

# 3 Acre Development Site -Shovel Ready 10,000 SF Footprint

Neyhart Rd, Stroudsburg, PA 18360



## OFFERING SUMMARY

Sale Price:	\$450,000
Lot Size:	3.0 Acres
Zoning:	C - General Commercial
Market:	Northeast PA
Submarket:	Poconos
Price / Ac	\$150,000

## PROPERTY OVERVIEW

Clear 3 Acre Commercial/Light Industrial Site with approvals in place for a Building 10,000 - 20,000 Sf. Engineering, E & S, NPDES, HOP all completed and active. Ready for a user to choose a building style and complete this project. The site is 1/2 mile from the Snydersville Exit on Route 33 and has 500 feet of frontage on Route 209. This corner site allows for easy access via 2 approved driveways. On-site septic approved and designed.

## PROPERTY HIGHLIGHTS

- 1/2 Mile from Snydersville Exit on Rt 33
- All Engineering complete
- NPDES Approved
- HOPs in Place
- Shovel Ready Project

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FORM TO BE BY THEIR OWN ACT AND DEED ACCORDING TO LAW.

DEED BOOK/PAGE 2503/3432  
PIN 157087672

USE: OFFICE BUILDING OR RETAIL FACILITY

ZONING DATA

ZONING DISTRICT: C - COMMERCIAL

PERMITTED/REQUIRED	PROPOSED
MINIMUM SITE AREA: 1 AC	3.0 AC.(GROSS) 2.431 AC. (NET) 105,894 SQ.FT.
MINIMUM YARDS: FRONT YARD: 20 FT. SIDE YARD: 20 FT. REAR YARD: 20 FT.	78.92 FT. 80.58 FT. 20 FT.
MAXIMUM BUILDING HEIGHT: 35 FT.	TWO STORIES
MAXIMUM LOT COVERAGE (BUILDING COVERAGE) 50 %	10,200 SQ.FT. 9.6%
LOT WIDTH: 150 FT.	426.71 FT.

PARKING:  
TOTAL FLOOR AREA - 20,400 SF. / 300 SF PER SPACE 68 SPACES REQ.  
68 SPACES PROVIDED

(SIGNATURE - OWNER)

(SEAL - NOTARY PUBLIC)

(SIGNATURE - NOTARY PUBLIC)

... 20 ... BEFORE ME, THE SIGNED BY NILES J. BOSSINGER AND KITT... ACCORDING TO LAW, BOTH DEPOSE... THE PROPERTY SHOWN AND... THAT THEY, THEIR HEIRS OR ASSIGNS... STAIN ALL PERMITS AS REQUIRED BY... AGENCIES AND DO ALSO AGREE, AND... IT OBTAINED AS REQUIRED ANY AND... THIS WILL BECOME NULLIFIED AND BE... PART OF THE TOWNSHIP.

(SIGNATURE - OWNER)

(SEAL - NOTARY PUBLIC)

(SIGNATURE - NOTARY PUBLIC)

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07/9/135  
3V 341 PG 565

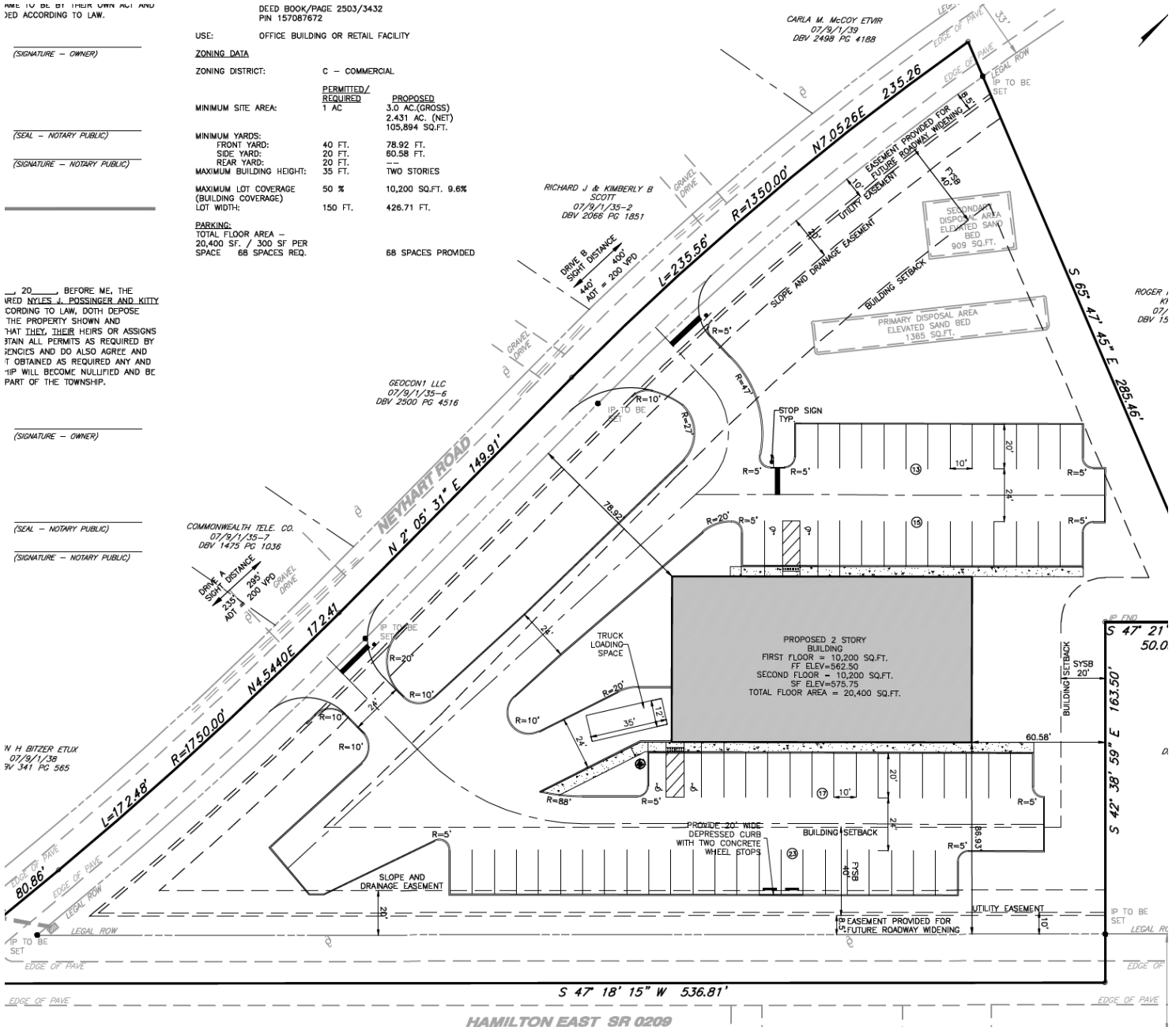
COMMONWEALTH TELE. CO.  
07/9/135-7  
DBV 1475 PG 1036

GECON1 LLC  
07/9/135-6  
DBV 2500 PG 4516

RICHARD J & KIMBERLY B SCOTT  
07/9/135-2  
DBV 2066 PG 1851

CARLA M. McCOY ETVR  
07/9/139  
DBV 2498 PG 4188

ROGER J. K...  
07/...  
DBV 15



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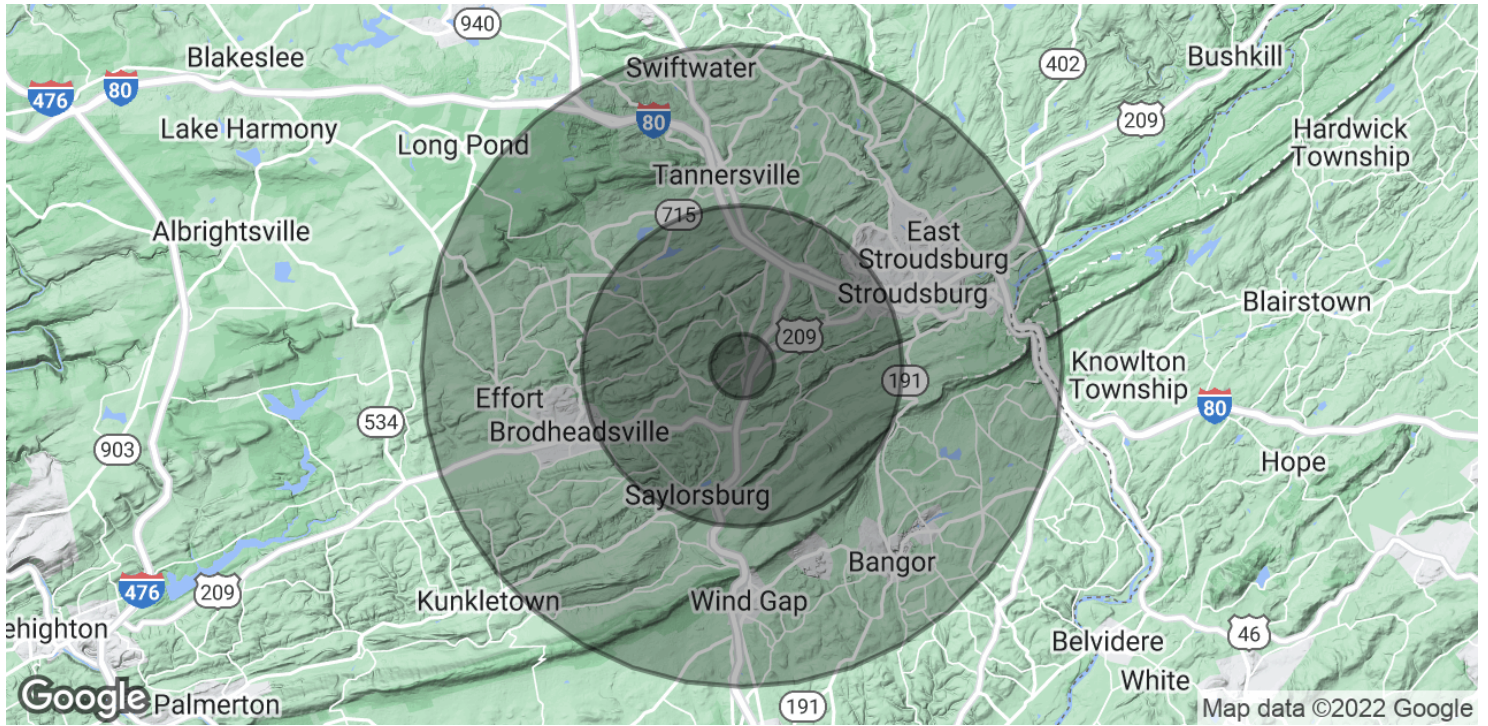


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,051	21,469	134,995
Average Age	42.2	42.4	39.7
Average Age (Male)	43.1	42.5	38.6
Average Age (Female)	41.7	42.8	40.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	385	7,751	49,299
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$80,466	\$80,879	\$70,964
Average House Value	\$344,046	\$268,969	\$236,068

\* Demographic data derived from 2020 ACS - US Census

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