



Woodberry Estates Archbald, Pennsylvania

RESIDENTIAL SUBDIVISION FOR SALE
42.72-ACRE 54-LOT
SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

Offering Memorandum
Presented by

Hinerfeld

COMMERCIAL REAL ESTATE

Colin Keefer | *Hinerfeld Commercial Real Estate*
570-207-4100 ext 213 | 570-313-3190 | ckeefer@hinerfeldcommercial.com

Table of Contents

Opportunity Overview3

Key Highlights3

Property Description..... 4

Site Characteristics..... 4

Development Overview5

Development Features5

Development Site Plans..... 6

Location Overview.....7

Regional Connectivity.....7

Area Drivers7

Northeast Pennsylvania 8

Lackawanna County, Pennsylvania 8

Education Advantage Mid Valley School District..... 9

Colleges and Universities in Lackawanna County..... 10

Colleges and Universities in Nearby Luzerne County11

Regional Transportation.....12

Market Overview..... 14

Market Fundamentals 14

Further Details 15

Utilities & Infrastructure 15

PRICING & TERMS..... 15

Zoning & Entitlements 15

Taxes 15

Conclusion 16

Contact Information.....16



CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy any securities or real estate. All information contained herein is deemed reliable but is not guaranteed and should be independently verified by prospective purchasers. The seller reserves the right to withdraw or modify the offering at any time without notice.

Opportunity Overview



42.72 Acre, 54 Lot, Single Family Home Development For Sale in Archbald, PA.

Rare opportunity to acquire a fully entitled single family residential development consisting of 54 Total Lots in growing Northeast Pennsylvania. The project offers a well-positioned suburban development opportunity within Lackawanna County, benefiting from strong regional demand for new housing, proximity to employment centers, and accessible infrastructure.



Key Highlights

- Total Site Area: 42.72 Acres
- Approved/Planned Lots: 58 Total Lots in Development Plan, 54 Remaining
- Average Lot Size: ~0.60–0.80 acres
- Zoning: R-2 Medium Density Residential
- Utilities: Public Water, Sewer, Electric, and Gas
- Road & Utilities Completed: +/- 3,100 FT
- Road & Utilities Unfinished: +/-2,650
- Topography: Gently rolling, development-friendly terrain
- Location Advantage: Great School District, Local Parks and Natural Areas

Property Description

The property consists of a contiguous 42.72-acre parcel situated in a desirable residential corridor of Archbald. The site is ideally suited for a thoughtfully designed single-family community, offering a balance of privacy, accessibility, and natural surroundings.



Site Characteristics

- Predominantly cleared with some wooded sections
- Favorable topography minimizing excessive grading costs
- Road frontage and access points suitable for residential ingress/egress
- Potential for phased development

Development Overview

The proposed development plan includes 54 single-family residential lots, designed to appeal to move-up buyers, families, and retirees seeking suburban living with convenient access to urban amenities.

Development Features

- Internal roadway network
- Stormwater management infrastructure
- Utility distribution throughout the site
- Potential for community features such as green space or walking trails



Location Overview

Archbald is a growing borough within Lackawanna County, offering a strategic location between Scranton and other Northeastern Pennsylvania employment centers.

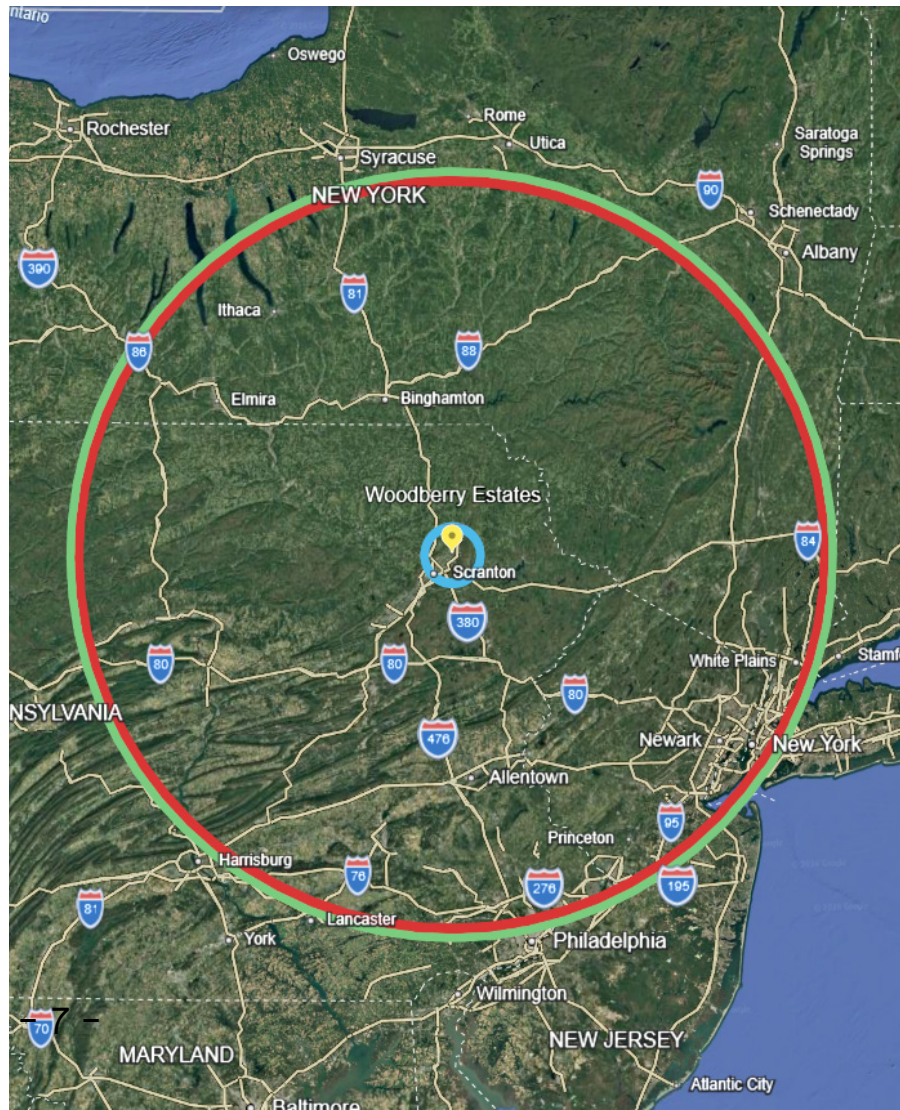


Regional Connectivity

- Close proximity to Interstate highways (I-81, I-84, I-380)
- Approximately:
 - 15 minutes to Scranton
 - 2 hours to New York City
 - 2 hours to Philadelphia

Area Drivers

- Stable employment base (healthcare, logistics, education)
- Increasing demand for suburban housing post-pandemic
- Access to retail, schools, and recreational amenities



Northeast Pennsylvania

Located in the heart of Northeastern Pennsylvania, this development is surrounded by some of the region's most scenic landscapes and outdoor amenities. Residents can enjoy close proximity to destinations such as Lackawanna State Park and Nay Aug Park, offering hiking, fishing, waterfalls, and year-round recreational opportunities. The area is known for its rolling hills, lush forests, and four-season beauty, providing an exceptional lifestyle that blends suburban living with access to nature. This natural setting enhances the desirability of the community and appeals strongly to today's homebuyers seeking both tranquility and outdoor activity.

(<https://discovernepa.com/>)

Lackawanna County, Pennsylvania

Lackawanna County, anchored by Scranton, offers a stable and diversified economic base driven by healthcare, education, logistics, and light manufacturing. Its strategic proximity to major markets like New York City and Philadelphia makes it an attractive, cost-effective alternative for residents and businesses seeking accessibility without high urban costs. Strong transportation infrastructure further enhances connectivity and supports ongoing economic activity.

The presence of major institutions such as University of Scranton, Marywood University, and Geisinger Community Medical Center provides a consistent employment base and steady demand for housing. Investors benefit from favorable market fundamentals, including relatively low acquisition costs, competitive property taxes, and strong rental yields. Ongoing revitalization efforts, particularly in downtown Scranton, are creating additional opportunities in multifamily, mixed-use, and redevelopment projects.

Quality of life is a key driver of population growth, with access to outdoor amenities like Nay Aug Park and the Pocono Mountains, alongside a growing cultural scene. Combined with its affordability and livability, Lackawanna County continues to attract young professionals, remote workers, and retirees, positioning the market for sustained long-term growth and investment potential.



Education Advantage Mid Valley School District

EDUCATE... INSPIRE... EMPOWER...

A standout feature of this development is its inclusion within the highly regarded Mid Valley School District. Known for its strong academic programs, dedicated faculty, and supportive community environment, Mid Valley consistently ranks among the top-performing districts in the region. Access to quality education is a major driver of homebuyer demand, and properties within this district benefit from enhanced long-term value, marketability, and family appeal.



Colleges and Universities in Lackawanna County

- Geisinger Commonwealth School of Medicine
- Johnson College
- Keystone College
- Lackawanna College
- Marywood University
- Penn State Scranton



PennState



Geisinger
Commonwealth
School of Medicine



Colleges and Universities in Nearby Luzerne County

- Geisinger Commonwealth School of Medicine, Wilkes-Barre
- King’s College, Wilkes-Barre
- Luzerne County Community College, Nanticoke
- McCann School of Business & Technology, Wilkes-Barre
- Misericordia University, Dallas
- Penn State Hazleton, Hazleton
- Penn State Wilkes-Barre, Lehman Township
- Wilkes University, Wilkes-Barre



PennState



**MISERICORDIA
UNIVERSITY**



**KING'S
COLLEGE**
TRANSFORMATION. COMMUNITY. HOLY CROSS.



**Geisinger
Commonwealth
School of Medicine**



LUZERNE
County Community College

Regional Transportation

Airports

Wilkes-Barre/Scranton International Airport serves as Northeastern Pennsylvania’s premier air travel gateway, providing convenient access to major U.S. hubs and destinations while delivering a seamless, customer-focused airport experience. Located just minutes from both Wilkes-Barre and Scranton, the airport offers a full range of passenger services including commercial air service, secure and efficient TSA screening, on-site parking, rental cars, and rideshare access. Travelers benefit from modern amenities such as Wi-Fi, dining, retail options, and real-time flight and parking updates through the FlyAVP app. The airport also prioritizes accessibility, offering ADA-compliant facilities, passenger assistance, and dedicated support services to ensure a smooth journey for all. With innovative offerings like secure motorcoach connections to major hubs such as Philadelphia International Airport, Wilkes-Barre/Scranton International Airport combines the ease of a regional airport with the reach of a global travel network.



Additional access to major international airports:

- Lehigh Valley International Airport – ~60 miles south
- Newark Liberty International Airport – ~120 miles southeast



Highways

Located in the heart of downtown Scranton, the iconic Times Building at 149 Penn Avenue benefits from exceptional access to Northeastern Pennsylvania’s highly integrated highway network. The property is situated just minutes from Interstate 81, the region’s primary north–south corridor connecting the Scranton/Wilkes-Barre market to Harrisburg, Binghamton, and the greater Mid-Atlantic. Immediate connectivity is further enhanced by proximity to Interstate 84 and Interstate 380, which provide direct east–west access to the Hudson Valley, New England, and the Pocono Mountains region, as well as efficient linkage to Interstate 80 and New York City–bound corridors. Additionally, the nearby Interstate 476 offers high-speed connectivity to Allentown, Philadelphia, and the broader Northeast corridor. This strategic positioning—within 5 to 10 minutes of a major three-interstate interchange—provides outstanding regional accessibility, supporting commuter convenience, tenant demand, and efficient distribution logistics.



Public Transportation

Public transportation in Lackawanna County is provided by the County of Lackawanna Transit System.

COLTS delivers reliable, community-focused transportation solutions throughout Lackawanna County, connecting riders to work, school, healthcare, and daily essentials. With an extensive fixed-route bus network, convenient evening and shuttle services, and real-time tracking tools, COLTS makes getting around simple and efficient. Complementing its core transit system, COLTS offers specialized programs including ADA paratransit, senior shared rides, rural transportation, and non-emergency medical trips—ensuring accessible mobility for all. Supported by flexible fare options and a fully ADA-compliant fleet, COLTS is committed to keeping the region moving with safe, affordable, and dependable service.

Regional Transportation

Operating from the nearby Lackawanna Transit Center—just a short walk from the property—Martz offers reliable daily service connecting Scranton to major employment and population centers including New York City, Philadelphia, the Pocono region, and Wilkes-Barre. This long-established, family-owned carrier operates across multiple states and provides commuter-focused schedules, charter services, and regional travel options, supporting both workforce mobility and convenient access for visitors. The presence of direct, scheduled motorcoach service within walking distance enhances the property’s accessibility and appeal, offering tenants and users a practical alternative to driving with seamless connectivity to key Northeast markets.



Market Overview

The Northeastern Pennsylvania housing market continues to show resilience, with limited inventory of new construction homes driving demand for buildable lots.

Market Fundamentals

- Low supply of finished lots
- Increasing migration from higher-cost metro areas
- Strong absorption rates for new single-family homes
- Competitive pricing relative to national averages



Further Details

The Northeastern Pennsylvania housing market continues to show resilience, with limited inventory of new construction homes driving demand for buildable lots.



Zoning & Entitlements

- Zoned for Single and Multifamily Residential Development
- Current subdivision plans for Single Family Development Only
- Environmental and engineering studies available
- All entitlements in place

Utilities & Infrastructure

Water:	Public
Sewer:	Public
Electric:	Available
Gas:	Available nearby
Stormwater:	To be managed per approved plans
Road & Utilities Completed:	+/-3,100 FT
Road & Utilities Unfinished:	+/-2,650 FT



Taxes

2026 Total Tax: (Will Provide)

PRICING & TERMS

Asking \$4,500,000.00

Conclusion

This offering represents a compelling opportunity to acquire a well-located residential development site in a supply-constrained market. With strong fundamentals and increasing demand for suburban housing, the project is well-positioned for successful execution and attractive returns.

We look forward to hearing from you!

Best,
The Hinerfeld Team

Contact Information

For additional information, site tours, or access to due diligence materials, please contact:

Colin L. Keefer
570-313-3190
ckeefer@hinerfeldcommercial.com

Hinerfeld
COMMERCIAL REAL ESTATE

