

FOR SALE

18.89+/- ACRES

SIBLEY & CASEY AVENUE

OLD FORGE, PA 18518

LACKAWANNA COUNTY LAND
FOR SALE

LATITUDE: 41.381913

LONGITUDE: -75.731072



DEVELOPMENT OPPORTUNITY

An exceptional opportunity to acquire approximately 18.89 acres of vacant, wooded land in Old Forge Borough, offering both commercial and residential development potential. The property is currently proposed as two parcels: Lot 1 – 9.49 Acres C-2 (Highway Commercial Zoning) and Lot 2 – 9.40 Acres R-1A (Residential Moderate Density Zoning). Total Property – 18.89 Acres. With nearly half of the property designated for commercial use and the balance zoned residential, the site presents a unique opportunity for a mixed-use development concept, subject to applicable Old Forge Borough zoning requirements, approvals, and permitting.



LOT 1 - COMMERCIAL DEVELOPMENT OPPORTUNITY

The approximately 9.49-acre C-2 commercial parcel provides flexibility for a variety of potential commercial uses. The parcel may offer the potential to be developed as a single commercial site or subdivided into multiple lots for different uses, subject to Old Forge Borough zoning ordinances and required approvals.



LOT 2 - RESIDENTIAL DEVELOPMENT OPPORTUNITY

The approximately 9.40-acre R-1A residential parcel is ideally suited for single-family residential development, subject to permitted uses and applicable Old Forge Borough zoning requirements.



100 Baltimore Drive, 3rd Floor, East Mountain Corporate Center
Wilkes-Barre, PA 18702 570.823.1100



TWO LAND SITES

OLD FORGE, PA

Development Opportunity



PROPERTY HIGHLIGHTS

- ✓ Approximately 18.89 total acres
- ✓ PINs: p/o 16520030001; 16520030002
- ✓ Vacant and wooded property
- ✓ Minimal flood risk based on FEMA mapping
- ✓ No wetlands identified based on the U.S. Fish & Wildlife Service Wetlands Mapper
- ✓ Public sewer service through Lackawanna Valley Sanitary Sewer Authority (LLVSA)
- ✓ Electric service through PPL
- ✓ Telephone service through Verizon
- ✓ Public water through Pennsylvania American Water
- ✓ Stormwater easements as shown on the proposed drawing
- ✓ Highway Occupancy Permit (HOP) required for Lot 1, subject to PennDOT requirements
- ✓ Access roads for Lot 2 subject to Old Forge Borough requirements and approvals
- ✓ Potential access from Casey Avenue between Lots 39 & 40 and/or the unopened Church Street, subject to municipal review and approval
- ✓ All development and subdivision plans are subject to applicable Old Forge Borough zoning ordinances, municipal approvals, and other governmental requirements.
- ✓ 2026/27 Taxes - \$3,231.59



ADDITIONAL INFORMATION

The property includes a proposed, unapproved 25-lot single-family residential development plan prepared in 2010, which could provide a starting point for a developer evaluating the site's residential potential. The plan would require updating and current municipal review.

The property is being offered as a development opportunity, with all proposed uses, subdivision concepts, access, utilities, zoning, wetlands, floodplain information, and development plans subject to verification, current municipal requirements, and all applicable governmental approvals.



DEMOGRAPHICS

	5 Minutes	10 Minutes	15 Minutes
Population	10,441	38,362	92,639
Households	4,605	16,623	39,393
Median Age	45.8	44.3	43.1
Median Household Income	\$70,377	\$67,010	\$63,770
Average Household Income	\$93,171	\$86,809	\$85,364
Per Capita Income	\$40,757	\$37,671	\$36,598



For Information Contact:

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