



Roth, Snyder and Murphy of University Hill Realty facilitate \$8.871 million sale of Temple Concord site to Landmark Properties

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Rendering of Landmark's proposed student housing development at the site of Temple Concord at the southeast corner of University Avenue and Madison Street - Syracuse, NY.

Syracuse, NY University Hill Realty Ltd. brokered the sale of the historic Temple Concord site at 910 Madison St. The property was sold for a total of \$8,871,667, marking a milestone in the local real estate landscape.

The University Hill Realty Ltd. team of Norman Roth, Christopher Snyder, and Dan Murphy represented the buyer, Landmark Properties. Landmark is a developer based in Georgia; their plans call to transform the historic site into a luxury student housing complex.

The new development will honor the site's heritage while addressing the growing demand for high-quality student housing in the University neighborhood. The proposed housing complex will feature a contemporary design and will include 202 units across eight stories. After work with local and state historical societies and regulators, the architecturally significant exterior and Sanctuary areas have been fully incorporated into the design and structure. The project will also include ground-floor parking a distinctive glass fitness building, hardwood flooring, courtyards, terraces, patios and other modern amenities for future residents.

Temple Concord has been a cornerstone of the community for over a century, home to the ninth-oldest Reform congregation in the United States. The sale was prompted by financial challenges and a decline in membership, leading the congregation to seek new opportunities for the historic site.

Roth said “We are always elated to be part of helping to expand and renew neighborhoods in the city of Syracuse. This, however, was an important project for more than one reason. This project provided a way for the Temple Society of Concord to continue its work well into the future. While University Hill Realty has been part of the University Neighborhood for 50 years- that is not half as long as the congregation has been here. That is real. That has meaning to people. This is a fantastic building, but over long stretches of time, the costs of maintaining and renovating such structures can become overwhelming. If it were a business, it would close and go vacant, the people who gathered inside would simply disperse to other places- frankly, we very much wanted to help avoid that happening here. This adaptive reuse is a real win- win-win for the congregation, the new owners, and the city of Syracuse. Of the many, many transactions we have been part of, University Hill Realty is honored to have facilitated this important deal. This project not only preserves the historical significance of the site but also contributes to the evolving landscape of the University Hill neighborhood.”

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