

Executive Summary



LOT SIZE:	14.0 Acres
ZONING:	RR - Rural Residential
TOWNSHIP:	South Whitehall Township
PARCEL:	* Ridgeview Dr. ID# 547756709106 1
AREA:	Lehigh Valley
PRICE:	\$770,000

PROPERTY OVERVIEW

Feinberg Real Estate Advisors, LLC is pleased to present a unique opportunity to purchase land for the development of homes on 1 acre lots or for institutional development in South Whitehall Township, Lehigh County, Pennsylvania.

PROPERTY FEATURES

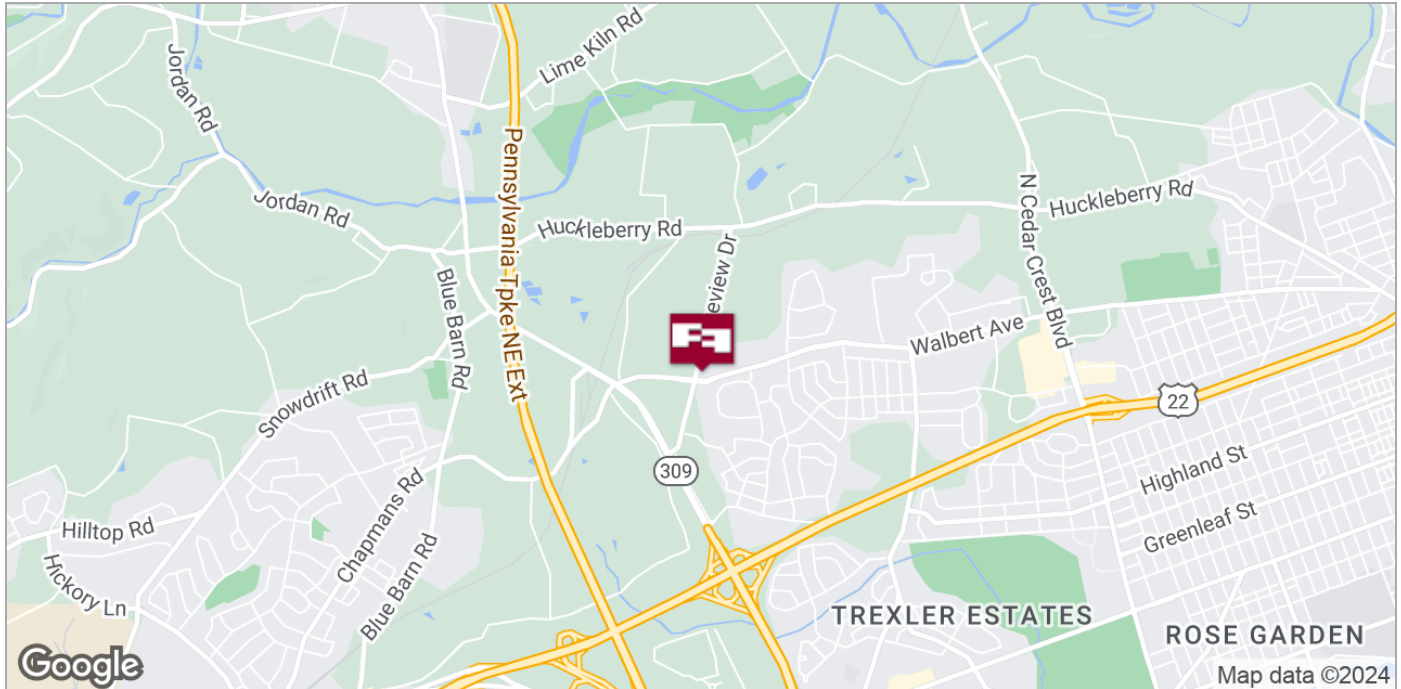
- A great residential or institutional development opportunity
- Zoning requires 1 acre residential lots
- Zoning permits single family residential development, places of worship, schools and emergency response service facilities
- Public water and sewer - Available near Walbert & Ridgeview
- Parkland School District
- Exceptional area demographics
- Convenient to Route 309, Interstate 78, Pennsylvania Turnpike, retail shopping, services and many businesses

CINDY MCDONNELL FEINBERG
cfeinberg@feinbergrea.com
Cell: 610.360.9733
1 Direct: 610.709.6233

CASEY KELLER
ckeller@feinbergrea.com
Cell: 484.226.8081
Direct: 610.709.6232



Location Maps

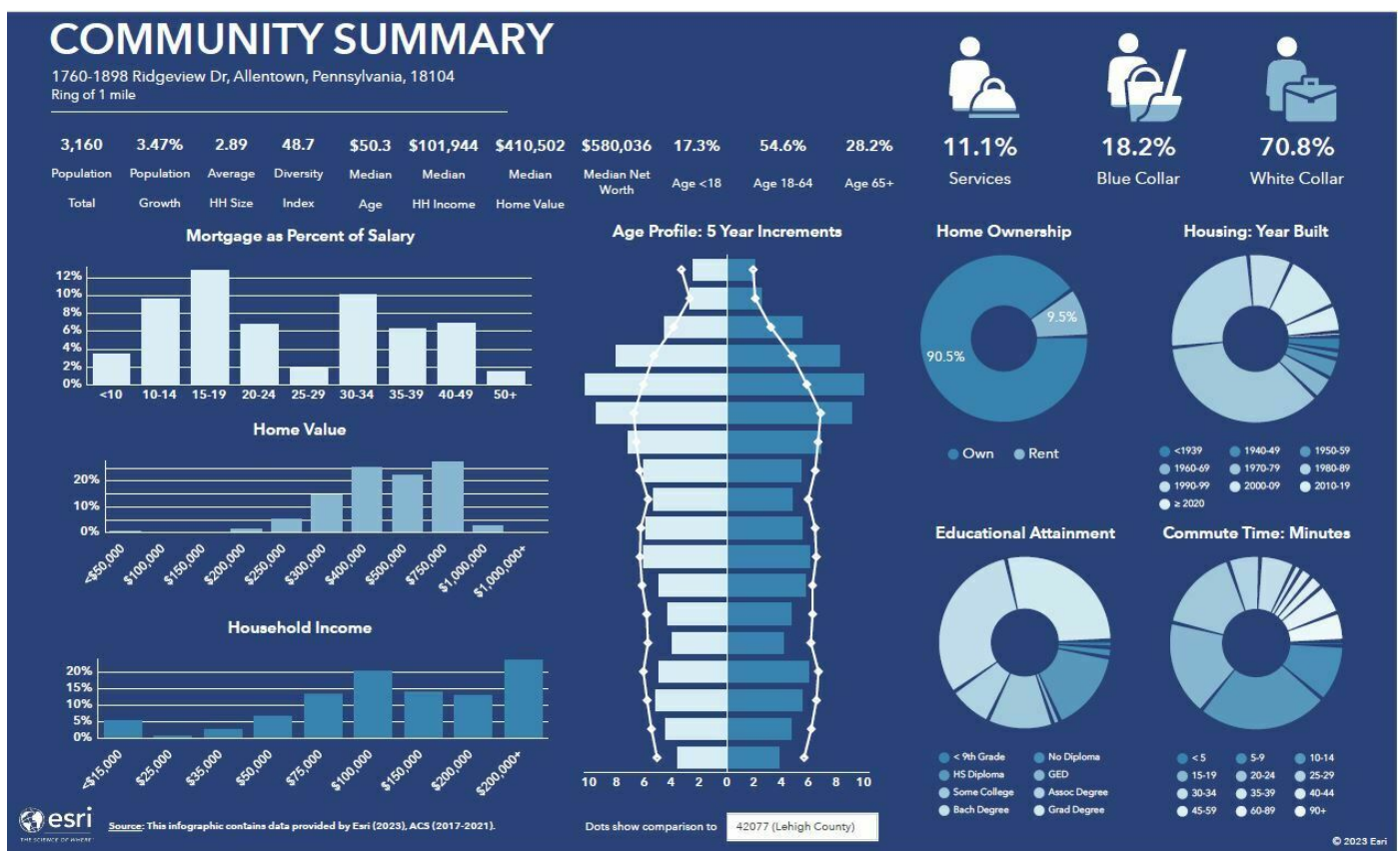


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cfeinberg@feinbergrea.com
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2 Direct: 610.709.6233

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Community Summary



CINDY MCDONNELL FEINBERG
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Broker's Disclosure

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party that is contemplating purchase or is under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including obtaining and reviewing applicable documents and reports and consulting appropriate independent professionals. Feinberg Real Estate Advisors, LLC makes no warranties and/or representations regarding the veracity, completeness, accuracy or relevance of any financial data or assumptions. Feinberg Real Estate Advisors, LLC does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions. Legal questions should be discussed with an attorney. Tax questions should be discussed with a certified public accountant or tax attorney. Title questions should be discussed with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed with appropriate engineers, architects, contractors, other consultants and governmental agencies.

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