

20 ACRES ZONED FOR COMMERCIAL - 160,000+ BSF RETAIL + OUTPARCEL PADS

STRATEGIC RETAIL POSITIONING AT
THE TRI-STATE GATEWAY

DELAWARE LANDING



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111

REUBEN BELL DRIVE
MATAMORAS, PA

20 ACRES ZONED FOR COMMERCIAL - 160,000 BSF RETAIL + OUTPARCEL PADS



AVAILABLE QSR PADS



BIG BOX DEVELOPMENT

STRATEGIC BIG-BOX RETAIL DEVELOPMENT SITE



20 ACRES ZONED FOR COMMERCIAL - 160,000+ BSF RETAIL + OUTPARCEL PADS

The **Delaware Landing** is one of the last remaining undeveloped, large-format lots in the commercial trade area. The property has not been available for redevelopment in **over 75 years**.



SITE

209

111

REUBEN BELL DRIVE
MATAMORAS, PA



Delaware Landing presents many attractive benefits for select retailers. Capturing untapped market share while establishing long-term leasehold control of a highly trafficked, commercial land site in a favorable tax state. This rare development site offers regional proximity to many of the country's most dense and wealthy communities.



20 Acres - Zoned Commercially and ready for re-development. **First time available in 75+ years**



Retail Power Corridor
(Matamoras - Milford, PA)



Strategic store placement in regional store planning



Lower taxes with less product restrictions while operating in the **Business-Friendly** state of Pennsylvania



Pivotal positioning at the gateway entrance of the **Delaware Water Gap National Recreational Area**

(Over **4 million +** visitors per year)



Retailers to capitalize on being less than one mile from the Tri-State Border Line **(NY-NJ-PA)**



Combined **43,470** vehicles pass this site daily considering I-84 and Rt 209 average annual traffic counts

Now accepting **development proposals** on a rolling basis from **national retailers** and other interested parties. Other partnerships will be considered on a case-by-case basis.

Seeking long-term ground leases and reverse build-to-suit options.

- ✓ National big-box retailers
- ✓ Anchors & junior anchors
- ✓ QSR & outparcel users
- ✓ Medical & other credit users



20 COMMERCIAL ACRES

Featuring direct highway visibility & signage



IMMEDIATE BIG-BOX CO-TENANCY

Walmart



LOWE'S



AERIAL TRADE MAP

DELAWARE LANDING



(R) RESIDENTIAL



20 ACRES ZONED FOR COMMERCIAL - 160,000+ BSF RETAIL + OUTPARCEL PADS



LOCATION

DELAWARE LANDING

GEOGRAPHIC OVERVIEW

Positioned at the gateway of the Tri-State border, the subject property is a high-barrier entry site where retailers within the corridor benefit from interstate highway accessibility and ease-of-proximity to regional customer demand.



PROPERTY DETAILS

Address	111 Reuben Bell Dr	Type	Commercial Land
City	Matamoras	Zoning	C-2
Zip	18336	Land AC - Gross	20.62 AC
County	Pike	Land SF	898,207 SF
State	Pennsylvania	Frontage	789' on Route 6 and 209
Municipality Name	Westfall Township	Parcel ID	099.00-01-41

PIKE COUNTY
RANKED #1

IN POPULATION GROWTH
PERCENTAGE SURPASSING
ALL 67 COUNTIES IN
PENNSYLVANIA

* Pike County Economic Development Authority,
Cumulative Change, April 1, 2020, to July 1, 2023

20 ACRES ZONED FOR COMMERCIAL - 160,000+ BSF RETAIL + OUTPARCEL PADS



SITE

28,687 CPD

COMBINED I-84 & RT 209
43,470
AVG. ANNUAL DAILY
TRAFFIC COUNT

14,783 CPD

THE HOME DEPOT

ShopRite

TJ-MAXX

LOWE'S

209

INTERSTATE
84

EXIT



SITE

209

INTERSTATE
84

EXIT



TJ-maxx



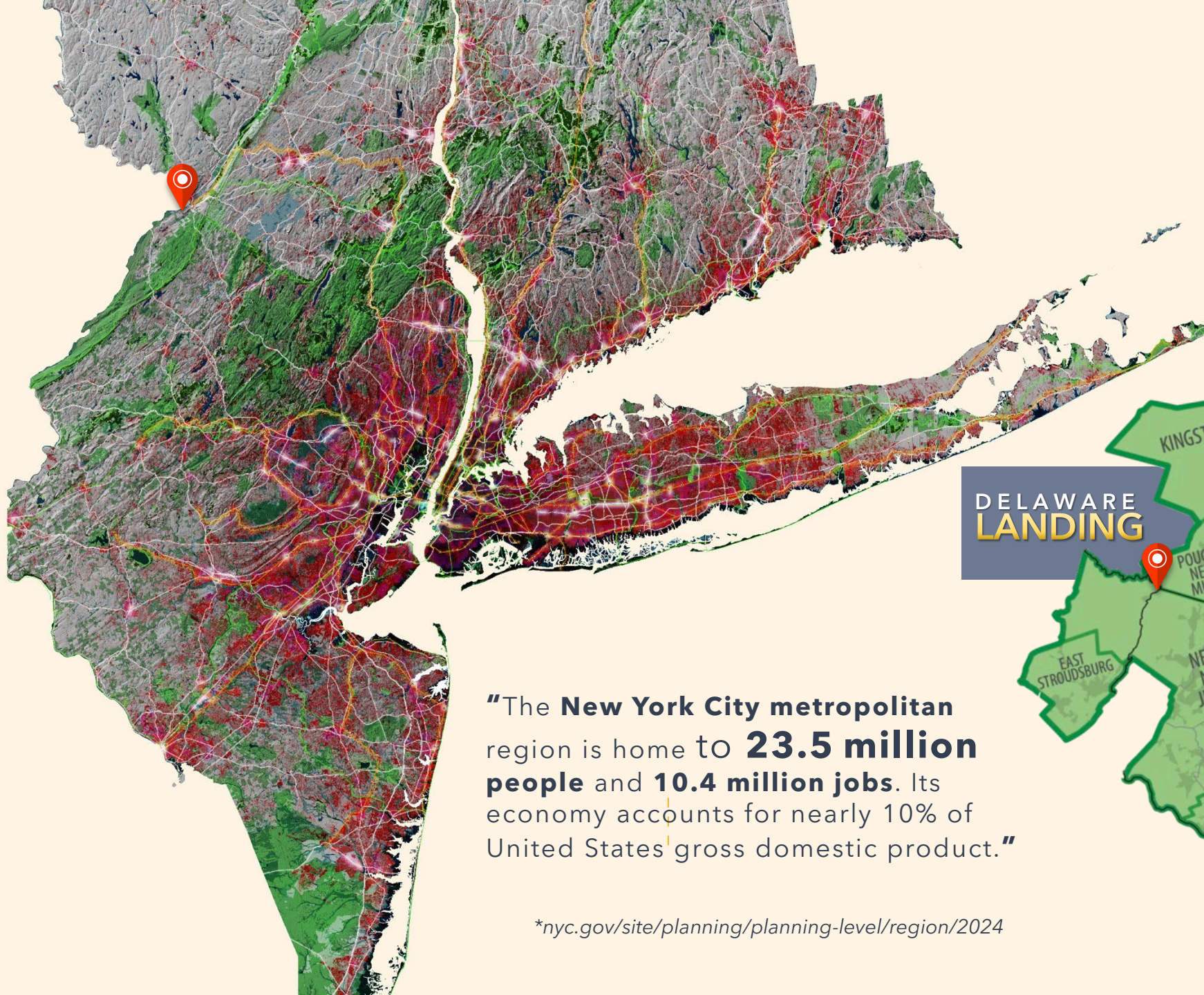
SITE



T.J. Maxx



209



**DELAWARE
LANDING**



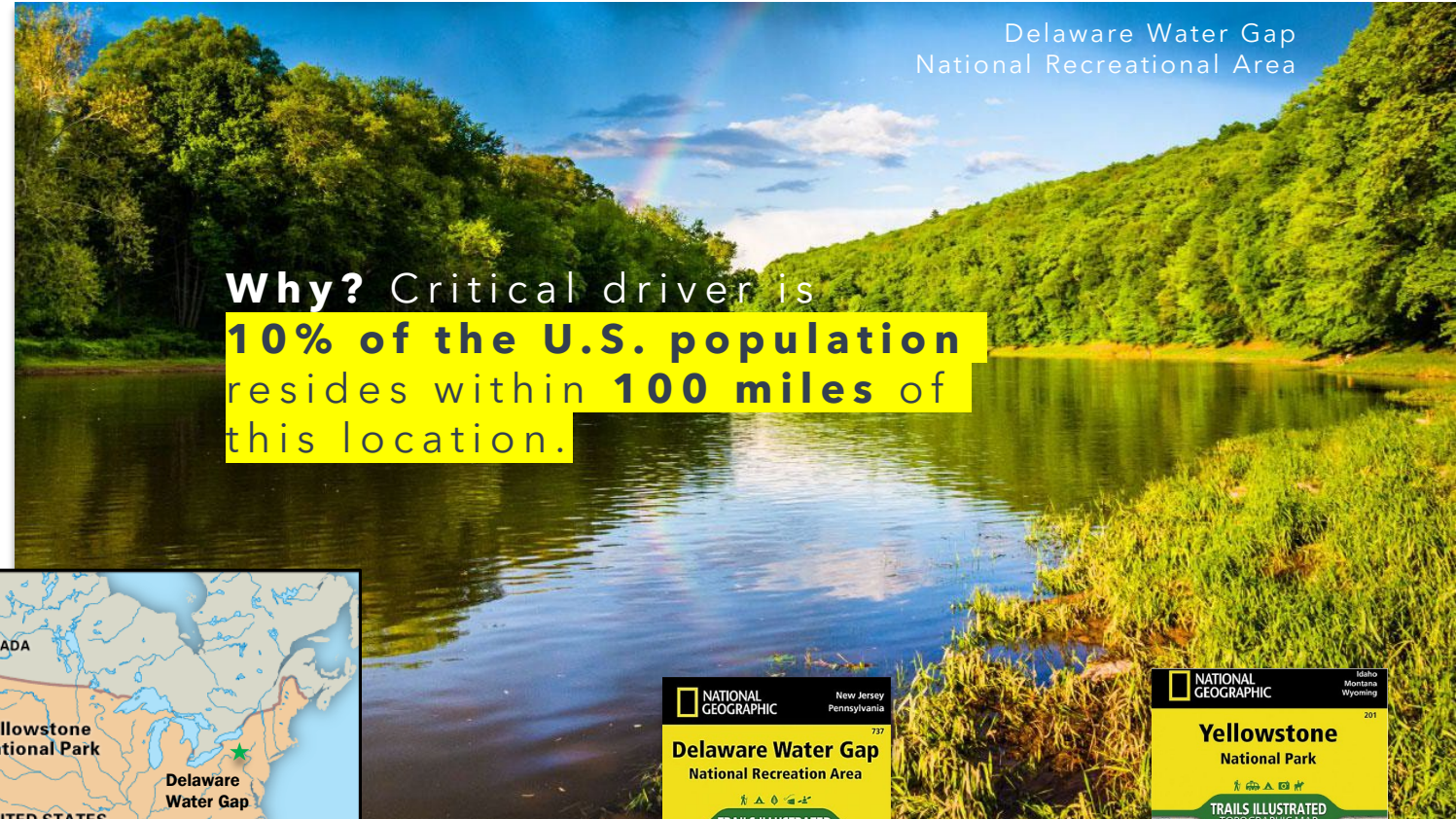
“The **New York City metropolitan region** is home to **23.5 million people** and **10.4 million jobs**. Its economy accounts for nearly 10% of United States gross domestic product.”

**nyc.gov/site/planning/planning-level/region/2024*

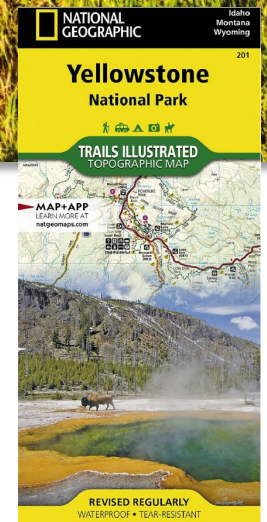
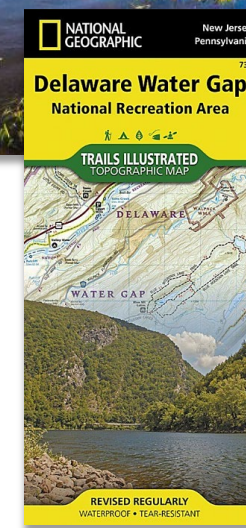
DID YOU KNOW?:

The Delaware Water Gap National Recreation Area draws more people every year than **Yellowstone National Park** with over 4 million annual visitors.*

The **Delaware Landing** is positioned nearly one-mile upstream at the northern gateway entrance of the **Delaware Water Gap National Recreation Area**.



Why? Critical driver is **10% of the U.S. population** resides within **100 miles** of this location.



Visitors
Per Year

* National Park Service - U.S. Department of the Interior - Delaware Water Gap National Recreation Area - Visitor Use Management Plan - November 2020

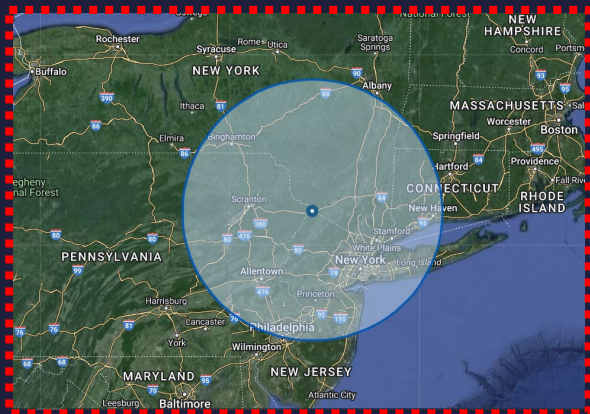
* Statista 2024- Sports & Recreation > Parks & Outdoors : "Number of recreational visitors to the Delaware Water Gap National Recreation Area in the United States from 2008 to 2023"

2020 POPULATION DISTRIBUTION IN THE UNITED STATES

Approximately

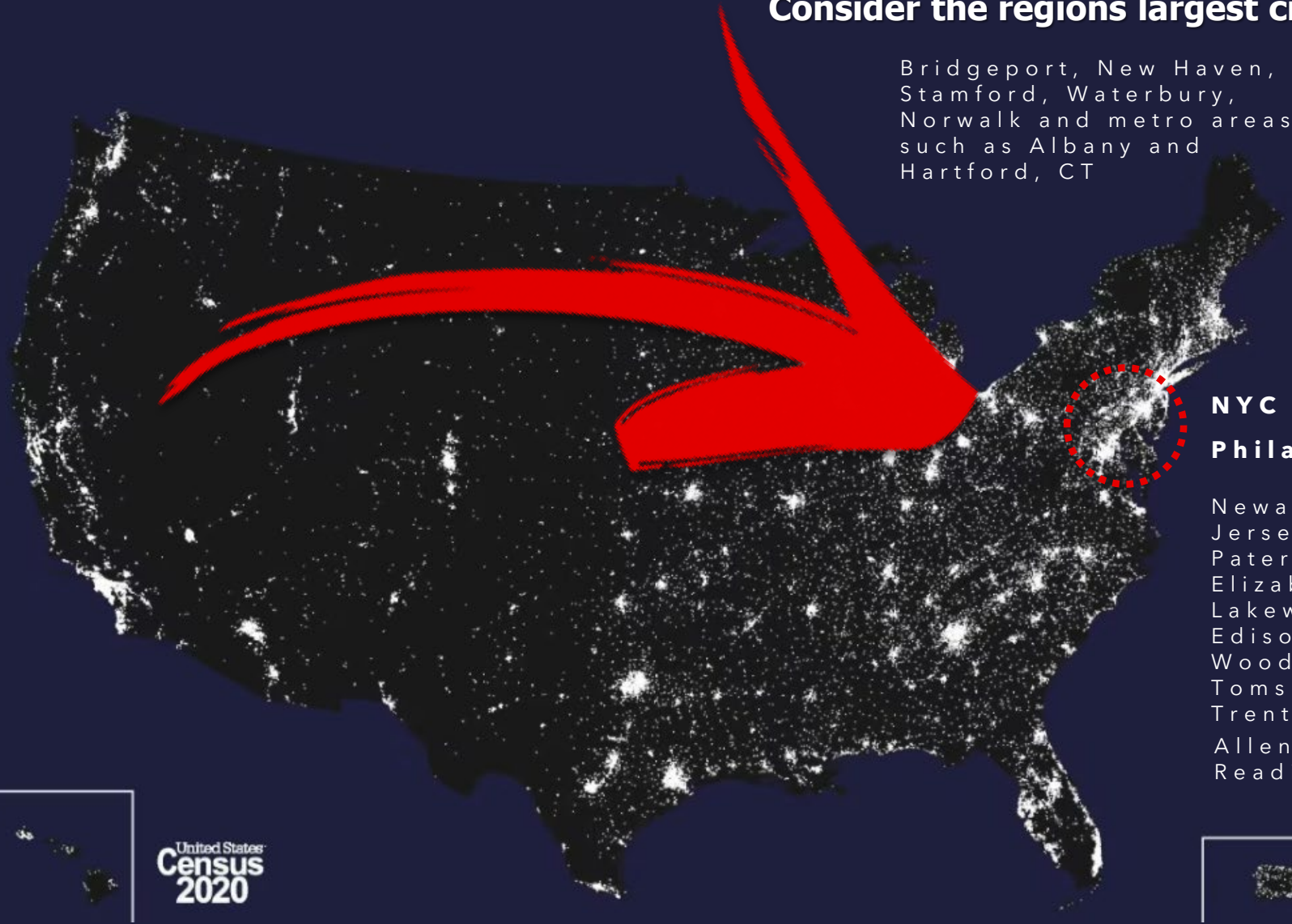
10%

**OF THE UNITED STATES
POPULATION LIVES
WITHIN 100 MILES
OF THIS DEVELOPMENT SITE ***



Consider the regions largest cities...

Bridgeport, New Haven,
Stamford, Waterbury,
Norwalk and metro areas
such as Albany and
Hartford, CT



NYC

Philadelphia

Newark,
Jersey City,
Paterson,
Elizabeth,
Lakewood,
Edison,
Woodbridge,
Toms River,
Trenton
Allentown,
Reading

United States
Census
2020

*According to United States Census 2020 population distribution map

CONCEPT SITE DESIGN



WEST PAD



CENTRAL PAD



EAST PAD



BIG BOX DEVELOPMENT

Inquire about additional site layout plans available

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CONCEPT SITE DESIGN PLAN

DELAWARE
LANDING

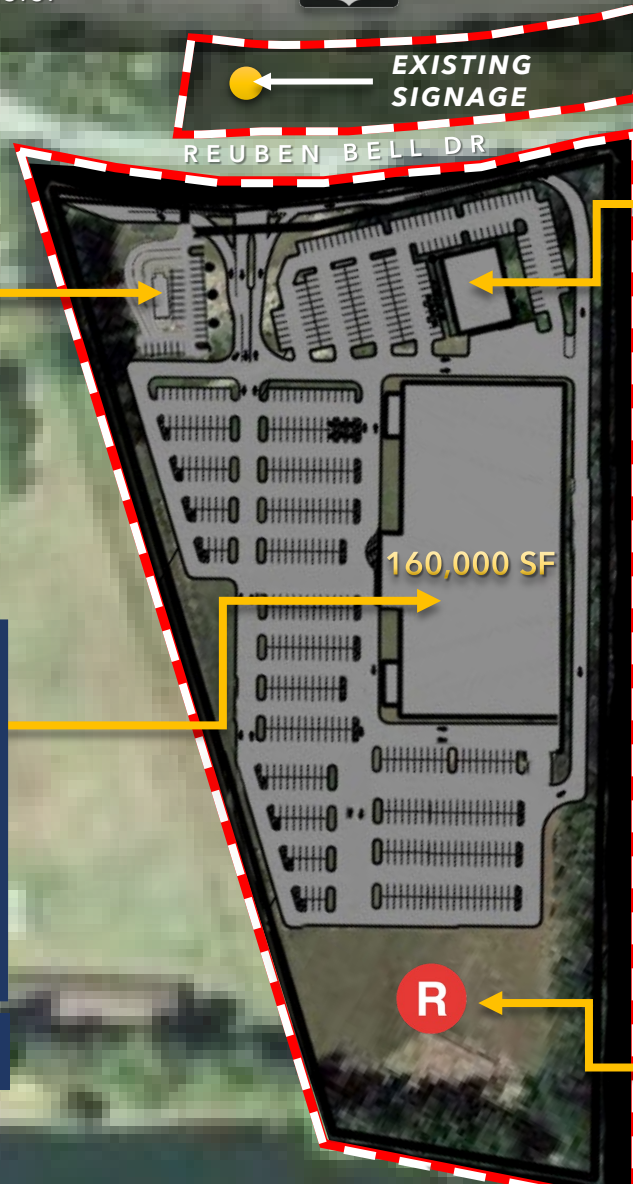
Development Notes: the following *"concept site design plan"* illustrates only one of several development scenarios. Ownership will modify and explore the viability of other site layouts on a case-by-case basis.



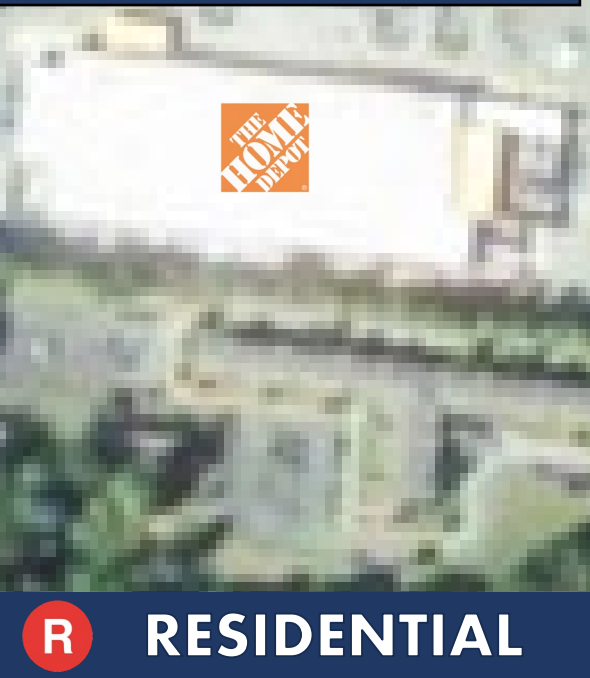
WEST PAD



BIG BOX DEVELOPMENT



EAST PAD



R RESIDENTIAL

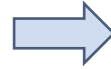


WHY PENNSYLVANIA?

DELAWARE LANDING

Pennsylvania ranks the **6th largest economy** in the nation

* Bureau of Economic Analysis, U.S. Dept of Commerce, May 2022



Pennsylvania ranks the **19th largest economy** in the world at **\$719 billion GDP**

* Bureau of Economic Analysis, U.S. Dept of Commerce, May 2022

Infrastructure & Connectivity

\$61.9 billion over the next 12 years will be invested in improvements to roads, bridges, transit systems, airports, and railroads.

Only state with port access to the Atlantic Ocean (Philadelphia), Gulf of Mexico (Pittsburgh), and Great Lakes (Erie).



PIKE COUNTY
RANKED #1
IN POPULATION GROWTH
PERCENTAGE SURPASSING
ALL 67 COUNTIES IN
PENNSYLVANIA

* Pike County Economic Development Authority, Cumulative Change, April 1, 2020, to July 1, 2023



Lowest cost of living in the Northeast U.S. (pa.gov)

ECONOMIC POWERHOUSE



6 PA cities rank in the **top 100** business-friendly U.S. cities (Market Watch)



6th nationally in access to capital (CNBC)

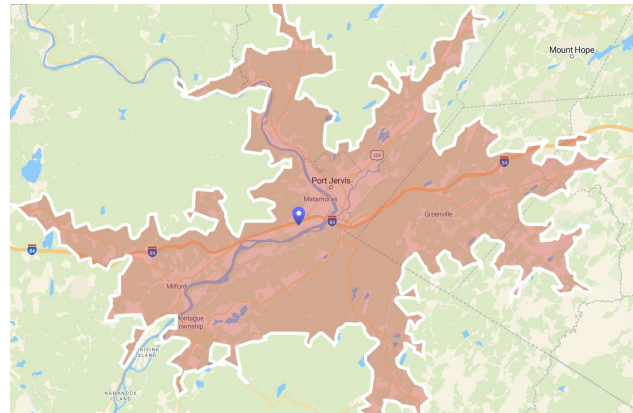


2nd lowest marginal personal income tax rate among states that levy the tax (pa.gov)



Ranked in **top 10** states for **education** (CNBC)

15-MINUTES



26,312
population

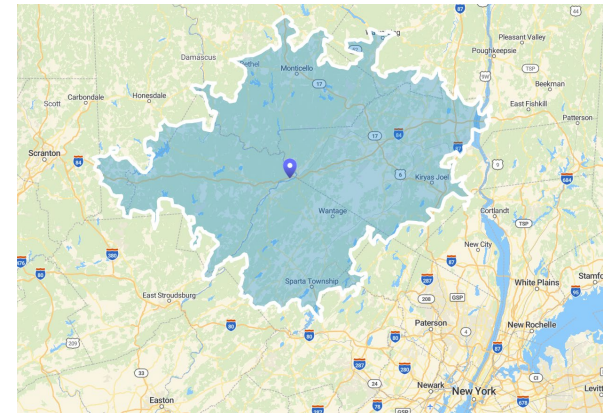
30-MINUTES



200,909
population

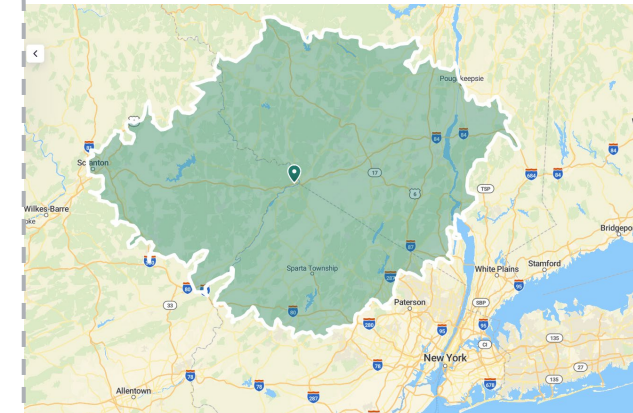
**MOST PROBABLE
TRADE-MARKET**

45-MINUTES



632,034
population

60-MINUTES



1,819,934
population

Drive-time analytics provides retail site-selection managers modern-day location intelligence for gauging potentially new trade-markets.

In contrast to the outdated bench-marking tools of 5/10/15 mile radius rings, the archaic demographic ring standards do not consider highway volumes, non-residential lands dedicated to national parks / recreation area, uninhabitable mountainous and waterway terrains; all relevant factors when considering the subject site.

The above reflects insights from US census 2022 data provided by Smappen

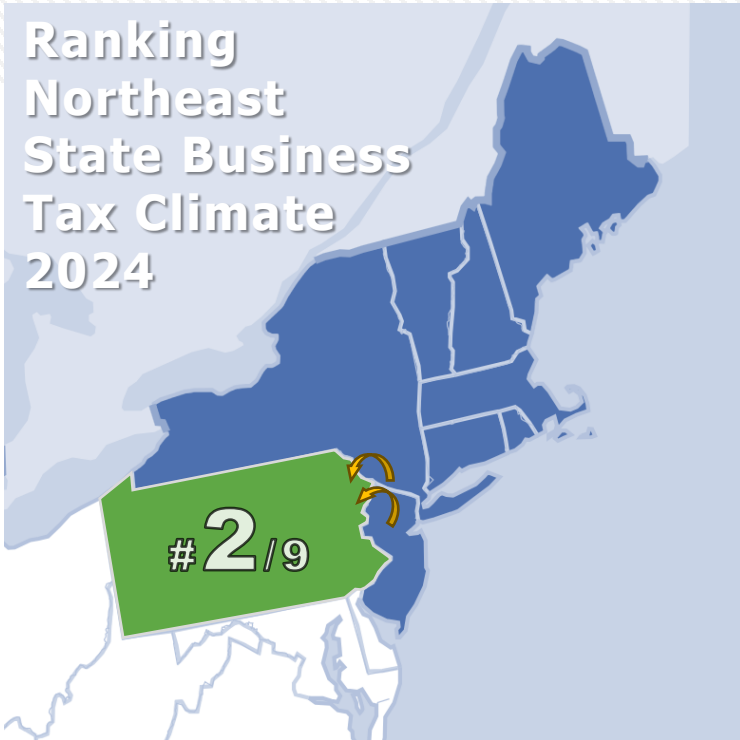
WHY PENNSYLVANIA?

DELAWARE
LANDING

PENNSYLVANIA CORPORATE TAX STRATEGY

Pennsylvania's corporate net income tax was reduced by one percentage point, from 9.99 to 8.99 percent, effective **January 1, 2023**. This change is the result of H.B. 1342, enacted in July 2022, which also prescribes future reductions of 0.5 percentage points each year until the rate reaches **4.99 percent in 2031**.

Ranking Northeast State Business Tax Climate 2024



Source: 2024 State Business Tax Climate Index | Tax Foundation Data

BIG PICTURE:

The state of **NY (#49)** and **NJ (#50)** rank as the worst Business Tax Climate in the United States in '24.

Primary driver pushing NY / NJ migration into the more **affordable state of PA**.

FORTUNE 500 COMPANIES IN PENNSYLVANIA

Business Tax



The state of **PA** is **#16** in the country for **Sales Tax Rank**, and **#14** in the country for **Property Tax Rank**

DEMOGRAPHICS

DELAWARE LANDING

POPULATION	5-Mile	10-Mile	15-Mile
2022 Census	21,407	47,066	108,939
HOUSEHOLDS			
2022 Households	8,742	18,070	41,326

County-Level GROWTH RATES	Pike County, PA	4.6%
	Sussex County, NJ	1.3%
	Orange County, NY	1.5%

* U.S. Census, Population, percentage change - April 1, 2020 to July 1, 2023 (estimates)



AREA SNAPSHOT

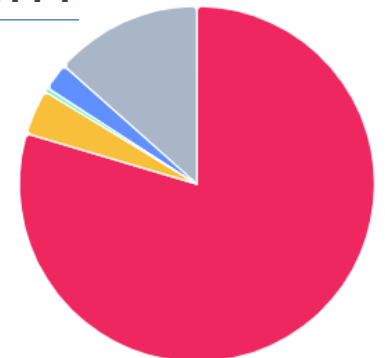
 **47,066**
POPULATION (10-Mile)

 **\$120,401**
AVERAGE HOUSEHOLD INCOME (10-Mile)

 **\$315,525**
AVERAGE HOME VALUE (10-Mile)

RACE & ETHNICITY

- White (38,441)
- Black (1,987)
- Am. Indian (183)
- Asian (1,205)
- Other (6,479)



Median Age in Years (10 mile)

42.5

GENERATION X

70% of brands report that brand loyalty was highest in Gen X consumers

81% have made purchases online

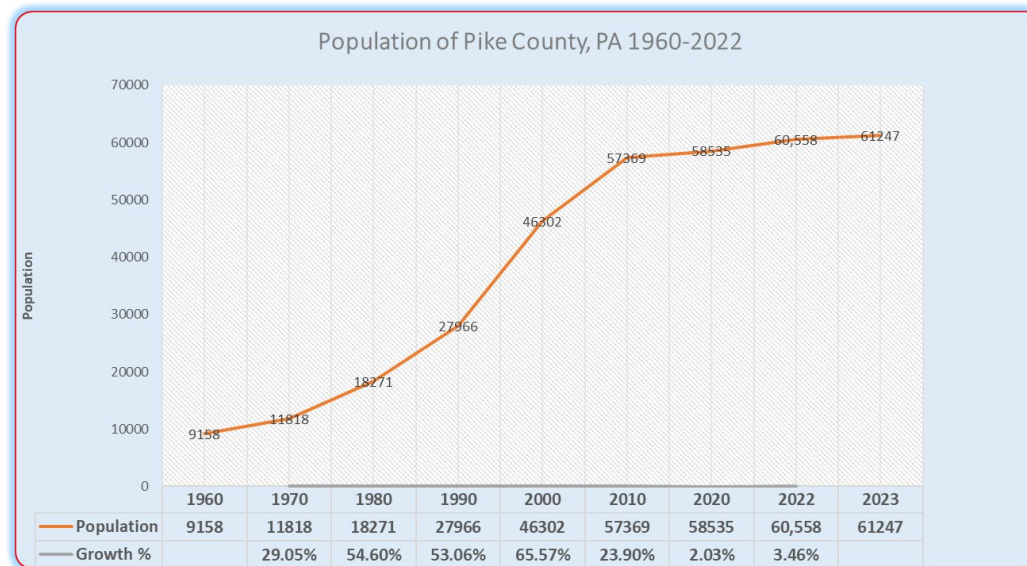
80% prefer email marketing over all other marketing channels

72% use the internet to research companies and brands

54% feel overlooked or even forgotten by brands and marketers



PIKE COUNTY GROWTH RATE



Visitor Mobility Data

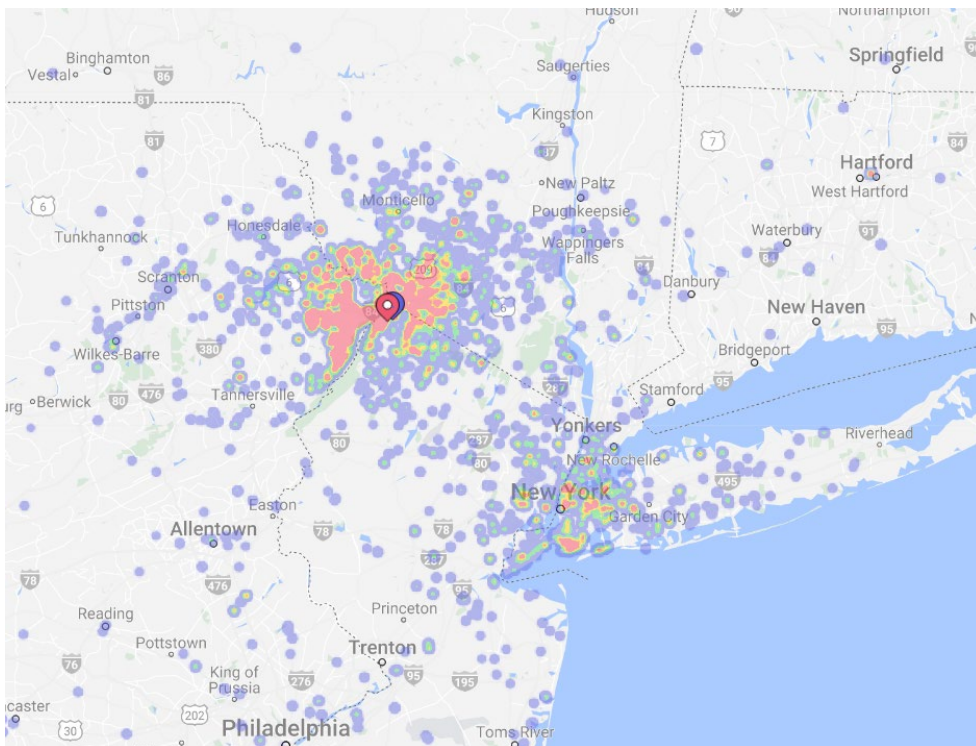
The following mobility heatmaps offer visitor insights into the true-trade area of neighboring big-box retailers and their respective commanding regional reach.



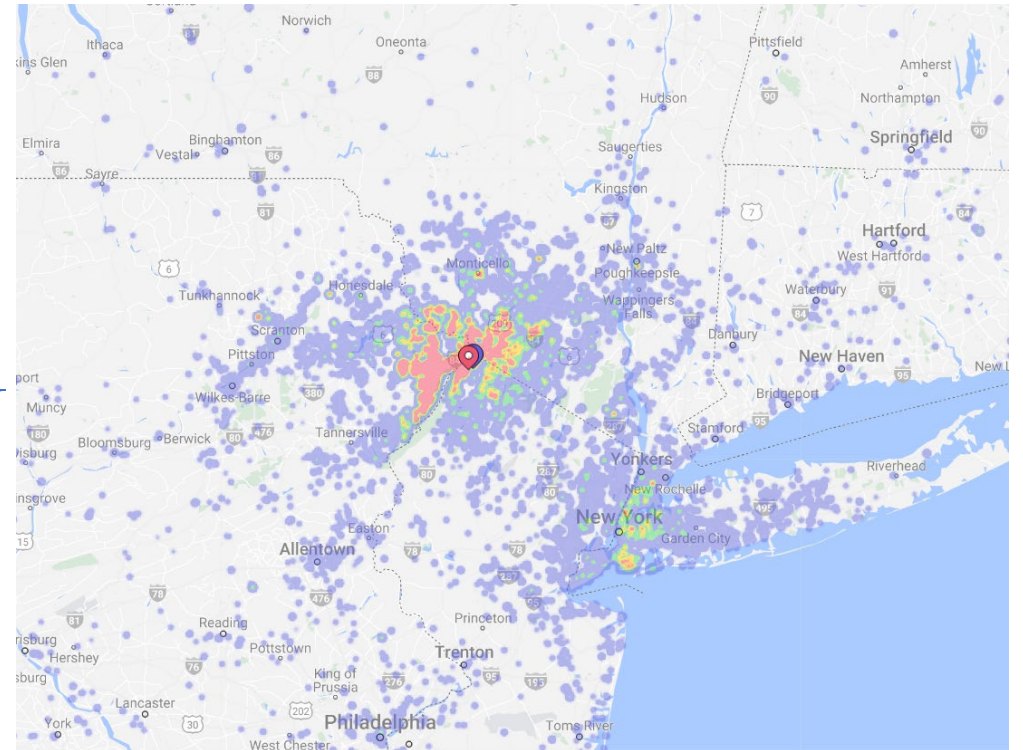
RETAILER: The Home Depot
ADDRESS: 125 Reuben Bell Dr, Matamoras, PA 18336
PROMIXITY: Adjacent parcel immediately east



RETAILER: Walmart Supercenter
ADDRESS: 220 Route 6 & 209, Milford, PA 18337
PROMIXITY: 0.9 miles west



Considerable
cross-border
visitation from
NY & NJ
(+ CT)



TRAFFIC COUNTS

DELAWARE
LANDING



28,687 CPD



EXISTING
SIGNAGE

COMBINED I-84 & RT 209
43,470
AVG. ANNUAL DAILY
TRAFFIC COUNT



14,783 CPD

REUBEN BELL DR

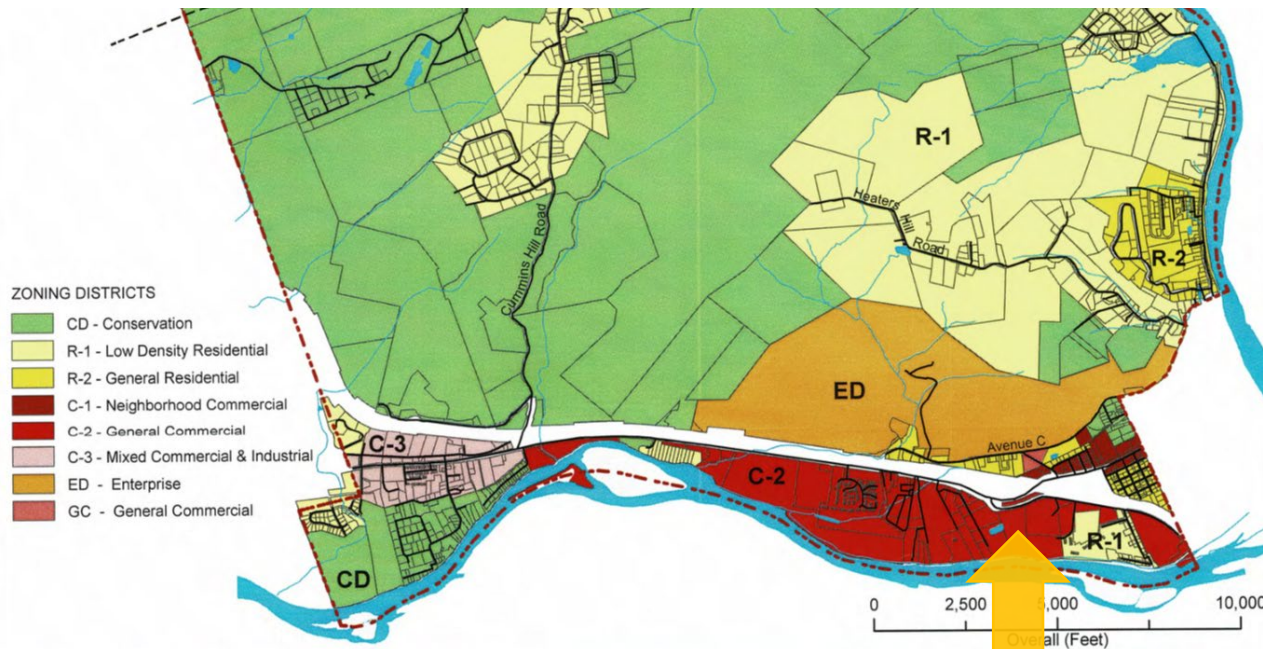
SITE



RETAIL : PERMITTED "AS-OF-RIGHT"

The **Delaware Landing** site is located within the **"C-2" General Commercial Zoning District** of the Westfall township in Pike County, Pennsylvania. The Zoning table (right) identifies the Types of Use permitted as-of-right.

- Retail Store or Shopping Center
- Restaurant with drive-through service (QSR)



TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS					
	CD	R-1	R-2	C-1	C-2	C-3
b. COMMERCIAL USES (Cont.)						
Hotel or Motel (S. 402)	N	N	N	P	P	P
Kennel (S. 402)	N	N	N	N	SE	SE
Laundromat	N	N	N	P	P	P
Laundry, Commercial or Industrial	N	N	N	N	P	P
Lumber Yard	N	N	N	N	P	P
Massage Parlor (S. 402)	N	N	N	N	N	N
Motor Vehicle Racetrack (S. 402)	N	N	N	N	C	N
Office (See also as Home Occupation)	N	N	N	P	P	P
Pawn Shop	N	N	N	N	P	P
Personal Services (includes tailoring, custom dressmaking, haircutting/styling, drycleaning, shoe repair, "massage therapy, certified" and closely similar uses) (See also Home Occupation)	N	N	N	P	P	P
Picnic Grove, Private (S. 402)	N	N	N	SE	P	P
Plant Nursery (other than a Retail Garden Center), provided that within a residential district: a) any on-site retail sales shall be limited to plants primarily grown upon the premises, and b) a 5% maximum building coverage shall apply.	P	P	P	P	P	P
Recreation, Commercial Indoor (includes bowling alley, roller or ice skating rink, batting practice and closely similar uses); other than uses listed separately in this Section 306	N	N	N	SE	P	P
Recreation, Commercial Outdoor (S. 402; including miniature golf course, golf driving range, amusement park and closely similar uses); other than uses listed separately in this Section 306 (see also uses allowed as a "Resort")	N	N	N	N	P	P
Repair Service, Household Appliance	N	N	N	P	P	P
Resort (S. 402) - less than 30 rental units	C	N	N	P	P	P
- 30 or more rental units	N	N	N	C	P	P
(Note - That term allows certain additional uses under Section 402)						
Restaurant or Banquet Hall (S. 402)						
- with drive-through service (S. 403)	N	N	N	N	P	P
- without drive-through service	N	N	N	P	P	P
Retail Store (this term does not include auto sales or an adult use) or Shopping Center	N	N	N	P	P	P
River Livery (S. 402)	C	N	N	C	C	C
Self-Storage Development	N	N	N	N	P	P
Target Range, Firearms (other than target shooting by residents or owners of a lot)						
- Completely indoor and enclosed	C	N	N	N	P	P
- Other than above (S. 402)	C	N	N	N	C	N
Tattoo or Body Piercing Establishment	N	N	N	N	N	P
(other than temporary tattoos or ear piercing, which are personal service uses)						

TAX PARCEL

DELAWARE LANDING

Pike County, PA GIS

Public Access



20 ACRES ZONED FOR COMMERCIAL - 120,000+ BSF RETAIL + OUTPARCEL PADS

DELAWARE LANDING

FOR ALL INQUIRIES CONTACT:

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REAL ESTATE

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