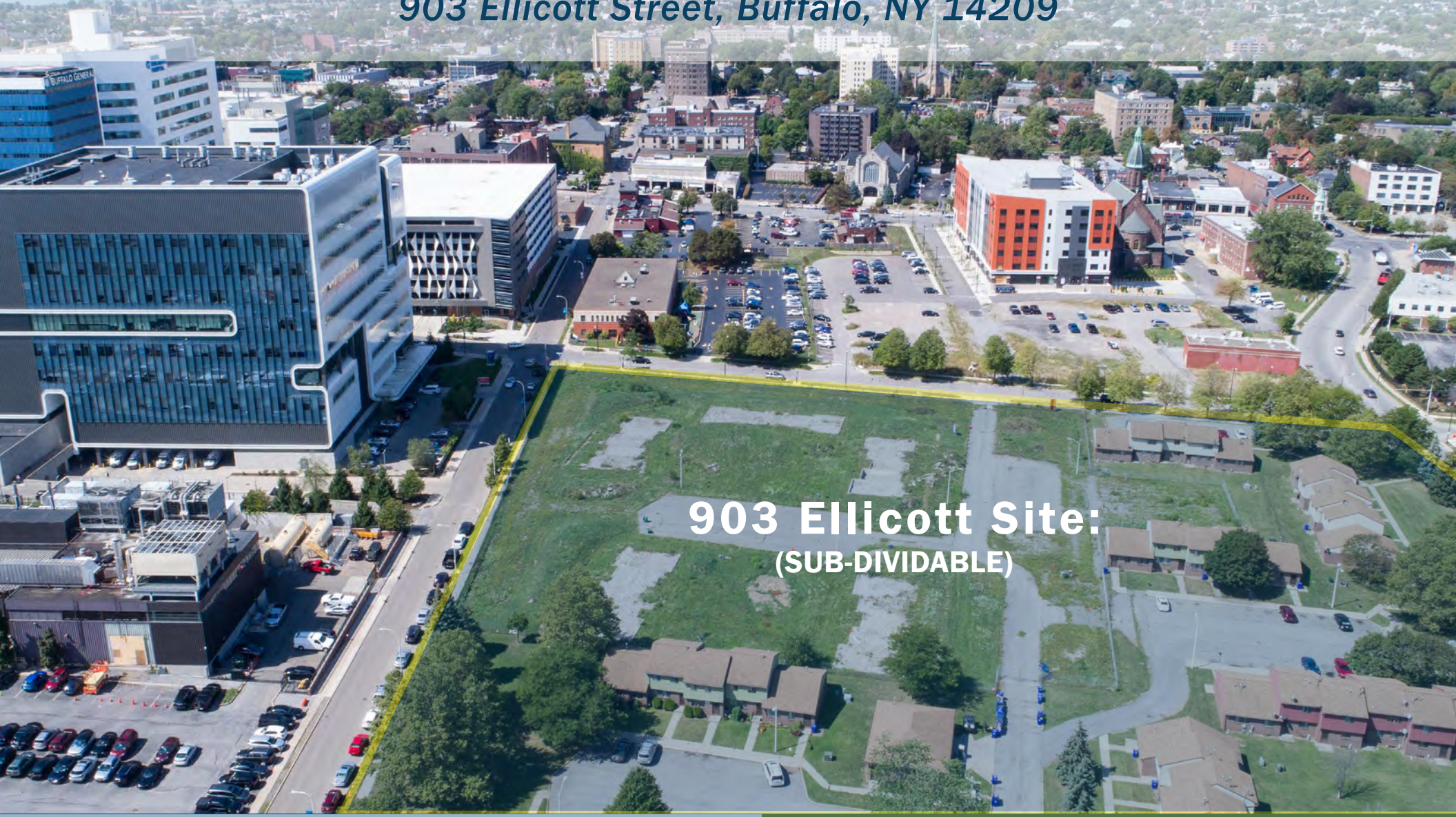


Downtown Buffalo, NY Mixed Use Site: FOR SALE

6.8 Acres Opportunity Zone and Brownfield Area

903 Ellicott Street, Buffalo, NY 14209



903 Ellicott Site:
(SUB-DIVIDABLE)

McGuireDevelopment 

See the Difference at: McGuireDevelopment.com

455 Cayuga Road, Suite 100
Buffalo, NY 14225

(716) 829-1900

3000 North Federal Highway, STE 10
Fort Lauderdale, FL 33306

(954) 686-6900

PROPERTY HIGHLIGHTS AND RENDERINGS1-2

LOCATION OVERVIEW3-6

DEMOGRAPHICS AND ECONOMIC PROJECTIONS..... 7-8



455 Cayuga Road, Suite 100
Buffalo, NY 14225
(716) 829-1900

3000 North Federal Highway,
STE 10
Fort Lauderdale, FL 33306
(954) 686-6900

McGuire Development Company, LLC is a full service commercial real estate firm headquartered in Buffalo, NY.

We offer services and expertise covering all aspects of commercial real estate and development, while ensuring highest standard of fiduciary accountability and commitment to integrity for our clients.



Eric Ekman

*Vice President,
Development &
Acquisitions*

716-829-1563

[eekman@mcguiredevelopment.com](mailto:EEKMAN@mcguiredevelopment.com)

The following information, statements, and figures presented herein, while not guaranteed, are secured from sources we believe authoritative.

All offering information provided herein is subject to change without notice and McGuire Development Company, LLC encourages each recipient to independently verify the accuracy of information provided.

All offerings are subject to error, prior sale, lease or withdrawal without notice.

PROPERTY HIGHLIGHTS

THE OPPORTUNITY

McGuire Development Company is pleased to present a prime investment and development opportunity adjacent to the Buffalo Niagara Medical Campus (BNMC), known for its world-class clinical care, research, and education. 6.8 Acres are available, and the site is poised for commercial mixed use development, which would create a new, vibrant mixed-use city block.

903 Ellicott features convenient access to Buffalo Metro Rail and Bus stops, and Allentown dining and entertainment options. *An ideal Buffalo location for a mixed-use development. Enjoy world-renowned art museums, spacious parks, legendary architecture, and professional sports—all without the trappings of mega-city costs, traffic, and inconvenience. Big city amenities with small town charm! The region’s commercial and cultural center is the City of Buffalo, located in Erie County on the shores of Lake Erie and the Niagara River.* beinbuffalo.com



PROPERTY STATS

Address: 903 Ellicott Street, Buffalo NY 14209

Folio Numbers: 100.71-3-1.12, 100.71-3-1.11

Land Area (AC): 6.8 Acres, potential subdivision into parcels sized 1.48 Acres, 1.90 Acres, and 3.4 Acres

Frontage: 612 ft on Ellicott St and 698 ft on North St

Potential eligibility under the New York State Brownfield Cleanup Program.

Located in a Qualified Opportunity Zone.

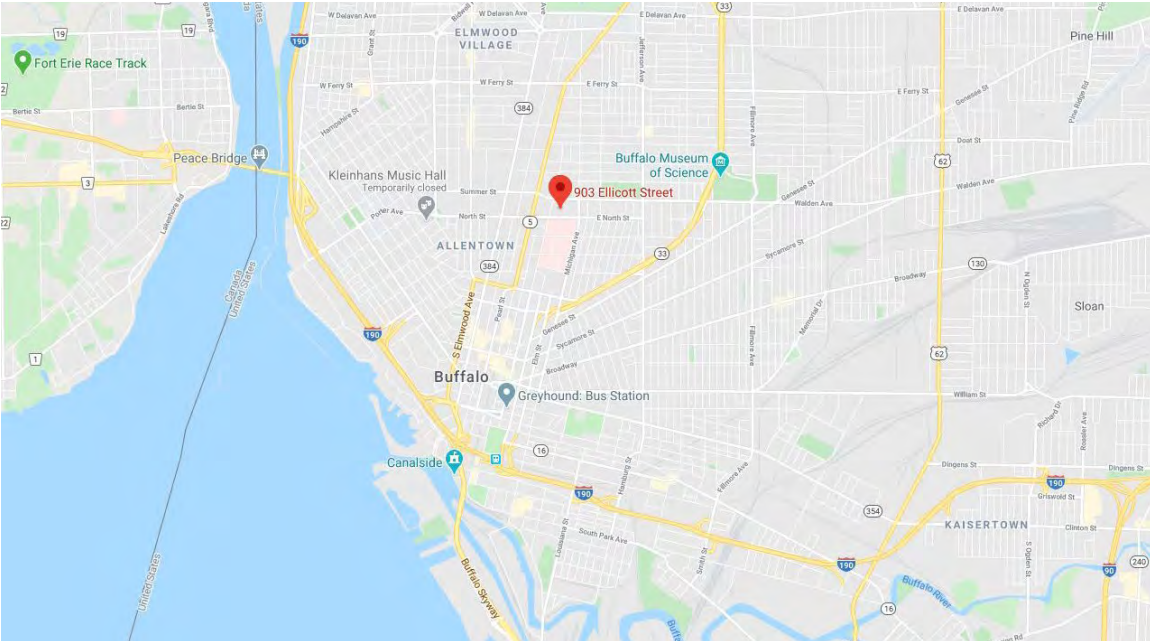
Overlay zoning effort in process to accommodate greater redevelopment potential.



CONCEPTUAL DESIGN APPROACH



LOCATION HIGHLIGHTS



BUFFALO NIAGARA MEDICAL CAMPUS

Nearly 9 million SF of clinical, research, office, and medical space with 16,000 people across its member institutions and private companies, BNMC has experienced a billion dollars in investment since 2017.

EMPLOYMENT GROWTH

Largest job growth area in all of Buffalo, Erie County, and Western New York.

UNMATCHED LOCATION DOWNTOWN

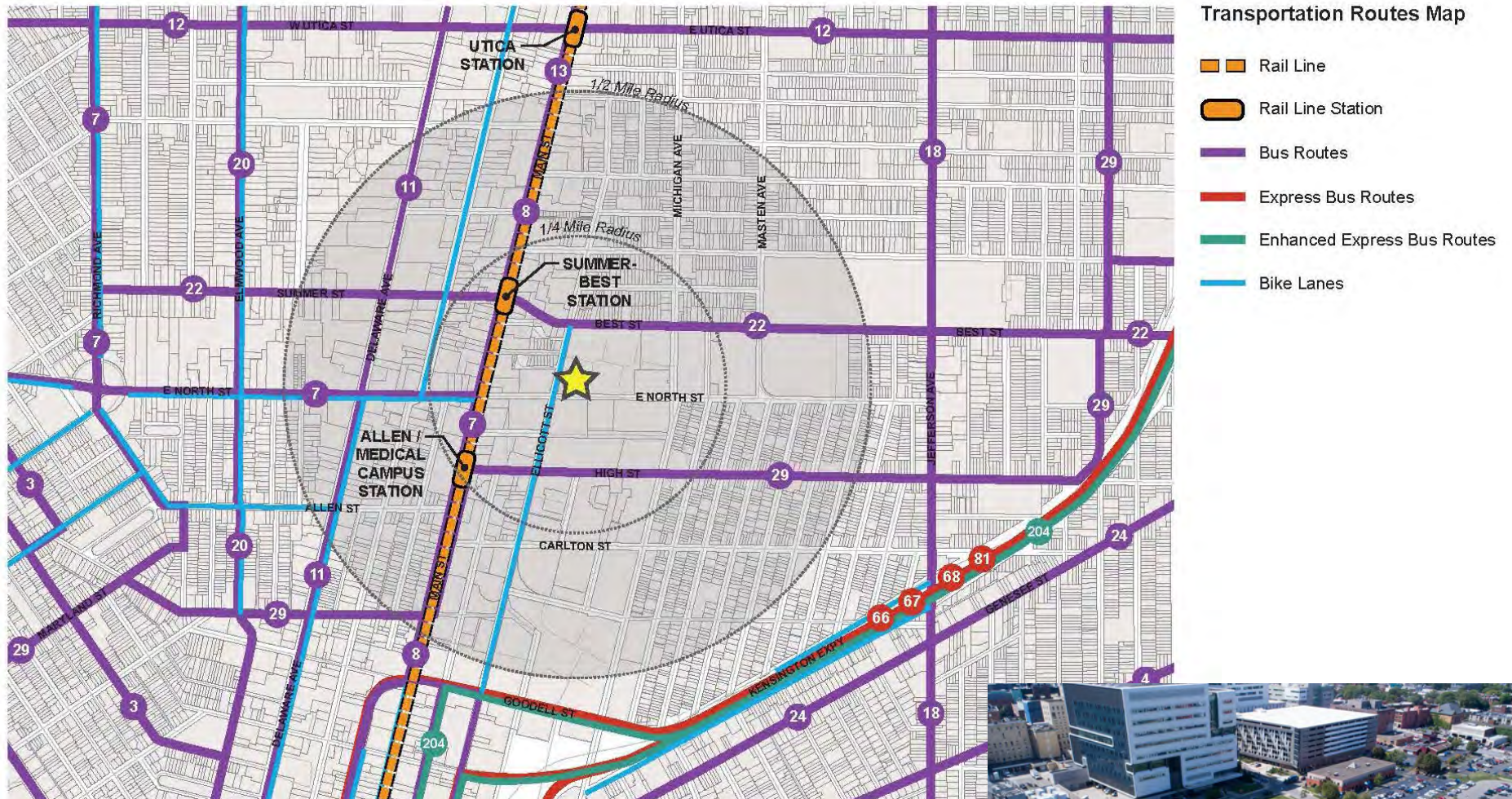
Blocks from Allentown district with abundant dining and entertainment options. Less than a mile to the historical Buffalo Theater District and Buffalo's Central Business District, 903 Ellicott offers an extremely central site.

SITE EXPANSION OPPORTUNITY

Ample space for continued expansion and parking requirements for various types of businesses, typically very difficult to secure in downtown Buffalo. Green space potential throughout the site- as the medical campus grows this amenity will become sparingly available downtown.



LOCATION HIGHLIGHTS

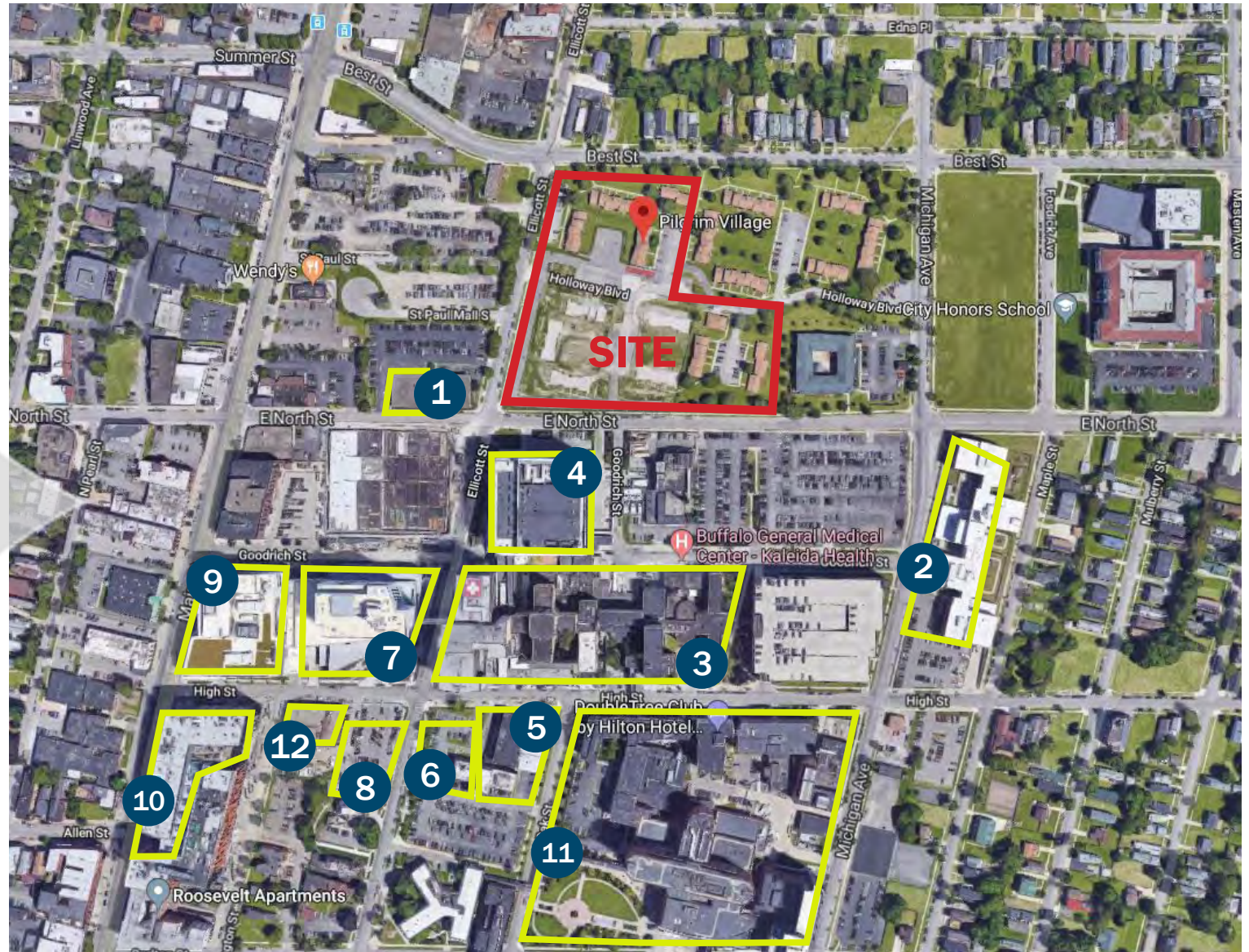


Proximity makes 903 Ellicott Street a destination for new developments seeking a synergistic relationship with the Buffalo Niagara Medical Campus. 903 Ellicott is less than 9 miles from the Buffalo Niagara International Airport, and is under 3 miles from major thoroughfares out of the City and towards the Peace Bridge into Canada.



BUFFALO NIAGARA MEDICAL CAMPUS AREA OVERVIEW

- 1) Buffalo Hearing & Speech
- 2) HighPointe on Michigan
- 3) Buffalo General Medical Center
- 4) Gates Vascular Institute
- 5) Buffalo Medical Group
- 6) Biosciences Incubator
- 7) John Oishei Children's Hospital
- 8) Kevin Guest House
- 9) Conventus
- 10) UB Jacobs School Medicine & Biomedical Sciences
- 11) Roswell Park Comprehensive Cancer Center
- 12) Proposed 33 High Street



BUFFALO NIAGARA MEDICAL CAMPUS



4

GATES VASCULAR INSTITUTE:
\$290 MILLION PROJECT, 112,000
PATIENTS ANNUALLY



9

CONVENTUS:
\$100 MILLION PROJECT



11

ROSWELL PARK: LEADING CANCER
RESEARCH, SECURED \$25 MILLION IN
FEDERAL FUNDS TO MEDICAL CORRIDOR



7

JOHN R. OISHEI CHILDRENS HOSPITAL:
\$270 MILLION PROJECT, 145,000
PATIENTS ANNUALLY



10

UB JACOBS SCHOOL OF MEDICINE:
\$375 MILLION PROJECT, 2,000 FACULTY,
STAFF & STUDENTS



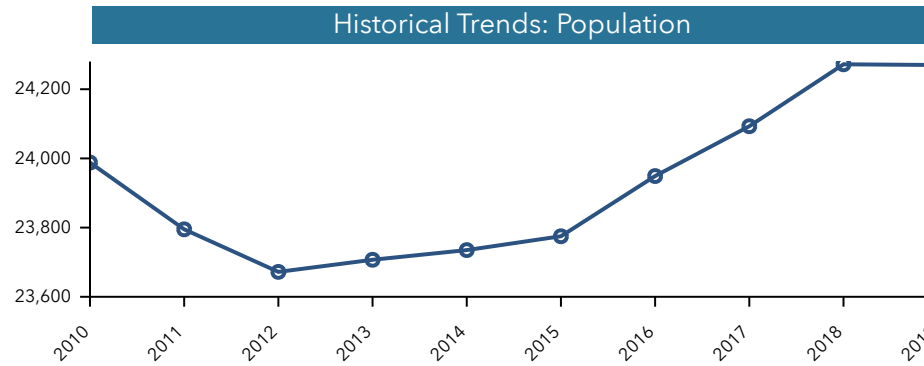
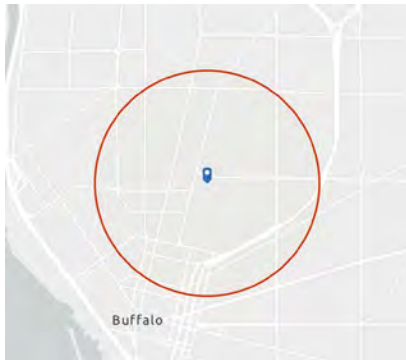
12

PROPOSED 33 HIGH STREET:
ESTIMATED PROJECT COST \$120-\$140
MILLION

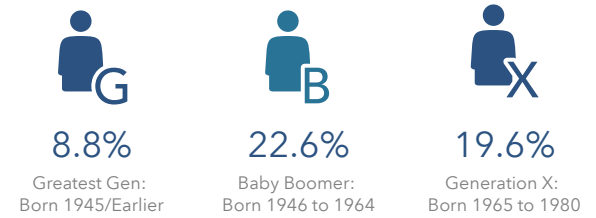
POPULATION TRENDS AND KEY INDICATORS

903 Ellicott St, Buffalo, New York, 14209

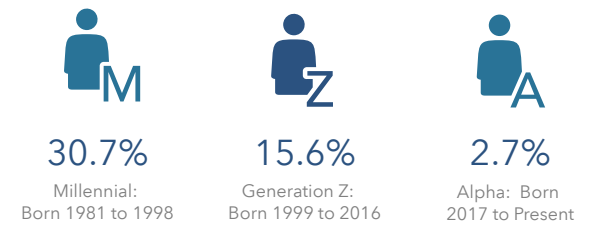
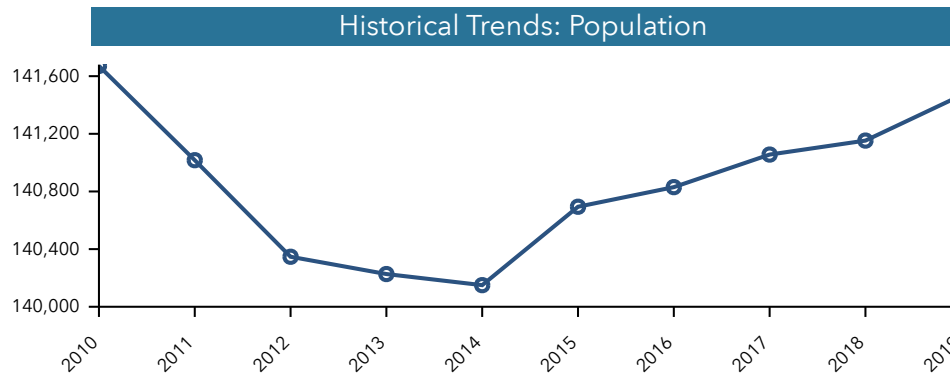
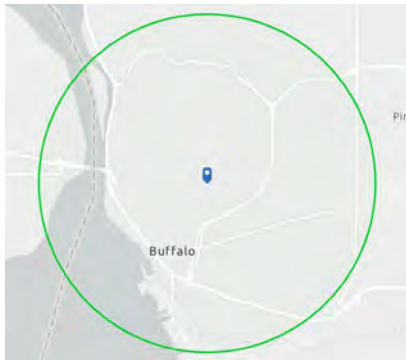
1 MILE RADIUS



POPULATION BY GENERATION



5 MILE RADIUS



24,270

Population

13,597

Households

1.70

Avg Size Household

39.8

Median Age

\$34,187

Median Household Income

\$164,419

Median Home Value

41

Wealth Index

94

Housing Affordability

69

Diversity Index

EMPLOYMENT/ECONOMIC PROJECTIONS

INCOME GROWTH



Source: Oxford Economics

	2010	2030
	CURRENT SIZE	ACADEMIC HEALTH CENTER
CAMPUS SIZE (sf)	3.4 million	+/- 10 million
STRUCTURED PARKING (sf)	861,000 (1560 + 900 existing cars)	1,421,000 (3200 new cars)
ANTICIPATED BUILDOUT (sf)	1.4 million (permitted or under construction)	

BUFFALO NIAGARA MEDICAL CAMPUS GROWTH EXPECTATIONS AND CAMPUS CAPACITY*

*sourced from the 2010-2030 BNMC master plan projections

Significant Industries, Western New York, 2019

NAICS Industry Code	Industry Name	Jobs		Net Change in Jobs, 2013-2018	% Change in Jobs, 2013-2018	Average Annual Wage, 2018	Projected % Change in Jobs, 2016-2026	Why Industry is Significant**
		2013*	2018*					
	Total, all industries (all ownerships)	618,800	632,800	14,000	2.3%	\$47,900	7.7%	NA
238	Specialty trade contractors	14,800	16,400	1,600	10.8%	\$56,100	-12.0%	G, I, P, W
332	Fabricated metal product manufacturing	11,100	10,800	-300	-2.7%	\$60,100	1.5%	I, W
334	Computer and electronic product manufacturing	3,400	3,600	200	5.9%	\$60,800	0.6%	G, W
336	Transportation equipment manufacturing	4,900	6,300	1,400	28.6%	\$79,300	-11.8%	G, W
541	Professional and technical services	26,900	29,000	2,100	7.8%	\$66,300	9.7%	G, I, P, W
611	Educational services	62,900	63,000	100	0.2%	\$50,900	8.3%	I, P, W
621	Ambulatory health care services	28,800	32,000	3,200	11.1%	\$57,800	-32.2%	G, I, P, W
622	Hospitals	26,700	27,800	1,100	4.1%	\$66,400	6.8%	G, I, W
623	Nursing and residential care facilities	26,200	26,100	-100	-0.4%	\$34,300	16.1%	I, P
713	Amusements, gambling, and recreation	9,900	10,200	300	3.0%	\$26,300	15.6%	G, I, P
721	Accommodation	5,800	6,900	1,100	19.0%	\$21,800	8.7%	G, P
722	Food services and drinking places	51,700	53,500	1,800	3.5%	\$16,300	15.2%	G, I, P

NA - Not Applicable
*Represents both private and public sector jobs

**Key:
G: Industry experienced notable job growth; can be net or percentage growth
I: Industry employs a significant number of jobs (>8,000)
P: Above-average growth projected for 2016-2026
W: Industry pays above-average wages

BUFFALO NIAGARA MEDICAL CAMPUS WNY JOB MARKET & INDUSTRY GROWTH:

- 2002: 7,000 employees, \$220 million in investments
- 2013: 12,000 jobs and \$750 million in investments
- 2017: 17,000 jobs and \$1.4 billion in total new investments
- 2020: 16,000+ employee population, 150+ companies located on campus. 9M+ GSF of clinical, research and office space, 1.5M+ patients and visitors annually
- World-class hospitals, research institutions, Universities, education facilities, brand new housing options, updated streetscapes, green transportation options and stations.