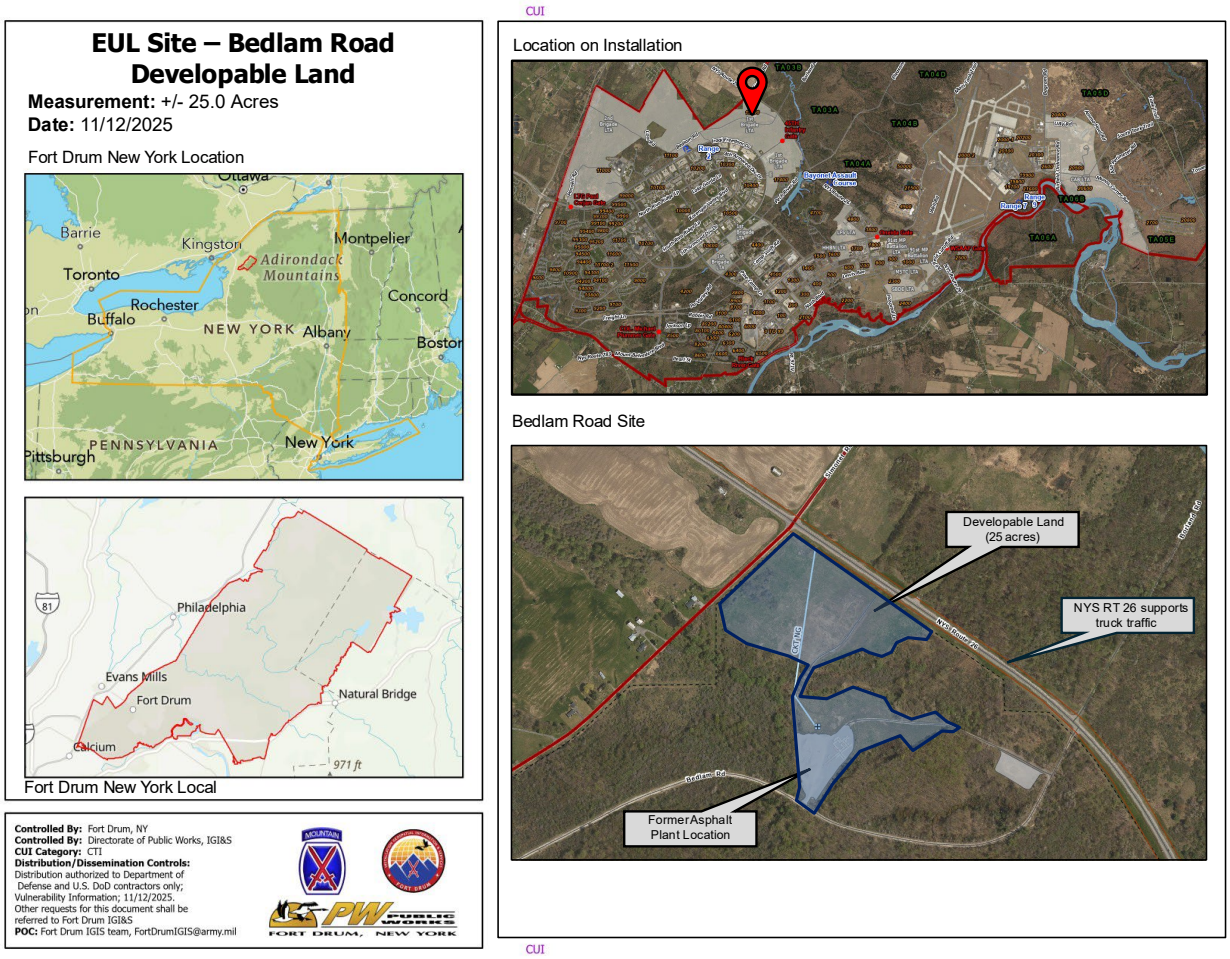
FORT DRUM, JEFFERSON COUNTY, NEW YORK

Installation Summary:
Fort Drum's history dates to 1907 when the New York National Guard established an encampment known as Camp Hughes on 800 acres of land. Today, the Installation's land area exceeds 108,610 acres. It is home to the 10th Mountain Division (Light Infantry) and continues to be one of the most deployed units in the U.S. Army. Fort Drum is home to 13,000 military personnel, 15,200 family members, and employs 3,600 civilians. As a Strategic Deployment Platform, the Fort Drum mission is to enable rapid and efficient unit deployment and re-deployment operations. Serving as a power projection platform, the Installation's top priority is to provide facilities and services that enable unit readiness and maintenance of the airport for mobile brigade combat team deployment.

Available Property:
The property available for lease is comprised of approximately 25 acres and is referred to as Parcel 1.

Parcel Identifier	Acreage
Parcel 1	25
Total	25

Map Identifying the Property:



Land Usage of the Property:

The property is undeveloped land not currently utilized for any mission critical operations. It is located in the vicinity of Bedlam Road and NYS Route 26 in Jefferson County. The property has the potential for direct access without requiring access through the Installation.

Utilities at Fort Drum:

Electricity: Transmission service is provided by National Grid. A 115kV serves Fort Drum via transmission lines feeding government owned and operated substations.

Natural Gas: Natural Gas is provided to the Installation from National Grid natural gas transmission pipelines.

Water: Fort Drum owns and operates its own well field and water treatment plant but also purchases water from the Development Authority of the North Country (DANC), as needed.

Wastewater. Wastewater is pumped from Fort Drum to DANC for treatment.

Fiber: Fiber communication line runs parallel to NYS Route 26 located outside of the Installation's boundary fence.

Environmental Considerations for the Property:

a. Presence of the federally endangered Indiana bat (Myotis sodalis), northern long-eared bat (Myotis septentrionalis), and the tricolored bat (Perimyotis subflavus - proposed endangered) and their habitat is confirmed on Fort Drum. All land management and construction actions must be reviewed for threatened and endangered species consultation and all work conducted shall be in accordance with provisions identified in Fort Drum's Endangered Species Act Implementing document.

b. The property is adjacent to the Installation Bat Conservation Area. A restriction on cutting trees and vegetation is in effect from April 15 to October 15. Installation consent will be required prior to any anticipated disturbance to or cutting of vegetation and trees.

c. An Environmental Condition of Property report has been prepared.

d. The property has no wetlands or waters regulated under Section 404 of the Clean Water Act or falling under the purview of Executive Order 11990, "Protection of Wetlands". However, the property is bisected by a stream and wetlands. Aerial images indicate that the stream feeds a pond outside of the Installation boundary.

e. The property does not include floodplains under the purview of Executive Order 11988. New York State storm water management permitting will be the responsibility of the selected Offeror/Lessee.

f. The soil composition of the property is mainly Hudson silt loam, 3 to 8 percent slopes (HuB) at the center of the northern portion of the property with sections of Amenia loam, 3 to 8 percent slopes (AmB), Rhinebeck silt loam, 0 to 3 percent slopes (RhA), and Rhinebeck silt loam, 3 to 8 percent slopes (RhB) around the outside and Nellis loam, 3 to 8 percent slopes (NlB) at the center of the southern portion of the property with sections of HuB, RhA and RhB around the NlB.

g. There are known historic cultural resources in the vicinity of the property, but they have not yet been determined as ineligible for the National Register of Historic Places (NRHP). Surveys for archaeological cultural resources on the property are scheduled for Spring 2026. Any consultations required with Tribal partners will be conducted by Fort Drum's Cultural Resources Manager.

h. There are no known chemical, biological, radiological, or nuclear threats or hazards on the property. During the 1980s, however, the northern portion of the property was used as a transient construction laydown site with offices and equipment staging and maintenance. In the early to mid-2000s, the southern portion of the property was used for an asphalt plant.

Source: https://websoilsurvey.sc.egov.usda.gov, accessed 26 January 2026

Legislative Jurisdiction at Fort Drum:
The property is subject to concurrent federal legislative jurisdiction. Both state and federal laws are applicable in a concurrent legislative jurisdiction area. Both federal and state governments may enforce their respective laws and punish an offender for an offense committed in the area. The state, subject to the exemption of the federal

government, retains its right to tax. The regulatory powers of the state may be exercised in the area, but not in such a manner as to interfere with federal functions.