

WELCOME TO THE Town of Milton in Saratoga County



A great place to invest, grow, and prosper!

Dear Potential Investor in the Town of Milton,

Nestled in picturesque Saratoga County, the Town of Milton beckons businesses with a captivating blend of natural beauty, community spirit, economic opportunity and a **high population density**. Located alongside the tranquil Kayaderosseras Creek, and cradled by the Adirondack Mountains, Milton is a haven for those seeking a serene yet strategically positioned business environment.

Milton's desirability lies in its high demand for goods and services, high quality of life, affordable housing options, and a skilled and dedicated workforce. The town distinguishes itself by maintaining an efficiently **low tax structure**, in conjunction with Saratoga County which boasts one of the **lowest tax rates in New York State**. Furthermore, the town's business-friendly government ensures the provision of public water and sewer, and well-maintained modern roadways, making it an enticing destination for business investment.

By choosing Milton as a place for your business to grow, you not only align with nature's beauty, but also embrace a close-knit community where your business can flourish, and your employees can enjoy an enriched quality of life.

Milton invites you to embark on a journey of prosperity in this captivating corner of Saratoga County.



Town Overview

With Saratoga County being the fastest growing county in New York State, and the other towns along the Rt 87 Northway corridor quickly being overbuilt and increasingly costly, the Town of Milton has emerged as an attractive alternative to the business investor seeking a lucrative untapped market.

Our town's name, Milton, stems from our roots as an historic "Mill Town" on the rolling Kayaderosseras Creek—the sparkling stream that tumbles down from the foothills of the Adirondacks and which once powered dozens of mills and factories in our community—from the historic hamlet of Rock City Falls to the thriving Village of Ballston Spa.

The manufacturing and rural character has now changed, and as a result of an affordable housing boom and influx of thousands of additional residents, new investment is booming in our commercial centers, reflecting the resulting demand for local goods and services, with the local businesses thriving.

The town of Milton has evolved from its historic mill town roots into a thriving community presenting new economic development opportunities for the discerning business investor. Milton is poised to become a center of commerce while offering a vibrant and sustainable quality of life for its residents.

Milton Growth Centers

Milton's Town Center and the commercial corridor along NYS Route 50 offer ample room for business expansion for retail businesses, a wide range of medical and service establishments, chain restaurants, unique local venues and other commercial operations capitalizing on the high visibility and accessibility of these locations.

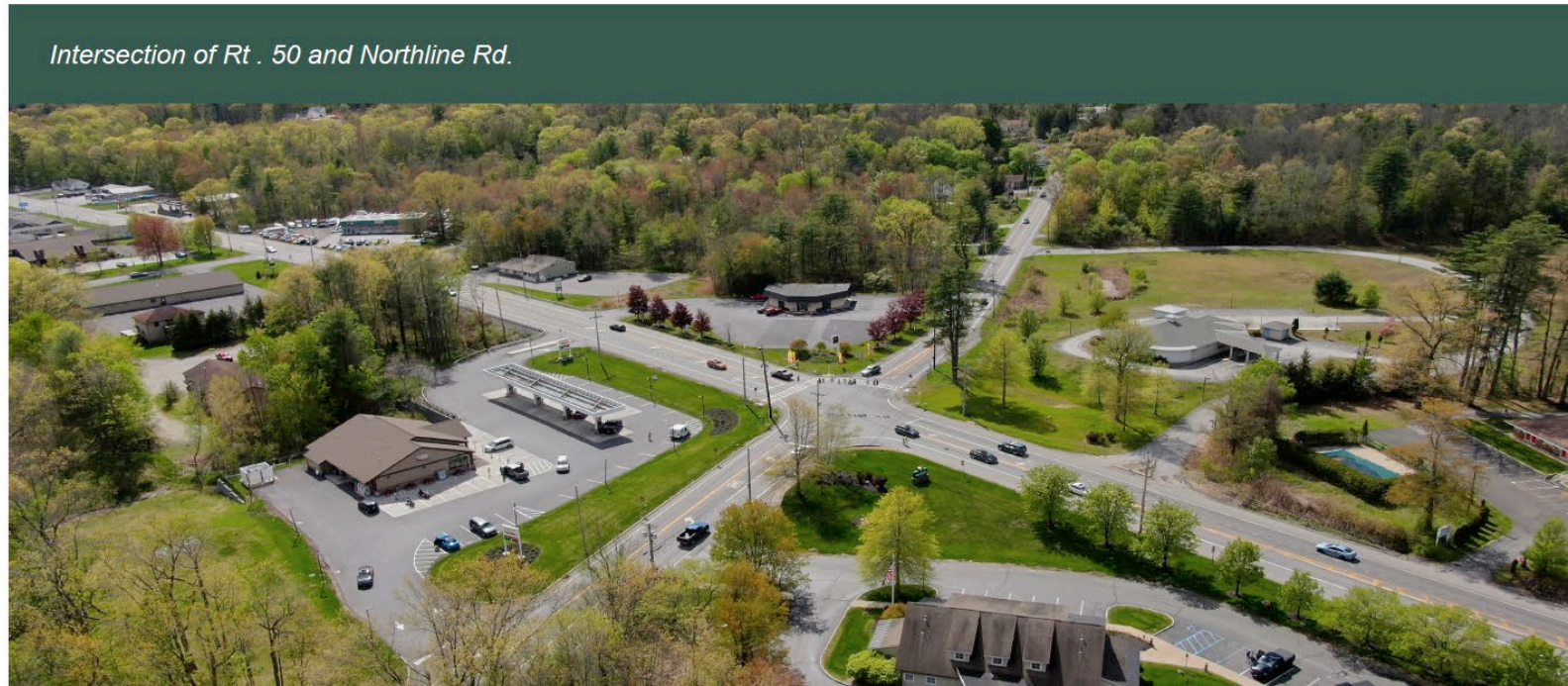
The Village of Ballston Spa offers a unique opportunity for infill development in an historic and memorable community setting—"A village of friends."

Future Growth

Milton, as the third largest town, is strategically positioned in the center of Saratoga County to support business investment, reinforced by a surrounding population of over 100,000 residents. With a rapidly expanding and underserved population base, the demand for goods and services has never been higher.



Milton Town Center and Saratoga County Airport in the distance.



Intersection of Rt. 50 and Northline Rd.

Compelling Reasons Why Investing In Milton Is A Great Move:

- 1 Untapped Market:** The people of Milton have unmet needs and desires for a variety of products and services, from dining options to retail stores and healthcare facilities.
- 2 Competitive Advantages:** By getting in on the ground floor in Milton, you can enjoy cost-effective real estate opportunities and a competitive edge over your rivals in more saturated markets.
- 3 Large Growing Population:** Milton's population is on the rise, and it shows no signs of slowing down. Families are drawn to the town's natural beauty, excellent schools, and strong sense of community.
- 4 Profitability:** Testimonials from current businesses:
 - **Hannaford Supermarkets** - "The Milton store remains a top performer amongst the 185 stores that comprise Hannaford's five state footprint."
 - **Stewart's Shops** - "Milton stores generate millions of dollars of sales revenues, contributing significantly to the company's bottom line."
 - **Plaza Wine & Spirits** - "Being located in the Town of Milton, it has seen sales increases between 5 and 10 percent per year."
- 5 Location Advantage:** Milton's strategic location, within easy reach of Saratoga Springs and surrounding towns, provides access to a larger market, including proximity to our region's nationally-recognized tourism destinations.
- 6 Supportive Community:** The people of Milton value and support local businesses. Here, you're not just investing in a town; you're joining a community that will rally behind your venture. The local government is also committed to fostering a business-friendly environment.
- 7 Quality of Life:** The high quality of life in Milton attracts talent and residents. Invest in Milton, and you'll have access to a motivated and skilled workforce that values work-life balance.
- 8 Economic Resilience:** Milton has demonstrated remarkable economic resilience, even during challenging times. The diverse local economy has weathered storms and emerged stronger.



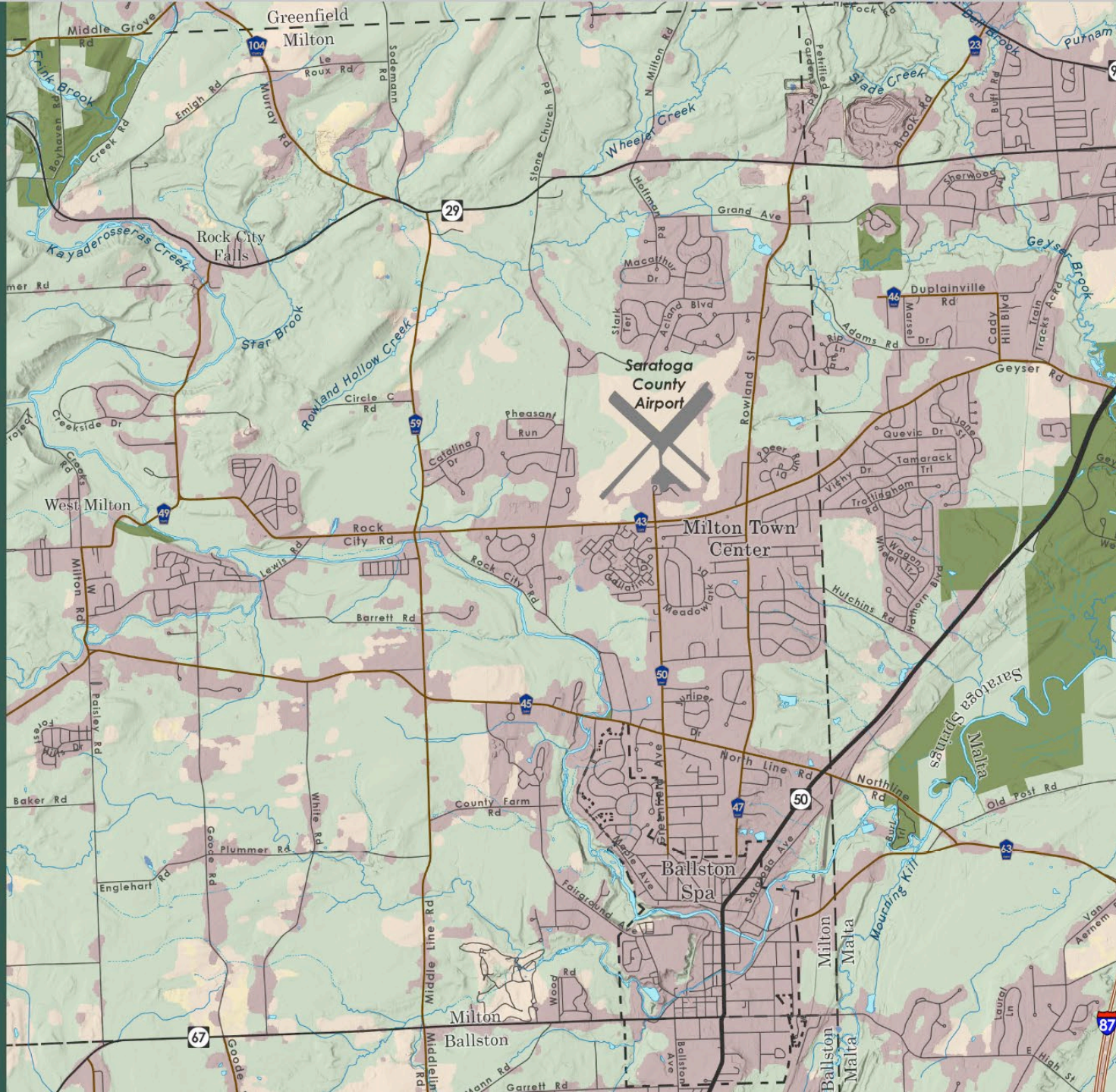
SARATOGA SPA STATE PARK



SARATOGA LAKE



DOWNTOWN
BALLSTON SPA



VILLAGE OF
BALLSTON SPA



TROUT FISHING ON
KAYADEROSSERAS CREEK



DOWNTOWN
SARATOGA SPRINGS



Ballston Spa's thriving downtown.



Saratoga Performing Arts Center, a popular cultural event and concert venue.

Regional Amenities

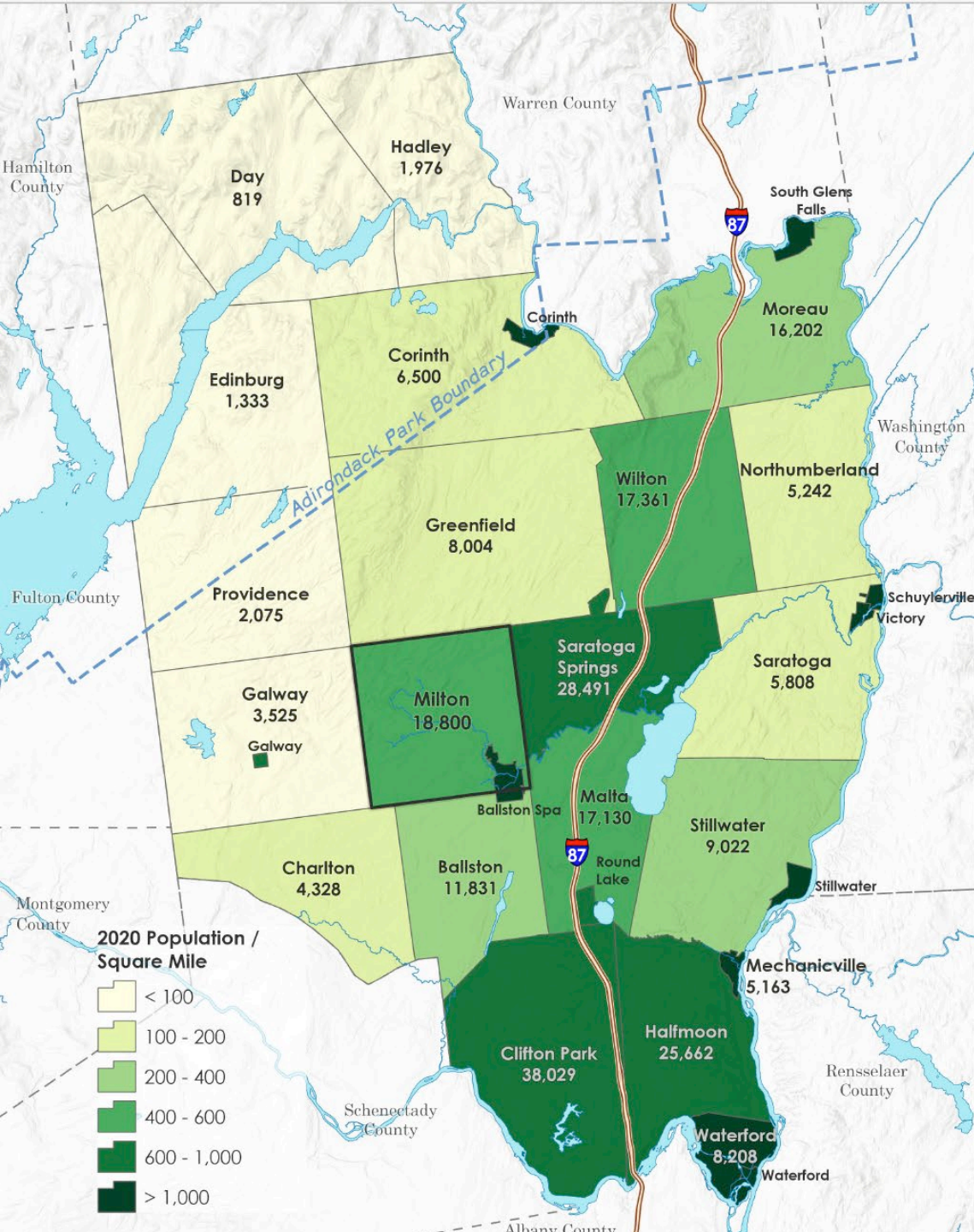
With its charming and historic downtown, the Village of Ballston Spa, located within the Town of Milton, serves as an ideal backdrop for boutique shops, restaurants, and cultural spaces that enhance the community's overall appeal.

Saratoga Performing Arts Center (SPAC) offers the potential for partnerships in the entertainment and hospitality industries, supporting a vibrant arts scene. The historic Saratoga Race Course has been hosting world-class thoroughbred racing since 1863 and continues to attract numerous visitors to the area.

Both venues are only a few minutes drive from Milton's Town Center and are served by the adjacent Saratoga County Airport.

Historic Saratoga Race Course.





Recognizing Milton's Population Base

BY THE NUMBERS

From Milton Town Center:

5 MINUTE DRIVE = **20,000** PEOPLE

10 MINUTE DRIVE = **40,000** PEOPLE

15 MINUTE DRIVE = **80,000** PEOPLE

Household Income

BY THE NUMBERS

48% \$100,000 - \$200,000+

23% \$50,000 - \$100,000

Looking Ahead

The Town of Milton stands at a crossroads of opportunity and potential. By embracing new businesses, technology, and sustainable tourism, Milton is seeking supportive investors to create economic prosperity while preserving the town's natural charm. With this partnership, Milton will continue to prosper as an example of hometown economic growth and a model for similar communities. By working together, Milton's residents, businesses, and leaders ensure a bright and prosperous future for current and future generations.

Artist's Rendering of New Saratoga Saratoga County Airport. Image courtesy of Saratoga County.



Saratoga County Airport is an important part of Milton's economy which serves local residents, tourists, and businesses.



Rowland St Area of Future Development



Rt 50 Corridor South to Ballston Spa

Intersection of Geyser Rd. and Rowland St facing North to Saratoga Springs



Milton Town Hall





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