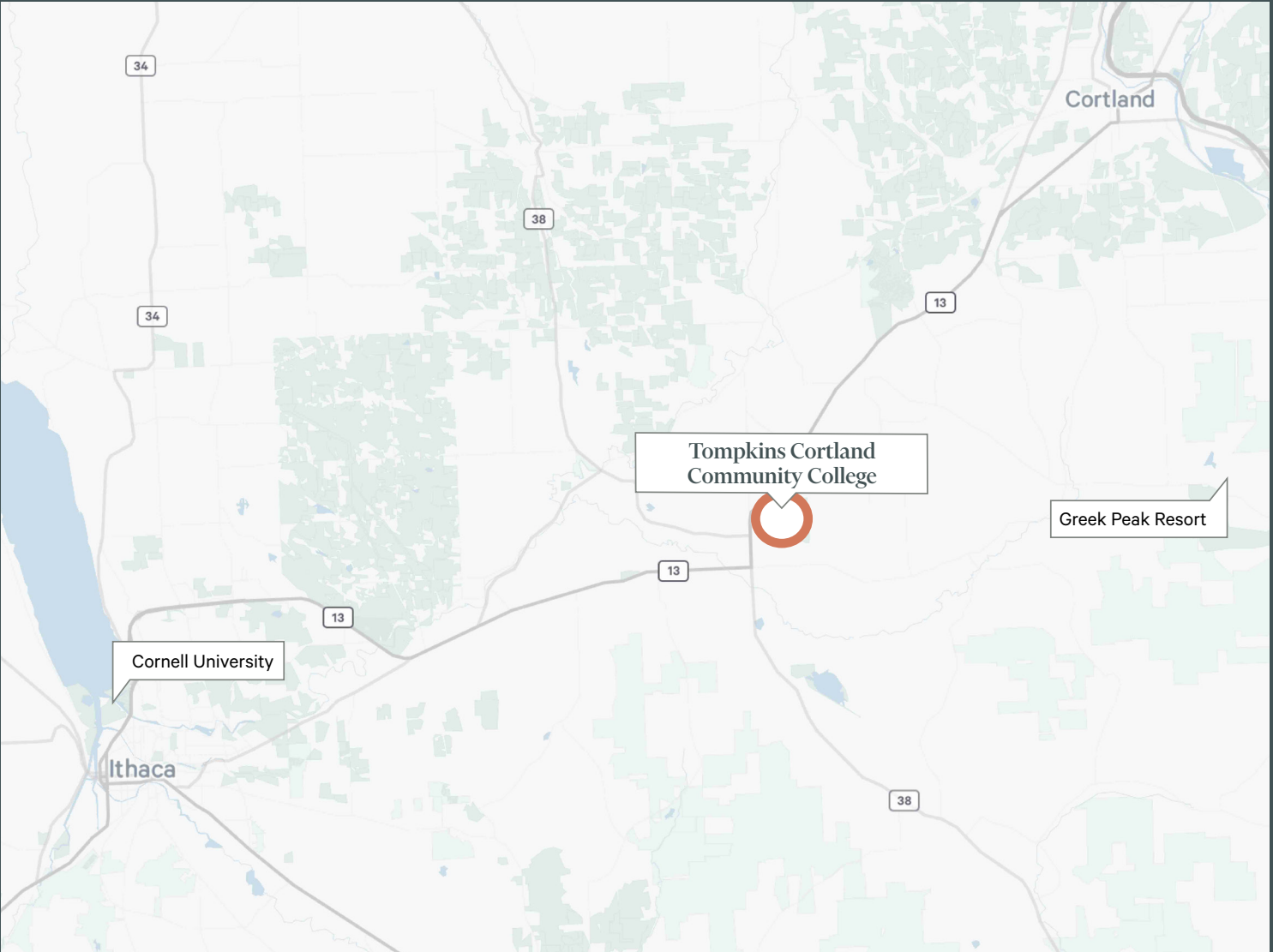


FIRST FLOOR PLAN
3/32" = 1'-0"



FOURTH FLOOR PLAN
3/32" = 1'-0"





Area Demographics	3 mi.	10 mi	15 mi.
Total Population	5,295	57,214	133,148
Avg. Household Income	\$97,039	\$96,716	\$96,725
Median Age	40.4	38.0	32.9



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