

17 Parcels Available



Prime Commerical Land Along Route 15 and New I-99

For property information contact
Tim Keller or Mike Keller of H.K. Keller



Tim Keller
tim@hkkeller.com
717-951-3861



Mike Keller
mike@hkkeller.com
717-725-2487



Prime Commercial and Residential Properties

This opportunity includes high-visibility, fully-serviced parcels. Expanding your business, opening a new location, or investing in highway development property!

Consider strategic land acquisition in a growth corridor that's likely to appreciate as traffic, development, and infrastructure continue expanding.

Property Overview

Positioned along the highly traveled Route 15 and the future I-99 Corridor, this portfolio of development-ready parcels offers exceptional visibility, access, and long-term growth potential.

Located just minutes from downtown Mansfield, Mansfield University, and the Route 15 interchange, these sites sit at the center of a proven commercial and residential marketplace.

Surrounding national and regional anchors include Walmart Supercenter, Sheetz, Tractor Supply Co., AutoZone, Dollar General, Dunkin', Hampton Inn & Suites, Microtel Inn & Suites, Perkins Restaurant & Bakery, NAPA Auto Parts, and Advance Auto Parts, driving consistent traffic and demand.



The Opportunity

This offering presents a strong investment opportunity for buyers seeking flexibility, location, and long-term upside. Whether acquiring a single parcel, combining two adjacent lots, or securing multiple sites for future development, these properties allow investors and owner-users to scale their plans to match their goals.

Located within a proven growth corridor with established demand, modern infrastructure, and excellent visibility. Each parcel offers standalone value while also creating added potential when assembled. This is a rare chance to invest at your own pace in a corridor that continues to attract development, traffic, and opportunity.

UTILITIES & INFRASTRUCTURE

- All parcels are development-ready, featuring:
- Public water & sewer
- Cable TV
- High-speed fiber optic internet

PURCHASE OPTIONS

- Flexible buying options: individual lots, grouped parcels, or full portfolio opportunities

Zoning Information

COMMERCIAL PARCELS (Zoned Highway Business B3)

Available Sizes:

1.02 – 6.08 acres

Flexible lot layouts for: Retail, automotive, medical & professional offices, hospitality, franchise & national tenants, multi-tenant commercial developments

Notable Commercial Lots:

Lot 2 - 3.41 acres

Lot 8 - 6.08 acres

Lot 10 - 2.76 acres

Lot 11 - 1.91 acres

Lot 13 - 2.05 acres

Lot 14 - 1.32 acres

Lot 15 - 1.81 acres

Lot 16 - 2.00 acres

Lot 17 - 1.93 acres

Lot 18 - 1.68 acres

Lot 19 - 1.22 acres

Lot 20 - 1.02 acres

Lot 21 - 1.54 acres

Lot 23 – 19.12 Acres | Zoned R-1 Low Density Residential

24 - 1.77 acres

Lot 25 - 1.15 acres

1660 S. Main St. - 2.15 acres

Parcels may be purchased individually or in grouped combinations.

Zoning Documents:

Highway Business
Zone - Mansfield

[Mansfield Zoning](#)

Location Highlights

Nearby national brands:

- Sheetz
- Walmart Supercenter
- Tractor Supply Co.
- AutoZone
- Dollar General
- Dunkin'
- Hampton Inn & Suites
- Microtel Inn & Suites
- Perkins Restaurant & Bakery
- Minutes to Mansfield University's Campus



DOLLAR GENERAL



About the Area

Market and location overview

Mansfield is a borough in Tioga County in Pennsylvania's Northern Tier, positioned along the U.S. Route 15 and U.S. Route 6 corridor. The community benefits from a steady mix of local demand, including daily retail and services for residents, plus institutional demand tied to Commonwealth University's Mansfield Campus, which reported enrollment and application increases entering the 2024–25 academic year.

A major connectivity tailwind is PennDOT's planned project to add Interstate 99 signing to the existing U.S. 15 corridor from I-180 to the New York state line. This improves regional wayfinding and reinforces the corridor's role as a north to south travel and commerce route.

Within Mansfield Borough, PennDOT project work includes resurfacing segments of Route 6, Wellsboro Street, and Route 2005, Business 15 and Main Street. This type of ongoing infrastructure investment supports long-term commercial viability in the core business area.

Mansfield also sits within a broader outdoor and tourism region anchored by Pine Creek Gorge, often called the PA Grand Canyon. VisitPA notes the gorge stretches about 50 miles and reaches depths of up to 1,000 feet. This supports seasonal demand for lodging, food service, and convenience retail.

Portfolio-relevant demand drivers

- **Corridor exposure plus local circulation:** PennDOT's Tioga County Traffic Volume Map shows Mansfield-area AADT labels including 9,500 to 11,000 and 5,600 to 7,500 on key approaches in the Mansfield inset, with route shields shown for U.S. 15, Business 15, and U.S. 6.
- **Public investment signals:** U.S. 15's pending I-99 signing project and local roadway resurfacing support long-term accessibility and tenant confidence.
- **Workforce and household context:** Mansfield Borough population is about 3,014 with a median age of about 31.6 (ACS 2023 5-year), and Data USA lists median household income around \$46,250 (2023).

Seller Information

The seller is a private landowner and investor who has played a key role in unlocking Mansfield's commercial development potential. These parcels were strategically acquired with the purchase contingent upon the successful removal of restrictive covenants that previously limited their use. Through persistence and negotiation, the seller ensured that each lot was positioned for flexible, by-right commercial development.

Beyond removing encumbrances, the seller made substantial infrastructure investments across the portfolio. Public water, public sewer, electric, cable television, and high-speed fiber optic internet have been extended to each property, making them fully serviced and development-ready. These improvements significantly reduce the time and cost required to bring new projects to market, offering plug-and-play sites for builders, developers, and end users alike.

Several of the seller's previously held parcels have already been successfully developed into high-performing assets, including a Hampton Inn & Suites, Microtel Inn & Suites by Wyndham, Perkins Restaurant & Bakery, Stepping Stones Preschool, Renegade Wireline Services, Commonwealth Charter Academy, and offices for the Tioga Bradford Housing & Redevelopment Authority. These projects demonstrate the commercial viability of the area and highlight the seller's foresight in assembling and preparing these properties.

With remaining lots now being offered for sale, the seller is ready to transition into new investment opportunities. This is a rare chance to acquire fully entitled, infrastructure-ready land in a region with proven demand and ongoing growth.

About H.K. Keller Real Estate and Auctions

At H.K. Keller, we're dedicated to making life easier for the people we serve. For more than six decades, our team has helped families, businesses, and organizations across Central Pennsylvania sell real estate, personal property, business equipment, and full estates with confidence. Known for our innovative problem solving and forward-thinking marketing, we simplify the sales process which makes it efficient, profitable, and worry-free.

Whether you need to sell a single item, an entire business, or a full estate, our auction and real estate specialists are here to guide you every step of the way. From the first consultation to beyond settlement, you'll have a trusted team focused on results, communication, and exceptional customer service.

With a strong reputation for delivering results and a commitment to doing what's best for our clients, H.K. Keller continues to be a leader in the industry. Whether you're ready to get started or just exploring your options, we're here to help, answer questions, and offer guidance. If you're looking for experience, innovation, and a team that truly cares, we're here for you. Reach out today and let's talk about how we can help you achieve your goals.



1-800-KELLER2
717-879-0110

Lancaster Office

1525 Oregon Pike, Suite 701
Lancaster, PA 17601

Willow Street Office

2819 Willow Street Pike N, Suite F
Willow Street, PA 17584

PA Licenses | #AY-002116 | #RB068483



Tim Keller

Auctioneer, Realtor®, CAI, AARE, GRI, CES
tim@hkkeller.com
717-951-3861



Mike Keller

Auctioneer, Realtor®, CAI, AARE
mike@hkkeller.com
717-725-2487