

# 25.96 Acre R1-Zoning Residential Development

PA 940, Pocono Lake , Pocono Lake, PA 18610



## OFFERING SUMMARY

Sale Price:	\$349,000
Available SF:	
Lot Size:	25.96 Acres
Zoning:	R1 Residential/Low Density Residential
Market:	Tobyhanna Township
Price / Acre:	\$13,444

## PROPERTY OVERVIEW

25.96 Acres zoned R1 along PA Route 940 in Tobyhanna Township across from Camelot Forest Development. Ideal for a residential development. Prior subdivision plans provides for up to 5 lots of 4-5ac each. Zonng permits multifamily development up to 6 units per lot. Central sewage hookup is available close to the property perimeter. Easy access to Route 80 & PA Turnpike with nearby attractions such as Kalahari, Pocono Raceway, Jack Frost/Big Boulder, Lake Harmony, and future plans for more water parks and additional attractions.

## PROPERTY HIGHLIGHTS

- 25.95 Acrea Zoned R1-Residential
- Strong High End Secondary Home Community
- Approx 6.47Ac in front along Route 940
- Close proximity to major attractions and resorts
- Public Sewage Connection Available

## Terri Mickens, CCIM

Broker/Owner  
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TACM Commercial Realty Inc  
2331 Route 209/Suite 5  
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No warranty of representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted. Subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. And any special listing Conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

# 25.96 Acre R1-Zoning Residential Development

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**Property Address:** PA 940, Pocono Lake , Pocono Lake, PA 18610

**Property Type:** Land

**APN:** 19539400883165

**Lot Size:** 25.96 AC

**Zoning:** R1 Residential/Low Density Residential

**Taxes:** \$44.65

**Rail Access:** N/A

## PROPERTY OVERVIEW

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## LOCATION OVERVIEW

25.96 Residential-Zoned Acres along PA Route 940 with easy access to I 80 and PA Turnpike close to nearby attractions such as Pocono Raceway, Kalahari, Jack Frost/Big Boulder, Lake Harmony and planned future attractions & water parks. Healthy vacation home community area.



## SALE HIGHLIGHTS

- 25.95 Acrea Zoned R1-Residential
- High End Secondary Home Community
- Zoning Permits Multi-Family Development
- Close Proximity to Major Attractions and Resorts
- Connection Available for Public Sewer

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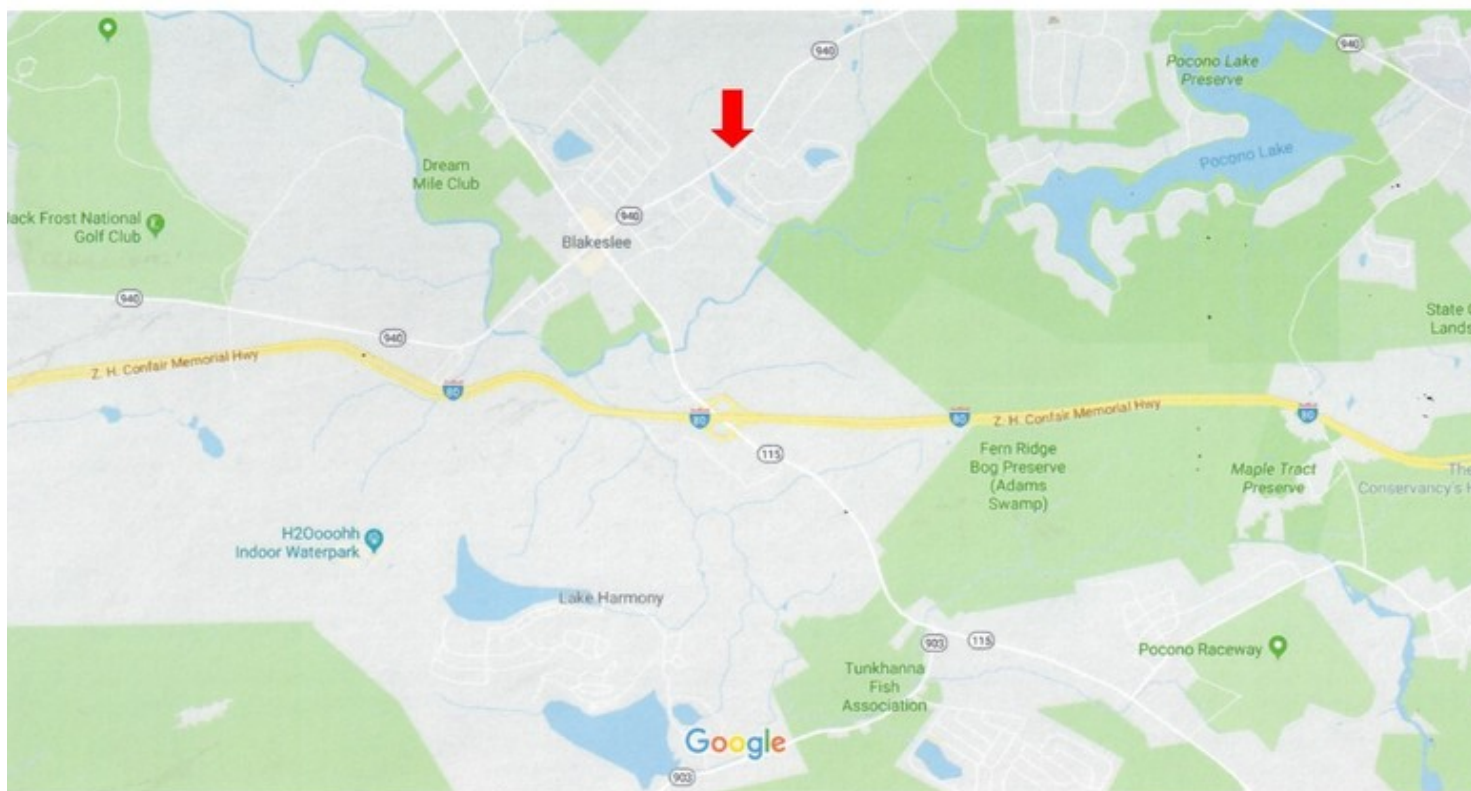
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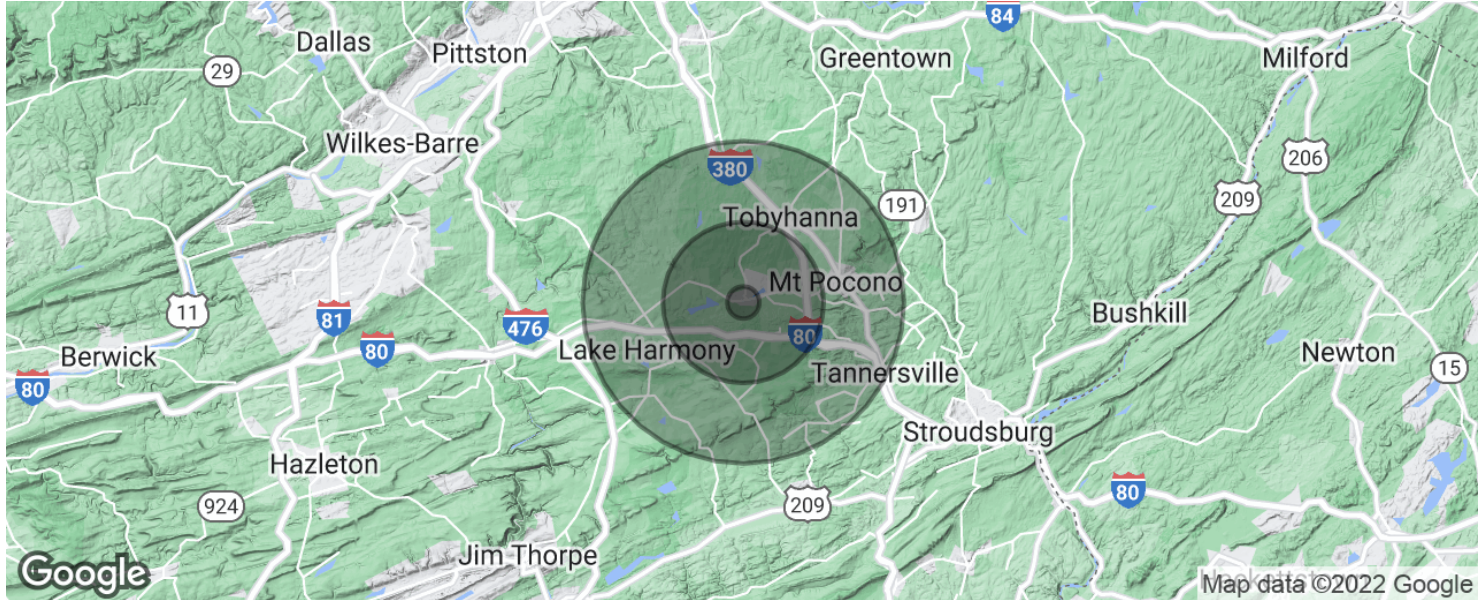
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	616	11,896	58,545
Median age	41.4	40.5	39.6
Median age (Male)	38.7	38.2	38.3
Median age (Female)	44.7	42.8	40.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	222	4,284	20,773
# of persons per HH	2.8	2.8	2.8
Average HH income	\$60,256	\$59,644	\$63,697
Average house value	\$223,698	\$202,669	\$206,410

\* Demographic data derived from 2020 ACS - US Census

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