

**FOR SALE**

**FULLY APPROVED  
MIXED-USE DEVELOPMENT PROJECT**

**102 LEHIGH STREET - MACUNGIE - PA**  
MAM



**COMMERCIAL DIVISION**

# The Project overview

The approved development plan for the 3 acre parcel at 102 Lehigh Street provides for 16 residential apartments, a retail building containing up to 7 commercial units, and the parking & outdoor areas suitable to serve these structures. The owners of the property have worked in conjunction with the local municipality, engineers and builders for the past two years to earn approval for a project which will capitalize on the significant growth which has taken place in the Borough of Macungie & region over the past several years

The "Lumber Street Development Project" was conceived with a focus on expanding the growing local commercial economy and adding residential rental units to meet the continued demand in the area

The real estate and approvals are being offered for purchase at \$1,090,000.00

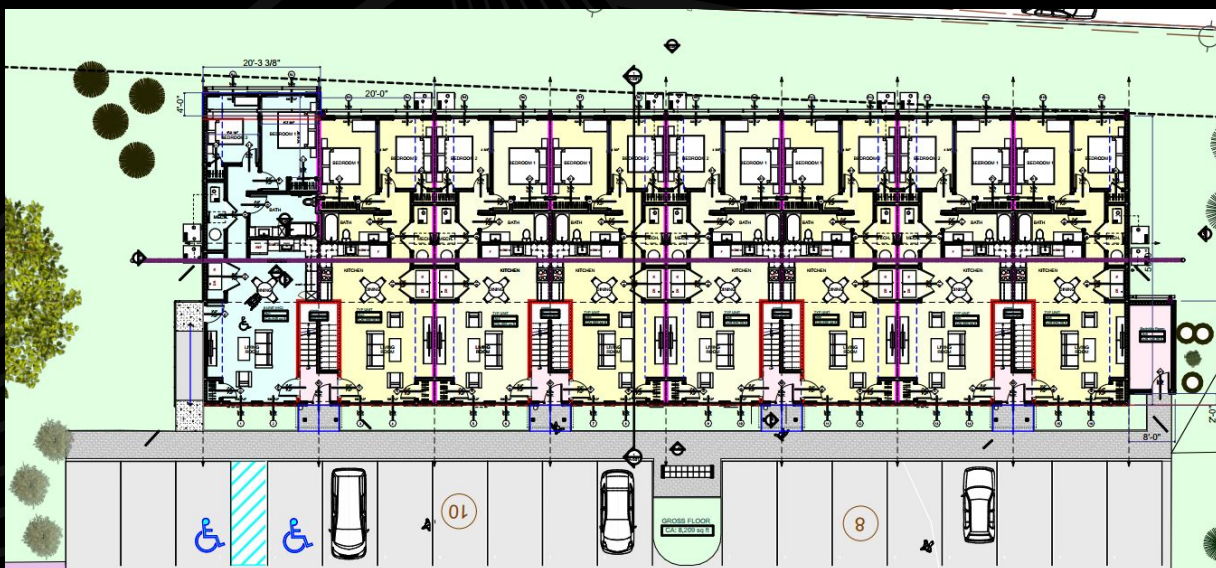


102 LEHIGH STREET  
MACUNGIE PENNSYLVANIA



# The Project residential

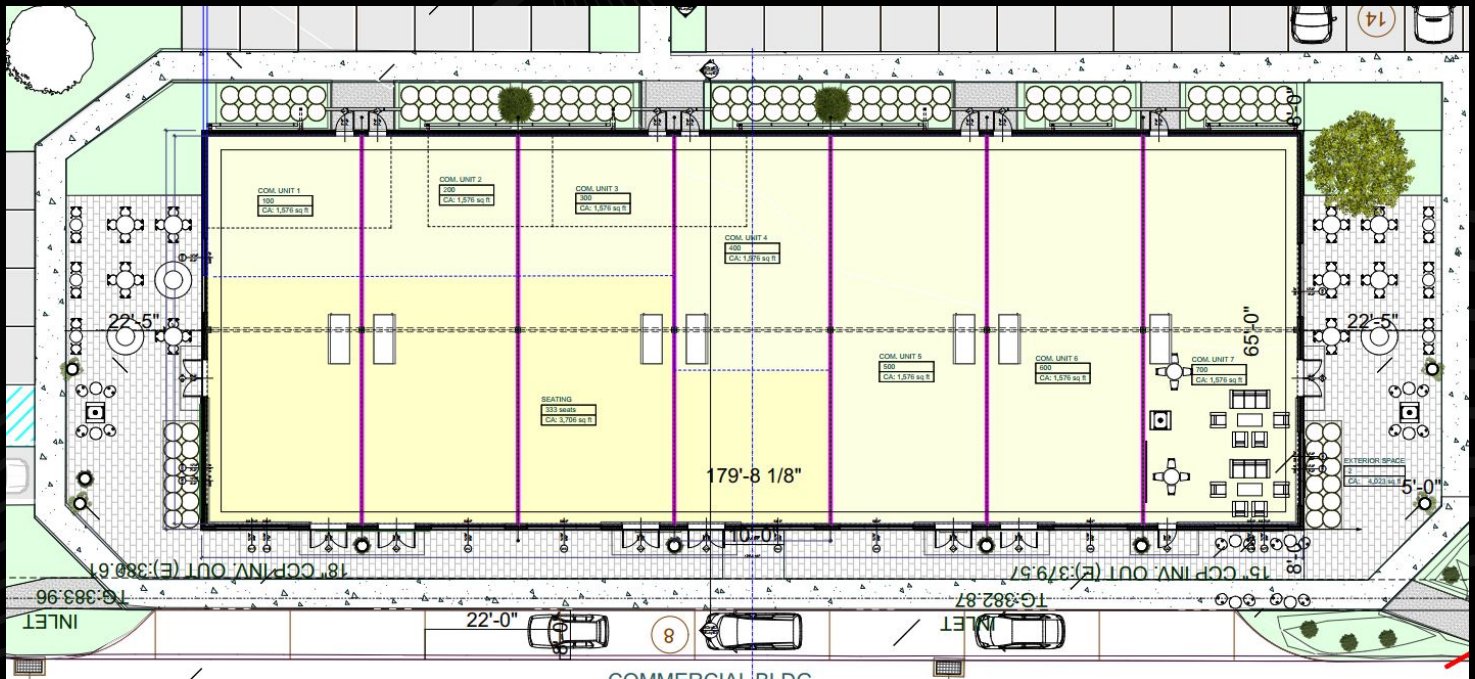
The plan has been approved to include a two-story structure containing 16 residential apartments. There will be 8 apartments on each floor with 2 of the units designed as fully ADA accessible. The apartments will include two bedrooms, 1 full bathroom, eat-in kitchen, family room and areas for washer/dryer and mechanicals. The thoughtful design will offer tenants a quiet location within walking distance to a large local park, downtown Macungie and convenient off-street parking immediately in front of the building



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# The Project commercial

The proposed 11,679 SF single story structure can be divided into as many as 7 individual spaces, each offering 1,576 SF of interior space. The building and spaces can be accessed either from the generous parking lot or from Lumber Street. The design of this building includes hardscape patio areas for each of the end-cap spaces making them ideal for restaurants, bars, and related hospitality businesses



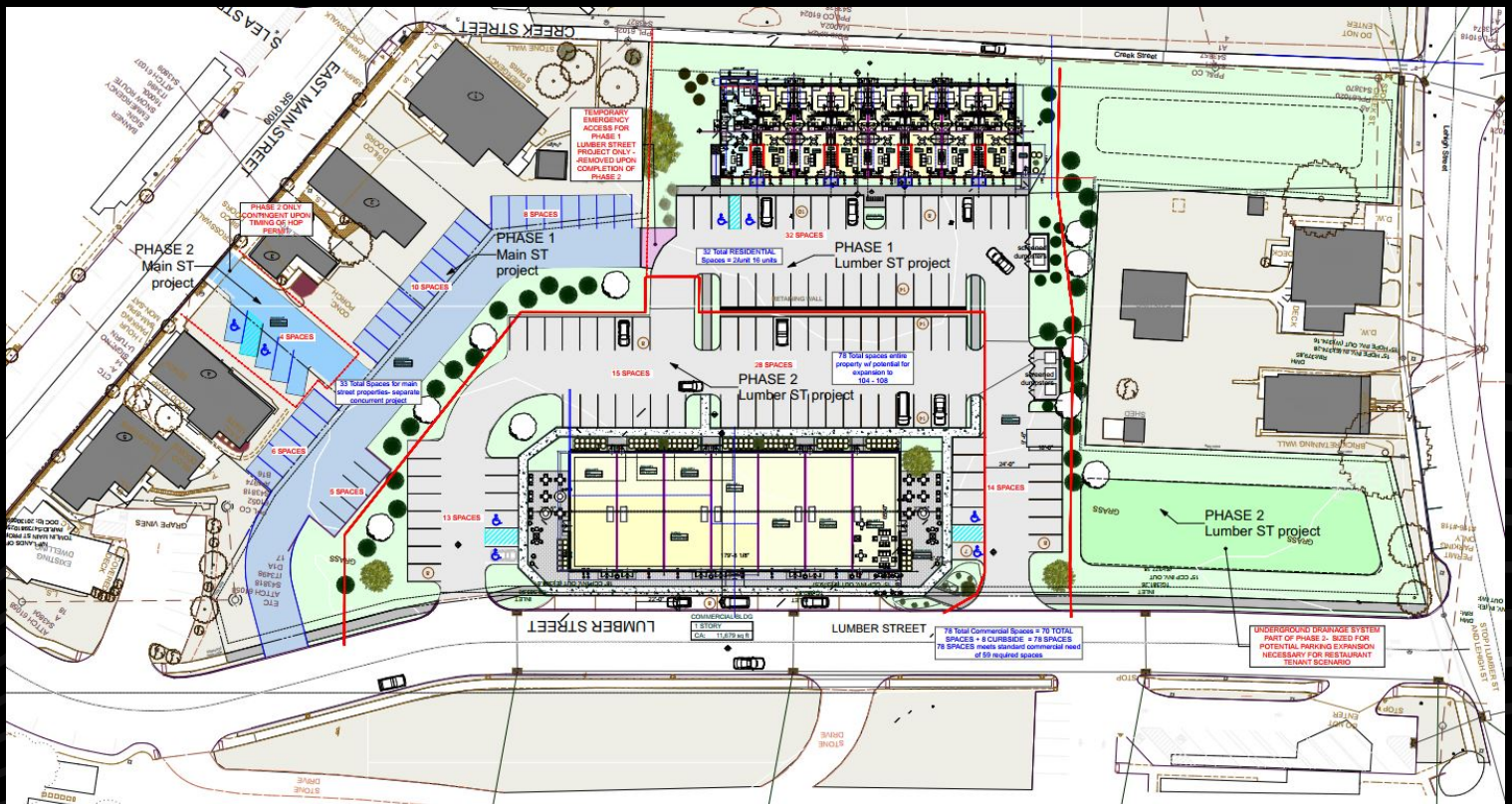
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# The Project parcel & site

The existing parcel of just over 3 acres is almost entirely level with few trees & absent any challenging features. There are residential homes along the northern edge of the property and several existing commercial & mixed use buildings that separate the parcel from Main Street Macungie on the southern border. The Macungie Memorial park is just across Lumber Street to the east and offers 42 acres of beautiful park land which includes a swimming pool, basketball courts, tennis courts, pavilions and open spaces which host a full calendar of events and public activities.

The site plan has been created to maximize the accessibility and natural features of the parcel. The generous parking areas have been designed to accommodate the residential & commercial tenants, their visitors & customers. The southeastern corner of the parcel has been designed to function both as an underground drainage area and an opportunity to create more parking as needed to serve the Commercial Building.

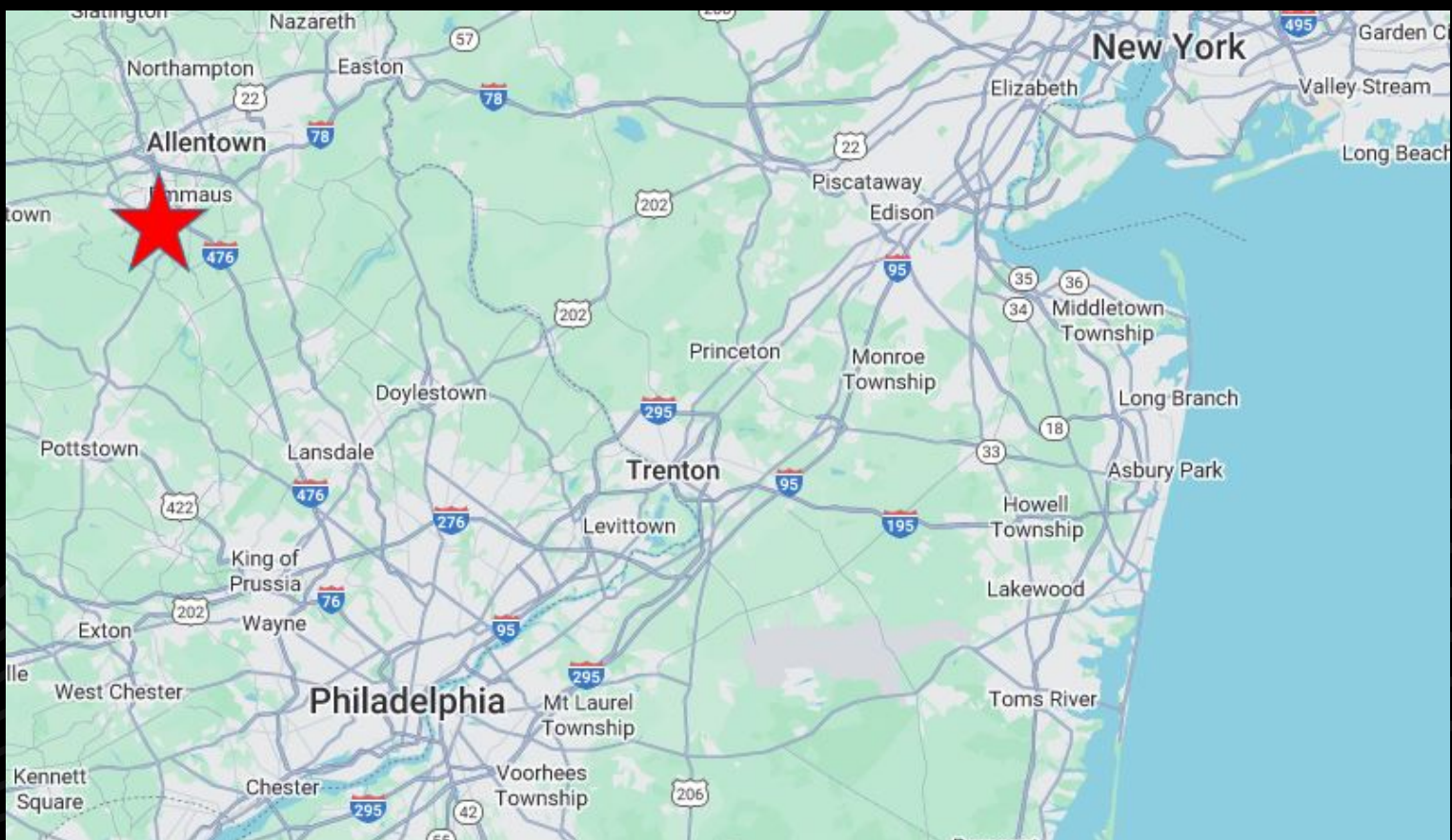


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# The Location

102 Lehigh Street is located just off east Main Street in Macungie, in Lehigh County Pennsylvania. Main Street, also known as Route 100, is a primary connecting thoroughfare which has undergone massive development over the past decade. Located in the highly ranked East Penn School District, recent development in immediate proximity to the parcel has included a newly constructed Lehigh Valley Hospital, new self-storage and retail pad sites, a new Weis Supermarket which will include retail pad sites, new construction of residential homes and luxury rental apartments and a large number of commercial businesses and strong residential demographics

Macungie Pennsylvania is located 1 hour north of Philadelphia and just under 2 hours west of New York City. An extraordinary amount of new commercial and industrial development has been a key feature of the greater Lehigh Valley over the past 15 years due to our position within the east-west and north-south interstate system connecting us to the eastern seaboard and mid-Atlantic.

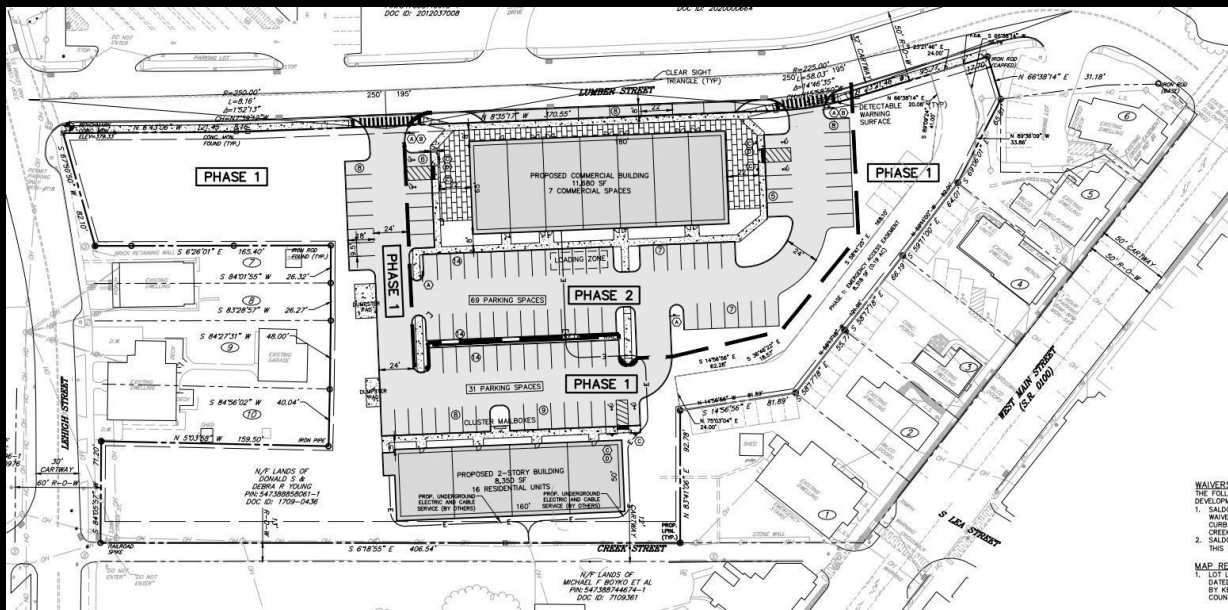


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# Zoning

The property is located in the Borough of Macungie in Lehigh County Pennsylvania. The zoning for this property is TC - Town Center



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**Peter Adams**  
Commercial Real Estate Specialist  
484.357.6924  
[peter.adams@foxroach.com](mailto:peter.adams@foxroach.com)  
Macungie, PA 18062



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