

# QUAIL HILL

Pittston Avenue Dupont, PA 18641



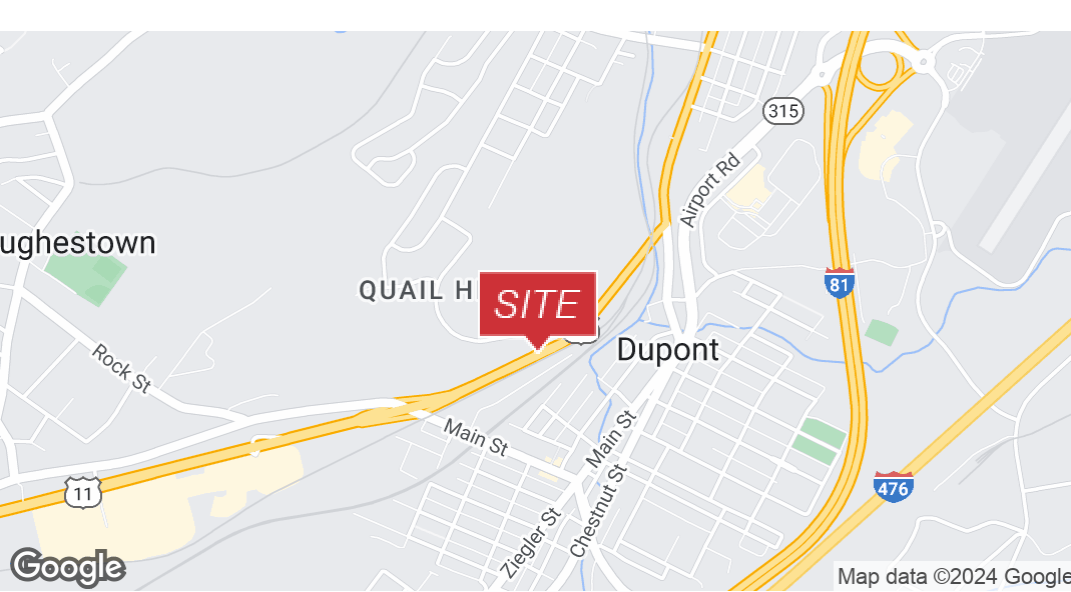
FOR SALE COMMERCIAL/ RESIDENTIAL



DEVELOPMENT OPPORTUNITY



111.66 ACRES



## PROPERTY DESCRIPTION

Great opportunity to finalize development of the Quail Hill Planned Community. 111.66± total Acres contained within 3 parcels. Includes Commercial and Residential. Completed Phase 1 has remaining residential single family building lots with in-ground public utilities and paved roads. Ideally situated between Wilkes-Barre and Scranton. The area is experiencing job growth with many National companies choosing NEPA as a site of operations. Five minutes distance to I-81, PA- 476 and Wilkes-Barre / Scranton international Airport make this a very lucrative offering.

SALE PRICE:

**\$1,280,000**

## FOR MORE INFORMATION

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# NAIMertz

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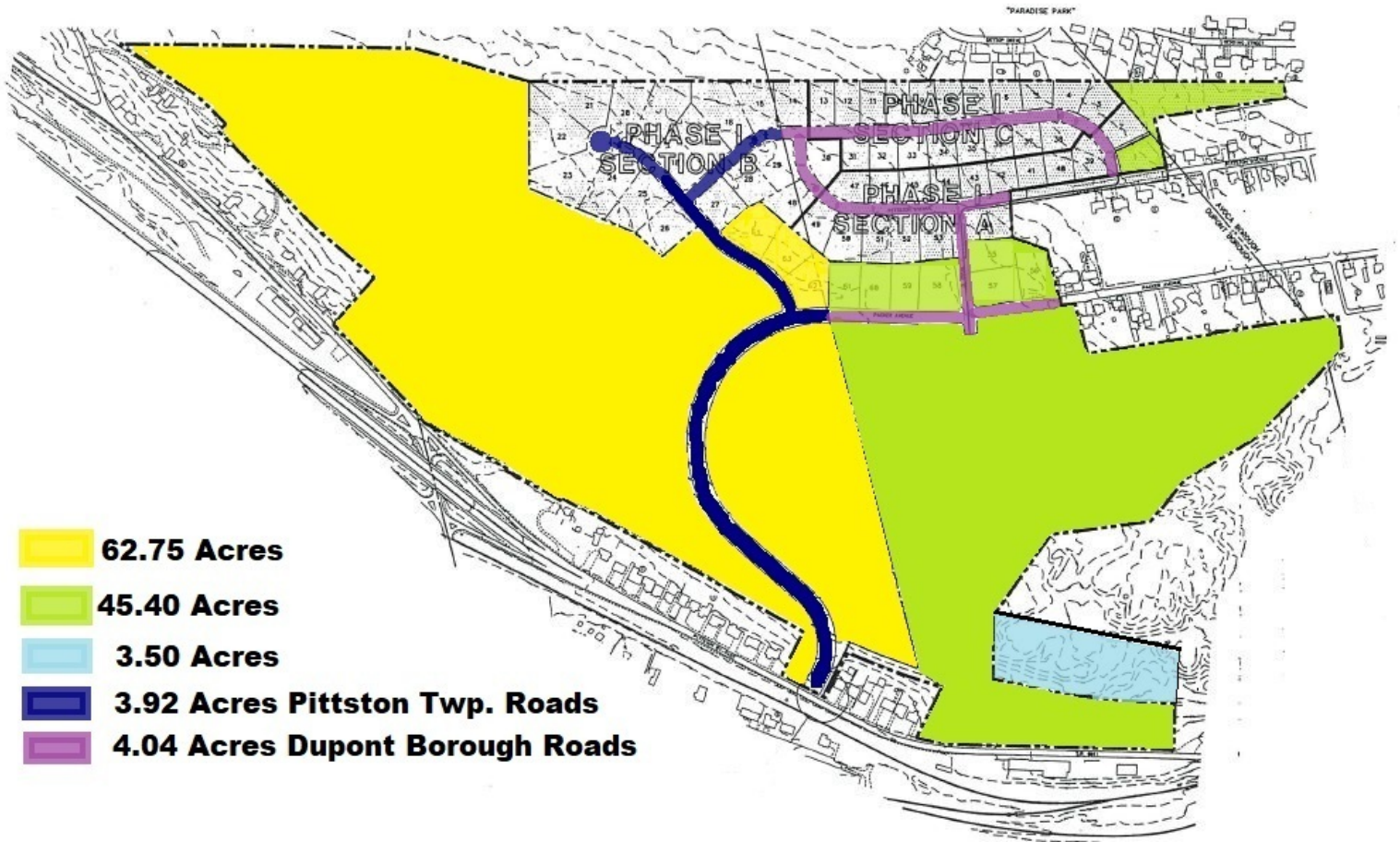
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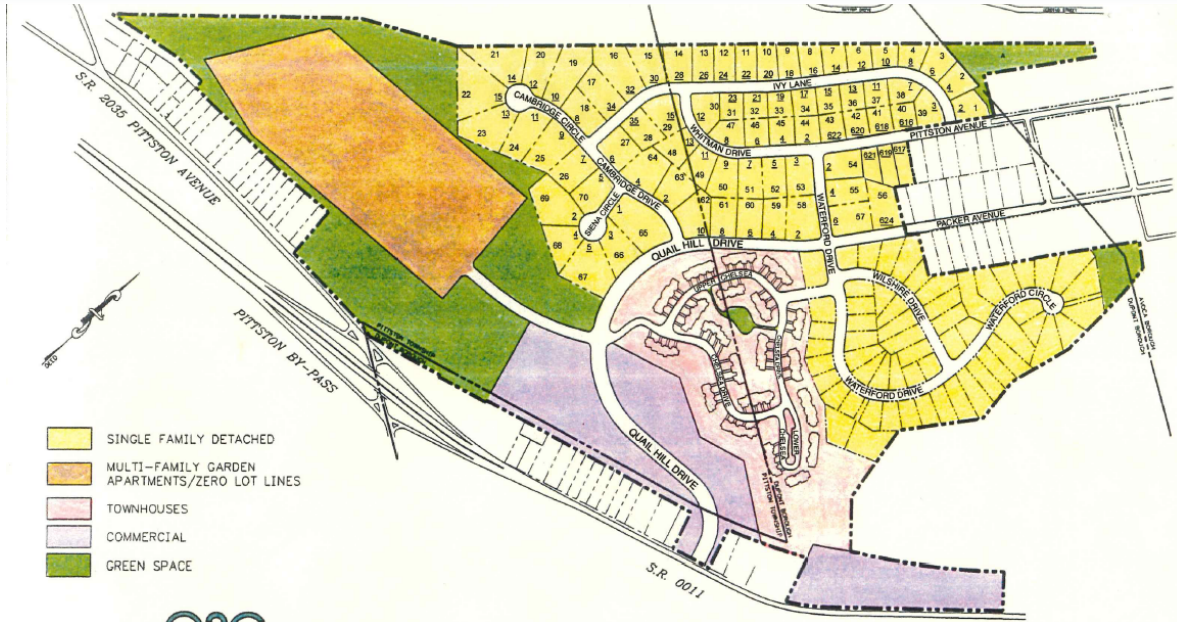
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Original Development Plan

QUAD THREE GROUP, INC.

QUAIL HILL PLANNED RESIDENTIAL DEVELOPMENT



Example of Residential Housing within Quail Hill

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## LOCATION OVERVIEW

Prime location along Route 11, offers access to active retail corridor, Interstate 81, the PA Turnpike 476 and the Wilkes-Barre / Scranton International Airport all within 5 minutes.

Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, PA Department of Conservation and Natural Resources-PAMAP/USGS, USDA/FPAC/GEO

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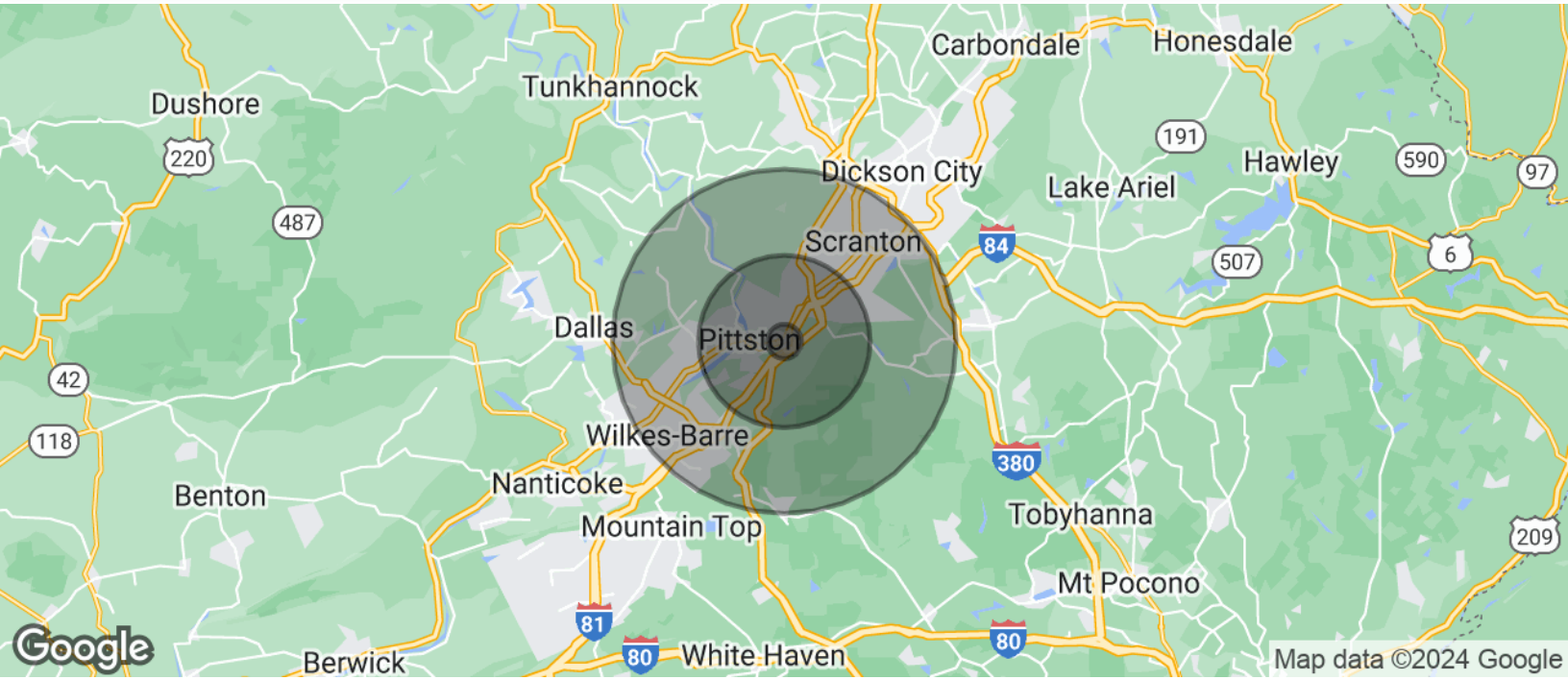
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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,497	69,454	240,718
Average Age	47.7	43.7	41.9
Average Age (Male)	44.1	42.2	40.4
Average Age (Female)	51.9	45.6	43.4

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,373	29,799	100,327
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$55,117	\$58,318	\$54,320
Average House Value	\$125,724	\$158,054	\$142,667

## TRAFFIC COUNTS

Pittston Avenue	7,527/day
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\* Demographic data derived from 2020 ACS - US Census

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