



FOR
SALE

Development Opportunity

Land available for purchase in Summit Twp., PA

HAMOT ROAD, SUMMIT TOWNSHIP
PENNSYLVANIA 16509

INTERSTATE 90

PARCEL

OUR
LISTING
TEAM

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Property Overview

HAMOT ROAD PARCEL



Location & Access

OFFERING SUMMARY

Available for purchase is a ±10-acre parcel located in Summit Township, PA, just 9 miles south of Erie via I-79. This parcel is opportunistically positioned minutes from Erie County’s bustling retail corridor along Route 90, which envelopes over fifty major retailers and houses dozens of restaurants, bars, and entertainment options. Additionally, the land offers near-direct access to I-90, and is within a 7-minute drivetime of both I-79 and Rt. 19 access points.

PARCEL INFORMATION

- **Parcel ID:** 40-017-073-023
- **County:** Erie County
- **Municipality:** Summit Township
- **Land Area:** 10.10 AC
- **Zoning:** IND (309A Industrial District)



309A Industrial Districts (IND) are designed to provide suitable space for existing industries and their expansion, as well as future industrial development. Performance standards, loading parking specifications and yard regulations are set forth within the Ordinance in order to insure, insofar as possible, safe, non-objectionable industrial installations.

PERMITTED USES OF LAND

Hamot Road parcels allow for a range of land use, including but not limited to:

- Forestry
- Light manufacturing/machine shop
- Municipal building
- Government services
- Outside storage
- Railroad freight facility
- Self-storage facility
- Warehousing establishment
- Automobile services
- Beverage production establishment
- Bulk fuel storage
- Billboards communication building
- Operation heavy manufacturing
- Distribution center, Type 2
- Emergency response facility
- Essential Services

CENTRALIZED LOCATION

Conveniently located within near-immediate access to I-90, the available parcel at Hamot Road offers proximity to a number of major thoroughways, including I-79, Rt. 20, Rt. 19, Rt. 6, and I-86, providing exceptional logistics access to industrial developers.

DRIVETIMES TO LOGISTICS ACCESS POINTS

- **I-90 & I-79 Interchange:** 2.2 miles (5 minutes)
- **I-90 & Rt. 19 Interchange:** 2.6 miles (7 minutes)
- **I-79 & Rt. 20 Interchange:** 6.0 miles (10 minutes)
- **Erie Intl. Airport:** 8.4 miles (15 minutes)
- **Buffalo Niagra Intl. Airport:** 101 miles (97 minutes)
- **Cleveland Hopkins Intl. Airport:** 112 miles (113 minutes)
- **Pittsburgh Intl. Airport:** 120 miles (120 minutes)

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NEARBY RETAILERS

The Hamot Road parcel is within a 2.6-mile drivetime of Erie County’s expansive retail corridor along Route 19.



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