



**FOR  
SALE**

# \$1,775,000

**MOTIVATED SELLER!  
OPEN TO OFFERS!**

**83+/- ACRES • 4 PARCELS  
STATE ROUTE 93 FRONTAGE**

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**ROUTE 93  
HAZLE TOWNSHIP &  
WEST HAZLETON, PA**

**LAND  
FOR SALE**

**LATITUDE: 40.971000  
LONGITUDE: -76.009273**

This approximately 83-acre site is located along busy state route 93 in one of the fastest growing communities in Pennsylvania.

The site's proximity to Interstate 81, dozens of national retailers, Valmont Industrial Park, a Penn State University branch campus, and the main campus of the Greater Hazleton School District, make it a good fit for medical offices, a retail complex, a personal care home, senior living apartments, an urban type village, or a mixed-use development.

The property has frontage along state route 93 and consists of four parcels with various zoning classifications. On average, more than 25,000 vehicles pass the site per day on route 93. Black Creek runs through a portion of the property and provides an element of attractive natural landscaping.

The combined population of Hazleton, West Hazleton, and Hazle Township has grown by more than 26% since 2020. The Greater Hazleton School District is believed to be the 6th fastest growing district in Pennsylvania.



**LOCATED LESS THAN 2 MILES FROM I-81 • EXIT 145 - PA 93 SOUTH**

**mericle.com**  **570.823.1100**





**VALMONT INDUSTRIAL PARK**

**LAUREL MALL, WALMART, TJMaxx, ALDI, HOBBY LOBBY, AND SURROUNDING RETAILERS**



**HAZLE TOWNSHIP COMMUNITY PARK**



**83+/- ACRES**



**CITY OF HAZLETON**

**HAZLETON AREA SCHOOL DISTRICT CAMPUS**



## PROPERTY DETAILS

- PINs: S700A016-26;  
p/o S700A048-26 (Hazle Twp.)  
T700B004-63 & T700A003-63  
(West Hazleton)
- Zoned B-2 (General Commercial);  
B-P (Business Park) Hazle Twp.  
B-1 (Local Business/Residential)  
West Hazleton
- 2024 Taxes TBD
- 25,010 AADT on SR 93 (PennDOT TIRe 2021)

## AREA PROFILE

- Minutes From I-81 & I-80, 2 Hours to Philadelphia and 2.5 Hours to New York
- Industrial, Commercial, Hospitality and Retail Sector of Hazleton Area
- SR 93 is the Main Throughfare Accessing Routes 309, Airport Beltway, and Rt 924
- Growing Population Explosion, Hazleton Area School District, Hazleton Airport
- Penn State Hazleton, Johnson College Hazleton and Lackawanna College Hazleton

## DEMOGRAPHICS

	5 Minutes	10 Minutes	15 Minutes
<b>Population</b>	<b>2,704</b>	<b>33,944</b>	<b>62,474</b>
<b>Households</b>	<b>986</b>	<b>12,632</b>	<b>24,050</b>
<b>Median Age</b>	<b>42.5</b>	<b>38.3</b>	<b>40.3</b>
<b>Median Household Income</b>	<b>\$65,422</b>	<b>\$49,250</b>	<b>\$55,225</b>
<b>Average Household Income</b>	<b>\$78,345</b>	<b>\$69,706</b>	<b>\$76,895</b>
<b>Per Capita Income</b>	<b>\$29,460</b>	<b>\$26,124</b>	<b>\$29,588</b>

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To learn more, please call  
**Julia Namutka** to request a  
proposal and/or arrange a tour.

