

Development Land For Sale  
1070 Route 414  
Tyre, New York 13148



Located off NYS Thruway Exit 41 situated at the traffic light intersection across from Del Lago Casino Resort and Special Events Center. Situated midway between Rochester and Syracuse at the tip of the Finger Lakes Region.

### Property Highlights

- 40+ commercial acres
- Directly across from Del Lago Resort Casino
- At traffic light
- Along NYS Thruway Exit 41
- Owner will subdivide
- More acres can be made available



With quick access to and from NYS Thruway and Route 414 into the Southern Tier, the Midway Development Site is ideal for a company seeking a logistical advantage.

A business looking to capitalize on the draw of the surrounding area attractions and Finger Lakes Region can develop on the ONLY site directly across from the Del Lago Casino Resort and Special Events Center with high traffic exposure every day, all day.

Seneca County is located in the world-famous Finger Lakes Wine Region of upstate New York, midway between the state's 3rd (Rochester) and the state's 5th (Syracuse) largest cities. In addition, the area is within a day's drive for two-thirds of the total northeast population – an aggregate of more than 94 million people.

### Contact

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## The Finger Lakes Gateway Region

The Finger Lakes Region (Seneca, Cayuga, Cortland, Livingston, Monroe, Onondaga, Ontario, Oswego, Schuyler, Seneca, Steuben, Tompkins, Wayne, and Yates Counties) of New York State is a 9,000 square mile, four-season playground, set against a backdrop of Mother Nature's best work – from waterfalls and gorges to thick, cool woods to rolling hills to miles of spectacular shoreline on 11 glacial lakes and one Great Lake. The Finger Lakes area is New York's largest wine producing region. Over 100 wineries and vineyards are located around Seneca, Cayuga, Canandaigua, Keuka, Conesus, and Hemlock Lakes. Wineries are a growth industry of the region, contributing through their production and by attracting visitors.

The region also boasts a number of breweries, distilleries and hard-cider producers. Complementing all this natural beauty are cities and villages offering treasures of history and culture. Syracuse is home to the New York State Fair, Rochester has the Strong National Museum of Play and the George Eastman International Museum of Photography.

The smaller cities and towns of the Finger Lakes are no less spectacular the Museum of Glass. Elmira celebrates its ties to Mark Twain and nearby is the National Soaring Museum. Auburn is known as "history's hometown" and has a vibrant arts scene. In Seneca Falls you can see Women's Rights National Historic Park and understand the basis for the entrepreneurial spirit for which the Finger Lakes is known. In Hammondsport, you can visit the businesses, sites and scenery that got it named "America's Best Small Town." In Watkins Glen, you can visit Watkins Glen International for auto racing on it's world-famous track, or head to the park and hike among the waterfalls and gorges. Ithaca has been named one of the top 100 places to live, a top 10 recreation city, a best green place to live, and one of the "foodies" towns in America. Ithaca is famous for its many waterfalls, more than 100 within 10 miles of downtown. The American Institute of Economic Research listed Ithaca as one of the best college towns in the country — naming Ithaca, New York as the best destination for students.



County	Manufacturing Businesses (NAICS)	Retail Trade Businesses (NAICS)	Health/Personal Care Bus (NAICS)	Hotel/Lodging Businesses (SIC)	Banks - Businesses (SIC)
Cayuga County, NY	120	377	29	27	33
Cortland County, NY	65	266	19	29	21
Livingston County, NY	79	346	25	29	34
Monroe County, NY	1,160	3,737	367	126	380
Onondaga County, NY	627	2,623	263	125	253
Ontario County, NY	203	830	76	78	61
Oswego County, NY	116	530	44	75	48
Schuyler County, NY	37	103	4	38	9
Seneca County, NY	69	239	11	29	22
Steuben County, NY	99	504	43	59	68
Tompkins County, NY	93	517	47	60	52
Wayne County, NY	147	433	33	25	29
Yates County, NY	63	141	9	37	11

# Finger Lakes Region – Demographics

## BUSINESS



74,008

Total Businesses



1,133,668

Total Employees

## EMPLOYMENT



White Collar

66%



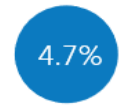
Blue Collar

19%



Services

16%



Unemployment Rate

## KEY FACTS

2,037,934

Population



2.4

Average Household Size

39.9

Median Age

\$53,740

Median Household Income

## EDUCATION

10%

No High School Diploma



28%

High School Graduate



29%

Some College



33%

Bachelor's/Grad/Prof Degree

## INCOME



\$53,740

Median Household Income



\$30,284

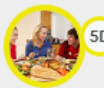
Per Capita Income



\$101,401

Median Net Worth

## Tapestry Segments



### 5D Rustbelt Traditions

65,081 households

8.0%

of Households

Household Type:  
Married Couples

Median Age:  
38

Employment:  
Svc; Prof; Admin

Education:  
HS Diploma Only

Income:  
\$49,000

Race / Ethnicity:  
White



Married Couples



Single Family



### 5A Comfortable Empty Nesters

57,667 households

7.1%

of Households

Household Type:  
Married Couples

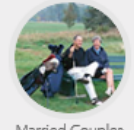
Median Age:  
47

Employment:  
Prof; Mgmt

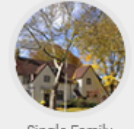
Education:  
College Degree

Income:  
\$68,000

Race / Ethnicity:  
White



Married Couples



Single Family



### 6B Salt of the Earth

48,560 households

6.0%

of Households

Household Type:  
Married Couples

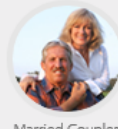
Median Age:  
43

Employment:  
Prof; Svc

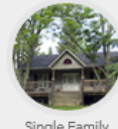
Education:  
HS Diploma Only

Income:  
\$53,000

Race / Ethnicity:  
White



Married Couples



Single Family

## ANNUAL HOUSEHOLD SPENDING

\$1,963  
Apparel & Services

\$158  
Computers & Hardware

\$3,072  
Eating Out

\$4,722  
Groceries

\$5,273  
Health Care

## ANNUAL LIFESTYLE SPENDING

\$1,862  
Travel

\$53  
Theatre/Operas/Concerts

\$67  
Movies/Museums/Parks

\$52  
Sports Events

\$4  
Online Games



# Property Overview

<b>County / Town</b>	Seneca County / Tyre & Waterloo
<b>Surrounding Land Use</b>	NYS Thruway/Petro Stopping Center/Del Lago Casino
<b>Zoning</b>	Commercial/Agricultural
<b>Electricity/Natural Gas</b>	NYSEG
<b>Airport Access</b>	Finger Lakes Regional (Local), Rochester NY, Syracuse NY, Ithaca NY (Regional)
<b>Asking Price:</b>	\$3,500,000.00/\$77,000 per acre

**Higher Education:**

The Finger Lakes region is home to several colleges ranging from two-year public colleges to four-year, private, ivy league schools. The programs of study at each school are as diverse as the students who attend—students who in many cases have traveled from another state or country to obtain a top education right here in the Finger Lakes.

**Ideal Proximity to several Upstate NY city centers:** Auburn, Canandaigua, Geneva, Ithaca, Rochester, Seneca Falls, Syracuse, Waterloo (all within 50 miles)

**Area Attractions:**

BREW AND BRATS

Glass Factory Bay Brewing PRISON CITY PUB AND BREWERY NAKED DOVE BREWING COMPANY BOTTOMLESS BREWING Handcrafted Deep in the Finger Lakes CAYUGA LAKE WINE TRAIL