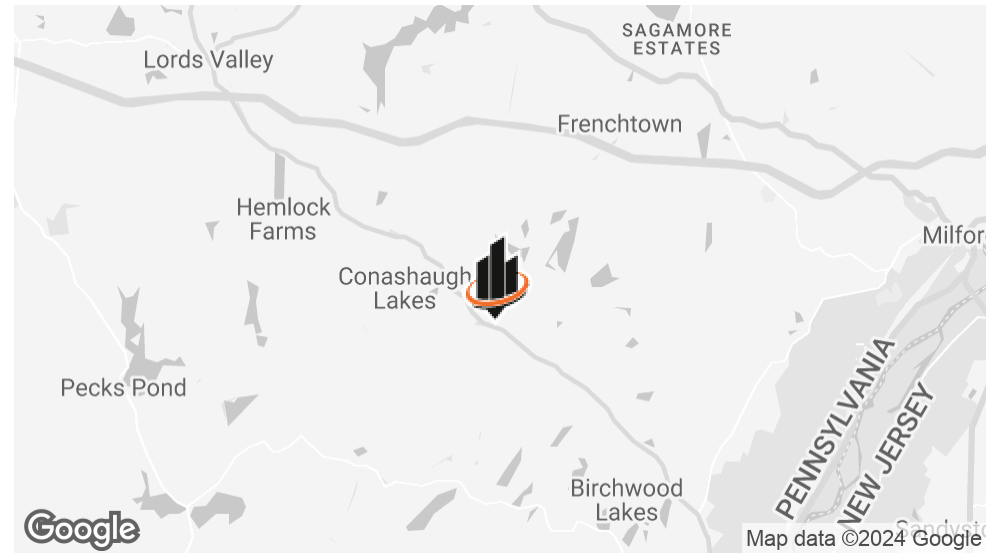
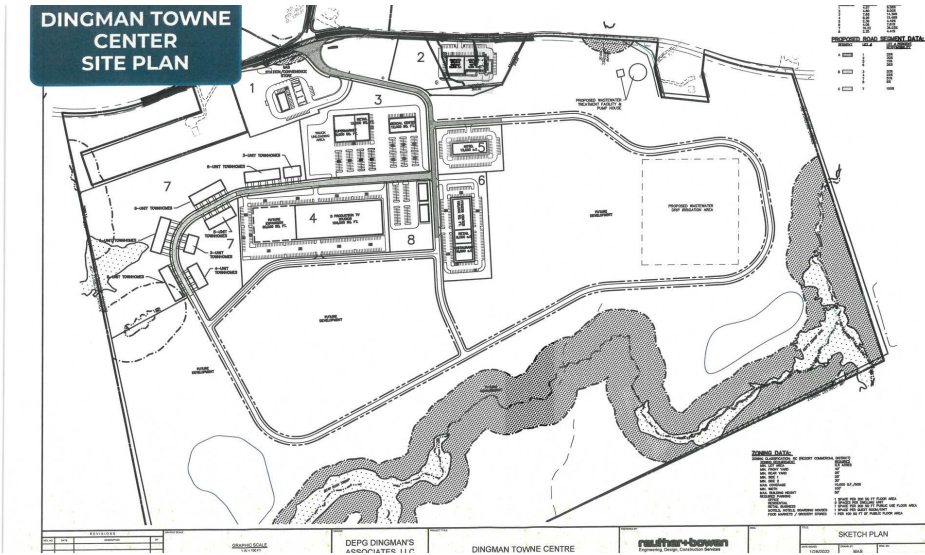


# 263 ACRE MIXED-USE DEVELOPMENT



## PROPERTY HIGHLIGHTS

- Parcel A: Phase 3 (townhomes) and Phase 4 (2-story apartments)
- Property zoned RC- Resort Commercial
- Near existing elementary, middle, and primary schools and residential developments

## OFFERING SUMMARY

<b>SALE PRICE:</b>	Parcel A: \$2,000,000
<b>LOT SIZE:</b>	Parcel A: 263.44 Acres
<b>ZONED:</b>	RC - Resort Commercial

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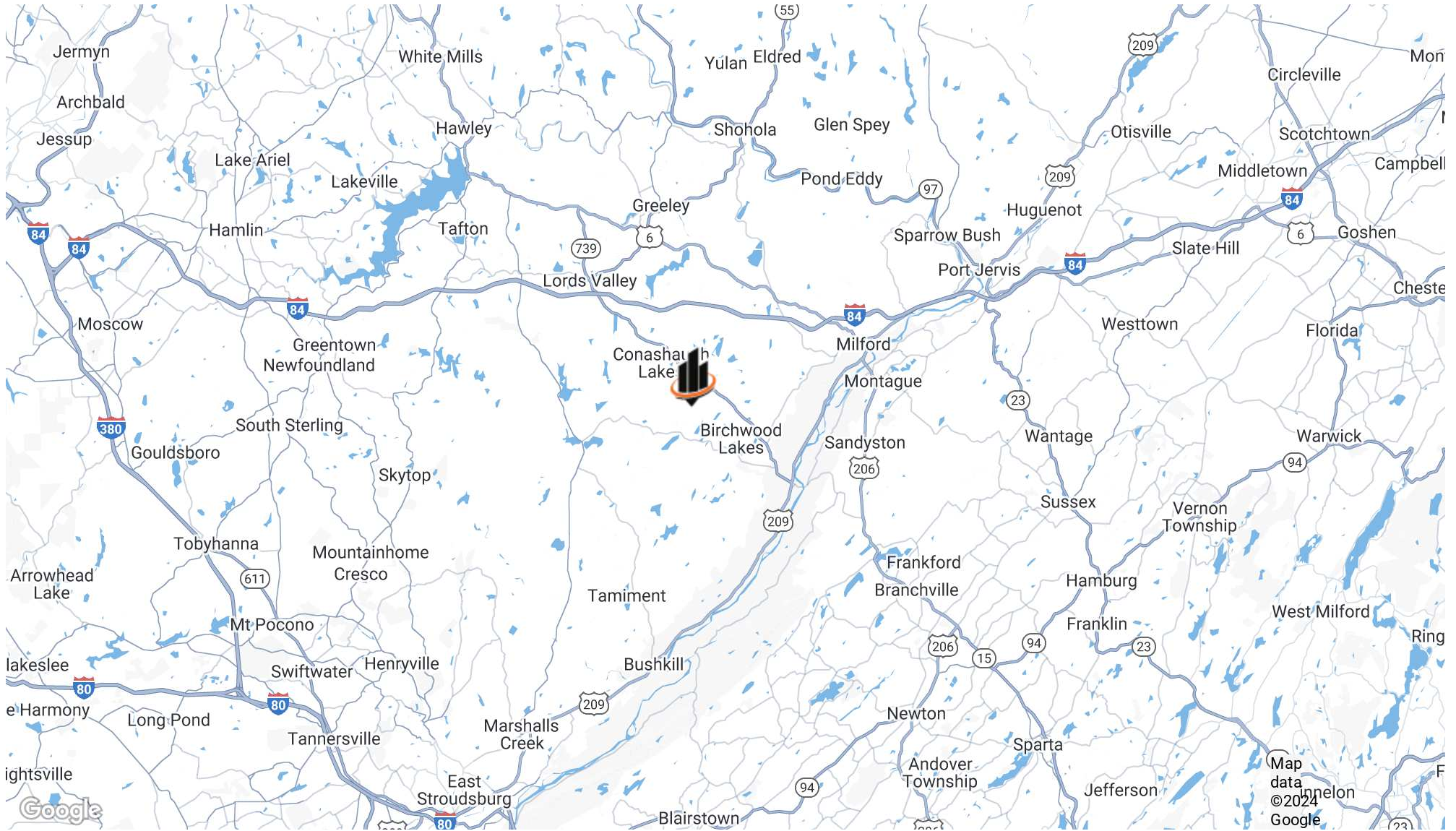
## PROPERTY DESCRIPTION

Introducing a new five-phase, mixed-use property with 263 acres available (Parcel A) for residential development. The property is zoned RC - Resort Commercial, and is located across from a Wells Fargo bank at a proposed traffic signal, and just minutes from Dingman Delaware Elementary, Middle, and Primary Schools. Residential development opportunities include Assisted Senior Living, 55+ Townhomes, 2-Story Garden Apartments, and Patio Homes / Condos. Other parcels will be developed for medical, retail, and commercial uses.

## LOCATION DESCRIPTION

Located at Route 739 and Log Tavern Road in Dingman Township, part of Pike County (the second fastest-growing county in Pennsylvania), and where natural beauty meets modern convenience. The 263-acre property is just 5 miles from historic Milford, PA, 10 miles from Lords Valley Country Club, and near Interstate 84 and US Route 209. Nestled amidst the picturesque landscapes of the Pocono Mountains, the area offers abundant outdoor recreational opportunities, including hiking, boating, and fishing.

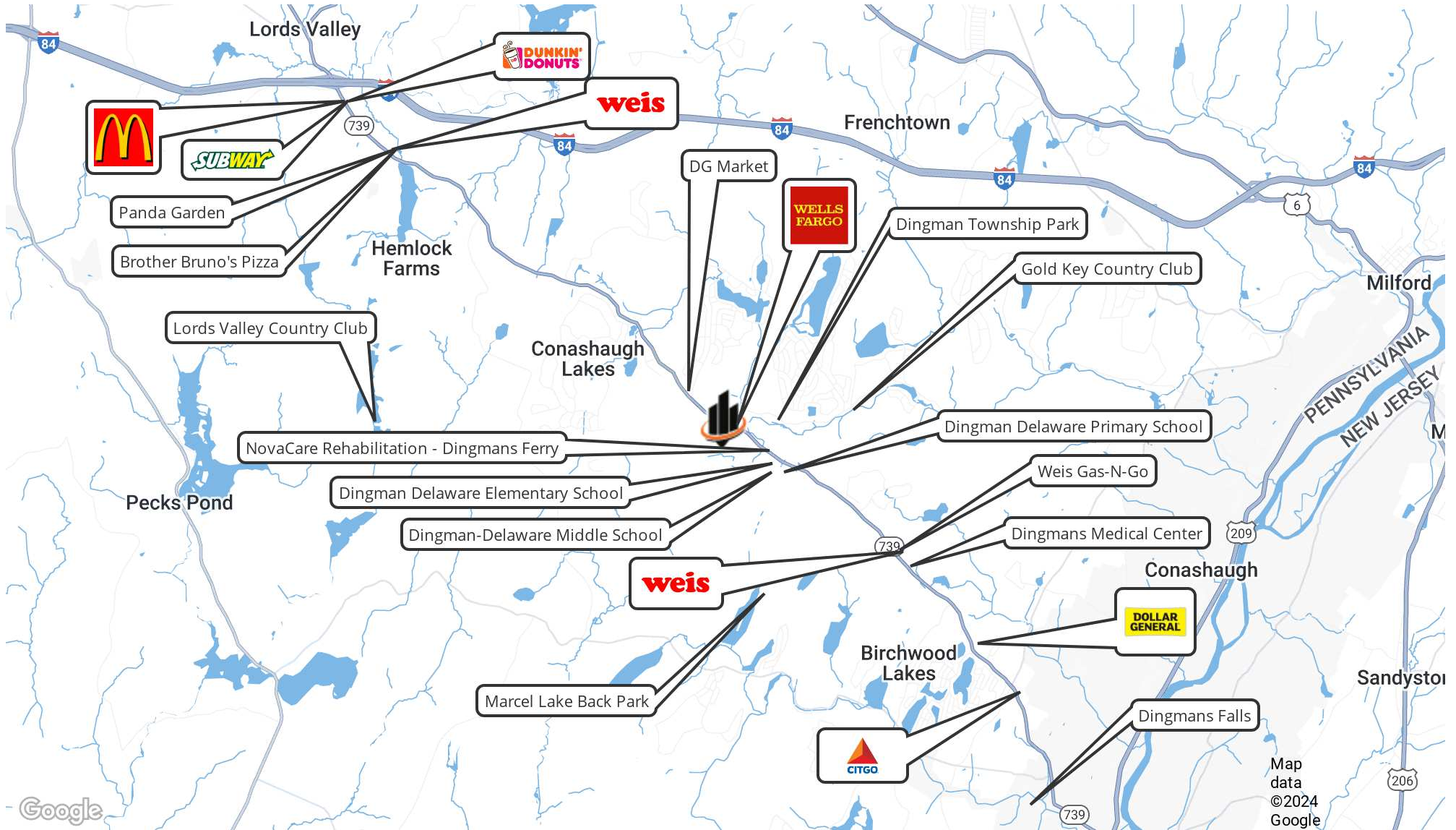
# REGIONAL MAP



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# RETAILER MAP



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# DINGMAN TOWNE CENTER SITE PLAN

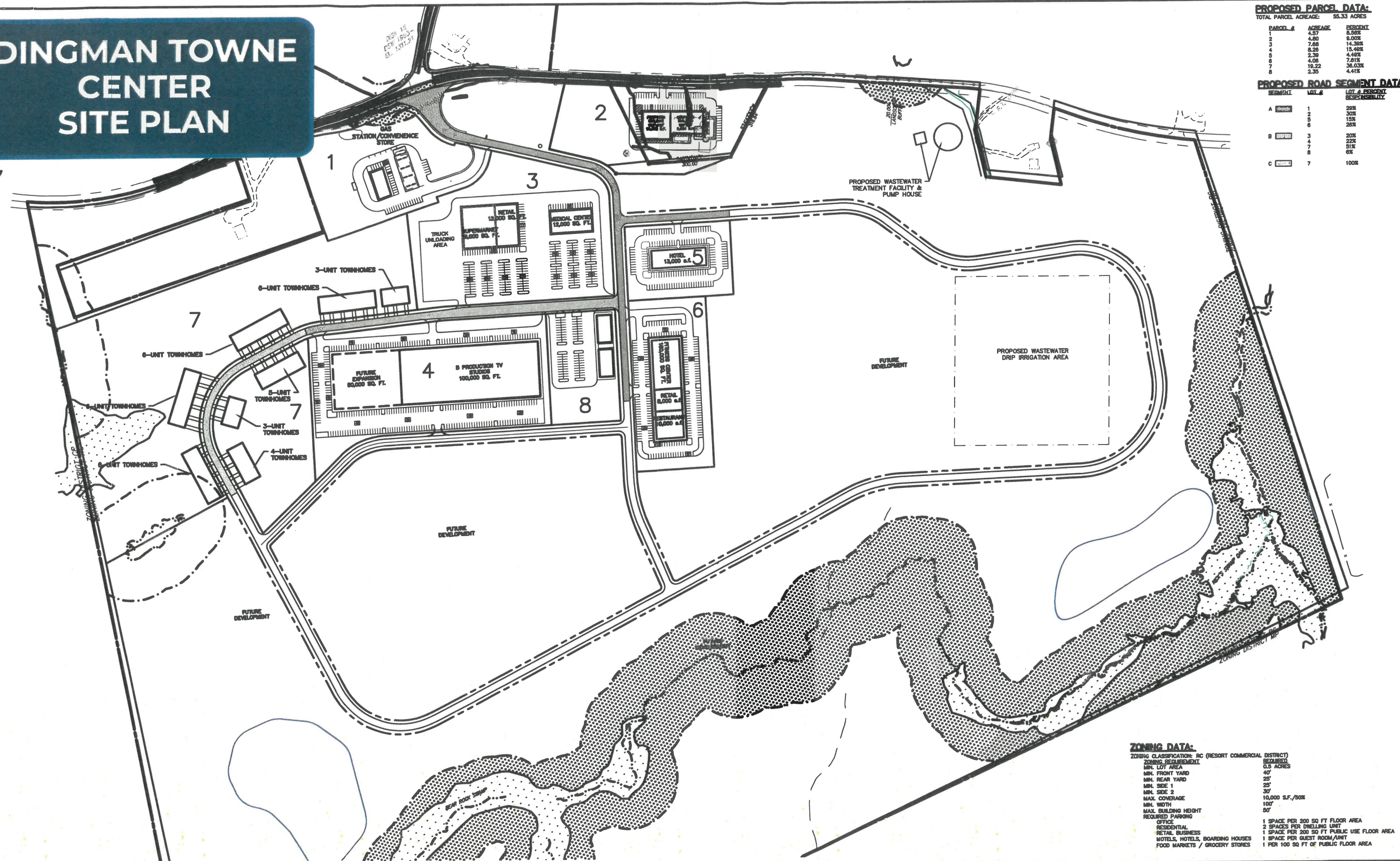
**PROPOSED PARCEL DATA:**  
TOTAL PARCEL ACREAGE: 55.33 ACRES

PARCEL #	ACREAGE	PERCENT
1	4.57	8.26%
2	4.80	8.68%
3	7.88	14.24%
4	8.28	14.96%
5	2.39	4.32%
6	4.08	7.36%
7	19.22	34.74%
8	2.35	4.25%

**PROPOSED ROAD SEGMENT DATA:**

SEGMENT	LOT #	LOT # PERCENT RESPONSIBILITY
A	1	20%
	2	30%
	6	20%
B	3	20%
	4	22%
	7	51%
	8	6%
C	7	100%

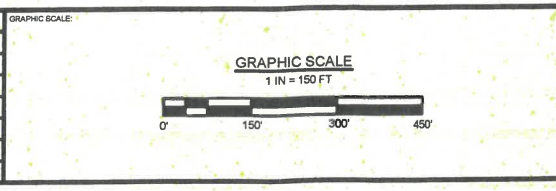


**ZONING DATA:**  
ZONING CLASSIFICATION: RC (RESORT COMMERCIAL DISTRICT)

ZONING REQUIREMENT	REQUIRED
MIN. LOT AREA	0.5 ACRES
MIN. FRONT YARD	40'
MIN. REAR YARD	25'
MIN. SIDE 1	25'
MIN. SIDE 2	30'
MAX. COVERAGE	10,000 S.F./50%
MIN. WIDTH	100'
MAX. BUILDING HEIGHT	50'
REQUIRED PARKING	
OFFICE	1 SPACE PER 200 SQ FT FLOOR AREA
RESIDENTIAL	2 SPACES PER DWELLING UNIT
RETAIL BUSINESS	1 SPACE PER 200 SQ FT PUBLIC USE FLOOR AREA
MOTELS, HOTELS, BOARDING HOUSES	1 SPACE PER GUEST ROOM/UNIT
FOOD MARKETS / GROCERY STORES	1 PER 100 SQ FT OF PUBLIC FLOOR AREA

**REVISIONS**

REV. NO.	DATE	DESCRIPTION	BY



OWNER:  
**DEPG DINGMAN'S ASSOCIATES, LLC**  
1000 FAYETTE STREET  
CONSHOHOCKEN, PA 19428

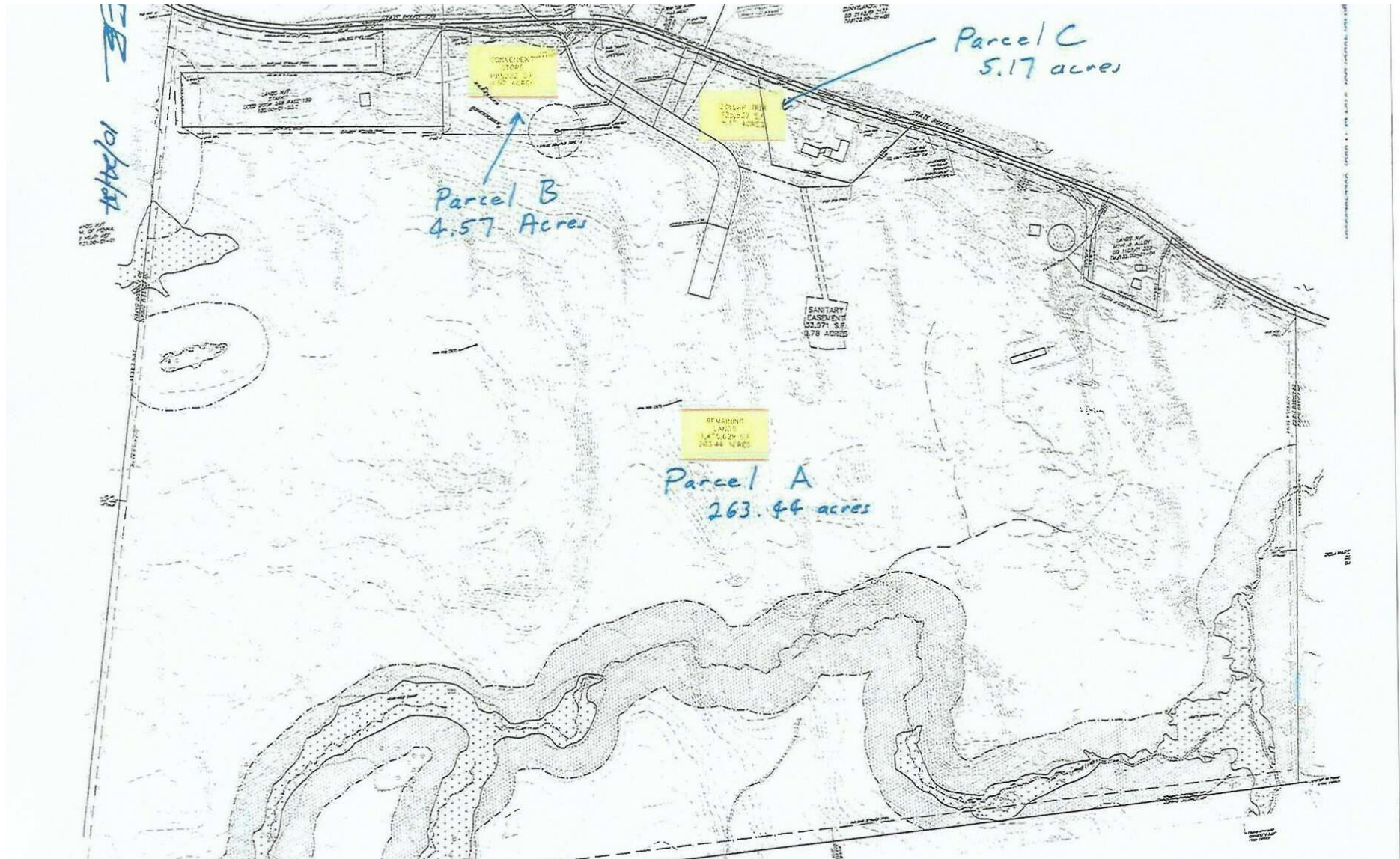
PROJECT TITLE:  
**DINGMAN TOWNE CENTRE**  
DINGMAN TOWNSHIP, PIKE COUNTY, PENNSYLVANIA

PREPARED BY:  
**rauther+bowan**  
Engineering, Design, Construction Services  
326 WARD ST. SCRANTON, PA 18512-2424  
PHONE (570)496-7020 FAX (570)496-7021

TITLE:  
**SKETCH PLAN**

DATE ISSUED:	DRAWN BY:	DWG. NO.:
1/28/2022	MAB	
SCALE:	REVIEWED BY:	<b>SK-1</b>
AS SHOWN	MB	
PROJECT NO.:	CHECKED BY:	
5491.20	DL	

# PARCEL A



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