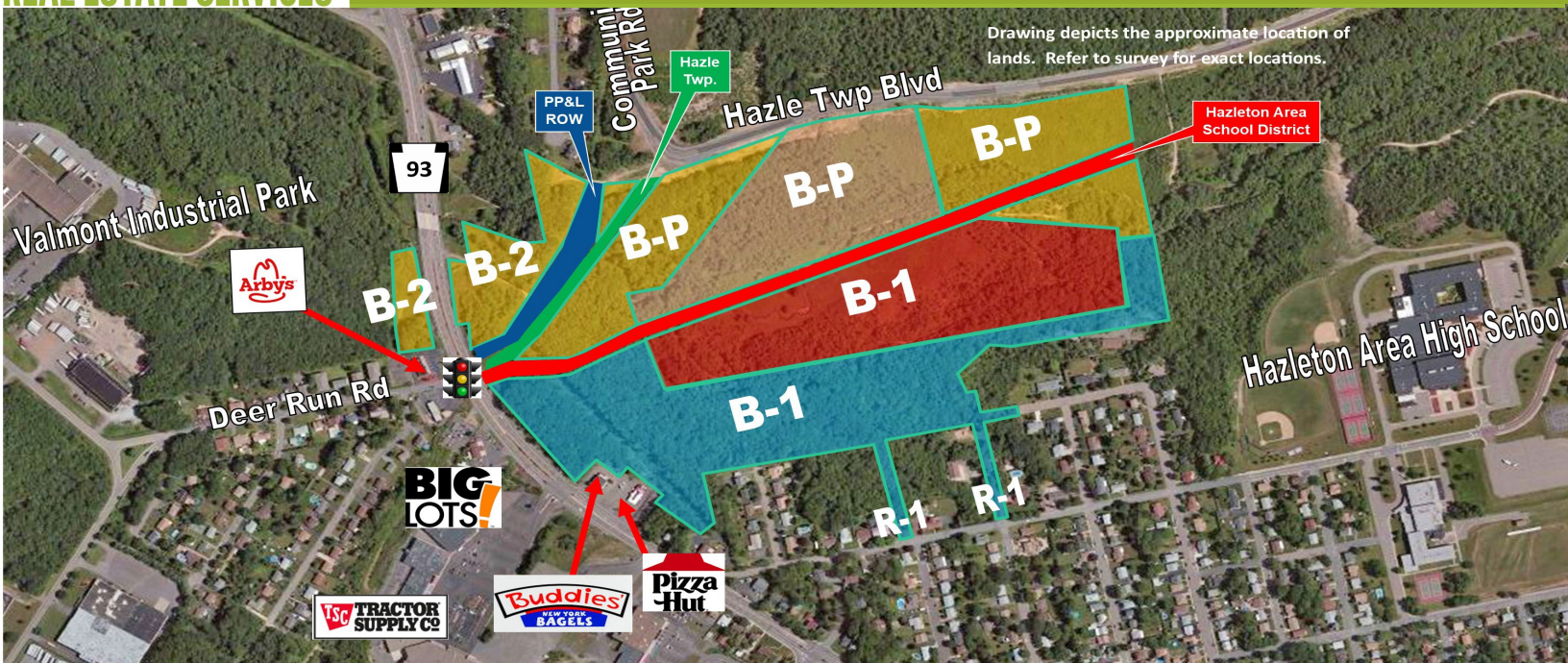


AVAILABLE LAND LUZERNE COUNTY, PENNSYLVANIA



Drawing depicts the approximate location of lands. Refer to survey for exact locations.

ROUTE 93, WEST HAZLETON, PA 18202

LATITUDE: 40.971000 LONGITUDE: -76.009273

84+/- acre development site along SR93 comprised of 4 parcels with various zoning and frontages. The acreage is wooded and undeveloped with rolling terrain at the signalized intersection of Deer Run Road and SR93. A small portion of .73+/- acres B-2 on south side SR93 next to Arby's with the remaining upper parcels on the north side of SR93. There is a PP&L Right of Way line bordering the 1.71 acres of a Hazle Township parcel that runs from SR 93 to Hazle Township Blvd. The grantee has right to access without permit fee on Hazle Township parcel on the upper parcels zoned B-P & B-2. There is a right of way of Hazleton School District that runs between the upper parcels in Hazle Township and the lower parcels in West Hazleton Borough mainly zoned B-1. This is the last large tract of land along SR93. Nearby is Valmont Industrial Park, West Hazleton & Valmont Plazas, Lowe's, Weis Market, Applebee's, Advanced Auto Parts and an of abundant roof tops. Great positioned acreage for development in a high traffic well populated area.

PROPERTY DETAILS:

- 84+/- Acres
- PIN: S700A016-26; p/o S700A048-26 (Hazle Twp.) T700B004-63 & T700A003-63 (W. Hazelton)
- Zoned B-2 (General Commercial); B-P (Business Park); B-1 (Local Business/Residential)
- 2020 Taxes TBD Upon Subdivision
- AADT on SR 93 17,989 (PennDOT 2017)

2019 DEMOGRAPHICS	1 MILE	5 MILES	7 MILES
POPULATION	3,297	53,243	66,955
HOUSEHOLDS	1,359	20,504	26,166
MEDIAN HH INCOME	\$38,020	\$43,273	\$46,405

Source: Esri

For Information Contact:

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Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.