Request for Expressions of Interest (RFEI)
Purchase and Redevelopment Opportunity
81 Hickories Park Road
Owego, NY 13827

Date Issued:	November 24, 2026
Issued by:	Tioga County Property Development Corporation 56 Main Street Owego, NY 13827
RFP website:	Tioga County, New York Government - Property Development Corporation (tiogacountyny.com)
Site Visit:	By appointment only
Final Due Date:	4:00 PM February 16, 2027
RFEI Coordinator:	Tara Patton
Phone:	(607) 687-8267
Email:	TCPDC@tiogacountyny.gov

A PARTNER OF TEAM TIOGA

I. Purpose and Background

The Tioga County Property Development Corporation (TCPDC) is seeking Expressions of Interest from developers, businesses, and other interested parties for the purchase and redevelopment of approximately 1.05 acres of vacant land located at 81 Hickories Park Road in Owego, New York.

Located immediately off Exit 65 of Interstate 86 (I-86), the property offers excellent visibility, convenient access, Planned Unit Development (PUD) zoning, public water service, and an existing on-site septic system, making it well suited for future redevelopment.

TCPDC is the designated New York State Land Bank serving Tioga County. Its mission is to acquire, manage, and return underutilized properties to productive use while reducing blight, strengthening neighborhoods, and encouraging responsible redevelopment that benefits the community.

Through this Request for Expressions of Interest, TCPDC is seeking a purchaser with a redevelopment plan that creates permanent employment opportunities, encourages private investment, strengthens the local tax base, and contributes to the continued economic growth of the Owego community.

While the property's location makes it particularly attractive for restaurant, retail, and other employment-generating uses, TCPDC welcomes a variety of redevelopment concepts that are compatible with the property's PUD zoning and provide a lasting benefit to the community.

This RFEI is intended to identify interested purchasers and gather information regarding potential redevelopment concepts. It is not a formal Request for Proposals and does not obligate TCPDC to sell the property or enter into a development agreement.

Interested parties must submit information describing:

- Proposed use of the property
- Preliminary redevelopment concept
- Estimated project timeline
- Development team qualifications
- Relevant redevelopment or project experience
- Financial capacity to complete the project

TCPDC welcomes redevelopment proposals that return the property to productive use, create lasting community benefits, and are consistent with the property's PUD zoning.

II. Property Location and Description

81 Hickories Park Road, Owego, NY (Tax Map ID: 129.00-2-29.3)

The property consists of approximately 1.05 acres of vacant land located immediately off Exit 65 of I-86.

Property Highlights:

- Approximately 1.05 acres
- Planned Unit Development (PUD) zoning
- Public water service
- Existing on-site septic system
- Excellent visibility from Hickories Park Road
- Immediate access to I-86 via Exit 65
- Generally level site
- Located within an established commercial corridor

Floodplain Information

The property is located within a FEMA-designated floodplain. Redevelopment proposals should identify how the project will address applicable floodplain requirements and any associated design or permitting considerations.

Zoning Information
The property is located within the Town of Owego's Planned Unit Development (PUD) District. Interested parties are encouraged to review the applicable zoning regulations when preparing a redevelopment proposal. For additional information regarding the Planned Unit Development (PUD) District, please refer to the Town of Owego Zoning Code: Article XI: Planned Unit Development - Town of Owego, NY

III. Desired Redevelopment

TCPDC is seeking redevelopment proposals that make productive use of the property while contributing to the long-term vitality of the Owego community.

Given the property's location immediately off I-86, within an established commercial area, redevelopment that creates permanent employment opportunities, encourages private investment, and strengthens the local economy is encouraged.

Potential redevelopment concepts may include, but are not limited to:

- Quick-service and fast-food restaurants
- National or regional restaurant chains
- Casual dining establishments
- Coffee shops
- Retail establishments
- Convenience-oriented businesses
- Mixed-use or other redevelopment proposals permitted within the PUD District

The examples above are intended to illustrate the types of redevelopment TCPDC believes may be well suited for the site. Other redevelopment proposals consistent with the property's zoning and that demonstrate a clear community benefit will also be considered.

IV. Purchaser Eligibility

Interested parties should demonstrate the experience, financial capacity, and resources necessary to successfully complete the proposed redevelopment.

Expressions of Interest should include:

- Description of the development team
- Experience with similar redevelopment projects
- Examples of completed projects
- Evidence of financial capacity to complete the proposed redevelopment
- Identification of key project partners, if applicable

Experience with redevelopment projects of a similar size and scope is encouraged but not required, provided the respondent can demonstrate the experience, financial capacity, and resources necessary to successful complete the proposed project.

V. Site Visits

Interested parties are encouraged to visit the property prior to submitting an Expression of Interest.

Site visits may be scheduled by contacting TCPDC.

VI. Environmental Information

The existing structure on the property has been demolished. Environmental remediation associated with the demolition has been completed.

Interested parties are encouraged to conduct any additional inspections or due diligence they deem necessary prior to purchasing the property.

VII. Property Sale and Redevelopment

TCPDC intends to sell the property to a purchaser whose redevelopment plan aligns with the TCPDC's mission and provides a meaningful long-term benefit to the community.

Expressions of Interest will be reviewed based on the overall quality of the proposed redevelopment, its anticipated economic impact, and the respondents' ability to successfully complete the project.

The purchase price and terms of sale will be determined following review of the submitted Expressions of Interest and any subsequent discussions with interested parties.

As this is a Request for Expressions of Interest, TCPDC reserves the right to request additional information, meet with respondents to discuss their redevelopment concepts, negotiate with one or more interested parties, or elect not to move forward with a proposed redevelopment if it is determined not to be in the best interest of the Land Bank or the community.

VIII. Local Approvals

Interested parties are encouraged to become familiar with the Town of Owego's zoning requirements and any local, county, state, or federal approvals that may be necessary for their proposed redevelopment, including floodplain development requirements where applicable.

The selected purchaser will be responsible for obtaining all permits, approvals, and authorizations required for the Project.

IX. Questions

Questions regarding this Request for Expression of Interest can be emailed to:
TCPDC@tiogacountyny.gov

X. Reservation of Rights

TCPDC reserves the right to reject any or all submissions, request additional information, negotiate with one or more interested parties, or discontinue this solicitation at any time if it determines doing so is in the best interest of the TCPDC and the community.

XI. Submission Requirements

Expressions of Interest should include, at a minimum:

- Letter of Interest
- Description of proposed redevelopment
- Preliminary site plan, conceptual drawing, or rendering (if available)
- Description of how the proposed redevelopment addresses the property's floodplain location, if applicable
- Estimated project timeline
- Estimated private investment
- Estimated number of permanent jobs to be created
- Description of anticipated community benefits
- Company profile and redevelopment experience
- Evidence of financial capacity to complete the project
- Primary contact information

Electronic and hard copy submissions will be accepted.

XII. Evaluation and Selection

Completed proposals will be reviewed by a committee comprised of TCPDC staff and Board Members, elected officials, and County planning staff.

Evaluation Criteria:

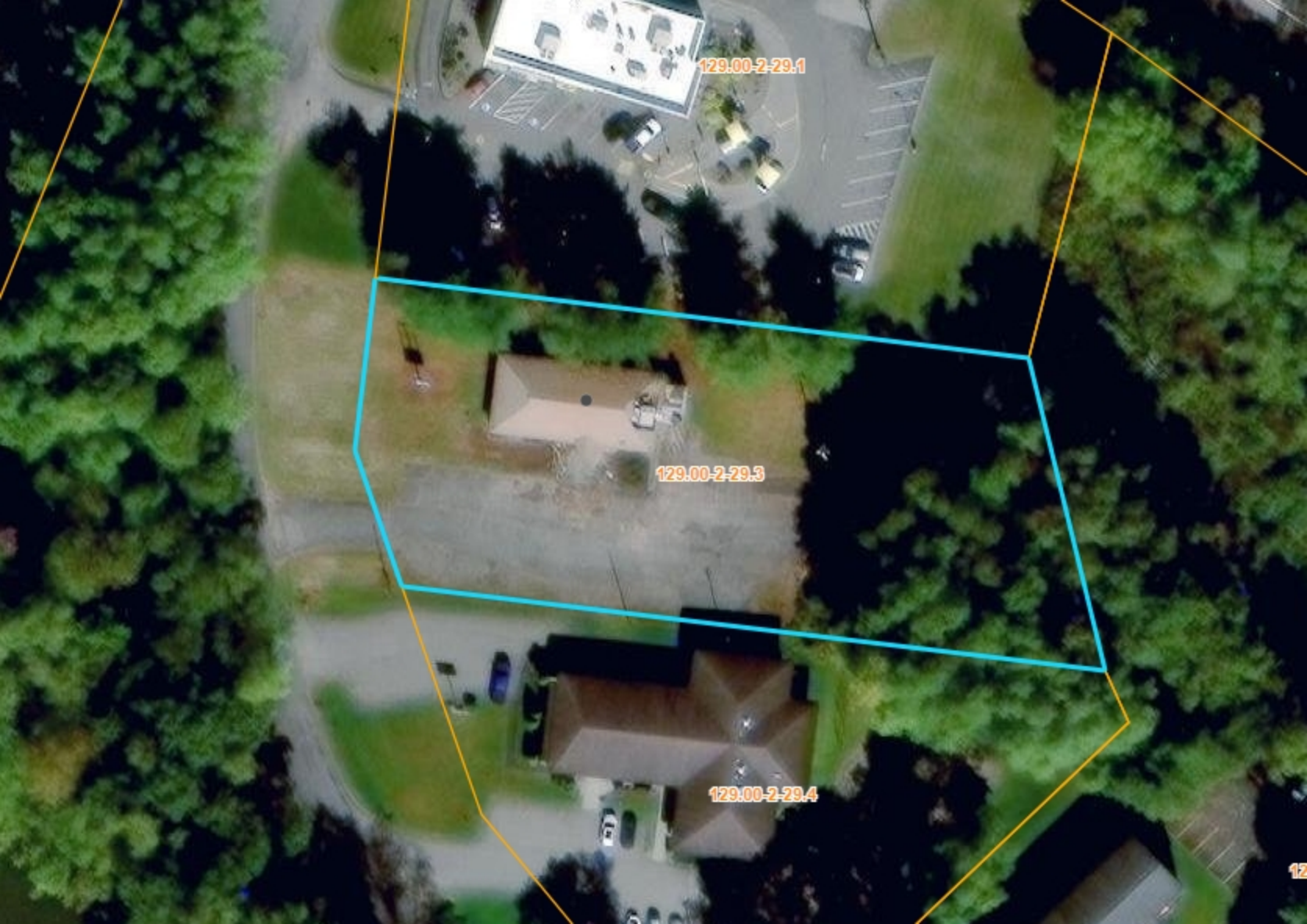
Factor 1: Redevelopment Vision and Community Benefit	(30 points)
• Overall quality of the redevelopment proposal	10
• Compatibility with surrounding land uses and the character of the area	10
• Long-term benefit to the community	10
Factor 2: Economic Impact	(25 points)
• Permanent job creation	10

• Private investment	5
• Increased local tax base	5
• Overall contribution to the local economy	5
Factor 3: Project Feasibility	(20 points)
• Financial capacity	10
• Development timeline	5
• Likelihood of successful completion	5
Factor 4: Experience and Qualifications	(15 points)
• Experience completing similar redevelopment projects	5
• Qualifications of the development team	10
Factor 5: Completeness of Submission	(10 points)
• Overall quality and completeness of the submission	5
• Responsiveness to the requested information	5

Following review of the Expressions of Interest, TCPDC may invite one or more respondents to discuss their redevelopment concept and provide additional information. The selected respondent may be offered the opportunity to enter into an Option to Purchase or Purchase and Sale Agreement, with closing contingent upon securing project financing, obtaining any necessary permits and approvals, and satisfying any other conditions established by TCPDC. Expressions of interest must be received no later than 4:00PM on February 16, 2027.

Expressions of Interest may be submitted electronically to TCPDC@tiogacountyny.gov or in hard copy to:

Tioga County Property Development Corporation
Attn: Tara Patton, Housing Development Specialist
56 Main Street
Owego, NY 13827


129.00-2-29.1
129.00-2-29.3
129.00-2-29.4

National Flood Hazard Layer FIRMette

FEMA

76°14'12"W 42°5'56"N



76°13'34"W 42°5'30"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/3/2026 at 2:11 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





