

Executive Summary



SALE PRICE:	\$995,000
ZONING:	I-2
TOTAL ACERAGE:	3.79 Acres
PARCEL NUMBER:	640776405846 1
SCHOOL DISTRICT:	Allentown
MUNICIPALITY:	City Of Allentown
PERMITTED COMMERCIAL USES:	Warehousing & Manufacturing

PROPERTY OVERVIEW

Vacant land available in the City of Allentown. The 3.78 acre parcel has been cleared of trees has a 150' construction entrance and is ready for development. Approved uses include manufacturing, logistic center, warehouse (50,000 SF), recycling facility, industrial equipment sales, outdoor storage, self storage facility, research & development, laboratory and many other industrial uses.

PROPERTY FEATURES

- Easy Access to Lehigh Valley Locations
- Public Water & Sewer
- Rare Development Opportunity
- Close proximity to Lehigh Valley Iron Pigs Baseball Stadium
- Possible Solar Farm Development
- Easy Access to Route 22, PA Turnpike and I-78
- Close to Restaurants, Services and Entertainment
- Well Maintained Parcel

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

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



Additional Photos

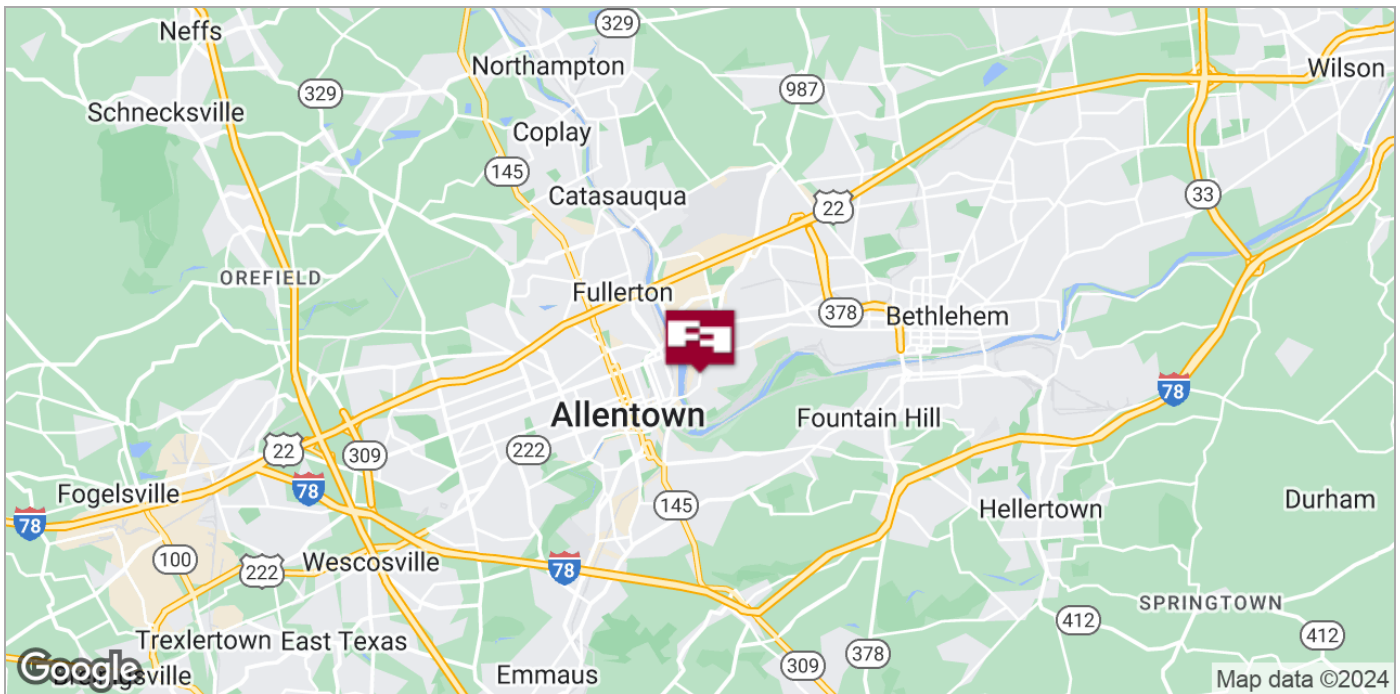
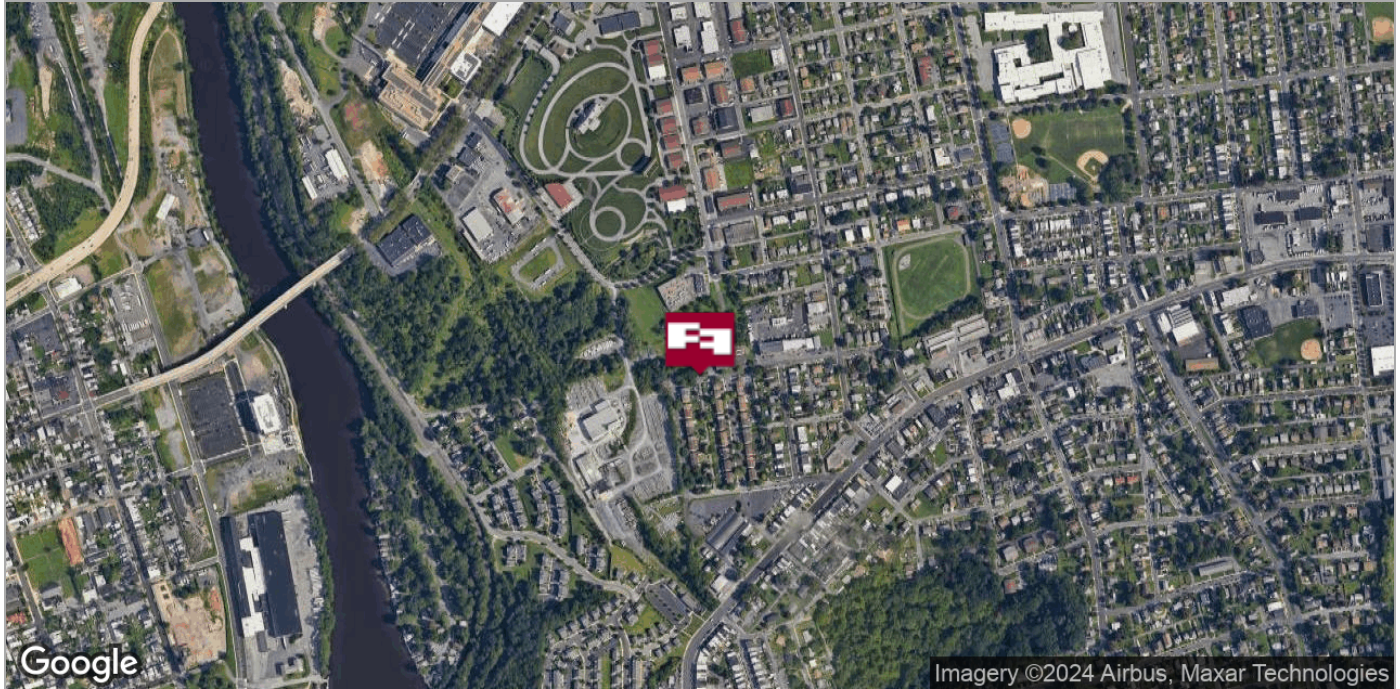


CASEY KELLER
ckeller@feinbergrea.com
Cell: 484.226.8081
2 Direct: 610.709.6232

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



Location Maps

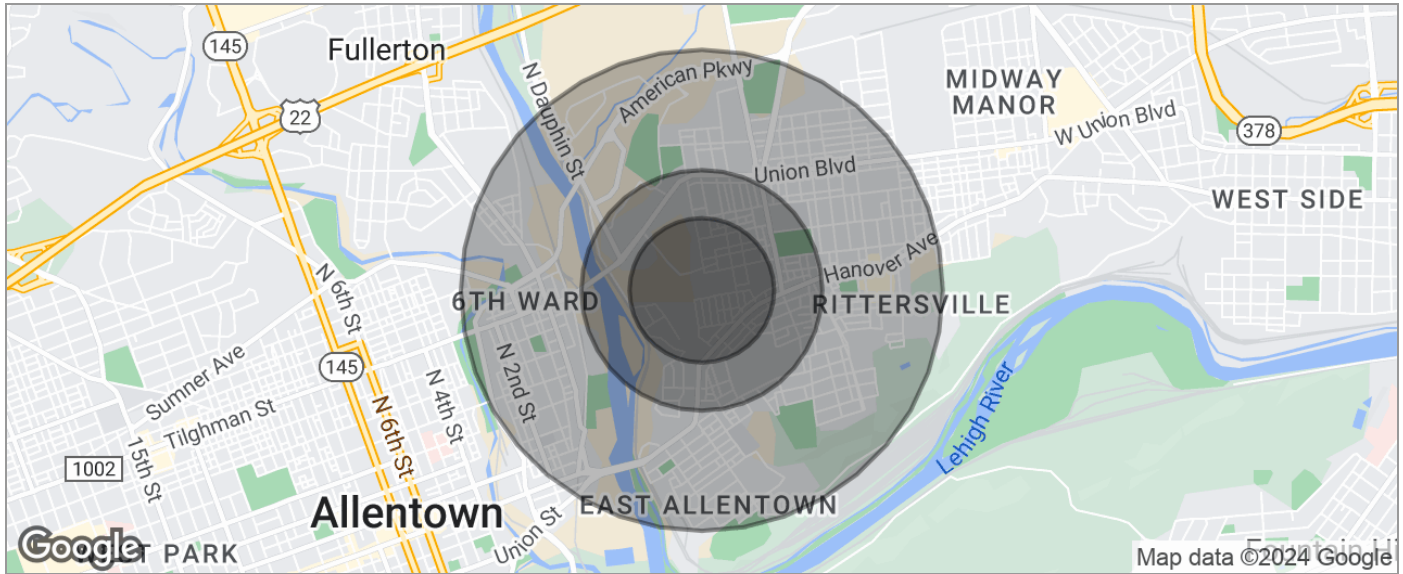


CASEY KELLER
ckeller@feinbergrea.com
Cell: 484.226.8081
Direct: 610.709.6232

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



Demographics Map



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	853	4,395	18,622
MEDIAN AGE	39	37	37
MEDIAN AGE (MALE)	37	36	36
MEDIAN AGE (FEMALE)	40	39	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	302	1,544	6,529
# OF PERSONS PER HH	2.8	2.8	2.9
AVERAGE HH INCOME	\$68,527	\$61,135	\$60,894
AVERAGE HOUSE VALUE	\$196,763	\$211,262	\$212,460
RACE	0.3 MILES	0.5 MILES	1 MILE
% WHITE	34.3%	34.2%	34.3%
% BLACK	13.1%	12.3%	12.5%
% ASIAN	2.2%	1.6%	1.1%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	1.1%	1.3%	1.1%
% OTHER	30.7%	32.5%	33.7%
ETHNICITY	0.3 MILES	0.5 MILES	1 MILE
% HISPANIC	57.4%	63.3%	61.7%

* Demographic data derived from 2020 ACS - US Census

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

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

