

Humboldt Station

Demographic and Area Information



Humboldt Station



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Demographics

Population								
Sex and Age	5 miles		10 miles		20 miles		30 miles	
	Estimate	%	Estimate	%	Estimate	%	Estimate	%
Total population	41,785		72,889		257,837		671,334	
Male	19,713	47.2%	35,024	48.1%	125,866	48.8%	327,511	48.8%
Female	22,072	52.8%	37,865	51.9%	131,971	51.2%	343,823	51.2%
18 years and over	33,237	79.50%	57,579	79.0%	203,317	78.9%	526,997	78.5%
Male	15,262	36.50%	27,023	37.1%	97,716	37.9%	252,930	37.7%
Female	17,975	43.0%	30,556	41.9%	105,603	41.0%	274,067	40.8%
65 years and over	9,286	22.2%	15,014	20.6%	51,362	19.9%	125,443	18.7%
Male	3,346	8.0%	5,648	38.6%	19,847	7.7%	48,481	7.2%
Female	5,940	14.2%	9,366	12.9%	31,515	12.2%	76,962	11.5%
Total Households	18,040		30,144		105,095		269,101	

Source: LandView 6 – US Census 2000



Employment Status

Employment Status								
	5 miles		10 miles		20 miles		30 miles	
	Estimate	%	Estimate	%	Estimate	%	Estimate	%
Population 16 years and over	33,977		59,458		210,127		544,567	
In labor force	18,910	55.7%	34,134	48.1%	119,290	56.8%	318,291	58.4%
Civilian labor force	18,885	55.6%	34,105	51.9%	119,169	56.7%	318,013	58.4%
Employed	17,826	52.5%	32,133	51.9%	112,015	53.3%	299,971	55.1%
Unemployed	1,059	3.1%	1,972	5.9%	7,154	3.4%	18,042	3.3%
% of civilian labor force	5.6	(X)	5.8	(X)	6.0	(X)	5.7	(X)
Not in labor force	15,067	44.3%	25,324	42.6%	90,837	43.2%	226,276	41.6%
Occupation								
Management, professional, and related occupations	4,623	25.9%	8,804	27.4%	27,505	24.6%	79,242	26.4%
Service occupations	2,759	15.5%	4,589	14.3%	16,838	15.0%	44,818	14.9%
Sales and office occupations	4,861	27.3%	8,180	25.5%	27,293	24.4%	78,032	26.0%
Construction, extraction, and maintenance occupations	1,503	8.4%	3,271	10.2%	12,584	11.2%	31,991	10.7%
Production, transportation, and material moving occupations	4,042	22.7%	7,221	22.5%	27,411	24.5%	64,859	21.6%

Source: LandView 6 – US Census 2000

Income

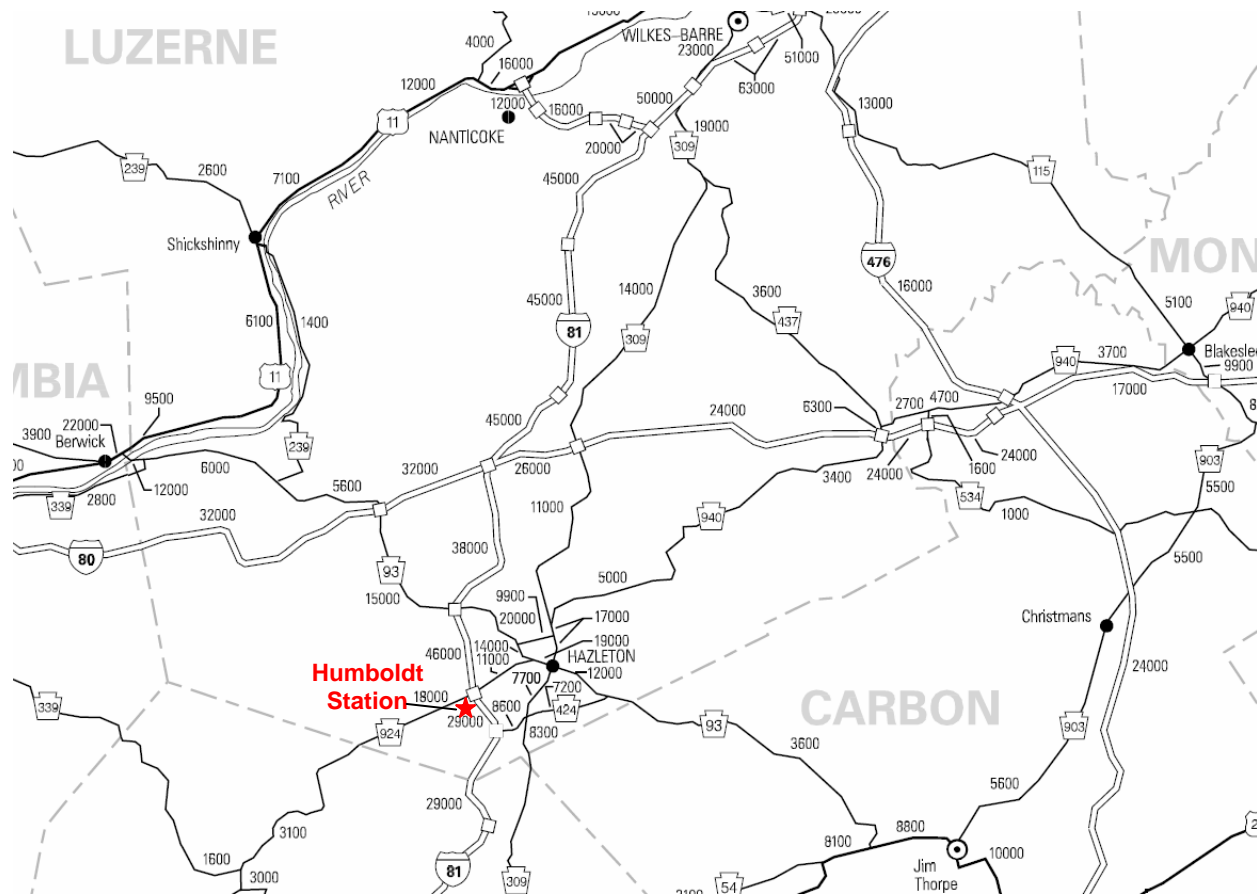
Income								
Income in 1999	5 miles		10 miles		20 miles		30 miles	
	Estimate	%	Estimate	%	Estimate	%	Estimate	%
Households	17,949		30,145		105,141		269,198	
Less than \$10,000	2,458	13.7%	3,423	11.4%	11,909	11.3%	29,811	11.1%
\$10,000 to \$14,999	1,982	11.0%	2,997	9.9%	10,237	9.7%	24,032	8.9%
\$15,000 to \$24,999	3,166	17.6%	4,913	16.3%	17,629	16.8%	42,808	15.9%
\$25,000 to \$34,999	2,592	14.4%	4,435	14.7%	16,165	15.4%	39,002	14.5%
\$35,000 to \$49,999	2,918	16.3%	5,249	17.4%	18,966	18.0%	47,770	17.7%
\$50,000 to \$74,999	2,924	16.3%	5,342	17.7%	18,482	17.6%	49,718	18.5%
\$75,000 to \$99,999	910	5.1%	2,022	6.7%	6,810	6.5%	20,181	7.5%
\$100,000 to \$149,999	549	3.1%	1,097	3.6%	3,399	3.2%	11,051	4.1%
\$150,000 to \$199,999	206	1.1%	309	1.0%	705	0.7%	2,275	0.8%
\$200,000 or more	244	1.4%	358	1.2%	839	0.8%	2,550	0.9%
Families	11,068		19,668		69,932		179,076	
Less than \$10,000	637	5.8%	947	4.8%	3,439	4.9%	8,735	4.9%
\$10,000 to \$14,999	786	7.1%	1,140	5.8%	3,638	5.2%	8,378	4.7%
\$15,000 to \$24,999	1,798	16.2%	2,688	13.7%	10,133	14.5%	23,628	13.2%
\$25,000 to \$34,999	1,577	14.2%	2,937	14.9%	11,282	16.1%	26,961	15.1%
\$35,000 to \$49,999	2,176	19.7%	4,044	20.6%	15,118	21.6%	37,009	20.7%
\$50,000 to \$74,999	2,472	22.3%	4,566	23.2%	15,921	22.8%	42,356	23.7%
\$75,000 to \$99,999	794	7.2%	1,810	9.2%	6,058	8.7%	17,985	10.0%
\$100,000 to \$149,999	463	4.2%	975	5.0%	3,042	4.4%	9,900	5.5%
\$150,000 to \$199,999	176	1.6%	267	1.4%	634	0.9%	2,023	1.1%
\$200,000 or more	189	1.7%	294	1.5%	667	1.0%	2,101	1.2%

Source: LandView 6 – US Census 2000



Traffic Counts

Humboldt Station is located at the intersection of State Route 924 and Interstate 81. According to the PA Department of Transportation internet traffic monitoring system, approximately **18,000 cars pass by Humboldt Station (State Route 924 and Commerce Drive) daily**. Nearly **62,500 cars pass Exit 143 at Interstate 81 daily**.





Nearby Businesses & Employment

Humboldt Industrial Park is home to more than 50 industries employing nearly 8,000 residents of Greater Hazleton and the surrounding area.

Eagle Rock Resort, a private development, is located 5 miles west to Humboldt Station and has 4,000 acres of homes, ski slopes, a golf course and other amenities.

Nearby Businesses and Employment			
Industries located within Humboldt Industrial Park			
	# of Businesses	# of Employees	# of Employees/Business
Manufacturing	25	3,361	134
Distribution / Logistics	19	3844	202
Miscellaneous / Other	9	516	57



Humboldt Station Pad Site Information

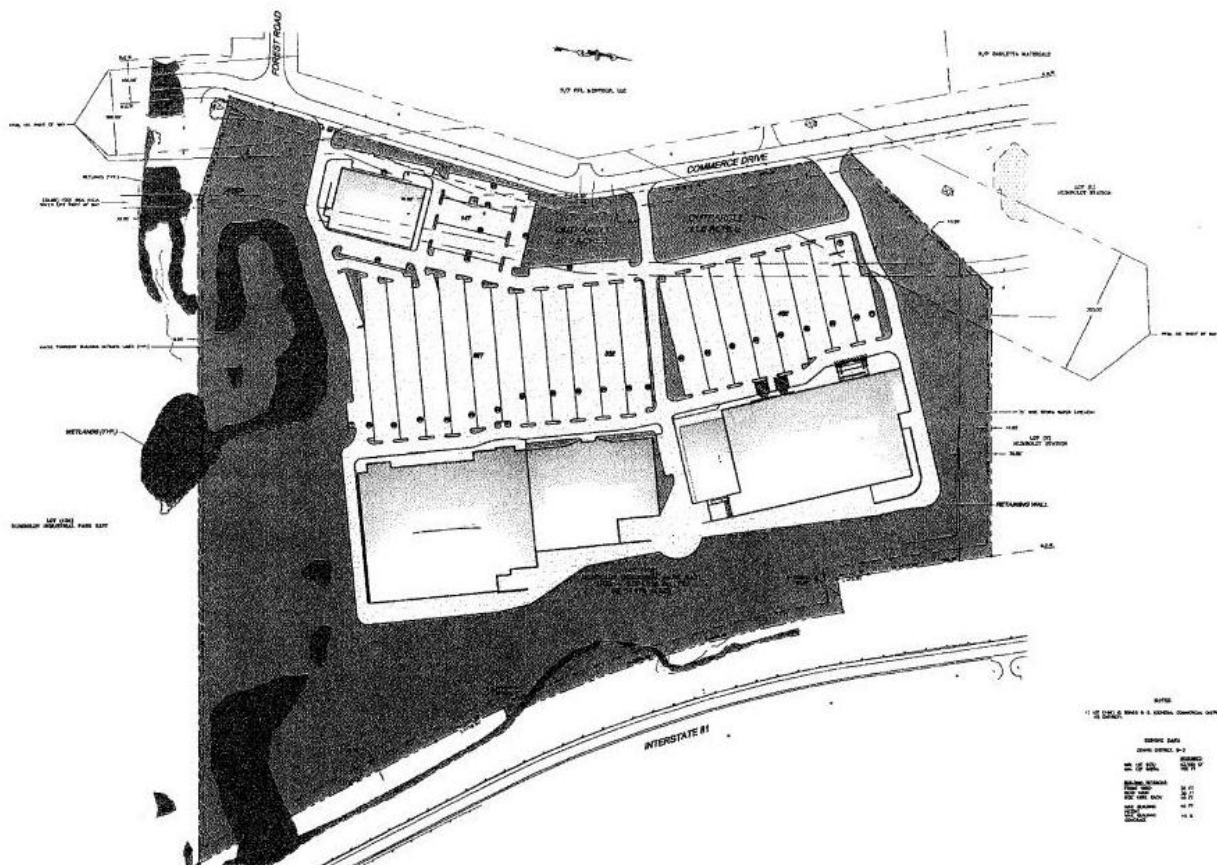
Site:	Pad ready sites ranging from 1.193 acres to 2.712 acres are available for fast food and family style restaurants.
Zoning:	Commercial / Retail (B2)
Address:	Commerce Drive & Station Circle Hazle Township, PA 18202
Neighbors:	Residence Inn by Marriott, Burger King, Turkey Hill Minit Market, Sonic Drive In
Property Taxes:	<i>The remaining sites in Humboldt Station are designated KOZ with state and local property taxes abated through Dec 31, 2017.</i>
Interstate Access:	Interstate 81 is adjacent to the development and accessible via State Route 924. The entrance of the development is controlled by a traffic signal with a high volume highway occupancy permit.

Humboldt Station Development Summary

<u>Lot</u>	<u>Gross Acres</u>	<u>Proposed Use</u>	<u>Status</u>	<u>Tenants</u>
A	1.409	Fast Food Restaurant	Sold	Burger King
B	2.876	Gas Station / Convenience Store	Sold	Turkey Hill
C	1.233	Fast Food Restaurant / Retail	Sold	Sonic Drive In
D	1.257	Fast Food Restaurant / Retail	Available	N/A
E	1.364	Fast Food Restaurant / Retail	Available	N/A
F	2.712	Fast Food Restaurant / Retail	Available	N/A
G	1.272	Fast Food Restaurant / Retail	Available	N/A
H	1.193	Fast Food Restaurant / Retail	Available	N/A
I	4.106	Hotel / Restaurant	Sold	Residence Inn by Marriott
J	2.221	Fast Food Restaurant / Retail	Available	N/A
K	4.322	Hotel	Available	N/A

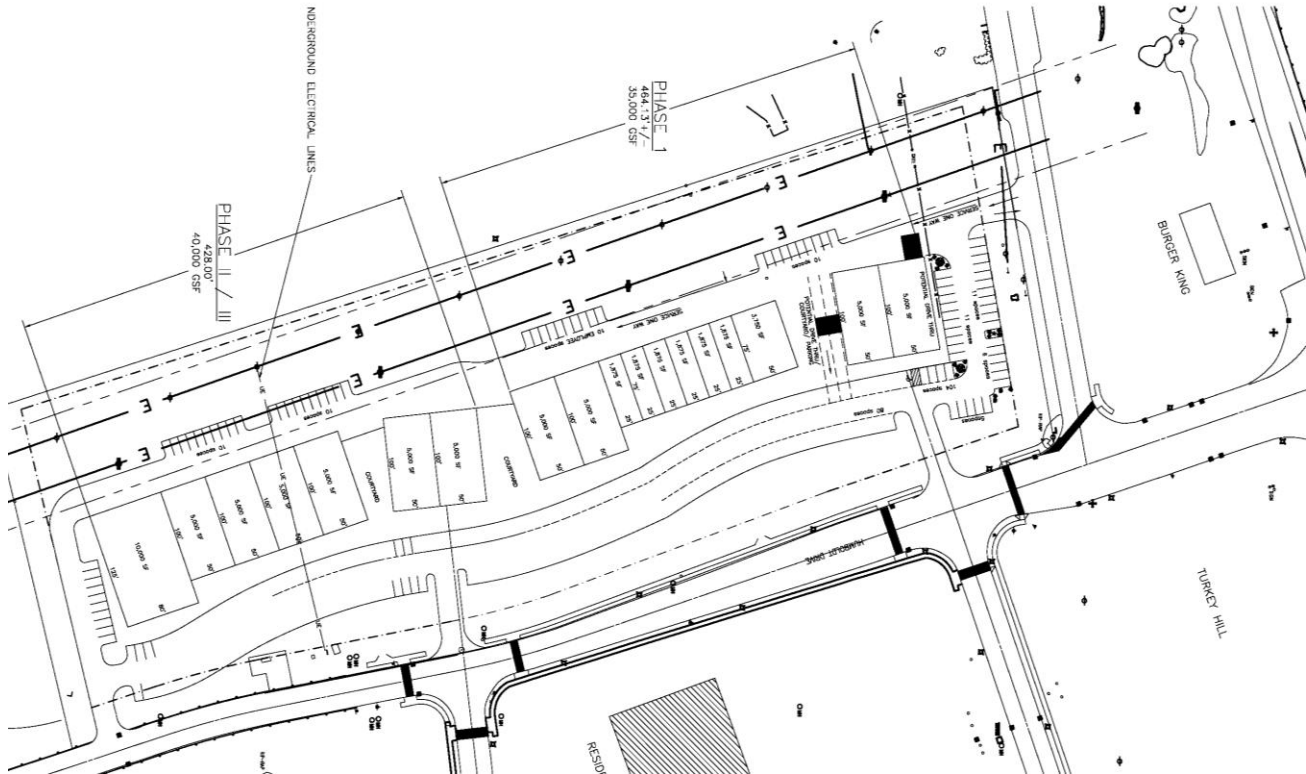
Humboldt East Site 106 Information

Site:	52.7 acres All utilities are located at the property boundary.
Zoning:	Commercial / Retail (B2)
Address:	101 Commerce Drive Hazle Township, PA 18202
Neighbors:	Residence Inn by Marriott, Burger King, Turkey Hill Minit Market, Sonic Drive In
Property Taxes:	<i>The site is designated a Keystone Opportunity Zone with most state and local taxes abated through December 31, 2017.</i>
Interstate Access:	Interstate 81 is adjacent to the development and accessible via State Route 924. The entrance of the development is controlled by a traffic signal with a high volume highway occupancy permit.
Proposed Plan:	



Humboldt East Site 107 Information

Site:	9.965 acres A retail / strip center has been designed for this site.
Zoning:	Commercial / Retail (B2)
Address:	Barletta Drive and Commerce Drive Hazle Township, PA 18202
Property Taxes:	<i>The site is designated a Keystone Opportunity Zone with most state and local taxes abated through December 31, 2017.</i>
Interstate Access:	Interstate 81 is adjacent to the development and accessible via State Route 924. The entrance of the development is controlled by a traffic signal with a high volume highway occupancy permit.
Proposed Plan:	





Greater Hazleton CAN DO Economic Development
 1 South Church Street,
 Hazleton, Pennsylvania 18201
 Hazle Township

Humboldt Station Retail - Lot #107
 Concept Sketch
 18 August, 2010

joseph/rominski/architecture
 317 poplar street
 scranton pennsylvania 18509
 570.961.1610

Humboldt Station

Greater Hazleton, Pennsylvania

Commercial / Retail

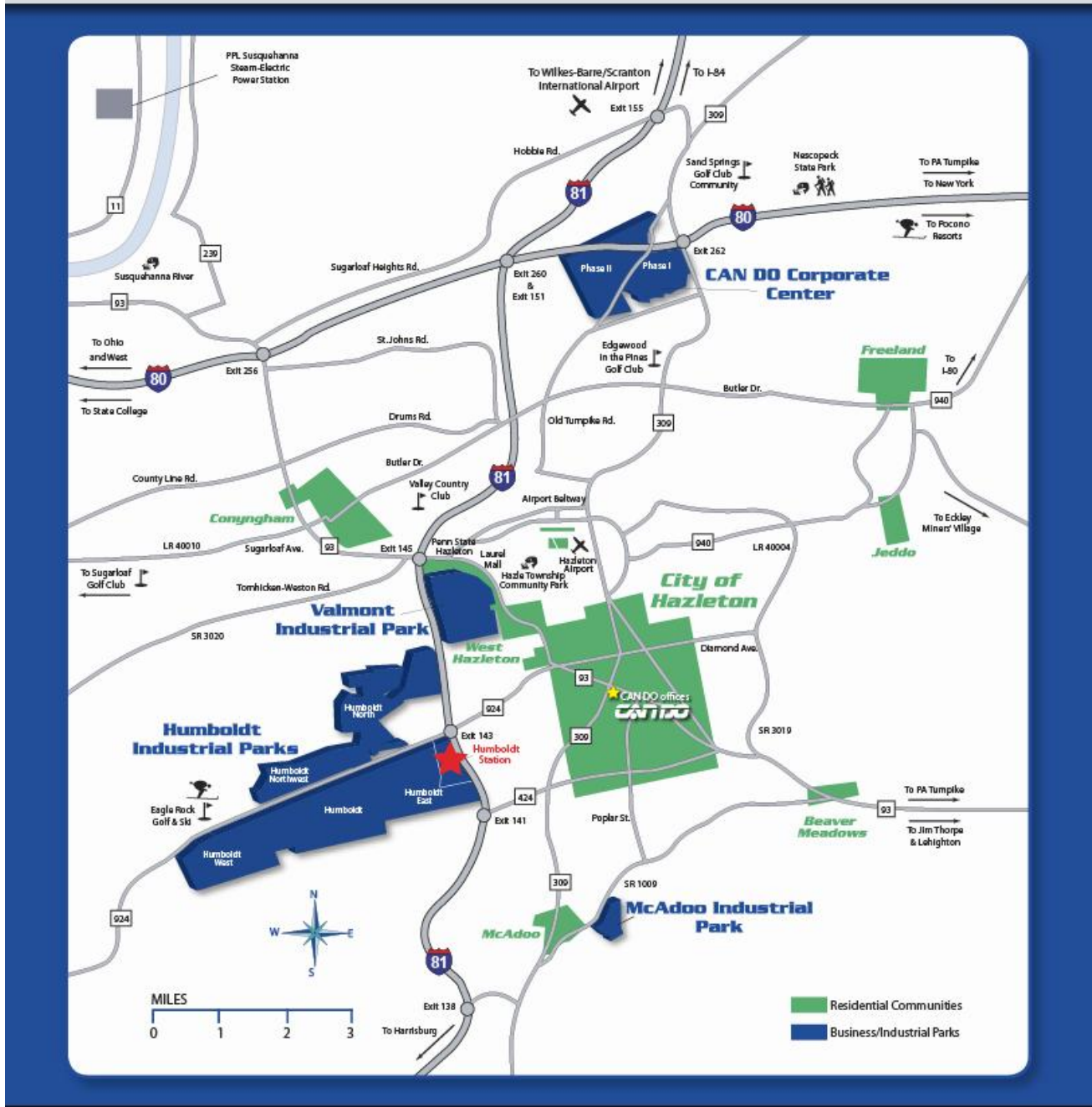


1 South Church Street, Suite 200
 Hazleton, Pennsylvania 18201
 (570) 455-1508 | (570) 454-7787 fax
www.hazletoncando.com



GREATER HAZLETON


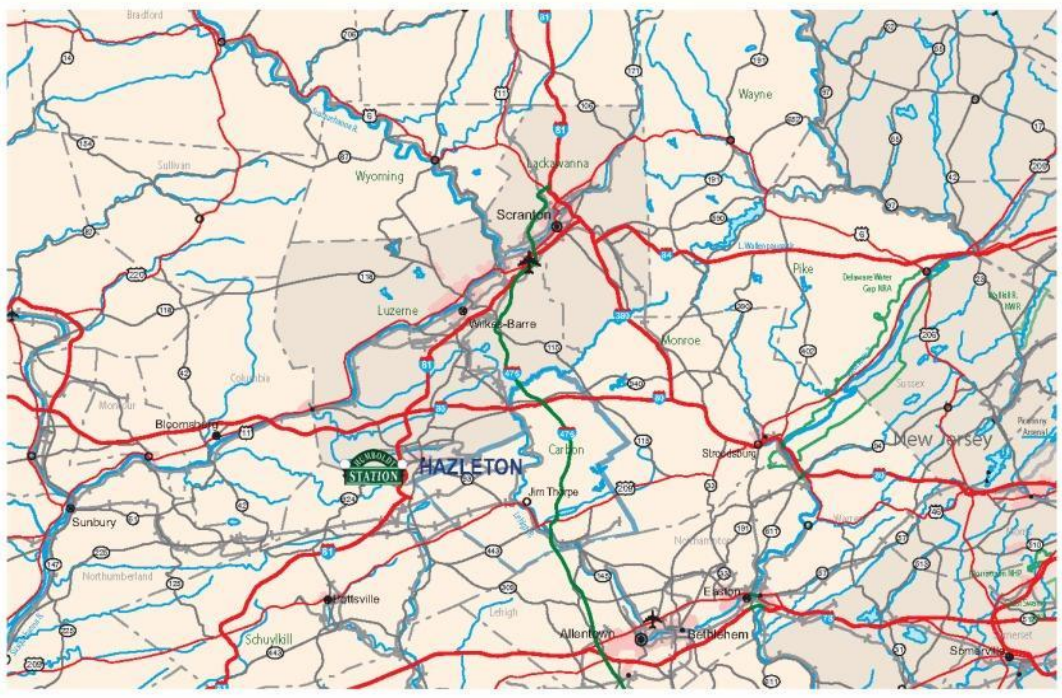
Northeastern Pennsylvania's Interstate Crossroads




Location Map

Humboldt Station
Greater Hazleton, Pennsylvania
Site Location Map

1 South Church Street, Suite 200
 Hazleton, Pennsylvania 18201
 (570) 455-1508 | (570) 454-7757 fax
 www.hazletoncando.com

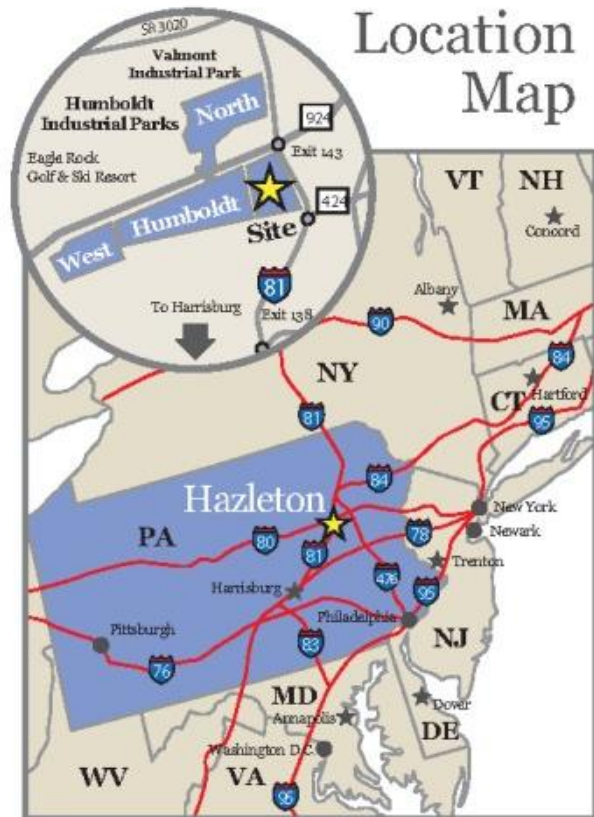





KOZ Tax Benefits Through 2017! **KOZ** KEYSTONE OPPORTUNITY ZONE

Prime Retail Opportunity

Be a part of Hazleton's newest retail destination.



- Located at the intersection of I-81 Exit 143 and Rt. 924 - more than 18,000 cars pass this location daily
- Commercial zoning (B-2) restaurant, retail, hotel services; Flexible pad site planning
- Approved and improved pad sites; Construction-ready
- Traffic signal at Rt. 924 and Commerce Drive (main entrance road)
- Pad-ready sites with public utilities to the parcel line; Off-site storm water retention/detention
- Located in a Keystone Opportunity Zone providing tax incentives to buyers through 2017
- Provides direct access to an industrial park with 7,000 working professionals and more than 50 major tenants
- Eagle Rock Resort featuring 4,000 acres of homes, skiing, golf and other recreation nearby

Owned by:



Presented by:



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