

PROPERTY INFORMATION SHEET

ADDRESS:

SAM'S ROAD, OLYPHANT, SCOTT TOWNSHIP, PA

GENERAL:

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| 1. | SIZE/TYPE: | +/- 16.65 Acres (2 PARCELS) |
| 2. | LOCATION: | FRONTAGE ON SAMS ROAD AND INTERSTATE 81 N |
| 3. | COUNTY: | Lackawanna |
| 4. | MUNICIPALITY: | Olyphant, Scott Township, PA |
| 5. | ZONING: | Developmental District (DD) |
| 6. | UTILITIES: | Available nearby: Gas, Water, Sewer, Electric, Telecom |
| 7. | TAXES: | \$2812 |
| 8. | STATUS: | RAW LAND, WOODED |
| 9. | OWNER: | Romanovich |
| 10. | P.I.N. : | 5540352155 (15.34 Acre lot) , 5540342537 (.92 Acre lot) |
| 11. | DEED | Book 625, Pg. 136 |
| 12. | PRICE: | \$815,000.00 |

HIGHLIGHTS

- Large, +/- 16 acres of commercial development land w/ utilities nearby.
- Frontage on SAMS ROAD & INTERSTATE I-81. Easy access to SR 632.
- Immediately off Waverly PA Exit 197 of Interstate 81, w/high visibility from I-81 Northbound
- Development District Zoning (DD) – meant for flexible commercial allows many possible uses including Apartment Buildings, Distribution Centers, Professional Offices, Townhouses, Medical Buildings, Restaurants, Retail Establishments, Hotels and Motels, and more
- High traffic count (+/- 30,000 VPD on I-81).
- Close proximity to Weis Markets, Dollar General, Scranton Times Inc, etc.