

PRIME APARTMENT DEVELOPMENT OPPORTUNITY

FULLY APPROVED 132 APTS - 10.53 ACRES

Breinigsville, PA 18031



Concept Image

kw
KELLER WILLIAMS.
REAL ESTATE

 **THE James Balliet**
PROPERTY GROUP

EXECUTIVE SUMMARY



FULLY APPROVED 132 APTS - 10.53 ACRES

8739 Hamilton Blvd

Offered at \$3,960,000

For immediate Sale is this fully approved for 132 apartments including a 10,000 square foot daycare facility. Daycare facility can be constructed in a later phase. Property is in a growing community with convenient access to all Lehigh Valley major thoroughfares. This project offers a unique opportunity for builders, investors and developers looking to capitalize on the Lehigh Valley's growing demand for residential housing.

PROPERTY HIGHLIGHTS

- Fully Approved
 - 132 Apartments
 - 10,000 SF Daycare Facility
- Prime location on Route 222
- Development Flexibility
- Community Growth
- Zoned: NC Neighborhood Commercial
- Located in Parkland School District



James Balliet
610-972-6808

Keller Williams Allentown
610-435-1800

1605 N. Cedar Crest Blvd, Ste 309
Allentown, PA 18104

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PROPERTY DETAILS

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LOCATION OVERVIEW

Property is strategically located on Rt. 222/Hamilton Blvd, with excellent visibility and access to local amenities, schools, parks, and public transportation. Western Lehigh County is a rapidly growing area, with a strong demand for multifamily housing and quality childcare services.

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DEMOGRAPHICS



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Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	8,470	27,128	75,236
2024 Estimate	8,311	26,972	74,714
2020 Census	7,907	26,876	74,098
Growth 2024 - 2029	1.91%	0.58%	0.70%
Growth 2020 - 2024	5.11%	0.36%	0.83%

POPULATION

Radius	1 Mile	3 Mile	5 Mile
2024 Households by HH Income	2,894	9,678	28,187
<\$25,000	152 5.25%	560 5.79%	2,605 9.25%
\$25,000 - \$50,000	362 12.51%	986 10.19%	3,365 12.95%
\$50,000 - \$75,000	642 22.18%	1,861 20.26%	4,942 17.55%
\$75,000 - \$100,000	333 11.51%	1,197 12.37%	3,658 12.99%
\$100,000 - \$125,000	394 13.61%	1,170 12.09%	2,932 10.41%
\$125,000 - \$150,000	196 6.77%	855 8.83%	2,717 9.65%
\$150,000 - \$200,000	258 8.91%	1,268 13.10%	3,574 12.69%
\$200,000+	567 19.25%	1,681 17.37%	4,374 15.53%

HOUSEHOLD
INCOME

2024 Avg Household Income	\$136,172	\$131,877	\$123,713
2024 Med Household Income	\$96,846	\$102,885	\$96,874
2024 Occupied Housing	2,895	9,676	28,187
Owner Occupied	2,110 72.88%	7,307 75.52%	21,651 76.87%
Renter Occupied	785 27.12%	2,369 24.48%	6,536 23.13%
2020 Housing Units	2,628	9,683	28,467
1 Unit	2,281 86.10%	8,054 83.30%	23,895 83.94%
2 - 4 Units	65 2.48%	332 3.44%	799 2.77%
5 - 19 Units	283 10.78%	1,171 12.12%	2,431 8.54%
20+ Units	17 0.65%	106 1.10%	1,352 4.75%

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The logo graphic for The James Balliet Property Group, featuring a stylized city skyline with a house icon on the left.
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