

**FOR
SALE**

\$6,000,000

20.62+/- ACRES

.....
**111 REUBEN BELL DRIVE
MATAMORAS, PA 18336**

PIKE COUNTY

LAND

**LATITUDE: 41.354753
LONGITUDE: -74.715736**



Unlock the Gateway to Growth

20.62 Acre Commercial Land Site at the Tri-State Crossroads

Welcome to an exceptional opportunity: 20.62 acres of commercially-zoned, an expansive, highly visible site ready for your next major development. Site positioned at the Tri-State border of New York, New Jersey and Pennsylvania, offering a unique regional draw. Direct frontage and signage exposure to major highways (I-84 and Route 6), with reported combined daily traffic of approximately 45,080 vehicles. Zoned C-2 (General Commercial) - allowing retail, big-box, outparcels, drive-thru uses. With tens of thousands of vehicles passing daily, and proximity to major retail co-tenants (e.g., large box stores) this site offers high visibility and critical mass of consumer reach.

Matamoras is a small but strategically located borough in northeastern Pennsylvania, at the junction of major highways and adjacent to the Delaware River. It offers a stable residential community with decent incomes and home-ownership, good quality of life indicators, and strong connectivity.

For Information Contact:

Al Guari, Vice President-Brokerage

Cell: 570.499.2889 aguari@mericle.com



WESTFALL TOWNSHIP

PROPERTY DETAILS:

- ❑ 20.62+/- Acres
- ❑ 099.00-01-41
- ❑ 789+/- ft. of Frontage
- ❑ Zoned C-2 (General Commercial)
- ❑ 2025 Taxes - \$8,976.74
- ❑ 45,080 AADT on I-84 & Rt 6

(PennDOT TIRe 2021)

DEMOGRAPHICS

	15 Minutes	30 Minutes	45 Minutes
Population	26,940	174,071	548,277
Households	11,168	66,763	202,500
Median Age	44.4	42.9	40.3
Median Household Income	\$77,776	\$90,840	\$93,641
Average Household Income	\$101,227	\$115,638	\$120,425
Per Capita Income	\$42,188	\$44,669	\$44,558



Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.

570.823.1100
mericle.com



East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

