



Opportunity for House of Worship with Campground Breathtaking Scenic Views!

Sale Price \$999,900

Property Overview

- 82.15 AC vacant land with a private lake
- Unique Topography!
- Located three miles north of Route 209
- Zoned Low Density Residential (LDR)
- Sewer & water available
- Permitted Uses: Campground (Non-RV), "Glamping", Bed & Breakfast, Golf Course, Hunting or Fishing Club, Retirement Community, Housing, and others
- Cluster Option available
- Convenient to the Delaware Water Gap National Recreational Area, Bushkill Falls and Shawnee Mountain
- Accessible via I-80, Routes 22, 33, & 209

For More Information

Matt Sprung

Associate Broker

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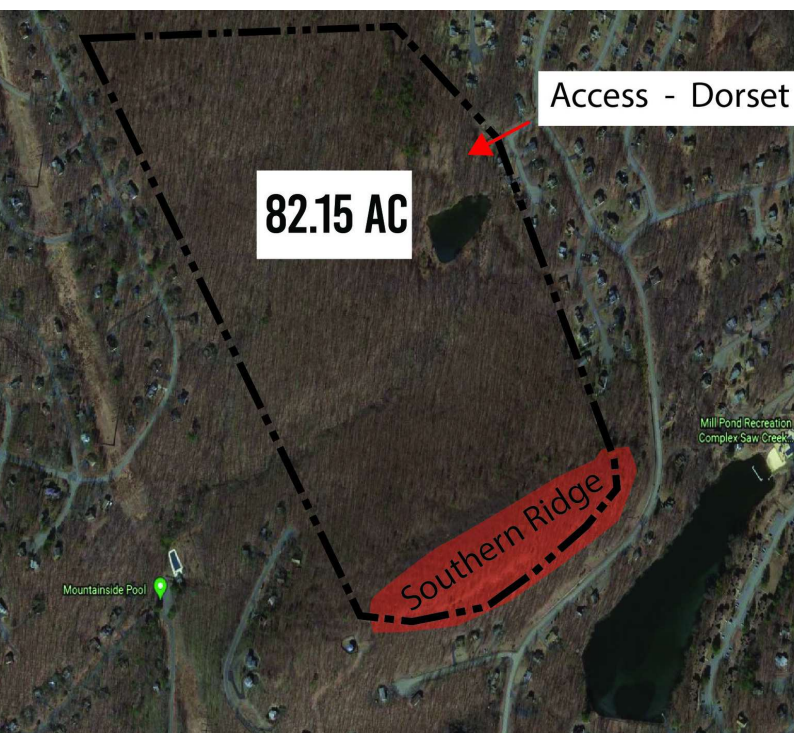
msprung@naisummit.com

Approx.
Property
Location

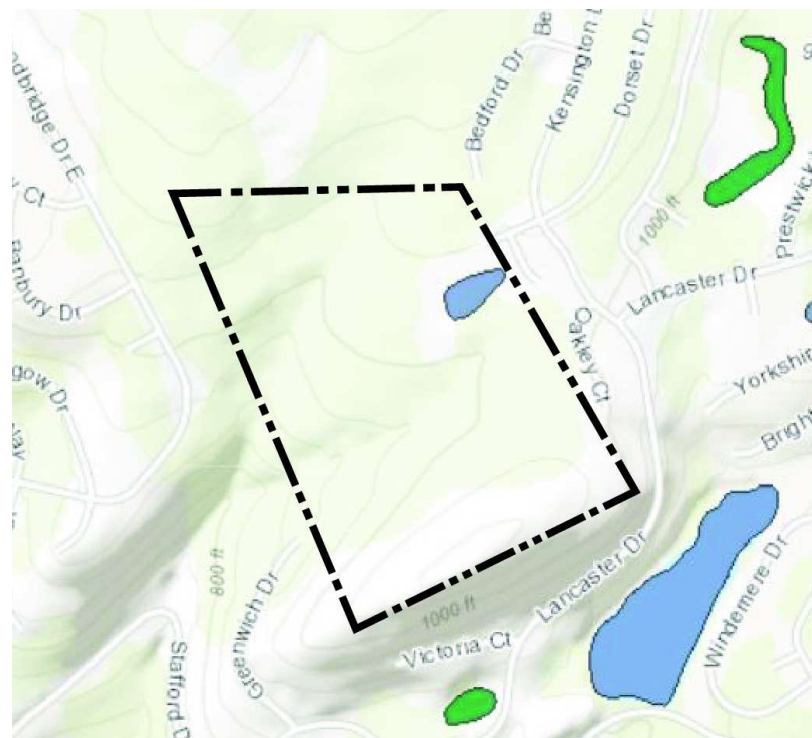




View from Southern Ridge



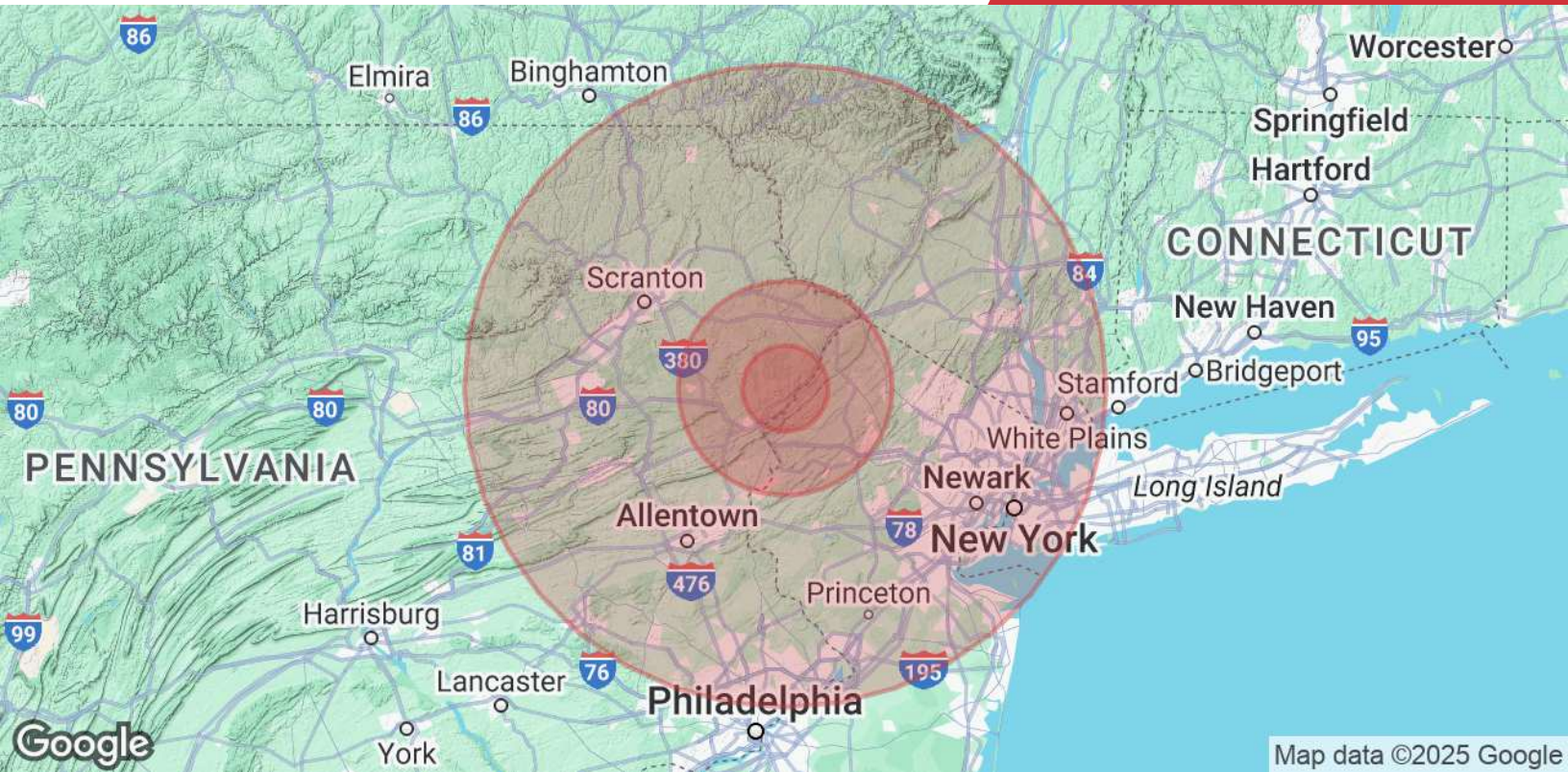
Map of property access



Topographic Map

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Population

	10 Miles	25 Miles	75 Miles
Total Population	46,983	473,300	21,111,210
Average Age	44.5	44.1	40.0
Average Age (Male)	43.2	42.8	38.5
Average Age (Female)	44.3	44.5	41.2

Households & Income

	10 Miles	25 Miles	75 Miles
Total Households	25,201	224,503	8,656,283
# of Persons per HH	1.9	2.1	2.4
Average HH Income	\$61,602	\$80,021	\$102,845
Average House Value	\$192,122	\$247,514	\$436,287

2020 American Community Survey (ACS)