

Executive Summary



SALE PRICE:	\$1,500,000
TOTAL ACERAGE:	33.43 Acres
PARCEL NUMBER:	545760144254 1
TOWNSHIP:	Upper Macungie Township Lehigh County, Pennsylvania
SCHOOL DISTRICT:	Parkland School District
ZONING:	RU3 - Rural 3 District

PROPERTY OVERVIEW

Feinberg Real Estate Advisors, LLC is pleased to present this residential development opportunity located in Upper Macungie Township, Parkland School District. This expansive property, with a zoning classification of RU3, offers a beautiful location for a high-end residential development.

PROPERTY FEATURES

- Zoning allows for single-family detached dwellings with a three acre minimum lot size
- Water nearby on Beechwood Street - capacity needs to be determined
- Contacts for water and sewer - Lehigh County Authority & Upper Macungie Authority
- Rare upscale residential development opportunity
- Variety of recreational areas nearby
- Currently farmed for corn and soy

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



Property Details

STREET ADDRESS:	2246 North Lane
CITY, STATE, ZIP:	Orefield, PA 18069
APN:	545760144254
ZONING:	RU3
SCHOOL DISTRICT:	Parkland School District
CURRENT TAX STRUCTURE:	Act 319, Preferential Land Act
PUBLIC ROADS NEARBY:	Route 100, Haasadahl Road, Clausville Road
PERMITTED USES:	Residential plant nursery, target range, place of worship, nature preserve, township uses, publicly owned recreation, community center, library, cemetery, golf course
PERMITTED RESIDENTIAL USES:	Single-family detached zoning including manufactured mobile homes and group home

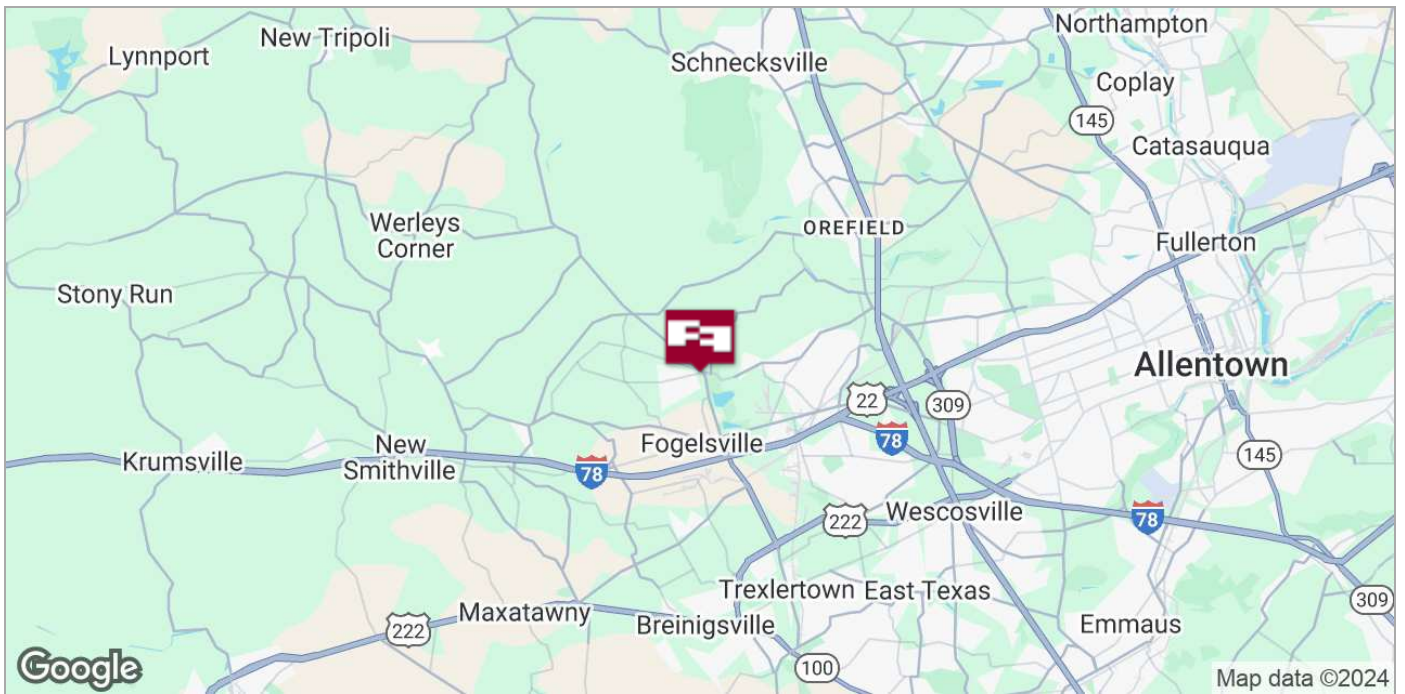


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Location Maps

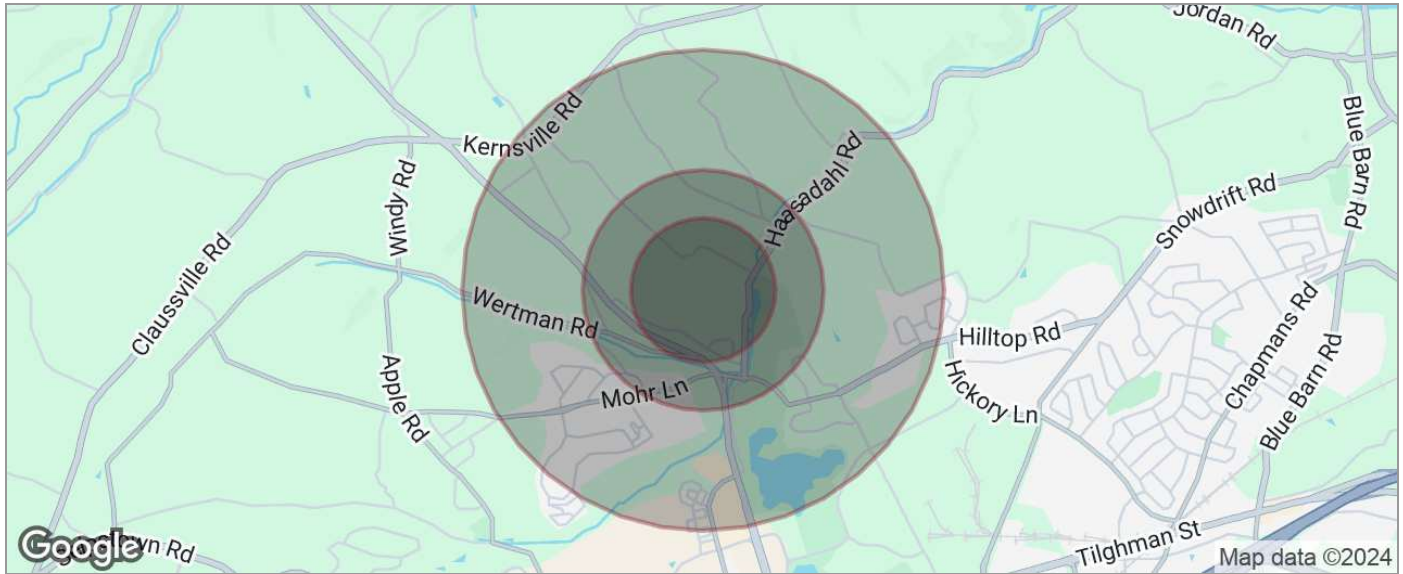


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Demographics Map



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	124	437	1,723
MEDIAN AGE	45	44	44
MEDIAN AGE (MALE)	45	44	44
MEDIAN AGE (FEMALE)	45	45	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	44	162	646
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	\$213,474	\$193,929	\$184,664
AVERAGE HOUSE VALUE	\$626,620	\$575,725	\$552,383
RACE	0.3 MILES	0.5 MILES	1 MILE
% WHITE	79.0%	82.2%	83.6%
% BLACK	0.0%	1.4%	1.6%
% ASIAN	12.9%	9.2%	7.3%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.2%	0.3%
% OTHER	0.8%	1.1%	1.4%
ETHNICITY	0.3 MILES	0.5 MILES	1 MILE
% HISPANIC	5.6%	5.7%	5.8%

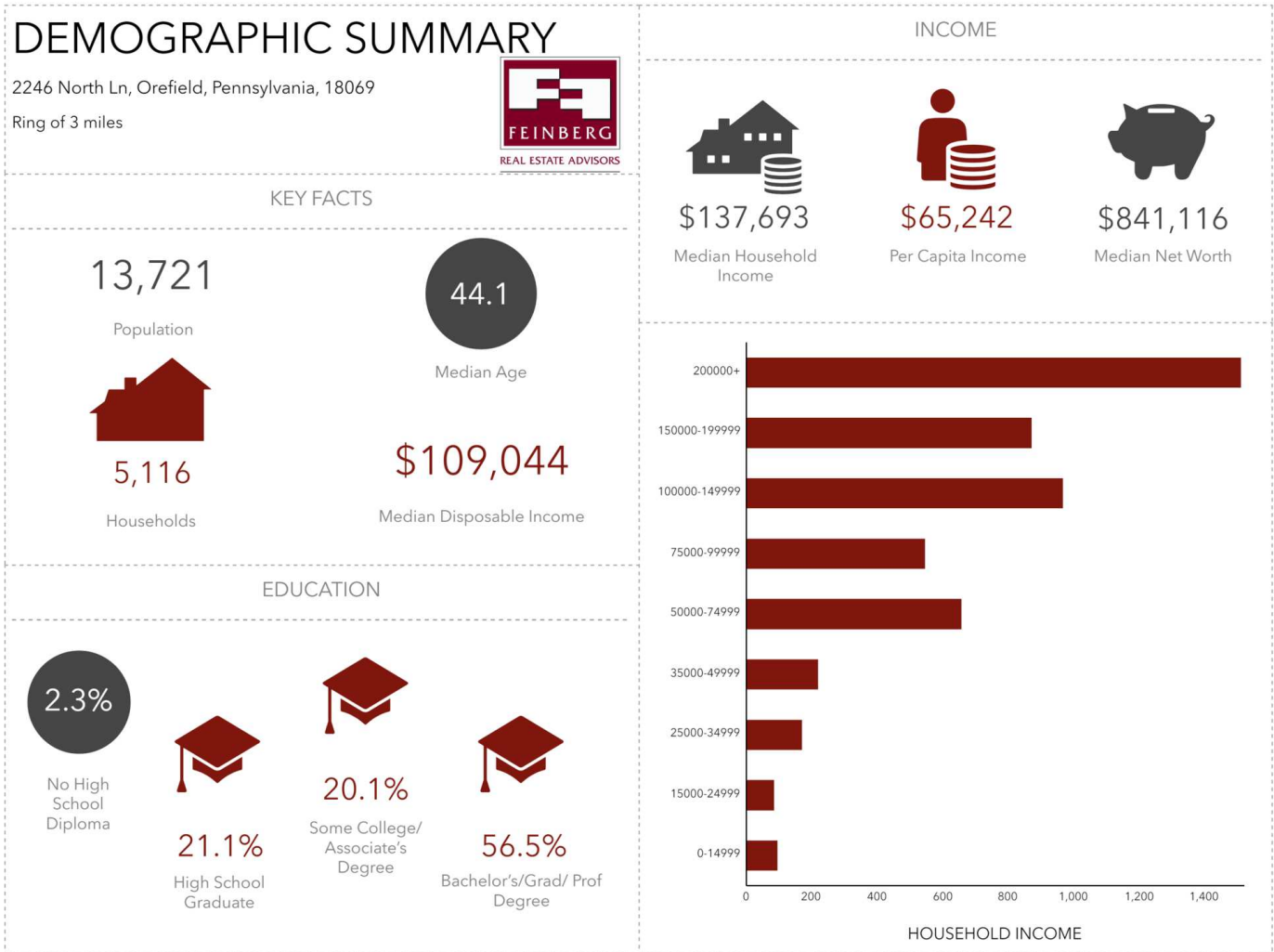
* Demographic data derived from 2020 ACS - US Census

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Demographics



Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri

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