

JACK FROST NATIONAL GOLF COURSE AND PLANNED RESIDENTIAL DEVELOPMENT TRACT



Acreage: 807 Acres

Location: Kidder Township, Carbon County, Pennsylvania. Located in the Pocono Mountains of Pennsylvania along State Highway Route 940, 2.5 miles from the North East Extension of the Pennsylvania Turnpike at exit 95 at its intersection with Interstate Route 80 exit 278. This property is 2 hours from New York City and 1.5 hours from Philadelphia, Pennsylvania.

Physical Features: The Jack Frost National Golf Course Planned Residential Development contains approximately 6,500 feet frontage on the State Highway Route 940 and approximately 7,000 feet frontage on the Jack Frost Golf Course/Ski Area Entrance Road. The proposed Planned Residential Development is 604 acres of gently sloping to steeply sloping woodland overlooking the newly constructed Jack Frost National Golf Course comprised of 203 acres.

Improvements: The project will be served by existing deep water wells and sewage collection systems currently owned by the Blue Ridge Real Estate Company.

A newly expanded 400,000 gallon per day wastewater treatment plant has the reserve capacity for future development. Approximately 15,000 lineal feet of sanitary sewer line is already in place.

There are twelve deep wells that have been developed to supply the project with excellent quality water.

An exterior road circulation plan is 75 percent complete comprising approximately 18,000 lineal feet of paved arterial roadway and State Highway. Interior roads are in various stages of completion with 2,500 lineal feet of paved road leading to the Golf Course Clubhouse.

Environmental studies, engineered development plans and permitting are in place for portions of the Planned Residential Development.

Adjacent Properties: Jack Frost Ski Area to the North, approximately 3,200 acres of Pennsylvania State Game Lands to the West, and the Blue Ridge Real Estate Francis E. Walter Reservoir 2,500 acre tract to the Northwest.

Zoning: Resort Commercial

Blue Ridge Real Estate Company
P O Box 707
Blakeslee, PA 18610

www.brreco.com

For Information Contact:
Craig Harahus, Land Management
Email: craig@brreco.com
Phone: (570) 443-8433
Fax: (570) 443-8412