

POINT TOWNSHIP

NORTHUMBERLAND COUNTY, PA

101.73 AC FOR SALE

6 MILES TO


POINT TWP DR


CAN BE RAIL SERVED

SUSQUEHANNA RIVER

**PA SITES
GRANT
AWARDED!**

POINT TOWNSHIP

NORTHUMBERLAND COUNTY, PA

101.73 AC FOR SALE

EXCELLENT ACCESS TO I-80

PROPERTY HIGHLIGHTS

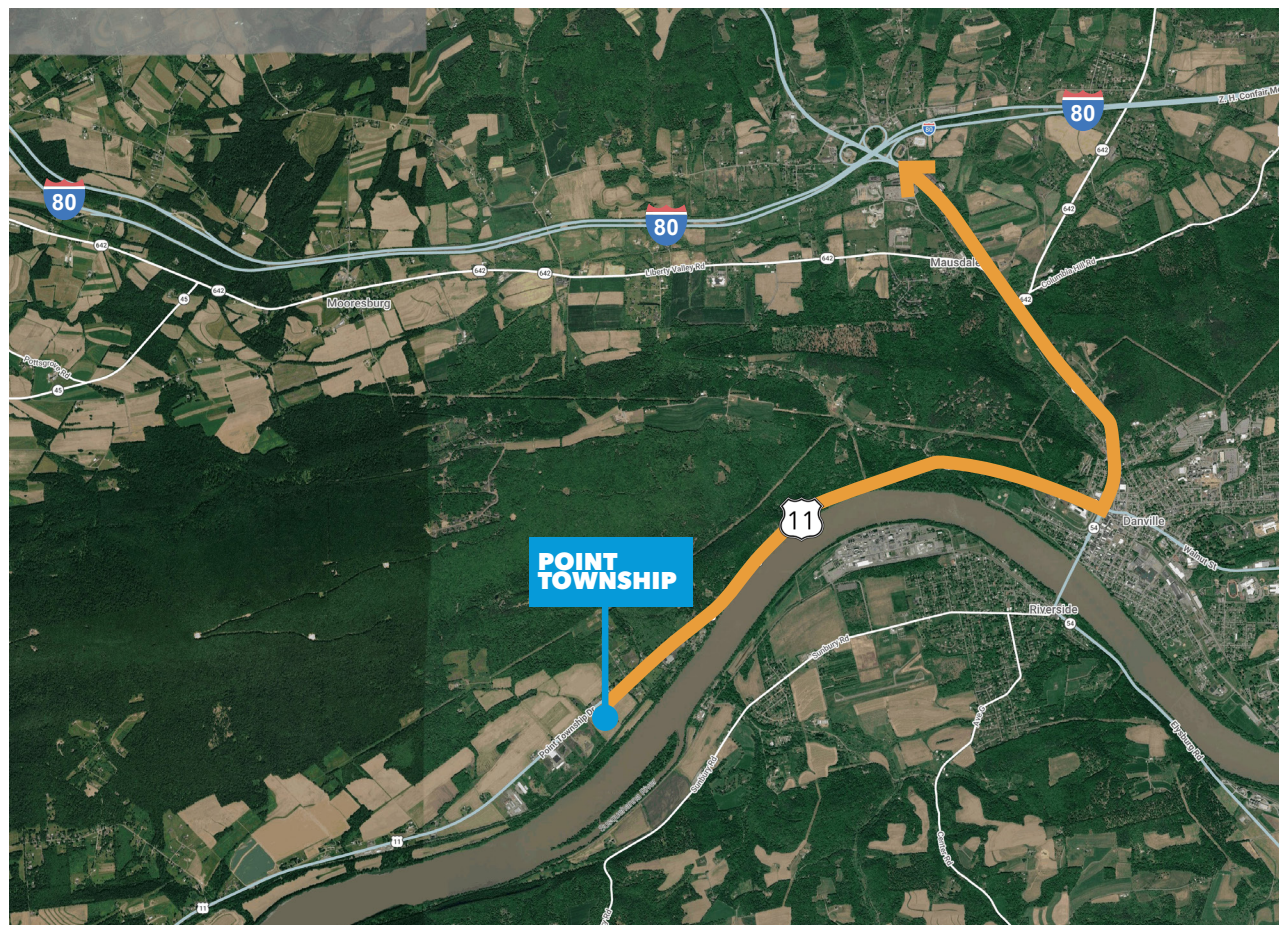
PROPERTY TYPE	Industrial Land
LOT SIZE	101.73 AC <i>*can be subdivided</i>
PARCEL NUMBER	039-00-026-015
ZONING	Industrial

WATER/SEWER	On-site facilities planned
ELECTRIC	12kv line
GAS	Distribution Main
RAIL SERVED	North Shore Railroad, with connection to Norfolk Southern and Canadian Pacific

OWNER HAS RECEIVED A PA SITES GRANT WORTH APPROXIMATELY \$5.0M TO FACILITATE DEVELOPMENT.



- Land Development Plan being prepared to facilitate site grading and associated NPDES Permitting.
- Consulting Engineer to evaluate potential DOT requirements for turning lanes, acceleration & deceleration lanes.
- Perc Testing to locate appropriate location for on-site septic / sewer facilities.
- Location and construction of water tank in support of required fire suppression capabilities.
- Rough site grading to be completed for the site.
- De Minimis wetlands to be mitigated.
- Flood Plain remediation to be completed.



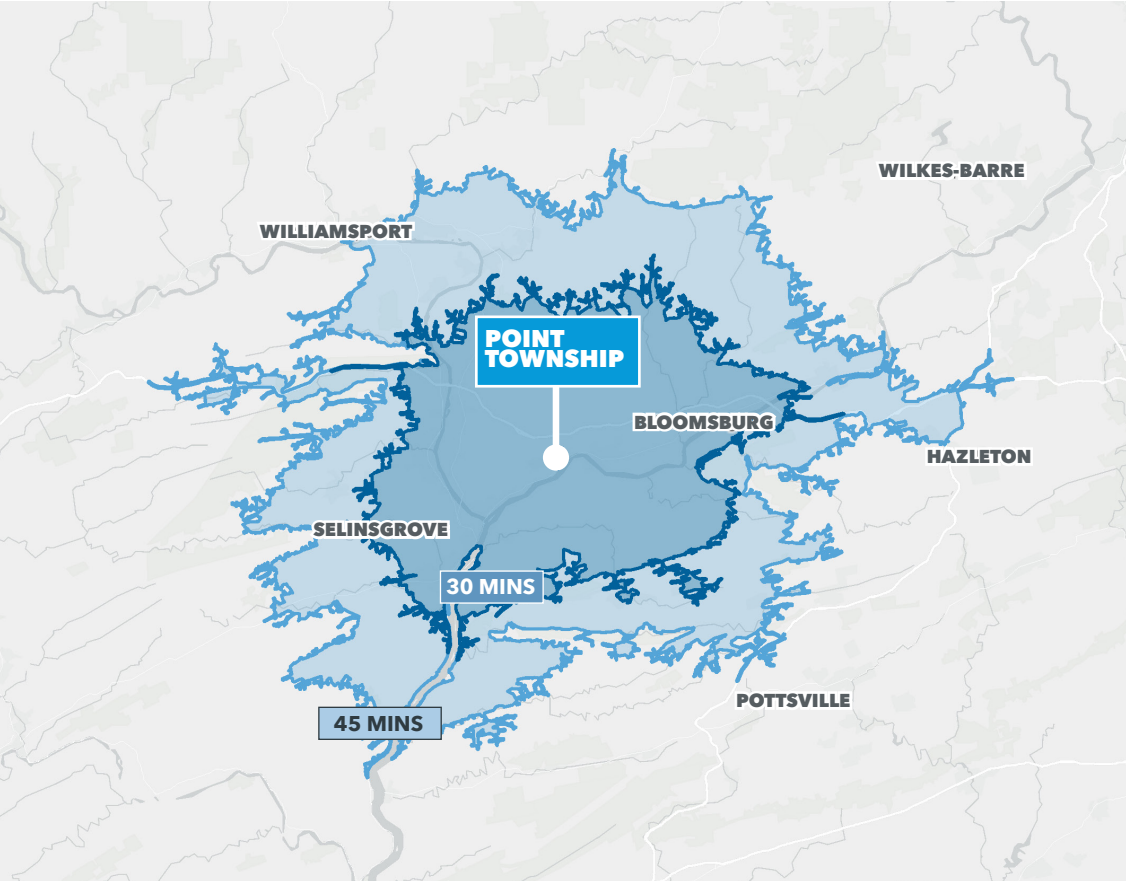
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NORTHUMBERLAND COUNTY, PA

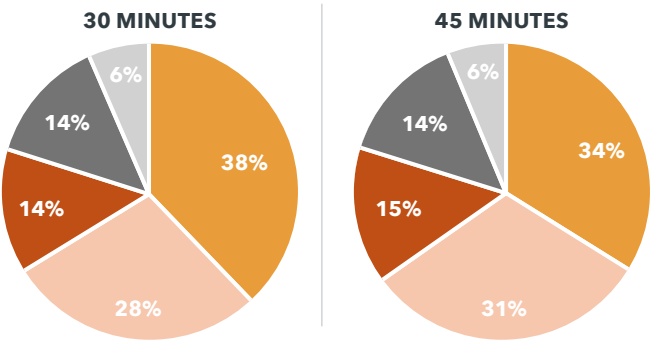
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DEMOGRAPHIC PROFILE



LEGEND	
AGE BREAKDOWN (2025)	
Under 24 Years Old	
25 to 44 Years Old	
45 to 54 Years Old	
55 to 64 Years Old	
65+ Years Old	



	30 Minutes	45 Minutes
POPULATION & HOUSHOLDS		
2025 Total Population	110,825	229,928
2025 Total Households	44,996	92,293
LABOR FORCE (2025)		
Manufacturing Labor Force	8,948	19,054
Warehouse Labor Force	3,421	6,970
Total Industrial Labor Force	12,369	26,024
HOUSEHOLD INCOME (2025)		
Average Household Income	\$96,680	\$91,126
Median Household Income	\$70,356	\$67,803
HOUSEHOLD INCOME BREAKDOWN (2025)		
<\$30,000	11,886	24,198
\$30,000-59,999	12,767	27,773
\$60,000-99,999	5,907	12,564
\$100,000-199,999	10,950	21,990
\$200,000+	3,486	5,768
EDUCATIONAL ATTAINMENT ADULTS 25+ (2025)		
No Diploma	3,924	10,711
Highschool Diploma/GED	29,287	68,168
College Degree or Higher	39,180	76,252

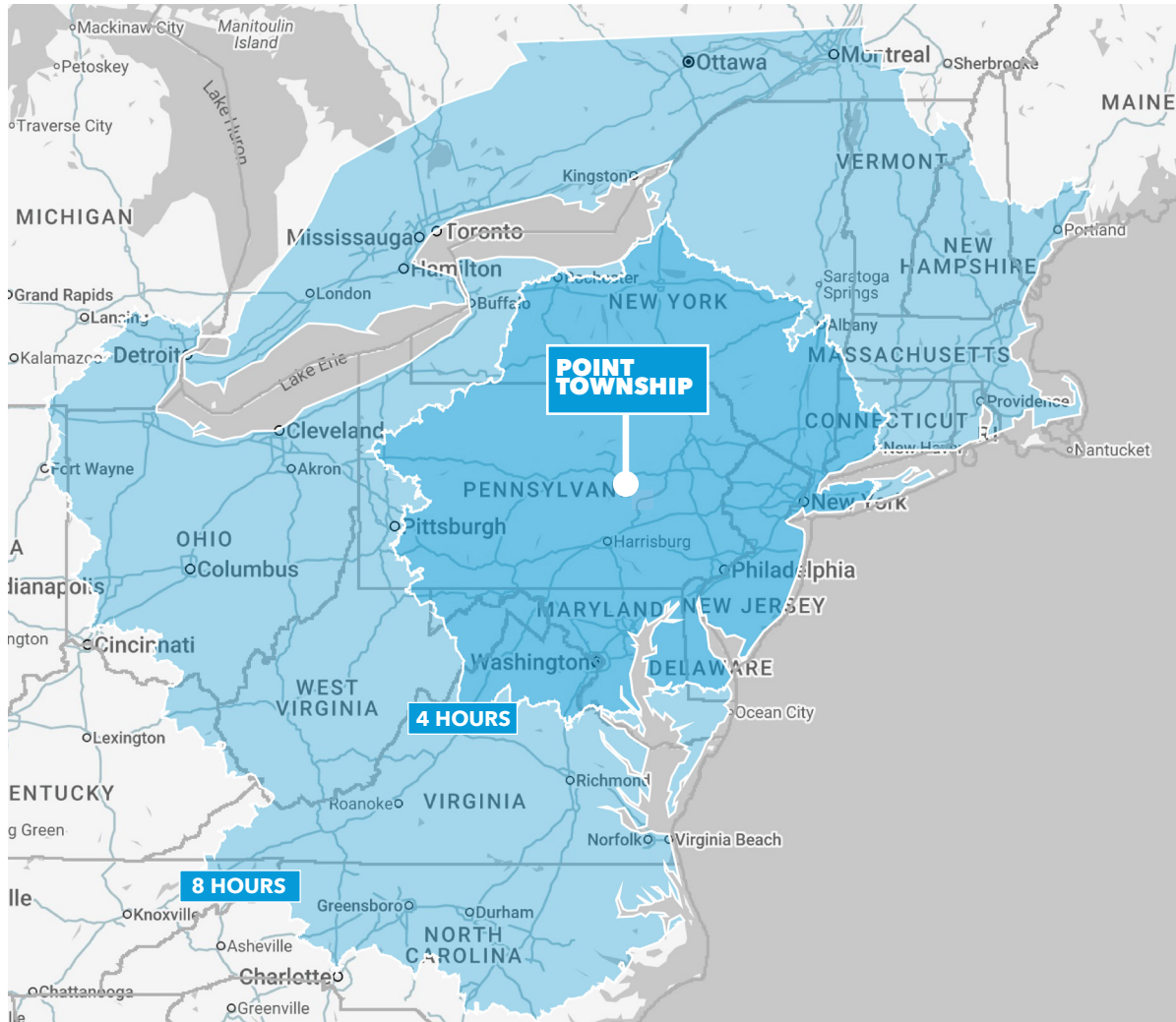
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4-8 HOUR DRIVE TIME



	Minutes	Miles
CITIES		
Philadelphia, PA	130	108
New York, NY	170	140
Washington, DC	190	165
Boston, MA	360	315

INTERMODALS		
North Shore - Northumberland, PA	10	7
Harrisburg Intermodel Yard	70	57
Norfolk Southern - Taylor, PA	75	59
Norfolk Southern - Bethlehem, PA	95	74

PARCEL FACILITIES		
FedEx Ground - Muncy	30	23
FedEx - Hazle	40	31
USPS - Wilkes-Barre	60	46
Pittston Facility (Ground)	70	56
Mt. Pocono Facility (Freight)	85	67
UPS - Dunmore	80	64

PORTS		
Port of Philadelphia	135	107
Port of Baltimore	145	116
Port of NY/NJ	165	133

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

DRIVE ENHANCING OUR REGION
Economic Development Entity

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