


FOR SALE

46-UNIT RESIDENTIAL DEVELOPMENT OPPORTUNITY

Property Highlights

- 5.9 acres of land with approvals for up to 46 townhomes
- Existing municipal approvals in place for shovel ready opportunity
- All utilities available at the site
- Oneida County completed a housing market inventory, assessment, and strategy to address the 6,000+ new units needed by 2040.
- Grants and incentives potentially available through the City of Rome Economic Development or Mohawk Valley EDGE
- In proximity to area retail including shopping, restaurants, banking, etc.
- Asking price \$599,000

Demographic	1 Mile	3 Miles	5 Miles
Population	2,087	24,072	35,070
Households	923	11,012	15,111
Average H.H. Income	\$53,796	\$65,815	\$72,704
Daytime Employees	585	9,915	17,834
Source: ESRI Business Analyst 2025			

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Oneida County is growing and completed a feasibility study in 2025 to address the need for additional housing units in the area. Below is the link to the full report and some of the key highlights.

[Oneida-County-Housing-MIAS_Final-Report_3-21-25.pdf](#)



Some of the key highlights of the report include:

- 6,070 new housing units will need to be created to meet market demand by 2040, with a majority of those required by 2030.
 - This includes 4,500 homeownership and 1,575 rental units.
- Senior housing should account for nearly half of new construction.
- Employment-driven housing demand will support creation of 2,240 new homes for younger homeowners by 2030 (this is included in the 6,070 needed units).
- Employment trends, including total job numbers, industry sectors and commuting trends.
- In-depth demographic information.
- Affordability and cost burden examination.
 - 16% of all homeowners and 39% of all renters spend more than 30% of their income on housing.
 - Among renters earning less than 30% of the Area Median Income, 78% are cost-burdened and 63% are extremely cost burdened (over 50% of income goes towards housing).

The report lays out five goals and 13 implementation strategies with 34 potential action steps to take. It outlines partners for each action and potential funding and resources as well as a proposed timeframe range.

Action steps include:

- PILOTs, infrastructure coordination and technical support for pro-housing municipalities.
- Innovative examples of financing such as density bonuses and reduced regulations and fees, as well as the elimination of parking requirements and infill investment programs.
- Assisting seniors through handyman and aging gracefully programs.
- Stabilizing current housing stock through vacant property and lot inventories, housing trust funds, landbanks and creation of NYS-backed programs such as the Vacant Rental Improvement Program and home improvement programs.

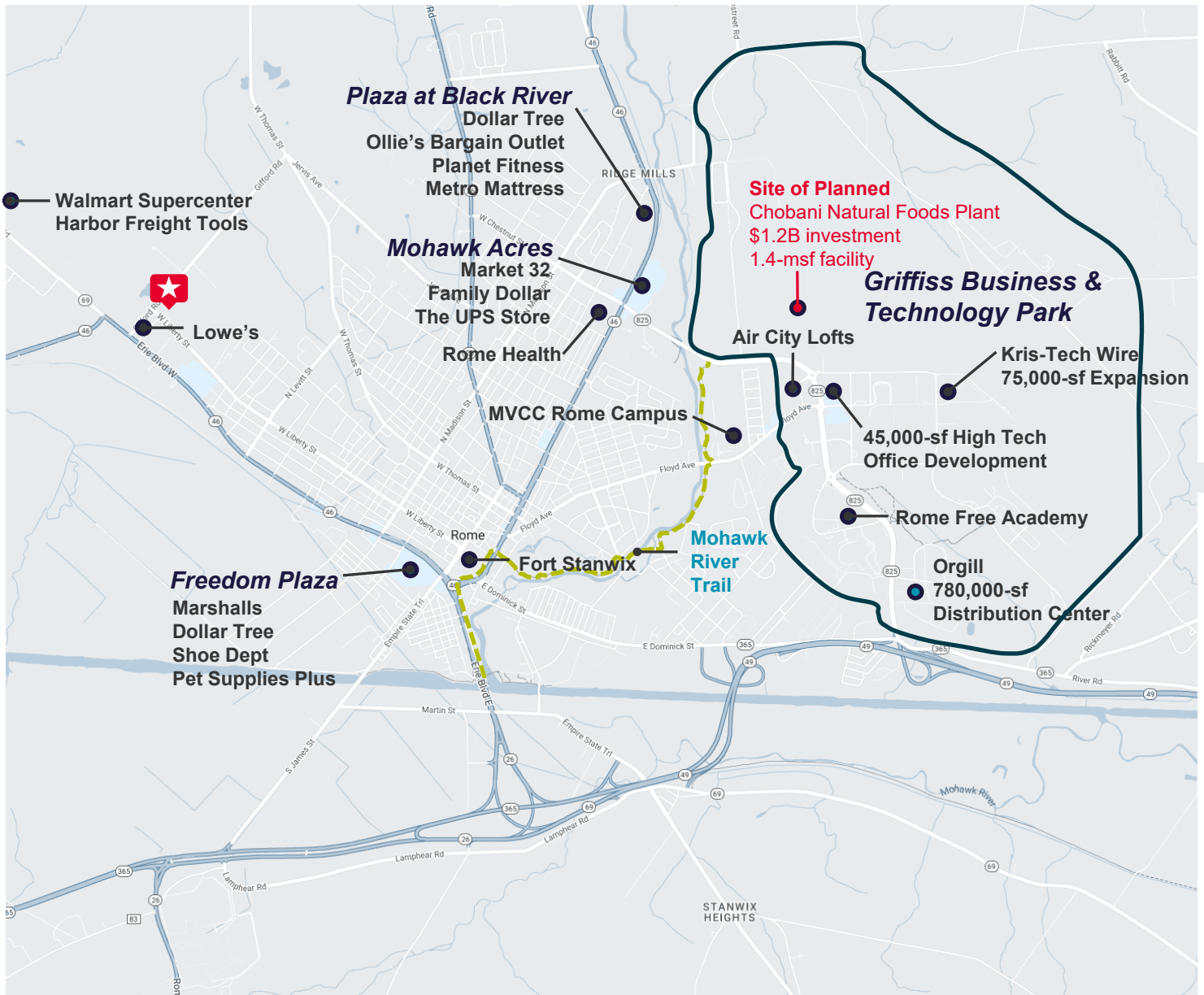


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Chobani is coming to Rome, New York!



An aerial view of Chobani's yogurt plant in South Edmeston. (Provided photo) Chobani

Chobani to invest \$1.2 billion into building a 1.4 million square-foot dairy processing plant at Griffiss Business and Technology Park — the largest investment in natural food manufacturing in the United States. The Triangle Site, measuring around 332 acres at Griffiss International Airport, will house the new Greek yogurt manufacturing facility. Chobani aims to create more than 1,000 jobs in Oneida County, nearly doubling Chobani's New York State workforce. [Read More](#)



"Chobani seeing rising demand, plans giant factory in New York" - The New York Times

"A new era of opportunity begins with Chobani in Rome" - The Rome Sentinel



["Why Chobani is doubling down in Upstate NY: the milk, booming sales and the people"](#) - Syracuse.com