



Designing Hospitality. Building Community.

Contact
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Dealer Overview

OVERVIEW

Bright Block is a vertically integrated development, design, construction management, and procurement platform focused on hospitality and place-based projects.

Our work is centered in **North East, Pennsylvania (Erie County)**, and the surrounding region, where we are intentionally investing in the redevelopment of key commercial sites, hospitality assets, events, and residential housing. The objective is straightforward: support long-term economic growth, create local jobs, attract new residents and visitors, and strengthen the overall vitality of the community.

As these projects advance and stabilize, demand for Bright Block's services emerges naturally across our affiliated project entities and within the private sector, where clients seek the same integrated, operator-informed approach applied to our own work.

OUR ROLE

Bright Block operates as a vertically integrated platform with common ownership across affiliated businesses that are intentionally structured to support one another.

This structure allows us to manage projects with consistency and accountability across the project lifecycle—from early concept and design coordination through construction, furnishing, and operations.

Depending on the project, Bright Block may act as Developer / Owner's Representative, Design-Build Partner, or Construction Manager / General Contractor. Bright Block **always serves as the Design Coordination and FF&E; Procurement Lead.**

Projects are owned by **affiliated entities**. Bright Block provides centralized development, design coordination, construction oversight, and procurement services as part of an integrated operating platform.

WHAT WE'RE BUILDING

Hospitality & Food + Beverage

- 30-room boutique hotel designed as an intentionally event-driven property with dedicated gathering and event spaces, integrated with food and beverage offerings
- A brewery and taproom serving both on-site guests and the surrounding community
- Two restaurant concepts integrated within the hospitality portfolio

Agritourism, Events & Education

- Working farm and educational center supporting community events, programming, and agritourism
- 16 farm stay cottages providing destination-based lodging tied to events and regional experiences

Residential & In-Town Development

- Several key in-town lots under affiliated ownership
- New single-family homes developed within the community
- Homes offered fully furnished through affiliated design and furnishing entities

DESIGN & FURNISHING SERVICES

Bright Block's design and furnishing services are an extension of our development and construction work.

As projects advance and stabilize, private-sector demand for these services emerges organically through exposure to our built work and operating systems. Our platform is intentionally structured to evolve over time, supporting long-term engagement beyond any single development cycle.

Bright Block operates as a **full-service design and furnishing center**, providing design coordination, FF&E; specification and procurement, receiving, delivery, and installation.

HOW WE WORK WITH VENDORS

We view vendors as long-term partners and prioritize relationships built on clarity, reliability, and repeat collaboration.

Where Bright Block provides design, furnishing, or procurement services, materials, furnishings, and equipment are sold to affiliated project entities at established markups reflecting coordination, logistics, risk, and execution responsibility.

Vendors engage exclusively through **Bright Block as the sole professional point of contact**, providing a single, consistent interface for communication, relationships, and systems.