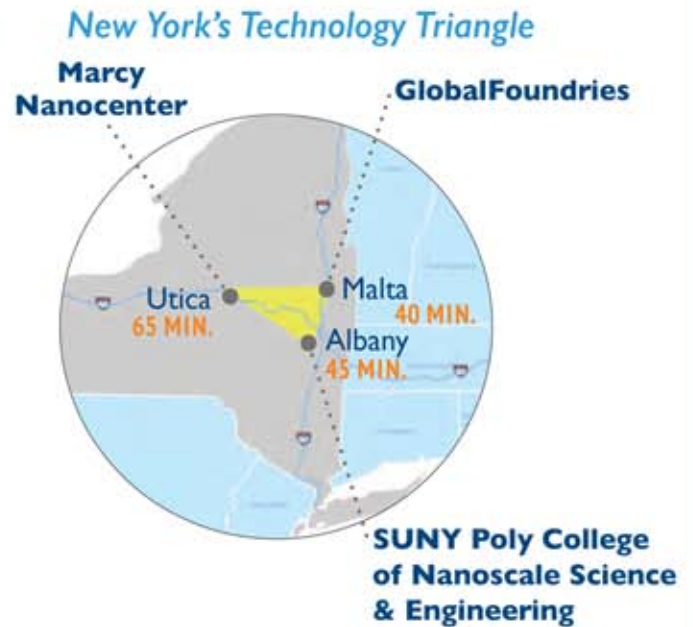


HALES MILLS DEVELOPMENT AREA

About Fulton County

Fulton County is a premier place to live, visit and work in upstate New York.

- Renowned for its attractive quality of life, beautiful rural landscapes, charming communities, and up-and-coming historic cities.
- Recognized for its world-class recreation opportunities and venues including Great Sacandaga Lake.
- Located within New York's "Technology Triangle" formed by GlobalFoundries to the east, SUNY Poly College of Nanoscale Science and Engineering to the south and Marcy Nanocenter to the west.
- Offers diverse well-paying jobs and a high-quality, low-cost small-town lifestyle.



FULTON COUNTY offers the
LOWEST COST OF LIVING
in the entire region

Cost of Living Index by County

County	Cost of Living
Fulton	93
Montgomery	94
Oneida	94
Schoharie	99
Schenectady	100
Washington	103
Hamilton	107
Rensselaer	107
Albany	108
Warren	109
Saratoga	116
United States Overall = 100	

Source: <http://www.bestplaces.net>

Fulton County offers an extraordinary quality of life!

- Ranked #1 in the Capital District Region for **cost of living** in Sperling's Best Places.
- Low crime rate.
- **44 lakes** including the Great Sacandaga Lake.
- 55% of the County is within New York's **Adirondack State Park** which attracts more than 7 million visitors annually.
- Numerous world-class recreational venues including: Great Sacandaga Lake, Adirondack State Park, FJ&G Rail Trail, Northville-Placid Trail, Royal Mountain Ski Area, snowmobile trails, two New York State camp sites, Sir William Johnson State Park, Rockwood State Forest and more.
- **Fulton Montgomery Community College** provides worker training for local businesses.
- Fifteen colleges and universities are within commuting distance.
- Community-based **Nathan Littauer Hospital** features seven primary care centers strategically located around the County.
- Growing **local food scene** and numerous farmers' markets.
- **Revitalizing cities** with specialty retail and loft conversions.

A Dynamic Neighborhood With Unmatched Quality of Life

COMMUNITY SUMMARY (2014-2015 Data)

	Town of Johnstown	Fulton County
Population and Households		
Population (2015 Estimate)	7,360	54,000
Households	2,640	22,300
Avg. Household Size	2.5	2.4
Households by Income (2015 Estimate)		
Median Household Income	\$52,700	\$47,000
<\$25,000	561	5,860
\$25,000-\$50,000	652	5,940
\$50,000-\$75,000	584	4,590
\$75,000-\$100,000	244	2,370
\$100,000-\$150,000	390	2,670
\$150,000+	204	856
Housing		
Housing Units (2010)	2,910	28,600
Pct. Owner-Occupied (2011-2015)	92%	70%
Median Home Value	\$117,200	\$108,200
Median Gross Rent	\$963	\$711
Education		
Pct. High School Graduate or Higher	86%	86%
Pct. Bachelor's Degree or Higher	16.5%	16.2%
Economy		
Mean Travel Time to Work (minutes)	27.8	24.1
Retail Sales per Household (2012)	\$30,000	\$30,000
Unemployment Rate ¹	N/A	5.7%
Average Wage in Manufacturing	N/A	\$19.30
Average Wholesale Wage	N/A	\$22.20
Average Wage in Transportation & Warehousing	N/A	\$18.00

¹ As of December 2016



Positive Trends

Household incomes are on the rise. From 2010 through 2015, the average median household income rose 10%.

The cost of living is attractively affordable. Homes are within greater reach than many neighboring counties with a median value of \$117,000 in the Town of Johnstown – more affordable than the typical home in the State.

Housing values are trending positive. Home values are trending steadily upwards reflecting desirability of living and working in Fulton County. Home values have risen nearly 60% since 2000 and 13% since 2010.

Fulton County's Quality of Life

HALES MILLS DEVELOPMENT AREA

AMENITIES *within a* **ONE HOUR DRIVE**
of the Hales Mills Development Area

Fulton County and the surrounding region boast a rich arts and culture scene, historic sites and museums, as well as an abundance of recreational sports and outdoor amenities.

ARTS, CULTURAL & HISTORIC AMENITIES

- Arkell Museum (Canajoharie)
- The Arts Center of the Capital Region (Troy)
- The Colonial Little Theatre (Johnstown)
- Empire State Plaza & The Egg (Albany)
- Glove Performing Arts Center (Gloversville)
- New York State Capital and Museum (Albany)
- The Palace Theater (Albany)
- Proctors Theatre (Schenectady)
- Saratoga Performing Arts Center (Saratoga)
- The Baseball Hall of Fame (Cooperstown)
- Rivers Casino & Resort (Schenectady)
- Times Union Center (Albany)

Visit



Arts, Culture & History



Hiking & Biking



Winter Sports

Horse Racing

A Dynamic Neighborhood With Unmatched Quality of Life

SPORTS & OUTDOOR AMENITIES

- **Beaches:** Numerous riverside and lakeside beaches including the 29-mile-long Great Sacandaga Lake.
- **Boating:** The County's 44 lakes, Lake George, the Hudson and Mohawk Rivers and Champlain Canal.
- **Fishing:** Nationally recognized trout streams.
- **Hunting:** Access to large tracts of Adirondack Park and other properties.
- **Horse Racing:** Saratoga's world-famous thoroughbred racing, world-class polo matches and Casino & Raceway features harness racing, gaming and a nightclub.
- **Hiking and Biking:** Wooded and mountain trails across the region including the paved FJ&G Rail Trail.
- **State Parks:** The region's 11 unique state parks include Saratoga Spa State Park, which features a performing arts center, an historic hotel, a luxurious spa and nature trails to bubbling mineral springs. Other parks offer ice-skating, ice-fishing, snowshoeing, cross-country skiing and snowmobiling.
- **Scenic Byways:** The historic Erie Canal on the Mohawk Towpath Scenic Byway connects to the 365-mile Canalway Trail. The Adirondack Trail Scenic Byway travels north and south through Fulton County.
- **Winter Sports:** Downhill ski areas include Royal, Willard, Oak, West and Gore Mountains.



Fishing & Hunting



Scenic Byways

State Parks



Beaches & Boating

