

**FOR SALE**  
**26.54 ACRES**

**1400-**

**Uhler Road**  
**EASTON, PA**

**\$2,175,000**

**PROPERTY FEATURES**






- **Front 4.5 Acres for Sale separately for \$1.5 Million**
- **Generous zoning**
- **Located on major connector road**
- **All utilities at site**
- **Owner is a site developer**
- **Will sell subject to approvals**

**Sig Schorr, Vice President**

973 463 1011 x177 • [sschorr@naihanson.com](mailto:sschorr@naihanson.com)

**Edward Garcia, Associate**

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**SERVICES OFFERED**

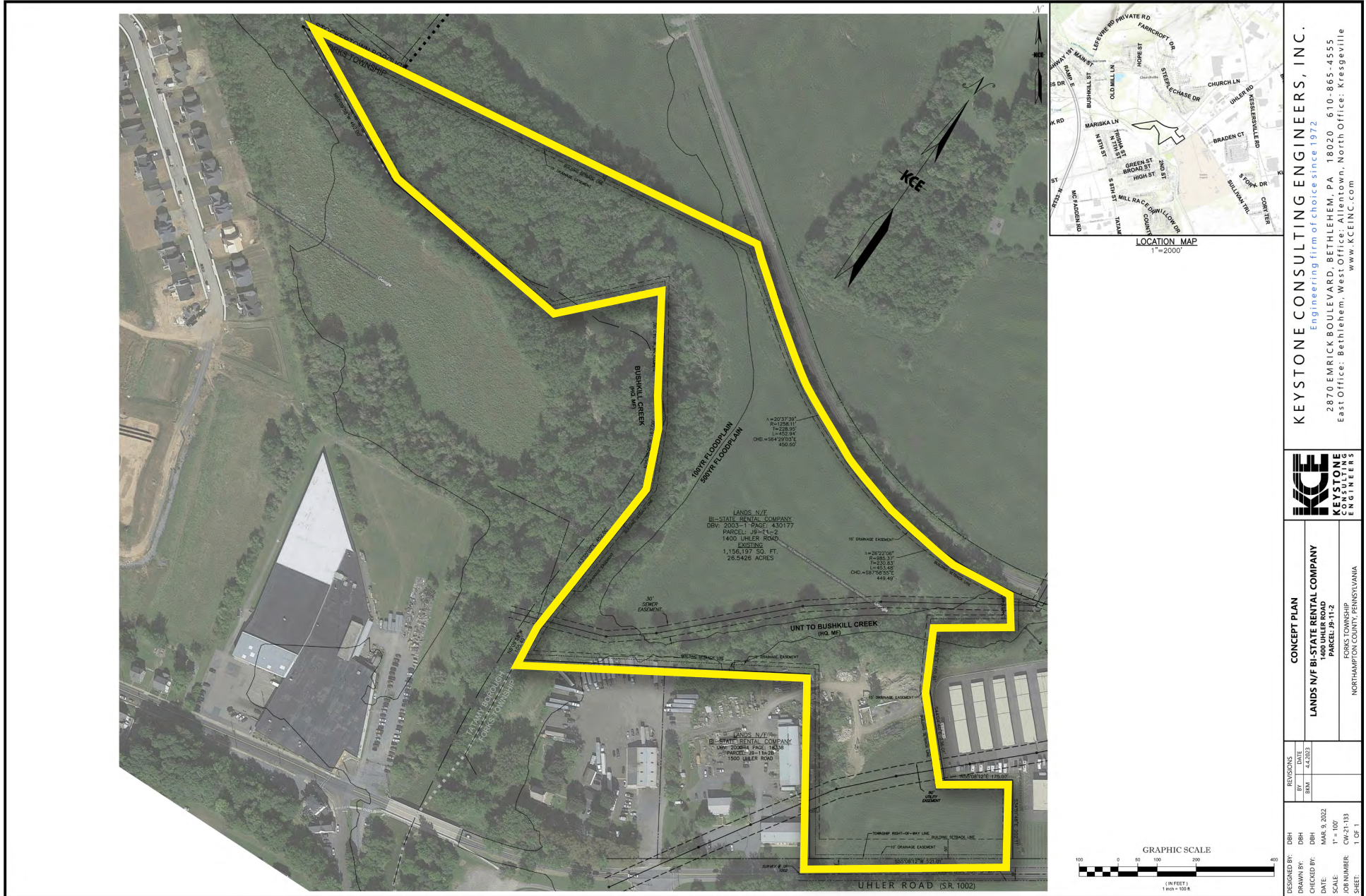
Brokerage • Property Management • Corporate Services • Financing • Logistics • Government Services • Healthcare • Tenant Representation • Cold Storage • Investment Services

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson



# PLOT PLAN

1400 Uhler Road  
EASTON, PA



**KEYSTONE CONSULTING ENGINEERS, INC.**  
*Engineering firm of choice since 1972*  
 2870 EMRICK BOULEVARD, BETHLEHEM, PA 18020 610-865-4555  
 East Office: Bethlehem, West Office: Allentown, North Office: Kresgeville  
 www.KCEINC.com



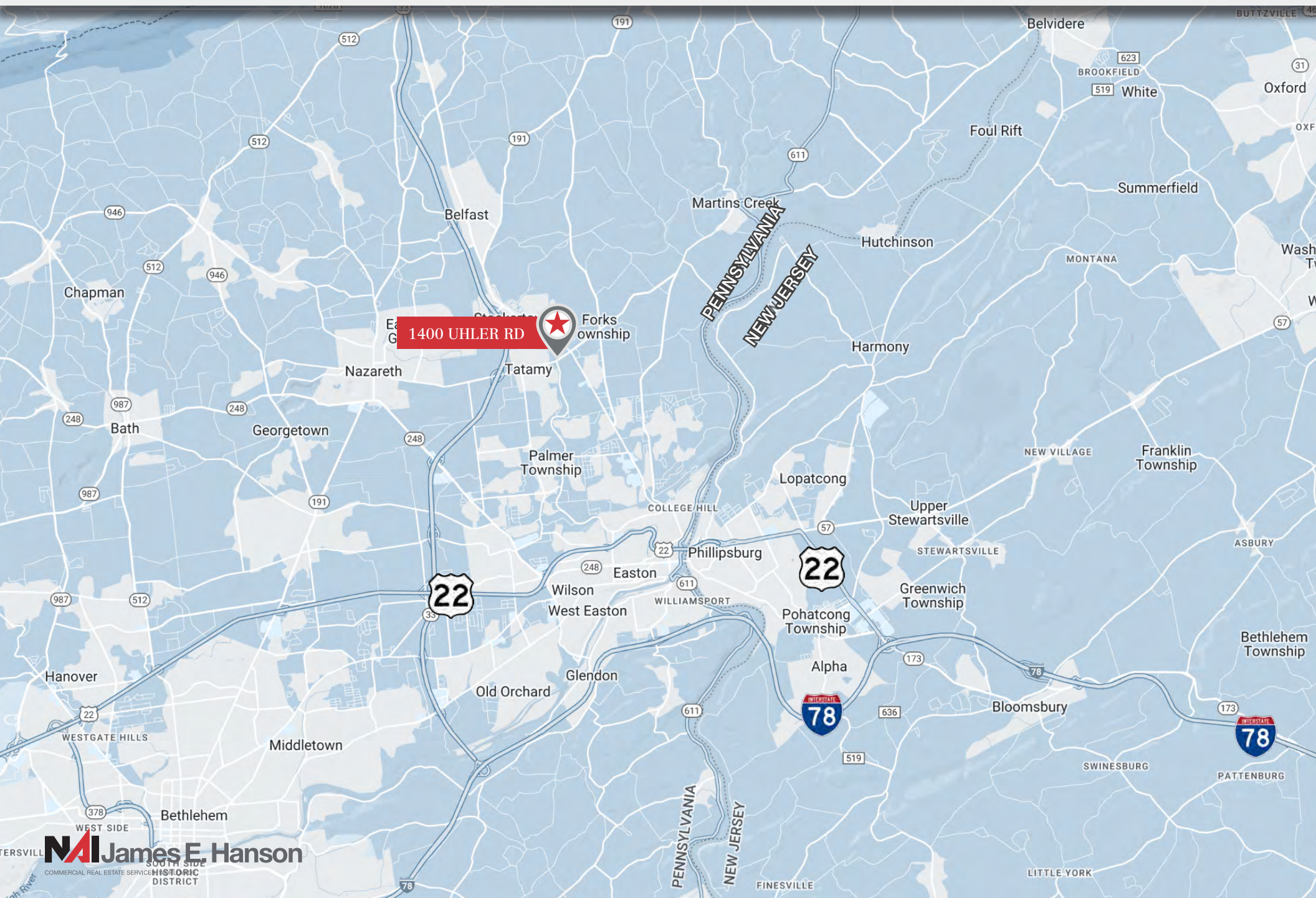
**CONCEPT PLAN**  
**LANDS N/F BI-STATE RENTAL COMPANY**  
 PARCEL J9-11-2  
 FORKS TOWNSHIP  
 NORTHAMPTON COUNTY, PENNSYLVANIA

DESIGNED BY: CHW	DATE: 4.4.2023
DRAWN BY: CHW	SCALE: 1" = 100'
CHECKED BY: CHW	JOB NUMBER: CM-21133
DATE: MAR 8, 2022	SHEET: 1 OF 1



# REGIONAL MAP

1400 Uhler Road  
EASTON, PA



1400 UHLER RD

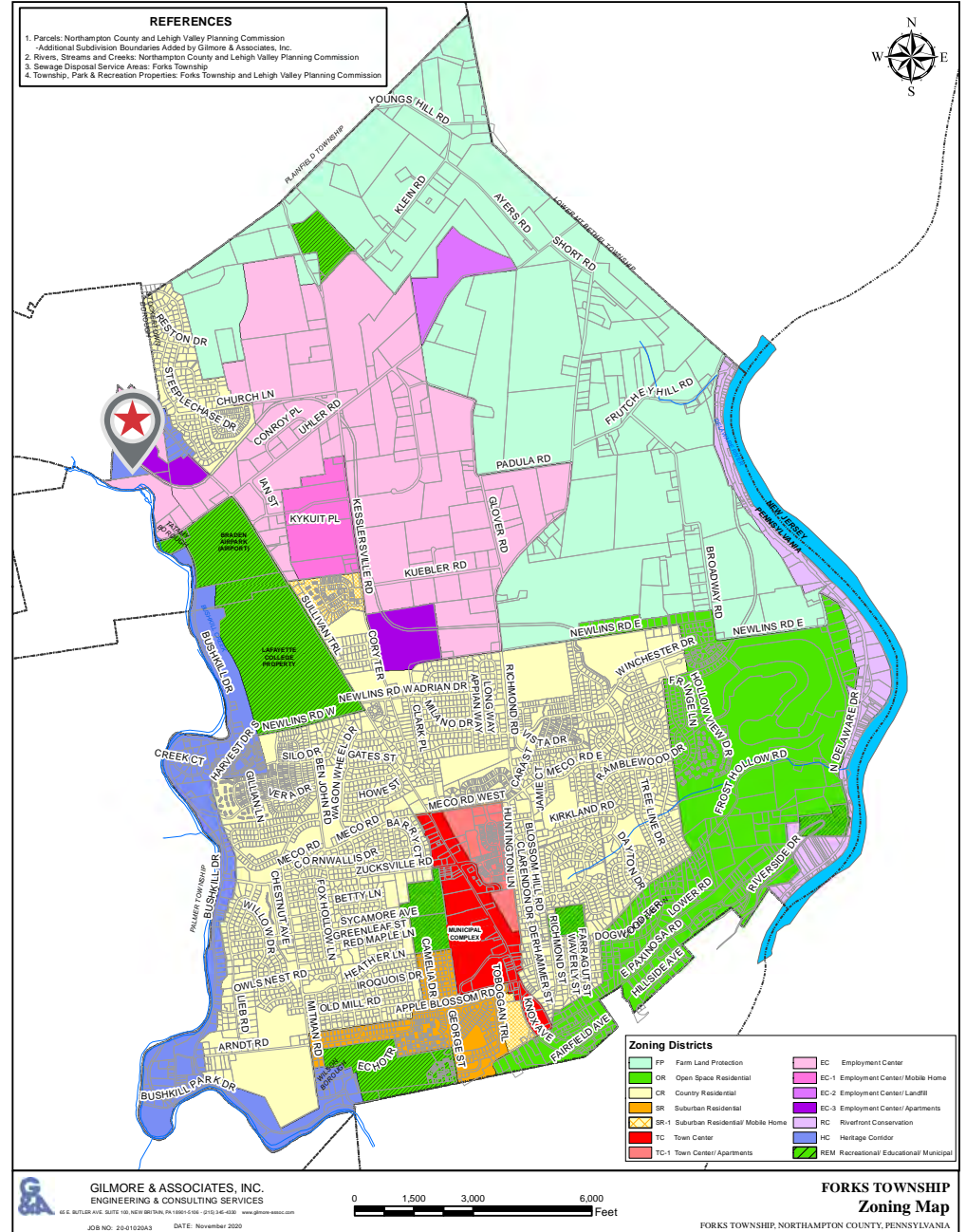
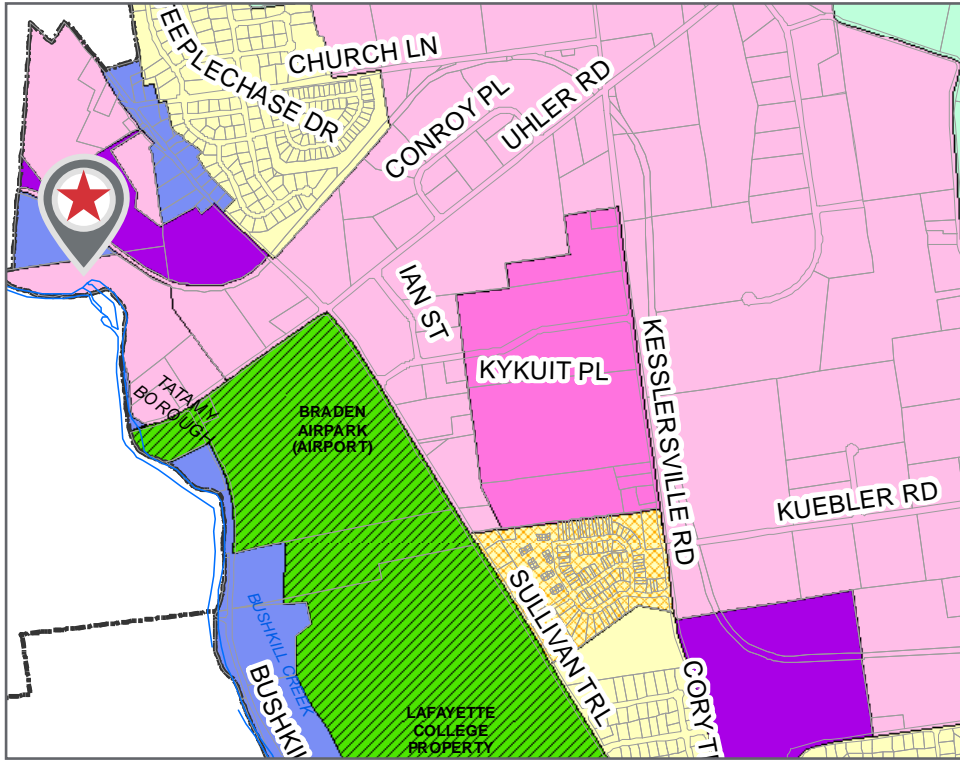


Forks ownership



# ZONING MAP

1400 Uhler Road  
EASTON, PA



- REFERENCES**
1. Parcels: Northampton County and Lehigh Valley Planning Commission
  - Additional Subdivision Boundaries Added by Gilmore & Associates, Inc.
  2. Rivers, Streams and Creeks: Northampton County and Lehigh Valley Planning Commission
  3. Sewage Districtal Service Areas: Forks Township
  4. Township, Park & Recreation Properties: Forks Township and Lehigh Valley Planning Commission



## Zoning Districts

	FP	Farm Land Protection		EC	Employment Center
	OR	Open Space Residential		EC-1	Employment Center/ Mobile Home
	CR	Country Residential		EC-2	Employment Center/ Landfill
	SR	Suburban Residential		EC-3	Employment Center/ Apartments
	SR-1	Suburban Residential/ Mobile Home		RC	Riverfront Conservation
	TC	Town Center		HC	Heritage Corridor
	TC-1	Town Center/ Apartments		REM	Recreational/ Educational/ Municipal

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# ZONING USES

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## **EC Employment Center District.**

In the EC Employment Center Districts, the following regulations shall apply:

### **A. Use regulations. Only the following uses shall be allowed:**

**(1) Uses by right. Only the following uses shall be permitted by right: (See also Article V.) [Amended 8-3-2023 by Ord. No. 393]**

A-1 Agriculture  
A-3 Forestry  
A-4 Greenhouse  
A-6 Kennel  
A-9 Accessory farm business  
C-5 Day-care center  
C-9 Municipal facility  
C-11 Place of worship  
C-13 Recreational facility  
D-1 Medical office/clinic  
D-2 Office  
D-3 Professional services  
D-4 Office park/corporate center  
E-10 Farmers market  
E-14 Mini warehouse  
E-21 Service business  
E-25 Veterinary office  
F-1 Utility operating facility  
F-2 Emergency services  
F-3 Passenger terminal  
F-4 Essential services  
H-1 Light or general home occupation within an existing dwelling  
H-3 Residential accessory structure or use as accessory to an existing dwelling  
H-5 Customarily incidental accessory building or use  
H-7 Temporary structures and uses  
H-15 Residential solar energy system

H-16 Nonresidential solar energy system

### **B. Uses by conditional approval. Only the following uses shall be allowed as a conditional use:**

**(2) (See also Article IX, Conditional Uses, and Article V, Use Regulations.) [Amended 4-20-2017 by Ord. No. 349; 8-3-2023 by Ord. No. 393]**

A-7 Farm support facility  
B-17 Continuing care facility  
C-12 Private organization/club  
E-1 Adult entertainment  
E-3 Automotive accessories  
E-4 Automotive repair or shop  
E-6 Convenience store  
E-7 Restaurant, without drive-through service.  
E-8 Restaurant with drive-through service, which shall only be allowed if the use is set back a minimum of 1,000 feet from a residential or FP District and the use abuts an arterial or collector street  
E-11 Financial establishment, which may include drive-through service  
E-13 Large retail store  
E-15 Motel, hotel or inn  
E-16 Neighborhood shopping facility  
E-18 Repair shop  
E-19 Retail trade and service, provided such use does not comprise more than 5% of the total floor area on any lot  
E-20 Gas station  
E-22 Specialty-cultural shopping facility  
E-23 Shopping center  
E-24 Tavern  
E-27 Grocery store  
E-28 Academic clinical research center  
E-29 Dispensary facility  
E-30 Medical marijuana delivery vehicle office

# ZONING USES

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F-5 Commercial communications tower  
H-6 Outside storage as accessory to an allowed principal use. In no case shall outdoor storage exceed 25% of the total lot area of a lot.

### (3) Uses by special exception.

Only the following uses shall be allowed as special exception uses: (See also Article XII, Zoning Hearing Board, and Article V, Use Regulations.)

- C-2 Cemetery
- C-7 Hospital
- C-8 Library or museum

**(4) Signs.** Signs shall be permitted in accordance with Article VIII.

**(5) A building may be constructed with flexible space that allows a mix of uses that are each allowed in this EC District.** In such case, the requirements for each use shall be met.

**(B) Performance regulations.** The following requirements shall apply within the EC District, unless a more restrictive provision is established by another section of this chapter (such as in Articles IV or VI).

Use Type	Maximum Building Coverage per Lot	Maximum Impervious Surface Ratio per Lot	Minimum Lot Area
Use B-17	0.20	0.50	15 acres
Other allowed use	0.40	0.70	80,000 square feet*

Notes: \*Except 43,560 square feet for a financial institution, office, service business or day-care center.

**(C) Area and dimensional regulations.** The following regulations shall apply within the EC District, unless a more restrictive provision is established by another section of this chapter.

Use Type	Minimum Lot Width at Minimum Building Setback (feet)	Maximum Building Height (feet)	Minimum Yards: Front/Each Side/Rear (feet)
Allowed use in Use Category G	250	50*	50/25**/25**
Use B-17	250	50	50/100/100
Other allowed use	200	50*	50/25/40**

Notes: \*Except for commercial communications towers, which shall meet §200-28.

\*\*Except a seventy-foot minimum building setback shall apply for a nonresidential principal building to the lot line of a principal residential use or a lot line of a lot zoned SR, SR-1 or CR. This seventy-foot minimum setback shall also be increased to 100 feet for a use in Use Category G.

**(1) Berm.** If a new principal use in Use Category G or Use B-17 is constructed with a side or rear yard abutting a residential or FP District or an existing principal residential use, then a landscaped earth berm shall be provided abutting such district or use. Such berm shall have a minimum height of five feet and a maximum 3:1 slope on the residential side. The business side of the berm may utilize retaining walls.