



Property Features

- 7.21 acres
- Fast growing area
- Possible build-to-suit
- Pad sites can be available
- Public water, sewer & natural gas

Markward Group

5925 Tilghman Street, Suite 900
Allentown, PA 18104
p: 610.295.6600
f: 610.295.6601

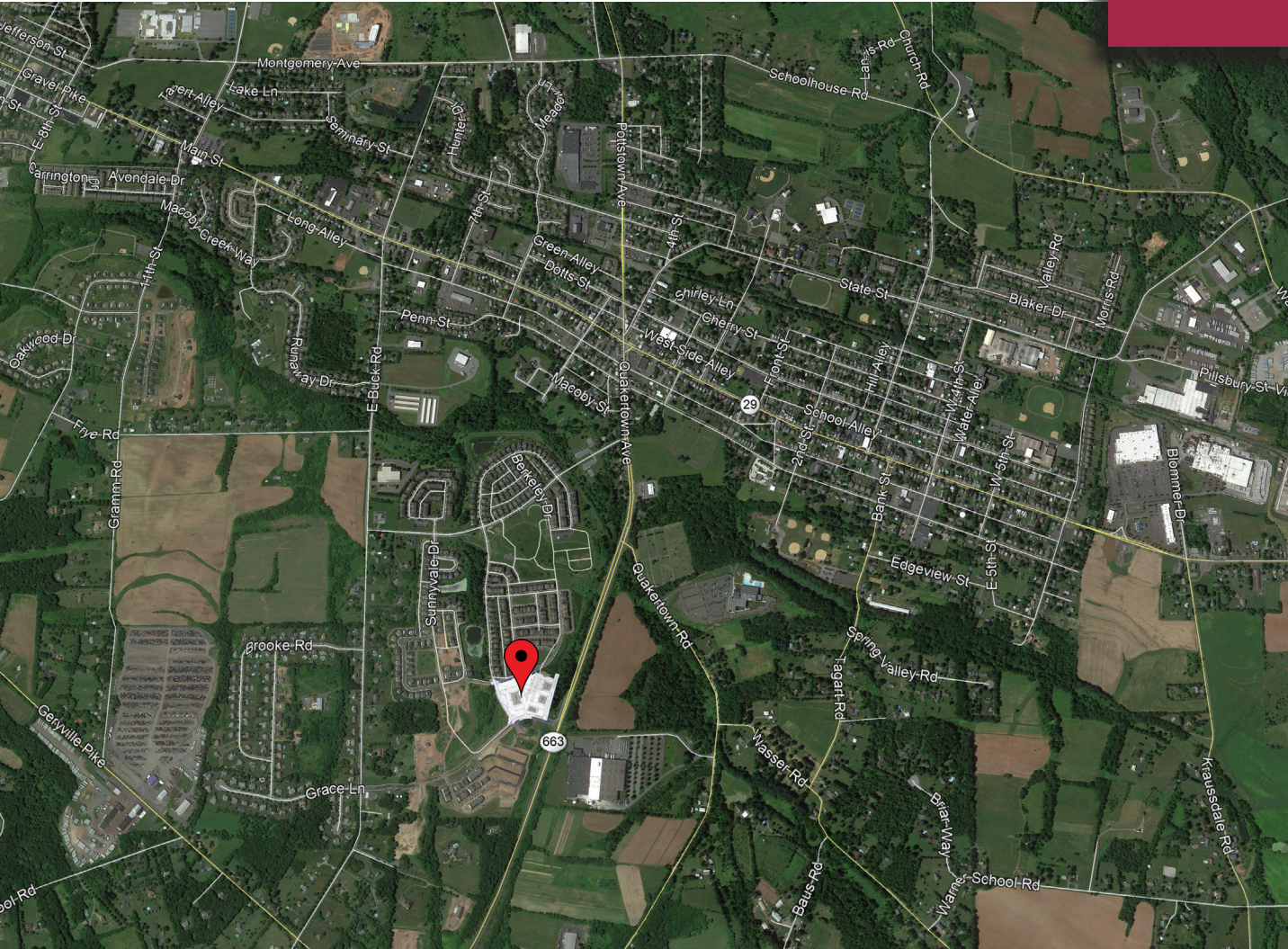
MarkwardGroup.com

   @MarkwardGroup

For more information, please contact

Matt Macdonald
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mmaacdonald@MarkwardGroup.com

Del Markward, SIOR
610.295.6603
dmarkward@MarkwardGroup.com



Location

- Montgomery County
- Highly visible corner parcel
- Directly on Route 663
- Signalized intersection
- Within 5 miles of PA Turnpike, Quakertown Interchange

Sale Price

\$2,290,000.00

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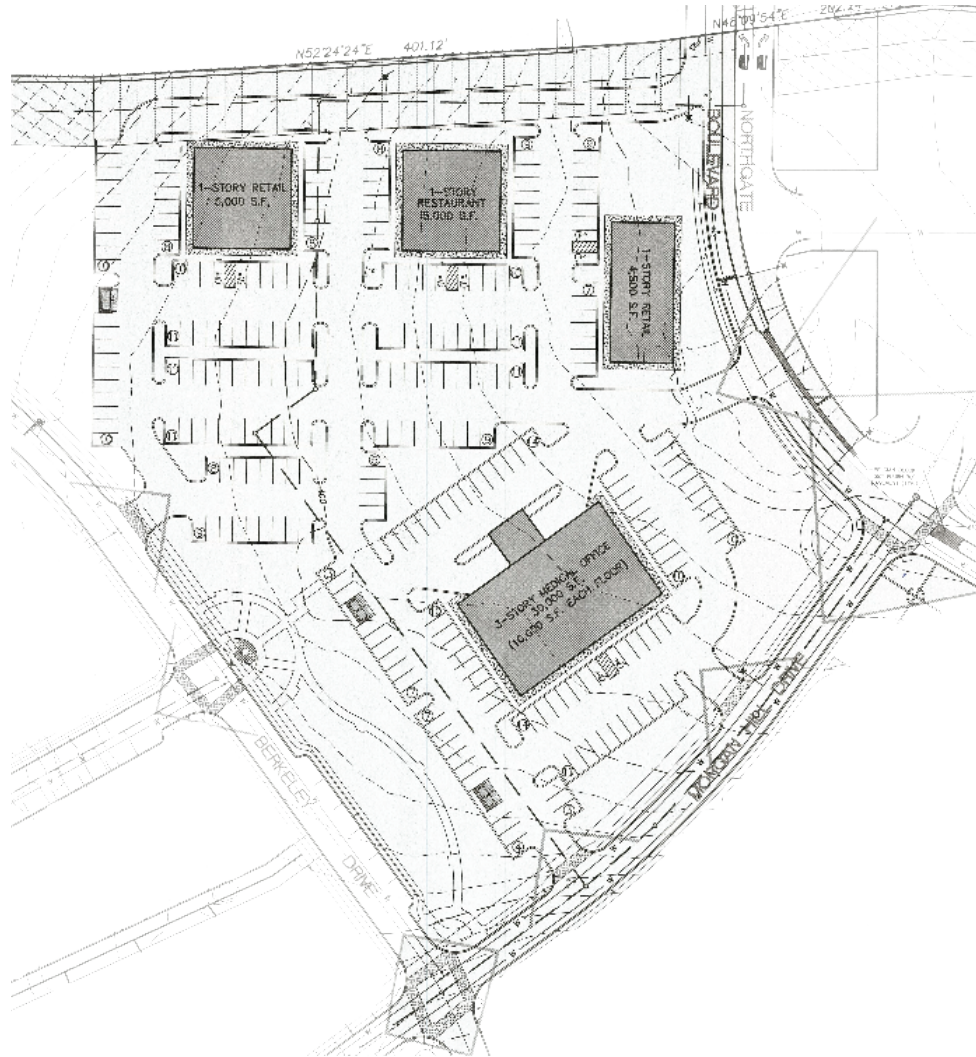
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Conceptual Drawing

Zoning

- R3-Commercial

Permitted Uses

- Hotel
- Office
- Restaurant
- Retail

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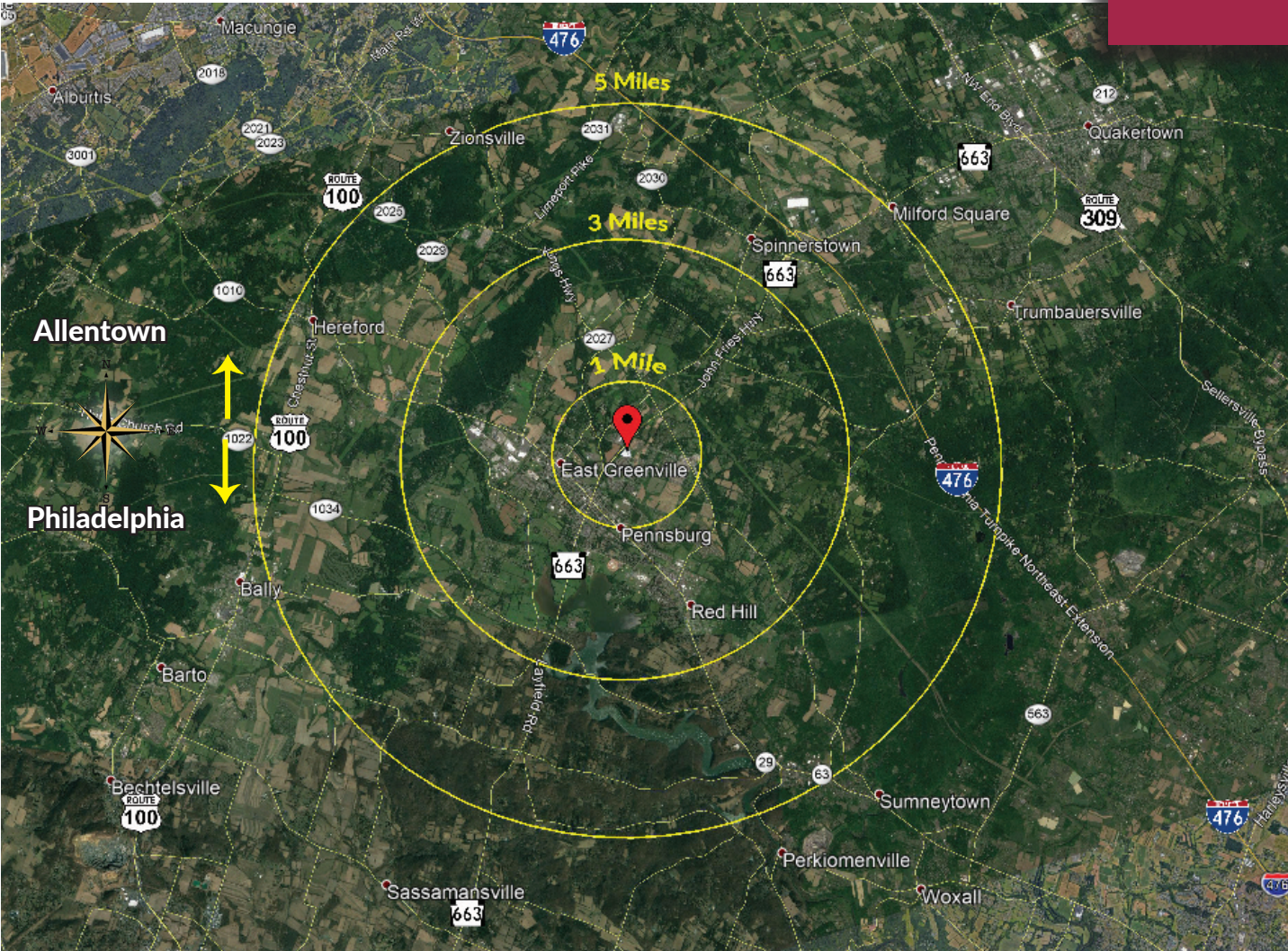
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Demographics

Winthin 1 Mile



Winthin 3 Miles



Winthin 5 Miles



Estimated Traffic Count: 15,616

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