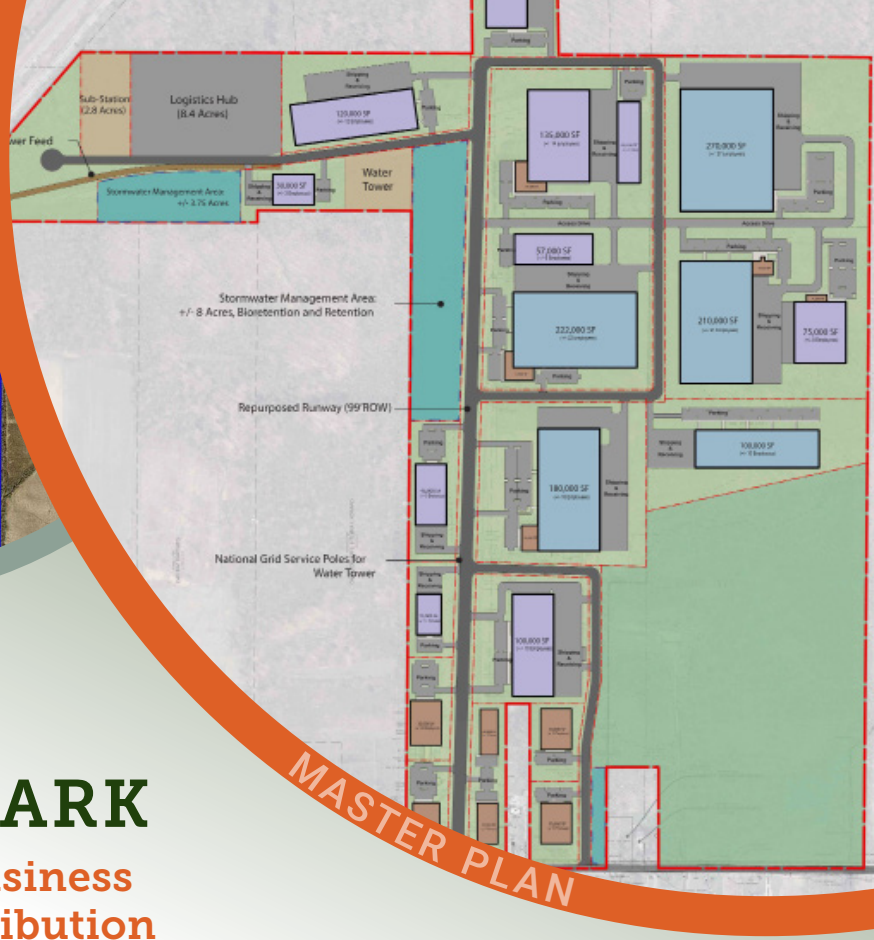


ERIE COUNTY AGRIBUSINESS PARK

240-acres dedicated to agribusiness storage, processing, and distribution



MASTER PLAN



The Industrial Land Development Corporation, in partnership with Erie County and the Town of Evans, is redeveloping the former Eden-Angola Airport site into a **240-acre commerce park**, the largest agribusiness park in Erie County.

The Erie County Agribusiness Park is in the final stages of infrastructure design, and upon completion will offer a range of parcel options. The site's location, in the heart of Western New York's agricultural community, is ideally positioned within a one hour's drive of **6,247 farms** and 10 minutes from the **Western New York Food Hub** allowing access to the freshest sources of raw agricultural products.

Additionally, Buffalo Niagara is home to a strong and growing **1,000+ company agribusiness cluster**. The region's reliable infrastructure, low-cost hydropower, **0% State Corporate Income Tax** for food processing companies, and ideal geography are the perfect ingredients for a successful expansion or relocation.

For more information, contact:

Andy Federick, ILDC Property & Business Development Officer | 716. 856.6525 ext. 128 | afederick@ecidany.com

95 PERRY STREET, SUITE 403 | BUFFALO, NEW YORK 14203 | ECIDANY.COM



Strategic Location | 1526 Eden Evans Rd. Evans, NY

Located minutes from the Canadian-American border, the region is within 500 miles of 40% of the continental North American population.



10 HOURS
The perimeter of the area shaded in green is within a 10-hour drive from Buffalo Niagara.

POPULATION	15 MINUTE*	30 MINUTE*	45 MINUTE*
TOTAL POPULATION	53,151	347,991	1,007,514
TOTAL HOUSEHOLDS	22,556	151,780	432,494
EMPLOYEES	28,052	177,947	517,022
EDUCATIONAL ATTAINMENT	15 MINUTE*	30 MINUTE*	45 MINUTE*
TOTAL POPULATION AGE 25+	39,594	256,241	722,671
HIGH SCHOOL GRADUATE	23.9%	25.5%	22.1%
SOME COLLEGE, NO DEGREE	16.1%	16.7%	16.1%
ASSOCIATE'S DEGREE	15.0%	14.4%	12.9%
BACHELOR'S DEGREE	20.9%	19.0%	21.3%
GRADUATE DEGREE	14.6%	12.0%	16.2%
INCOME	15 MINUTE*	30 MINUTE*	45 MINUTE*
MEDIAN HOUSEHOLD INCOME	\$78,263	\$61,192	\$62,353
PER CAPITA INCOME	\$42,552	\$37,390	\$38,749



Highway

Just 2 miles from I-90, 20 miles from downtown Buffalo, 120 miles to Toronto.



International Bridge

22 miles from the Peace Bridge. (One of four US-Canada bridges)



Port

17.5 miles from deep-water port access at the Port of Buffalo, the first major U.S. Port of Call encountered when entering the Great Lakes.



Air

28.5 miles from the Buffalo-Niagara International Airport.

Utility Providers

Electric: National Grid

Gas: National Fuel

Water: Erie County Water Authority

Sewer: Erie County Sewer District No. 2

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