

## Executive Summary



<b>TOTAL ACERAGE:</b>	114.50 Acres
<b>NUMBER OF PARCELS:</b>	3
<b>PARCEL DETAILS:</b>	<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>
<b>TOWNSHIP:</b>	North Whitehall Township Lehigh County, Pennsylvania
<b>ZONING DISTRICT:</b>	<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

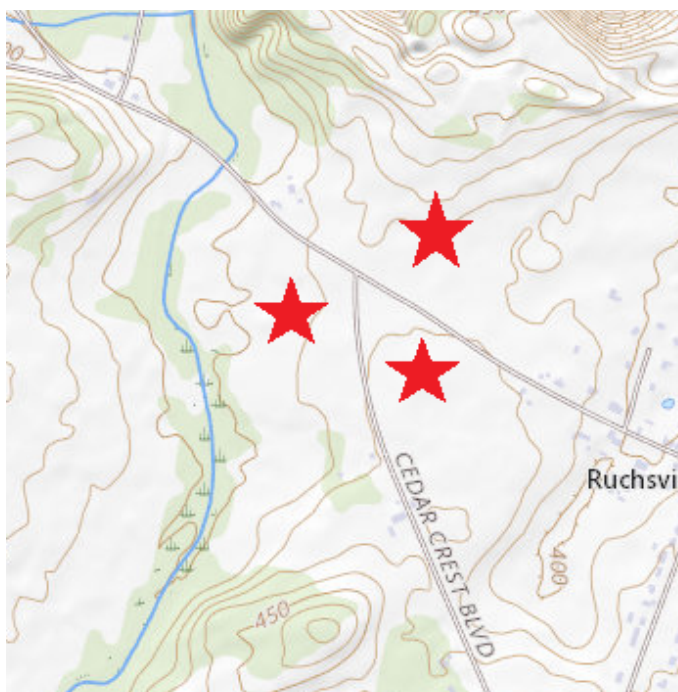
- Mixed Use Zoning Permits Residential and Commercial Uses
- According to Lehigh Valley Planning Commission (LVPC) the Lehigh Valley Needs 9,000 More Housing Units
- North Whitehall Township Supports the Development of These Parcels
- Parkland School District
- Rare Development Opportunity
- Recreational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

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



## Property Details

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



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2 Direct: 610.709.6233





## Location Maps



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## Broker's Disclosure

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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 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+



12.9%  
Services

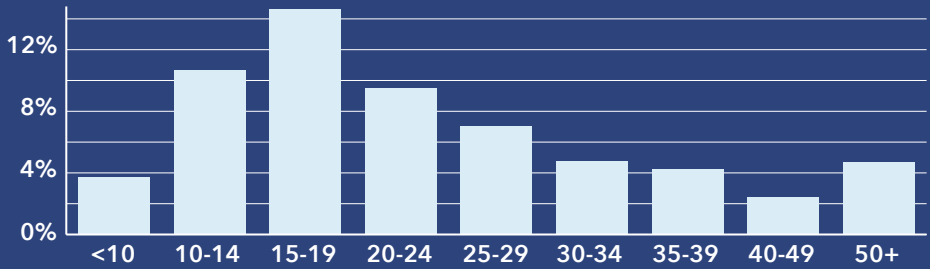


23.9%  
Blue Collar

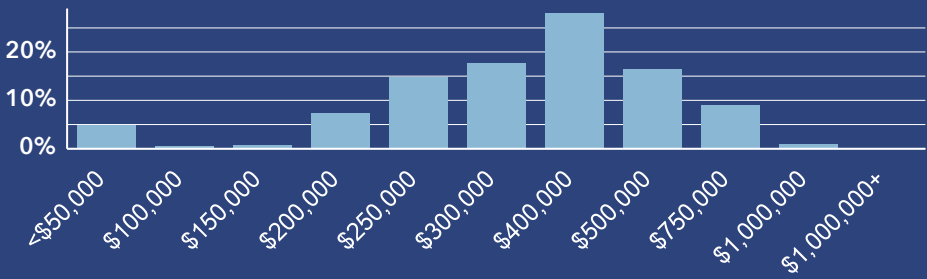


63.3%  
White Collar

Mortgage as Percent of Salary



Home Value



Household Income

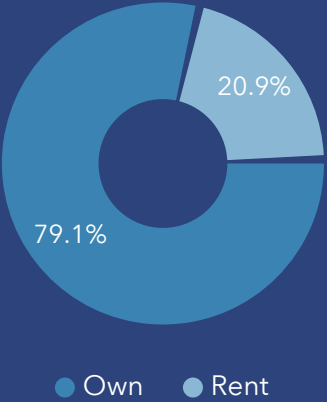


Age Profile: 5 Year Increments

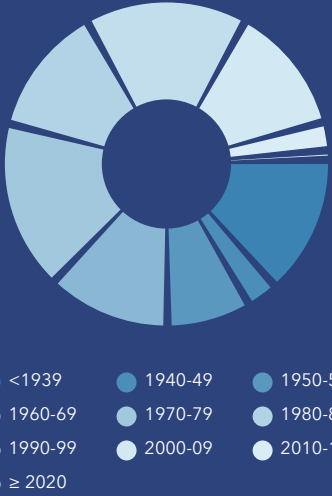


Dots show comparison to Lehigh County

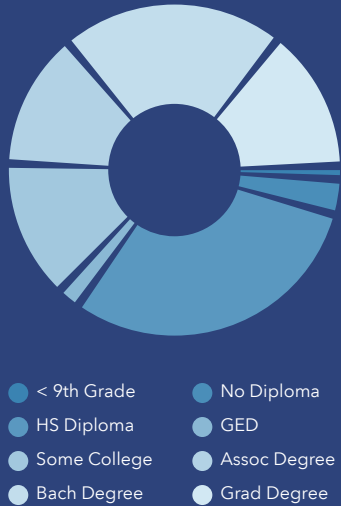
Home Ownership



Housing: Year Built



Educational Attainment



Commute Time: Minutes

