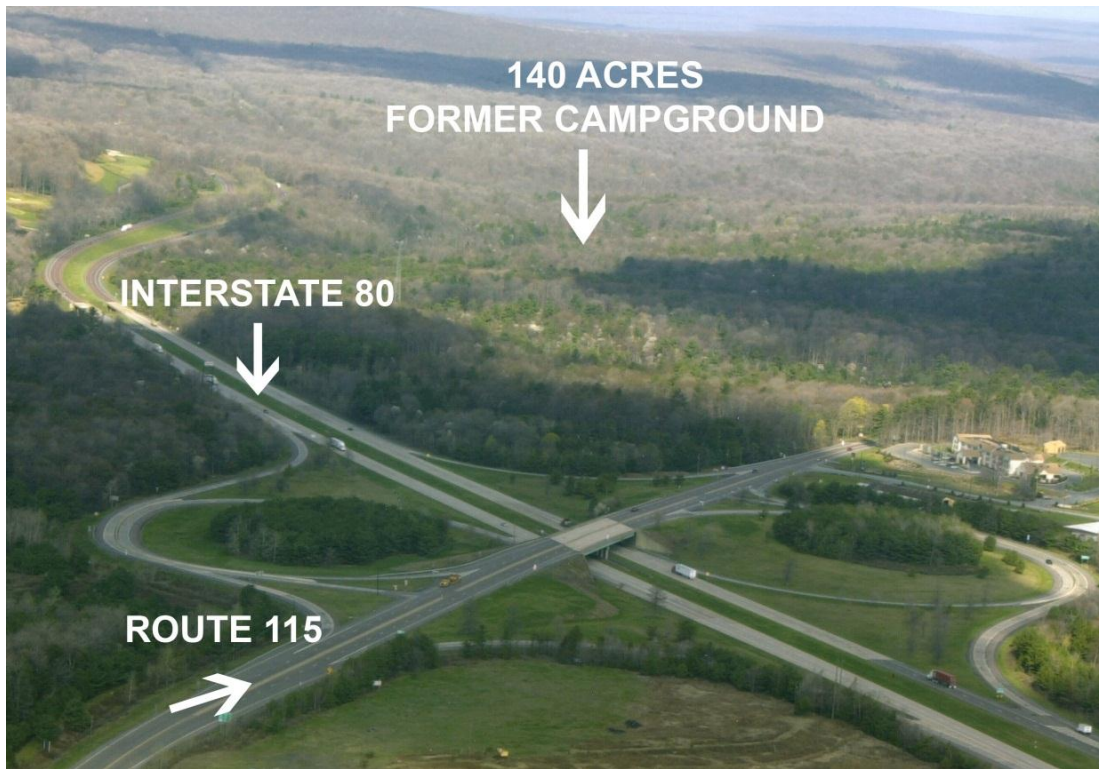


# LAND ACREAGE

## ROUTE 115 & INTERSTATE 80 BLAKESLEE



- Acreage:** Approximately 140 Acres – 133 +/- acres in Tobyhanna Township, Monroe County and 7 +/- acres in Kidder Township, Carbon County.
- Location:** The property is conveniently located off of PA Route 115 just south of Blakeslee, Pennsylvania at the northwest quadrant with intersection of Interstate 80 at exit 284. This property is 2 hours from New York City and 1.5 hours from Philadelphia, Pennsylvania.
- Physical Features:** Located in a pristine woodland setting, this parcel has frontage on Tobyhanna Creek and Tunkhannock Creek, both exceptional for trout fishing. Formerly operated as a campground from 1979 until October 2004. Some campground buildings remain on site.
- Improvements:** This tract has a high-yielding water well and possible connection to with central public sanitary sewer located at entrance.
- Other Commercial Properties:** The property is bordered by Interstate 80 to the West and PA Route 115 to the East. Adjacent to Best Western Hotel and New Ventures Commercial Industrial Park. The Austin T. Blakeslee Natural Area lies on the North side of Tobyhanna Creek. There is a residential area located to the Southeast.
- Zoning:** Commercial Industrial (133 acres +/-) and Low Density Residential (7 acres +/-).

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