

## Fact Sheet

### Commercial Lot

#### Wysox, Bradford County, PA

- Owner: Craft Corners, LP
- Lot size: 0.9 Acre--39000 SF
- Public sewer, public water, natural gas, electric and communications are to the lot
- Zoning: (CG) Commercial General—allows for fast food with drive through
- Location: Northeastern Pennsylvania—Towanda/Wysox, Bradford County, PA. Approximately 1 ½ miles east of Towanda at the PA Route 6/Route 2032 Intersection (aka Golden Mile Road/Craftmaster Road intersection). Route 6 is the main thoroughfare across northern PA.
- Bradford County, PA is the heart of the Marcellus Shale natural gas production. Natural gas production is projected to last 50 years and bring thousands of workers to the area.
- Approximately 3000 miles of gas pipeline is being installed in Bradford County which is bringing several hundred workers to the area.
- Our 88 room Fairfield Inn & Suites, located approximately 500 ft away on Route 6 opened on April 5, 2013.
- Gemma Power Systems began site work construction of an 829 megawatt power plant in August, 2013. It will be located approximately 1.3 miles east of the site. The plant is expected to take 400 to 500 workers 4 years to construct. Gemma is currently advertising for these workers.
- Sheetz, (one of the largest convenience store chains in Pennsylvania) is locating across Route 6 in the spring of 2014. As a result, the Route6/Route 2032 intersection will be signalized in 2014.
- The 2011 PADOT traffic count passing the site is 16,000 Vehicles per Day and growing.