



Jefferson County Industrial Development Agency
800 Starbuck Avenue, Suite 800, Watertown, New York 13601
Phone: 315.782.5885 | Fax: 315.782.7915
www.jcida.com

REQUEST FOR PROPOSALS (RFP)

SALE AND DEVELOPMENT OF REAL PROPERTY

Parcel No. 73.20-1-2.11

The Jefferson County Industrial Development Agency is soliciting proposals from qualified developers, investors, businesses, and interested parties for the purchase and redevelopment of Parcel No. 73.20-1-2.11 (the “Property”) located on County Route 200 in the Town of Watertown. This property is inside the Jefferson County Corporate Park and subject to all zoning and covenants assigned to all properties within the boundaries of the Corporate Park.

An independent appraisal completed in 2023 established the fair market value of the Property at **\$140,000**.

Property Information

- Parcel Number: 73.20-1-2.11
- Location: County Route 200, Town of Watertown
- Current Zoning: Light Industrial
- Approximate Acreage: 7.35
- Condition: Property offered “as-is, where-is”

Development Objectives

The issuing agency seeks proposals that promote productive use of the Property and provide economic and community benefit. Potential uses may include:

- Commercial Development
- Industrial or Manufacturing Uses
- Warehousing/Distribution

Preference may be given to projects that create jobs, increase the tax base, leverage private investment, and align with local development goals.

Proposals should include:

- Developer/Company Information
- Description of Proposed Development
- Proposed Purchase Price
- Estimated Project Investment and Financing Plan
- Project Timeline
- Economic Impact (jobs, investment, tax revenue, etc.)
- Relevant Experience and References

Proposals will be evaluated based on:

- Purchase Price
- Financial Capability
- Development Feasibility
- Economic Impact
- Project Timeline
- Compatibility with Community Goals

Proposals must be received no later than:

9/1/2026

Submit proposals electronically or by mail to:

Marshall Weir

CEO

Jefferson County Industrial Development Corporation

800 Starbuck Avenue

mweir@jcida.com

315 782 5865

Please label submissions:

“RFP – Parcel No. 73.20-1-2.11”

Reservation of Rights

The Jefferson County Industrial Development Corporation reserves the right to reject any or all proposals, waive informalities, request additional information, negotiate with respondents, or terminate the RFP process at any time. Issuance of this RFP does not obligate the agency to sell the Property.

For additional information or to request supporting materials, please contact the individual listed above.

Jefferson County, NY

Property



Property Address: Co Rte 200
Municipality: Town of Watertown
Tax ID: 73.20-1-2.11

Summary

SWIS 225800
Status Active
Roll Section Wholly Exmpt
Property Class 340 - Vacant indus
Ownership Code
In Ag District No
Zoning LI
Neighborhood 58045 Com A
School District General Brown
Property Description Lots 3 & 4
Total Acreage/Size 7.35
Deed Book 1405
Deed Page 301
Grid East 986012
Grid North 1455827

[View Map](#)

Owners

[Jeff Co Ind Dev Agency](#)
 800 Starbuck Ave
 Watertown, NY 13601

Valuation

Assessed Year	2025
Equalization Rate	45.50%
Land Assessment	\$64,300
Total Assessment	\$64,300
Full Market Value	\$141,319

Special Districts

Year	Description	Type	Units	Percent	Value
2025	SD583 - Watertown Sewer 3	T	0	0%	\$0
2025	FD582 - Watertown Zone2 Fire		0	0%	\$0
2025	LT581 - Ind Park Light		0	0%	\$0
2025	FD581 - Watertown Zone1 Fire		0	0%	\$0
2025	WD581 - Watertown Water 1	T	0	0%	\$0

Land

Site	Land Type	Size
Com 1	Undeveloped	1 acres
Com 1	Residual	5 acres
Com 1	Residual	1.35 acres

Historic Deed

Book/Page	Prior Printkey
	73.20-1-2.1
918 / 00946	73.20-1-2

Inventory

Site Com 1
Overall EFF Year Built
Overall Condition Normal
Overall Grade
Overall Desirability Superior

Utilities

Site	Com 1	Water Supply	Comm/public
Sewer Type	Comm/public	Utilities	Gas & elec

Historical Tax Summary

Tax Year	Tax Type	Original Bill	Total Assessed Value	Full Market Value	Uniform %	Roll Section
2026	County	\$825.59	\$64,300.00	\$141,319.00	45.50%	8
2025	County	\$762.89	\$64,300.00	\$133,958.00	48.00%	8
2024	County	\$599.59	\$64,300.00	\$126,078.00	51.00%	8
2023	County	\$550.32	\$64,300.00	\$105,410.00	61.00%	8
2022	County	\$444.74	\$64,300.00	\$111,826.00	57.50%	8
2021	County	\$447.72	\$64,300.00	\$103,710.00	62.00%	8
2020	County	\$421.96	\$64,300.00	\$102,063.00	63.00%	8
2019	County	\$431.54	\$64,300.00	\$100,469.00	64.00%	8
2018	County	\$403.21	\$64,300.00	\$98,923.00	65.00%	8
2017	County	\$364.11	\$64,300.00	\$101,260.00	63.50%	8
2016	County	\$356.57	\$64,300.00	\$98,923.00	65.00%	8
2015	County	\$385.24	\$64,300.00	\$98,923.00	65.00%	8

Taxes reflect exemptions, but may not include recent changes in assessment.

Taxable Values

Tax Year	2025
County Taxable	\$0
County Taxable Exemptions	\$64,300
Municipality Taxable	\$0
Municipality Taxable Exemptions	\$64,300
Village Taxable	
Village Taxable Exemptions	
School Taxable	\$0
School Taxable Exemptions	\$64,300

Exemptions

Tax Year	Code Description	Amount	Exempt %	Start Year	End Year	Vflag	Hcode	Own %
2025	18020 - IND DEV AG	\$64,300	0	1995	0	No		0

Payment Status

Tax Year (click for detail)	Assessment	Calculation Base	Bill Date	Payment Due Date	Payment Status
2026 TOWN/COUNTY TAX	\$64,300.00	\$825.59	12/09/2025	02/02/2026	Paid
2025 TOWN/COUNTY TAX	\$64,300.00	\$762.89	12/10/2024	01/31/2025	Paid
2024 TOWN/COUNTY TAX	\$64,300.00	\$599.59	01/03/2024	02/02/2024	Paid
2023 TOWN/COUNTY TAX	\$64,300.00	\$550.32	12/13/2022	02/01/2023	Paid
2022 TOWN/COUNTY TAX	\$64,300.00	\$444.74	12/14/2021	02/01/2022	Paid
2021 TOWN/COUNTY TAX	\$64,300.00	\$447.72	12/08/2020	02/01/2021	Paid
2020 TOWN/COUNTY TAX	\$64,300.00	\$421.96	12/10/2019	01/31/2020	Paid

Tax Bills - Town/County

2026 County/Town Tax Bill (PDF)

2025 County/Town Tax Bill (PDF)

2024 County/Town Tax Bill (PDF)

2023 County/Town Tax Bill (PDF)

2022 County/Town Tax Bill (PDF)

2021 County/Town Tax Bill (PDF)

2020 County/Town Tax Bill (PDF)

2019 County/Town Tax Bill (PDF)

2018 County/Town Tax Bill (PDF)

No data available for the following modules: Comparable Search (Res), Assessment Sales Analysis Program, Sales, Additional Parcels Involved in Sale, Residential Buildings, Commercial Buildings, Site Uses, Improvements, Documents, Tax Bills - Village, Tax Bills - School, Photos.

Return to: Schwerzmann + Wise PC

DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE
NEW JEFFERSON COUNTY INDUSTRIAL PARK

John M. Wilder
CLERK

This Declaration of Covenants, Conditions and Restrictions of the Jefferson County Industrial Park is made effective as of April 6, 2001 by Jefferson County Industrial Development Agency, the owner of the premises described in Schedule "A" attached and shown on a site plan map dated March 5, 2001 and filed on April 4, 2001.

The objective is to develop a light industrial park that will be extremely attractive to light industry from a functional, geographical and aesthetic standpoint. The park will attract industries who desire a prestigious locale and whose presence will enhance the total community. The park development will provide a very desirable environment for the employees of the occupying industries.

REGULATIONS AND COVENANTS

1. An occupant of land or buildings must be engaged in a light industrial enterprise limited to the following:

- a) manufacturing, assembling, or packaging of goods.
- b) engineering or research and development.
- c) administrative or other professional services.

2. Qualifying industries will be free from objectionable odors, fumes, dirt, dust, vibration, noise, and other conditions which would be injurious or detrimental to the park or its occupants.

3. Residences will be excluded except for the residence of a Custodian of the Industrial Park.

4. Site Requirements

- a) Minimum lot area will be 44,000 square feet.
- b) Minimum lot frontage will be 150 feet.
- c) Maximum lot coverage by buildings - 35%.
- d) Minimum front yard depth from the assessed frontage street line - 75 feet.
- e) Minimum rear yard depth from the property boundary line - 20 feet.
- f) Minimum side yard depth from property line - 20 feet.
- g) Where the rear or side wall of a building abuts on a dedicated drainage allowance or other dedicated open space, the minimum

distance between the wall and lot line may be reduced by one-half of the standard requirement.

5. Maximum height of buildings - 40 feet for the site requirements specified above. However, any building or structure may be erected or altered to a height not exceeding 75 feet provided that for each foot by which the 40 foot height is exceeded, the front, side and rear yards shall be increased an additional foot beyond the minimums.

6. Landscaping and general beautification of the occupant's premises will be mandatory. Unlandscaped land within an occupant's holdings must be maintained in good condition with regard to mowing and trimming and other proper control of natural growth.

7. Any materials, waste or otherwise that are subject to dispersal by wind or other means and that through contact or smell could cause injury or damage to other properties, industries or their employees, or to any other persons in the park, must be adequately housed.

8. Off street parking is mandatory and employee and visitor car parking areas must be provided at the rear or side of the buildings. No parking areas permitted ahead of the projected front line of the building.

9. Outdoor storage will only be permitted when completely enclosed by plantings, walls or fences of pleasing appearance.

10. Service facilities such as electrical sub-stations, tanks, etc. must be enclosed or shielded by decorative walls, fencing or shrubbery of pleasing appearance.

11. Buildings or enclosures for accessory uses, incidental or subordinate to the principal buildings, must be of similar appearance and construction to the principal building.

12. All electrical and telephone services will be underground throughout the park.

13. Signs will be limited to the identification of the occupants premises and will be of pleasing design and construction. Plans and specifications showing size, style, content, locations, etc. must be submitted to and approved by Jefferson County Industrial Development Agency.

BUILDING CONSTRUCTION STANDARDS

Before any structure may be constructed or built on any part of the premises, plans and specifications for the building of said structure must first be submitted to Jefferson County Industrial Development Agency, its successors and assigns. In the event that it disapproves of the structure by written notice to th person, firm or corporation submitting

said plans or specifications, then the said structure may not be erected on any part of these premises. In the event that such Agency fails to act on any plans and specifications submitted to it within ninety (90) days from the date that they are submitted, then it shall be deemed that it has given its approval to the same and the said structure may be erected on the said premises.

GENERAL PROVISIONS

1. Enforcement

The Grantor, its successors and assigns will have the right to enforce, by any proceedings of the law or in equity, all restrictions, covenants, easements, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by Grantor, its successors or assigns to enforce any covenant or restriction herein contained will in no event be deemed a waiver of the right to do so.

2. Severability

Invalidation of any one of these covenants and restrictions by judgment or court order will in no way affect any other provision which will remain in force and effect.

3. Subordination

No breach of any conditions contained in this Declaration or re-entry by reason of such breach will defeat or render invalid the lien of any mortgage made in good faith and for value as to the subdivision or any parcel therein, provided however that such conditions will be binding on any owner whose title is acquired by foreclosure, trustee sale or otherwise.

4. Duration

The covenants and restrictions of the Declaration will run with and bind the land, and will inure to the benefits of and be enforceable by any Grantor, its successors, or assigns for the period of thirty (30) years from the date hereof, and thereafter will continue automatically in effect for additional periods of ten (10) years, unless otherwise agreed in writing by the then individual parcel owners of at least seventy-five (75%) percent of the parcels.