

## Executive Summary



<b>SALE PRICE:</b>	Call For Details
<b>TOTAL ACERAGE:</b>	19 Acres
<b>ZONING:</b>	R-2 Suburban Residential Zone
<b>TOWNSHIP:</b>	Upper Saucon Township
<b>APN #:</b>	641482060666
<b>PERMITTED LOT SIZE:</b>	1.5 Acres
<b>NEW YORK CITY &amp; PHILADELPHIA</b>	Easy Commuting Access To New York City & Philadelphia Via I-78 & The Pennsylvania Turnpike
<b>AREA COLLEGES &amp; UNIVERSITIES:</b>	Lehigh University, St. Luke's Medical & Nursing Schools, DeSales University, Muhlenberg College, Moravian University, Cedar Crest College

### PROPERTY OVERVIEW

Feinberg Real Estate Advisors, LLC is pleased to present a unique opportunity to purchase residential development land totaling +/- 19 acres in Upper Saucon Township, Lehigh County, Pennsylvania. The property has beautiful vistas and permits residential lots of 1.5 acres. The property is perfect for a family complex or a residential development project.

### PROPERTY FEATURES

- Zoning permits single family detached dwellings and senior living/among other uses including schools and government
- Public water available nearby
- Close proximity to the Promenade Saucon Valley
- Southern Lehigh School District
- Exceptional area demographics
- Convenient to major highways, retail shopping & businesses
- Many recreational areas including parks, trails & golf
- According to Lehigh Valley Planning Commission (LVPC) the Lehigh Valley needs 9,000 more housing units

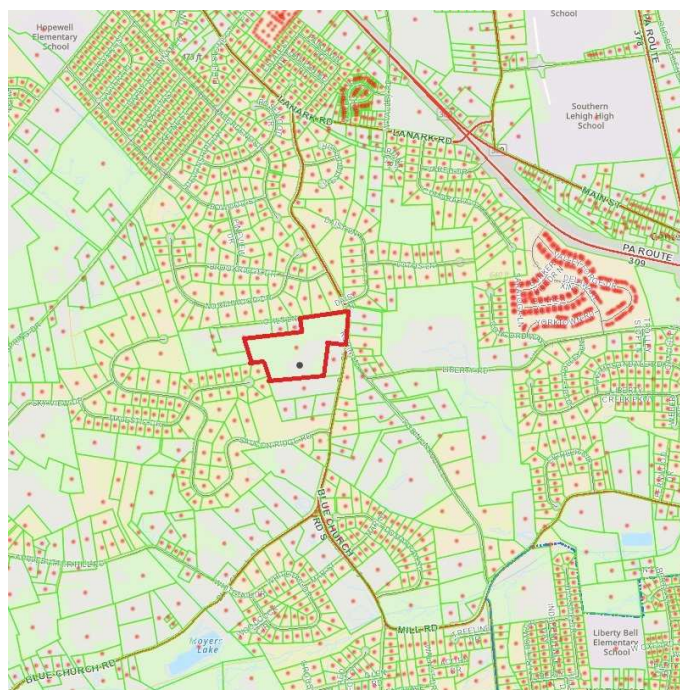
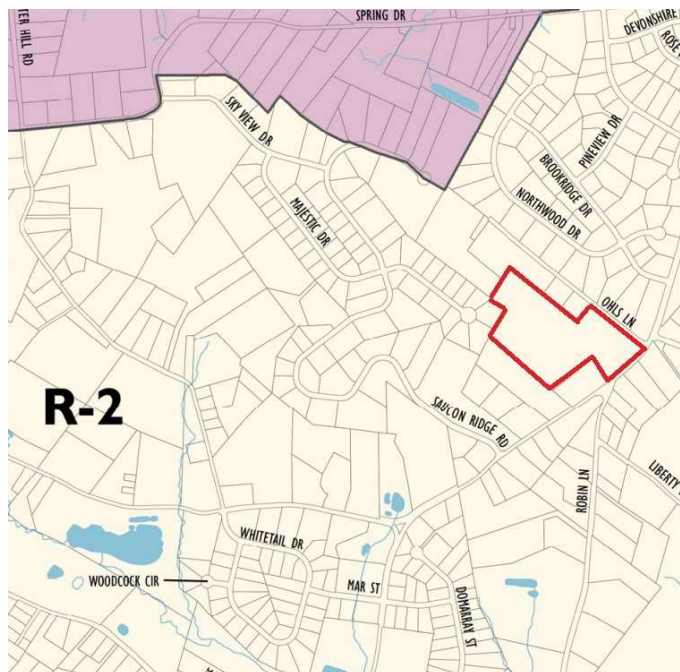
**CINDY MCDONNELL FEINBERG**  
cfeinberg@feinbergrea.com  
Cell: 610.360.9733  
1 Direct: 610.709.6233

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



## Property Details

<b>MUNICIPALITY:</b>	Upper Saucon Township, Lehigh County
<b>ZONING:</b>	R-2 Suburban Residential Zone
<b>PERMITTED RESIDENTIAL USES:</b>	Single Family Detached Dwellings
<b>PERMITTED COMMERCIAL USES:</b>	Governmental uses, Emergency Services, Churches and Related Uses, Public and Private Schools
<b>UTILITIES:</b>	Pubic Water Nearby Requires Private Sewer/Septic PPL for Electric
<b>PUBLIC ROADS:</b>	Easy access to Route 309, 378, Interstate 78, Route 22 and Pennsylvania Turnpike
<b>SCHOOL DISTRICT:</b>	Southern Lehigh School District
<b>COMMUNITY FOCUS:</b>	Great regional amenities, planned sustainability, development of a healthy community, great quality of life programs



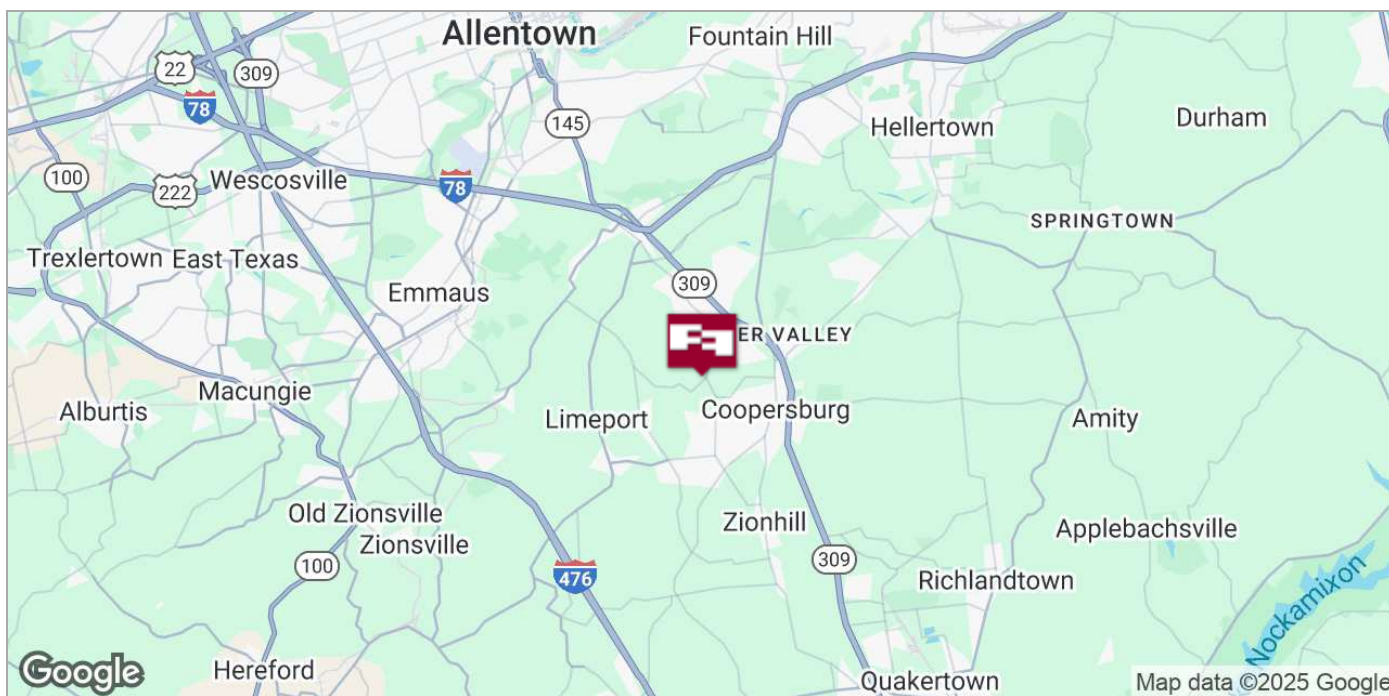
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## Location Maps



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## COMMUNITY SUMMARY

4561 Blue Church Rd, Coopersburg, Pennsylvania, 18036  
Ring of 3 miles

21,672	0.83%	2.71	38.0	43.2	\$129,831	\$470,245	\$858,242	20.2%	58.7%	21.1%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



12.6%  
Services

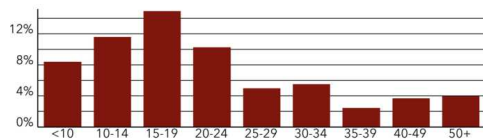


19.3%  
Blue Collar

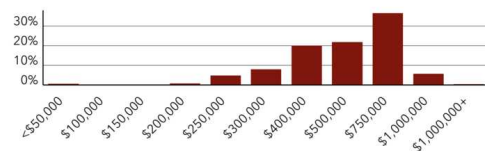


68.1%  
White Collar

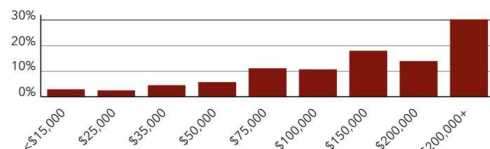
Mortgage as Percent of Salary



Home Value

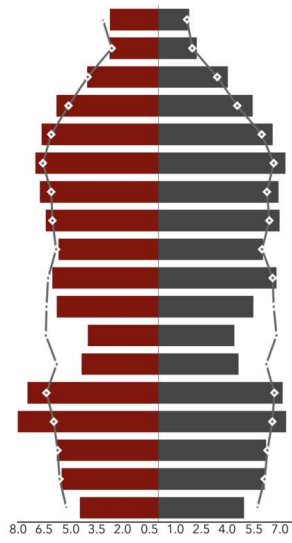


Household Income



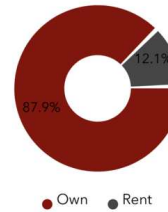
Source: This infographic contains data provided by Esri (2024), ACS (2018-2022).

Age Profile: 5 Year Increments

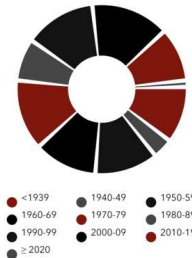


Dots show comparison to Lehigh County

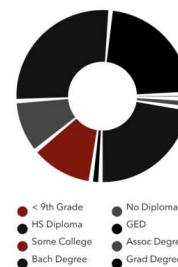
Home Ownership



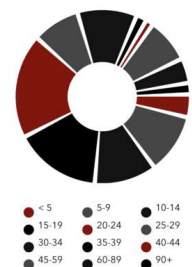
Housing: Year Built



Educational Attainment



Commute Time: Minutes



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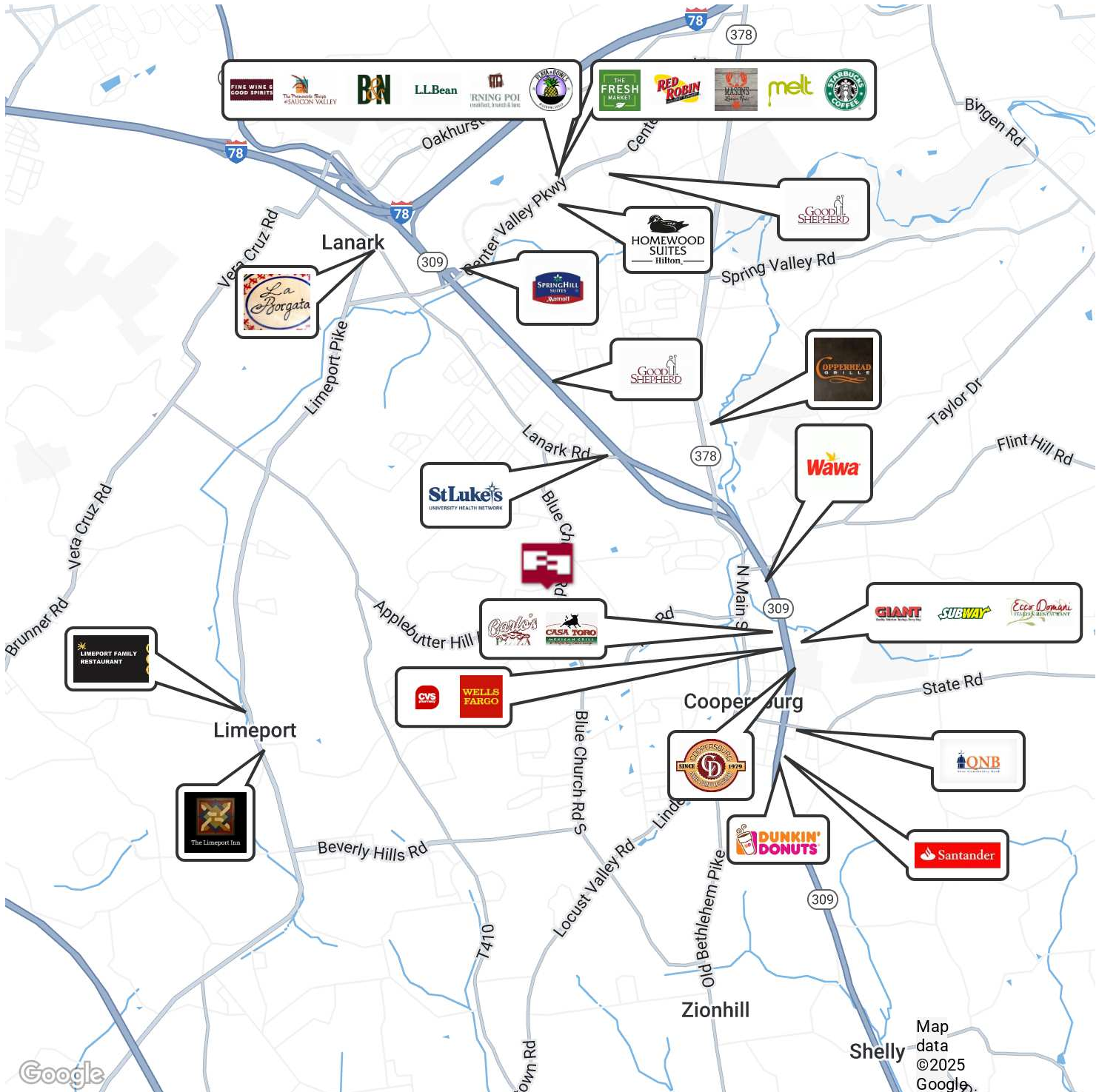
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## Retailer Map



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# Residential Development Land 19 Acres in Upper Saucon Township for Sale

4561 Blue Church Rd, Coopersburg, PA 18036

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**Feinberg Real Estate Advisors, LLC**

1390 Ridgeview Drive, Suite 301 • Allentown, PA 18104-9065 • 610.709.6233 • Fax: 610.398.4057 • [www.feinbergrea.com](http://www.feinbergrea.com)