

Executive Summary



TOTAL ACERAGE:	114.50 Acres
NUMBER OF PARCELS:	3
PARCEL DETAILS:	<p>64.3 Acres - 3531 Mauch Chunk Rd - 547980203012-1</p> <p>36.2 Acres - 3530 Mauch Chunk Rd - 547869473456-1</p> <p>14 Acres - 3410 Mauch Chunk Rd - 547888497206-1</p>
TOWNSHIP:	North Whitehall Township Lehigh County, Pennsylvania
ZONING DISTRICT:	<p>PC – Planned Commercial*</p> <p>SR - Suburban Residential</p> <p>*Includes Uses For VR – Village Residential</p>

PROPERTY OVERVIEW

Feinberg Real Estate Advisors, LLC is pleased to present this beautiful mixed use development opportunity located at the intersection of Cedar Crest Boulevard and Mauch Chunk Road in North Whitehall Township, Lehigh County, Pennsylvania. The opportunity, consisting of three parcels totaling approximately 114 acres. The property offers open vista views with close proximity to many areas in the Lehigh Valley.

PROPERTY FEATURES

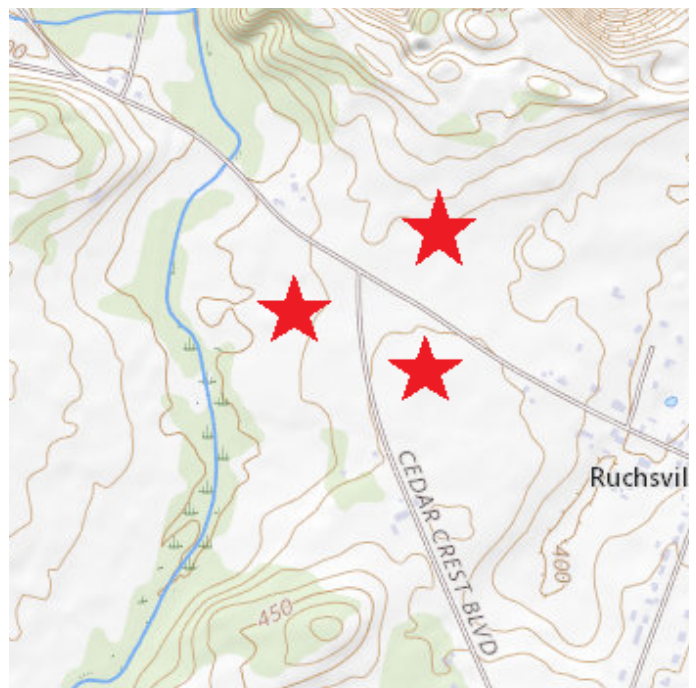
- Mixed Use Zoning Permits Residential and Commercial Uses
- According to Lehigh Valley Planning Commission (LVPC) the Lehigh Valley Needs 9,000 More Housing Units
- North Whitehall Township Supports the Development of These Parcels
- Parkland School District
- Rare Development Opportunity
- Recreational Areas Nearby Including Parks, Biking/Hiking Trails & Golf

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Property Details

PROPERTY NAME:	Mixed Use Development Opportunity
PERMITTED RESIDENTIAL USES:	Single Family Homes Low Rise Apartments Townhomes Twins - Maximum 4 Units Attached Cluster Development - Conditional Use
PERMITTED COMMERCIAL USES:	Sales, Business Services Convenience Store, Financial Services Medical Office, Traditional Restaurant, Restaurant with Drive-Thru, Personal Services, Retail Stores
UTILITIES:	Water - Whitehall Township Authority* Sewer - Private On-Site Treatment Facility* Electric: PPL* *Not Currently On-Site
ZONING DISTRICTS:	PC – Planned Commercial* SR - Suburban Residential * Includes uses for VR – Village Residential and C- Commercial
PUBLIC ROADS:	PennDOT - Supportive of Redevelopment Defined Scoping Documentation Available
SCHOOL DISTRICT:	Parkland School District
CURRENT TAX STRUCTURE:	Act 515 - Back Taxes Responsibility of Owner
MUNICIPALITY:	North Whitehall Township Supportive of Redevelopment Act 537 Plan Under Development
COMMUNITY FOCUS:	Community Services Proper Land Use Diverse & Affordable Housing Options Parks & Recreation Safe Access & Roadways



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Location Maps



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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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COMMUNITY SUMMARY

3501-3581 Mauch Chunk Rd, Coplay, Pennsylvania, 18037
Ring of 3 miles

21,494	0.61%	2.49	45.8	\$47.6	\$86,799	\$315,957	\$301,009	17.5%	59.1%	23.4%
Population	Population	Average	Diversity	Median	Median	Median	Median Net	Age <18	Age 18-64	Age 65+
Total	Growth	HH Size	Index	Age	HH Income	Home Value	Worth			



12.9%
Services

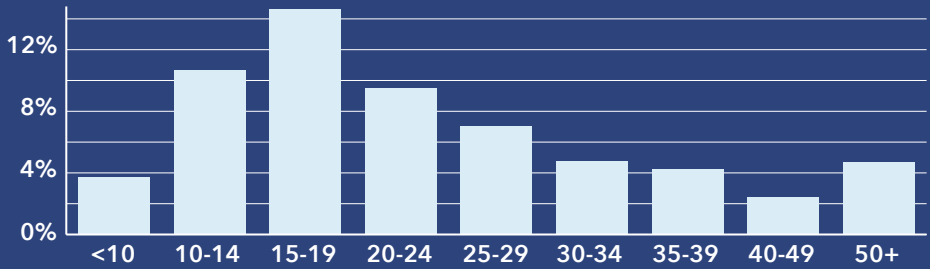


23.9%
Blue Collar

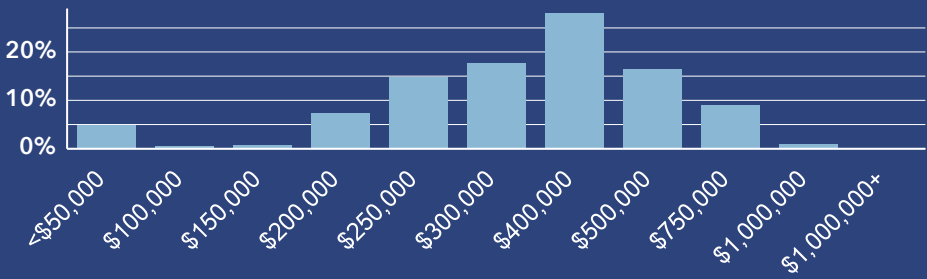


63.3%
White Collar

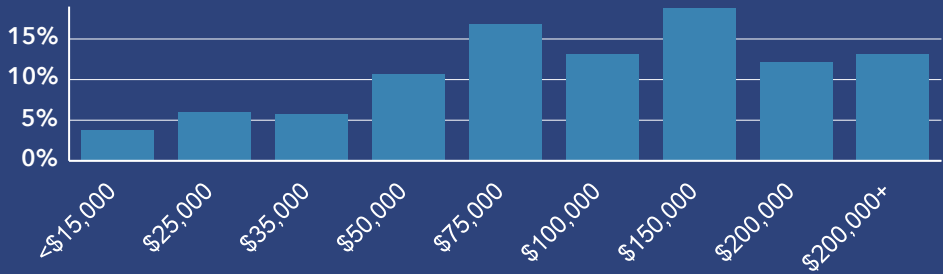
Mortgage as Percent of Salary



Home Value



Household Income

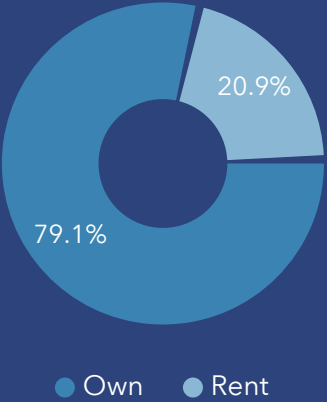


Age Profile: 5 Year Increments

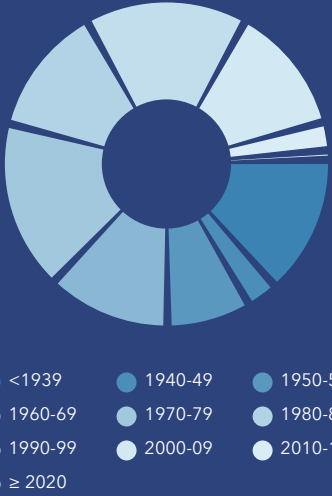


Dots show comparison to Lehigh County

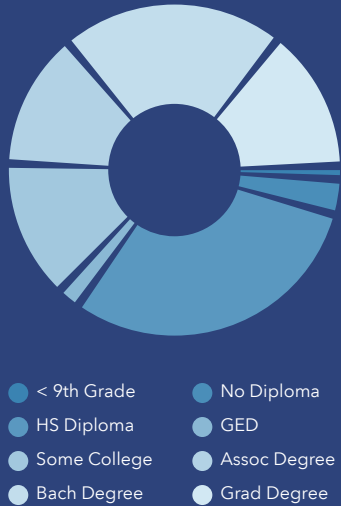
Home Ownership



Housing: Year Built



Educational Attainment



Commute Time: Minutes

