

OFFERING MEMORANDUM · CONFIDENTIAL

Penn Square Flats

Fully Zoned 188-Unit Multifamily Development Site
836 Constitution Drive · Allentown, Pennsylvania 18103

OFFERING PRICE

\$2,500,000

Approximately \$13,298 per approved unit

APPROVED UNITS

188

LAND AREA

16.07 ac

PARKING

299

APPROVAL TO

12.15.26

A shovel-ready position, priced as land

188 approved dwelling units on 16.066 acres in south Allentown. Preliminary land development approval is in place and extended through **December 15, 2026**, with only final approval remaining. All required zoning relief has already been secured.

APPROVED UNITS

188

Two four-story buildings

LAND AREA

16.07 ac

699,846 square feet

PRICE PER UNIT

\$13,298

\$155,608 per acre

PARKING

299

1.59 spaces per unit

The value here is time. Steep-slope and building-height relief that would ordinarily take a developer eighteen to thirty months and substantial professional expense to pursue has already been granted, and a complete 30-sheet engineered plan set by Pennoni Associates is drawn and through preliminary review.

The design replicates Northside Village Apartments in Carlisle, Pennsylvania — a built and leased community operated by the same sponsor group — so a purchaser acquires not only entitlements but a tested unit program and amenity package.

Investment highlights

- 01 **Zoning relief is complete.** Zoning Hearing Board Decision A-70984 granted steep slope disturbance relief; Decision A-2024-00942 granted relief on maximum building height. The City has confirmed in writing that no further use or dimensional variances or special exception approvals are required for this project.
- 02 **Preliminary approval in hand, extended to December 15, 2026.** Only the final approval step remains, along with the customary agency sign-offs that accompany it.
- 03 **Engineering is done and paid for.** A 30-sheet preliminary/final major land development plan set prepared by Pennoni Associates dated August 8, 2025 covers grading, utilities, storm and sanitary profiles, erosion and sedimentation control, post-construction stormwater management, landscape, lighting and truck turning.
- 04 **A proven prototype, not a concept.** The unit program replicates Northside Village Apartments in Carlisle — a built, leased, amenity-driven community operated by the same sponsor group.
- 05 **Documented, quantified demand.** The Lehigh Valley Planning Commission records a shortage of 1,918 housing units in Allentown today, with an additional 5,318 units needed by 2050 to keep pace with anticipated population growth.
- 06 **Municipal support on the record.** Planning Staff stated no objection to the proposed residential land development. The Fire Bureau issued full approval. Floodplain, HARB and Parks review were all determined not required.

Projected Underwriting Scenarios

Scenario A (Conservative)

Avg. Rental Rate:
\$1.85 / SF

Projected NOI:
\$1.75M

Scenario B (Base Case)

Avg. Rental Rate:
\$2.05 / SF

Projected NOI:
\$1.94M

Scenario C (Aggressive/Stabilized)

Avg. Rental Rate:
\$2.25 / SF

Projected NOI:
\$2.21M

Note: The prototype layout accommodates high-end finishes (in-home laundry, quartz counters, keyless entry) to support premium market rents.

De-Risked Entitlement Status

[SECURED] - The Heavy Lifting is Done

-  Steep Slope Disturbance Relief Granted
(ZHB A-70984 - 3/1/2021)
-  Maximum Building Height Relief Granted
(ZHB A-2024-00942 - 4/7/2025)
-  Fire Bureau Review Approved
-  Floodplain, HARB & Parks Reviews Cleared
-  Preliminary Land Development Approval
Extended to 12/15/2026

[REMAINING] - Path to Final Approval

- Standard Agency Sign-offs
- LCCD E&S / NPDES Permit Issuance
- Stormwater BMP O&M Agreement

Property overview

Address	836 Constitution Drive	Utilities	Public — Lehigh County Authority
County / Ward	Lehigh · 16th Ward	Watershed	Little Lehigh Creek
Land Area	16.066 ac · 699,846 SF	Annual Taxes	\$13,425.83
Zoning	R-M Medium Density Residential	Assessment	\$263,800
Flood Zone	Zone X	Access	Two private driveways
Owner of Record	Allentown Square LLC	Engineer	Pennoni Associates Inc.

Topography falls significantly across the parcel, and the plan set includes a dedicated steep slopes sheet delineating slopes in the 25–35% and 35%-plus ranges. The development program was engineered around this condition and the necessary relief has been granted. Soils are predominantly Duffield and Gladstone series in hydrologic groups A and B.

Stormwater is managed through a proposed infiltration basin with level spreader, designed to City of Allentown, Little Lehigh Creek Act 167 and NPDES standards. The site is mapped in Zone X, outside the 500-year floodplain, per FIRM panel 42077C0252F effective July 16, 2024.

Under the conditions of the height variance, approximately **2.2 acres designated "Lands to Remain Undeveloped"** must remain as designated and may not be subdivided, sold or developed, except for passive recreational use by residents. This provides permanent open space amenity for the community.

Street view from Constitution Drive



Conceptual rendering prepared for marketing purposes only. This is not an architectural drawing, not an approved plan, and is subject to change. No building elevations have been submitted to the City of Allentown to date. Massing reflects the 60-foot by 270-foot footprint and four-story height shown on the approved land development plans.

Site plan

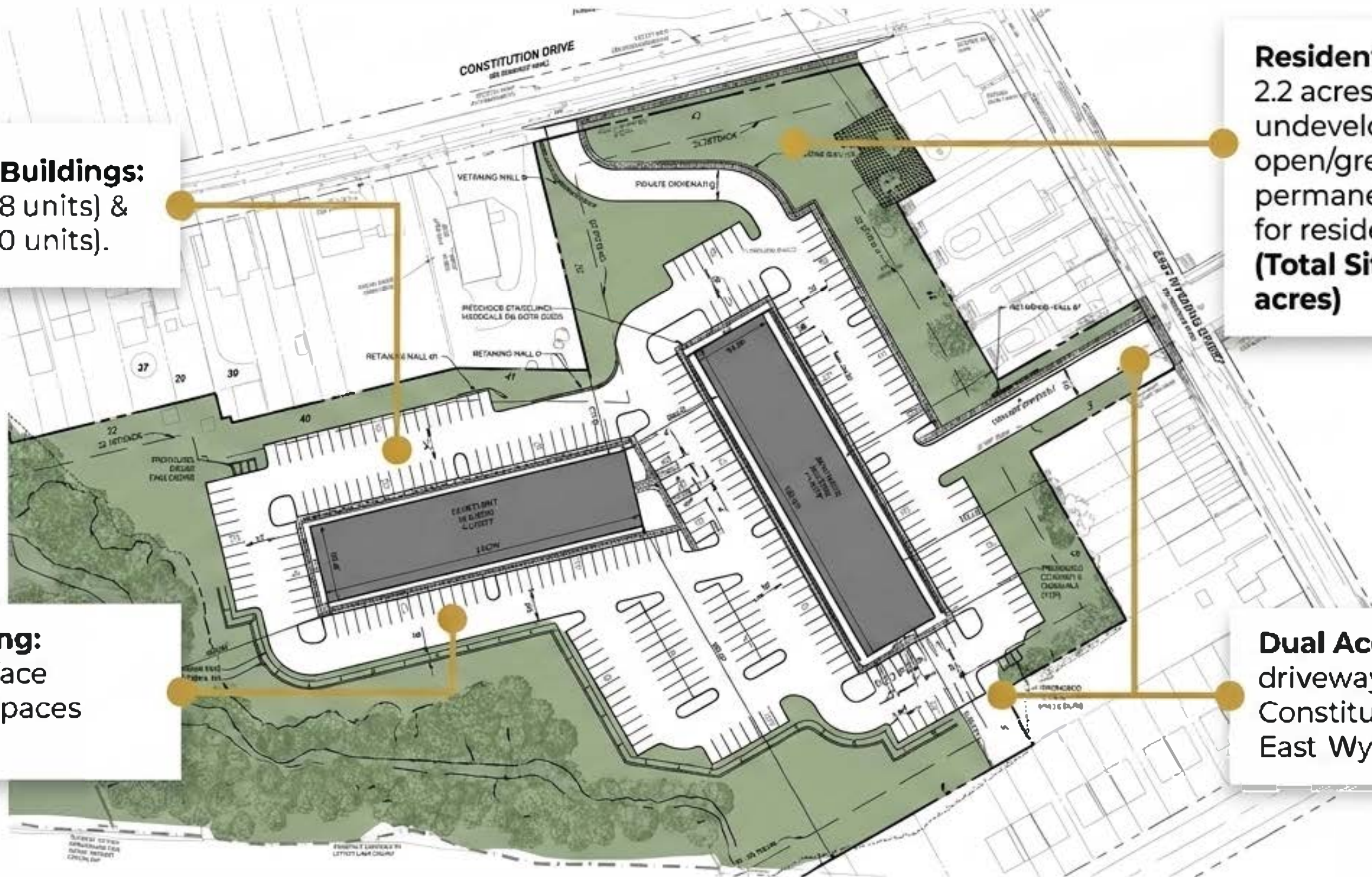
Master Site Plan

Two 4-Story Buildings:
Building A (98 units) &
Building B (90 units).

Resident Green Space:
2.2 acres of designated
undeveloped
open/green space
permanently preserved
for resident recreation.
**(Total Site Area: 17.5
acres)**

Ample Parking:
299 total surface
spaces (1.59 spaces
per unit).

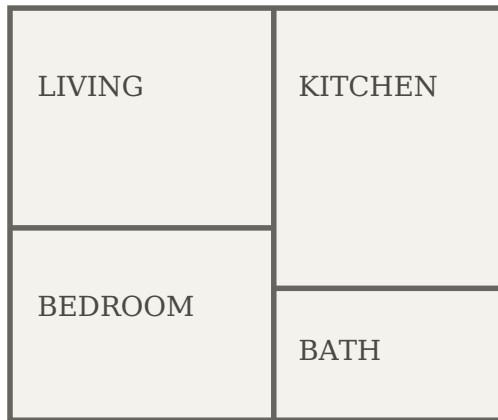
Dual Access: Private
driveways connecting to
Constitution Drive and
East Wyoming Street.



Site plan excerpt from the preliminary/final major land development plans prepared by Pennoni Associates Inc., dated August 8, 2025 (Sheet CS1001). Two four-story apartment buildings with 299 surface parking spaces, private driveways to Constitution Drive and East Wyoming Street, retaining walls, trash enclosures and concrete sidewalks as shown. Refer to the full 30-sheet plan set for dimensions, notes and all supporting sheets.

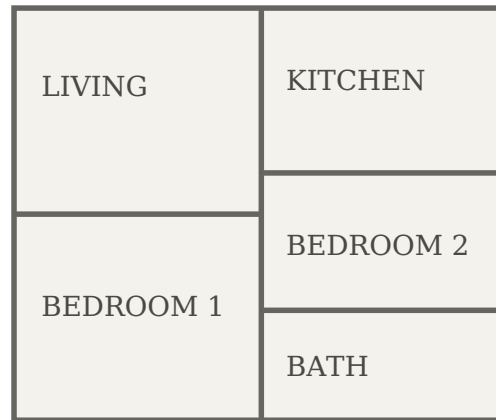
Typical unit plans

1 BED FLAT · 675 SF



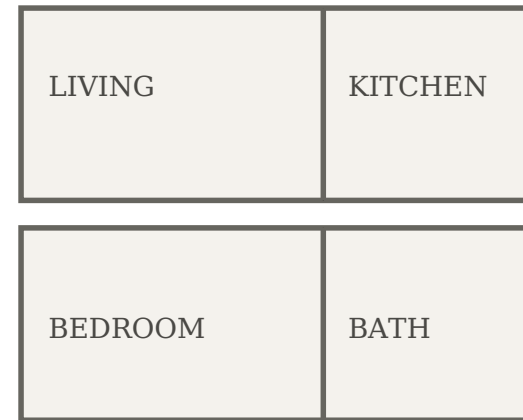
58 units · Meridian plan

2 BED FLAT · 945 SF



20 units · Calypso plan

1 BED DUPLEX · 750 SF



60 units · Orion plan · two levels

Diagrammatic layouts illustrating unit sizes drawn from the approved unit mix. Room configurations are conceptual and do not represent architectural plans or approved construction documents. Plan names reference the corresponding Northside Village prototype layouts.

Development program

BUILDING A	BUILDING B	NET RENTABLE
98 units	90 units	143,980 SF
60' × 270' · 89,100 gross SF	60' × 250' · 82,500 gross SF	±766 SF average unit

UNIT MIX — 142 ONE-BEDROOM (76%) · 46 TWO-BEDROOM (24%)

1 Bed Duplex · 750 SF		60
1 Bed Flat · 675 SF		58
2 Bed Loft · 1,013 SF		26
1 Bed Loft · 608 SF		24
2 Bed Flat · 945 SF		20

Blue: one bedroom. Gold: two bedroom.

Both buildings include a lobby, dual stair cores, resident storage and are drawn to accommodate elevator service. Anticipated finishes based on the prototype include in-home laundry, stainless appliances, quartz countertops, luxury vinyl plank flooring and keyless entry, with controlled-access buildings, fitness center, rooftop deck and on-site management.

Approval status

SECURED

Zoning Hearing Board A-70984 — steep slope disturbance relief	March 1, 2021
Zoning Hearing Board A-2024-00942 — maximum building height relief	April 7, 2025
Preliminary land development approval, extended	To December 15, 2026
Fire Bureau review	Approved
Floodplain · HARB · Parks review	Not required
Planning Staff position on residential land development	No objection

REMAINING TO FINAL APPROVAL

Final land development approval and plan recording · Lehigh County Conservation District approval of the E&S control plan and issuance of the NPDES permit · LVPC stormwater consistency approval · geotechnical report and infiltration testing · PCSM report revisions · stormwater BMP operation and maintenance agreement, executed and recorded · Lehigh County Authority approvals for sewer and water connection · Shade Tree Commission compliance and street tree plan · trip generation calculations · land development agreement, cost estimates and surety · zoning and building permits.

The City of Allentown Submittal Summary Report LMA-2025-00018 and the Lehigh Valley Planning Commission review letter are available in the diligence package. Prospective purchasers should review both in full and confirm current status directly with the City of Allentown.

Allentown demographics

CITY OF ALLENTOWN

POPULATION	MEDIAN AGE	MEDIAN HH INCOME	RENTER OCCUPIED
125,976	32.4	\$55,494	58%

ZIP CODE 18103 — IMMEDIATE SUBMARKET

POPULATION	HOUSEHOLDS	MEDIAN HH INCOME	MEDIAN AGE
48,358	18,382	\$72,895	38.6

Roughly 26,500 Allentown households rent against 19,500 that own, and approximately **40% of the city's rental stock was built in 1939 or earlier**. New, amenitized, elevator-served product with in-unit laundry competes against a supply base that largely cannot match it.

The immediate 18103 submarket carries median household income roughly 31% above the citywide figure and a median age six years older, indicating a more established renter and move-down buyer profile than Allentown as a whole.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 release. Housing shortage figures per Lehigh Valley Planning Commission review letter dated October 10, 2025: a shortage of 1,918 housing units in Allentown today and 5,318 additional units needed by 2050.

Pricing analysis

PER APPROVED UNIT

\$13,298

PER ACRE

\$155,608

PER GROSS SF

\$14.57

PER NET RENTABLE SF

\$17.36

Originating this position independently would require land acquisition, four-plus years of entitlement work through two separate Zoning Hearing Board proceedings, a complete civil engineering plan set and boundary survey, and the carrying cost and risk of an outcome that was never assured — on a site whose steep slopes make it materially harder to entitle than a flat parcel of equivalent size.

At \$13,298 per approved unit, the offering prices the land and the entitlement package together at a level that leaves room in the capital stack for a purchaser to complete final approval, carry the site through permitting, and deliver a 188-unit community into a market with a documented and quantified housing shortfall.

Metrics calculated on 188 approved dwelling units, 16.066 acres, 171,600 gross building square feet and 143,980 net rentable square feet. Purchasers should independently verify all areas and unit counts against the recorded plan set.

The offering

Offered at **\$2,500,000**. Title is held by Allentown Square LLC. The offering conveys the **land, the approved plans and the approvals** — including assignment of the Pennoni Associates plan set and the Zoning Hearing Board decisions.

DILIGENCE MATERIALS

Full Pennoni Associates 30-sheet land development plan set dated August 8, 2025 · unit mix summary and building block plans · City of Allentown Submittal Summary Report LMA-2025-00018 · Lehigh Valley Planning Commission review letter and Act 167 checklist · Zoning Hearing Board Decisions A-70984 and A-2024-00942 · boundary survey by Arthur A. Swallow Associates · tax and assessment records.

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This Offering Memorandum has been prepared from information furnished by the owner and from public records. CENTURY 21 Keim Realtors has not independently verified this information and makes no representation or warranty, express or implied, as to its accuracy or completeness. Approval status, unit counts, square footages and all development information are subject to confirmation with the City of Allentown and the project engineer. All renderings, elevations and illustrations contained herein are conceptual, prepared for marketing purposes only, do not represent architectural plans or approved construction documents, and are subject to change. Prospective purchasers must conduct their own due diligence. This is not an offer to sell or a solicitation of an offer to buy. The offering is subject to prior sale, change in price, or withdrawal without notice.

Lehigh Valley Housing Demand

1,918

Immediate Shortage
of units needed in
Allentown today.

5,318

Future Demand of additional units needed
by 2050 to meet population growth.

58%

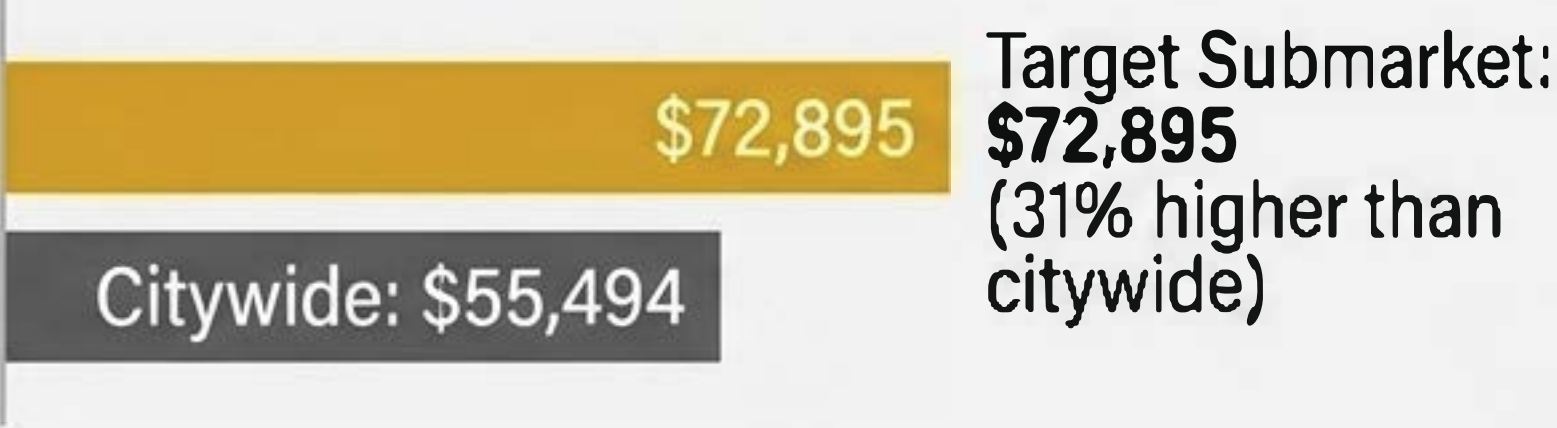
Renter Dominance:
58% of the City of Allentown is
renter-occupied.

Aging current housing
stock **combined with
severe undersupply
creates immediate
absorption potential
for new, highly
amenitized product
like Penn Square Flats.**

(Source: Lehigh Valley Planning Commission)

Submarket Strength: ZIP 18103

Median Household Income



Median Age



Population Baseline



125,976
(Total City of Allentown)

CENTURY 21 COMMERCIAL®

Keim Realtors

Contact & Diligence

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Diligence materials available upon request, including the full Pennoni Associates 30-sheet plan set, ZHB Decisions, and municipal submittal reports.