

FOR SALE - OWNER FINANCING AVAILABLE

20,082 SF Social/Club Facility on 13.8 AC

4166 LOWER SAUCON RD

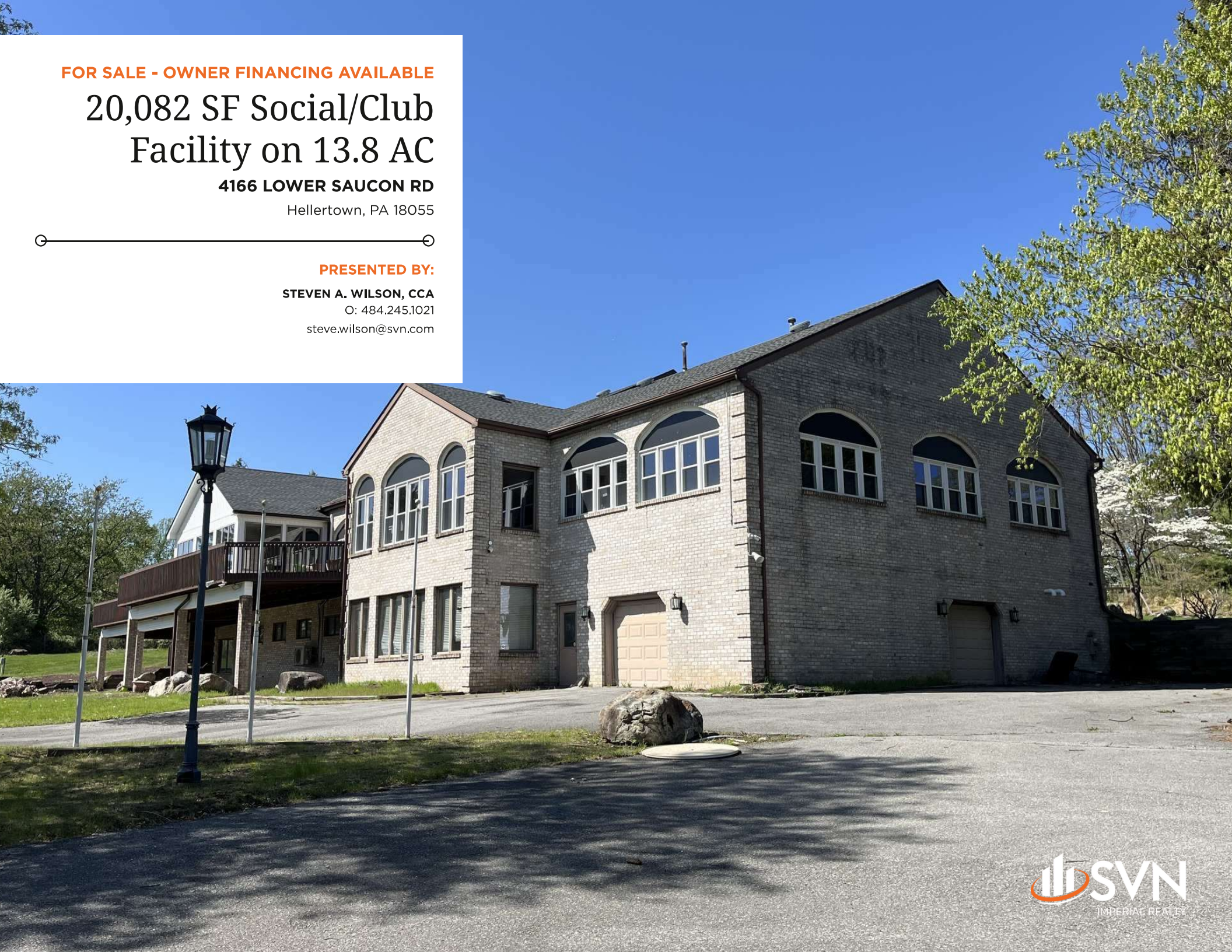
Hellertown, PA 18055

PRESENTED BY:

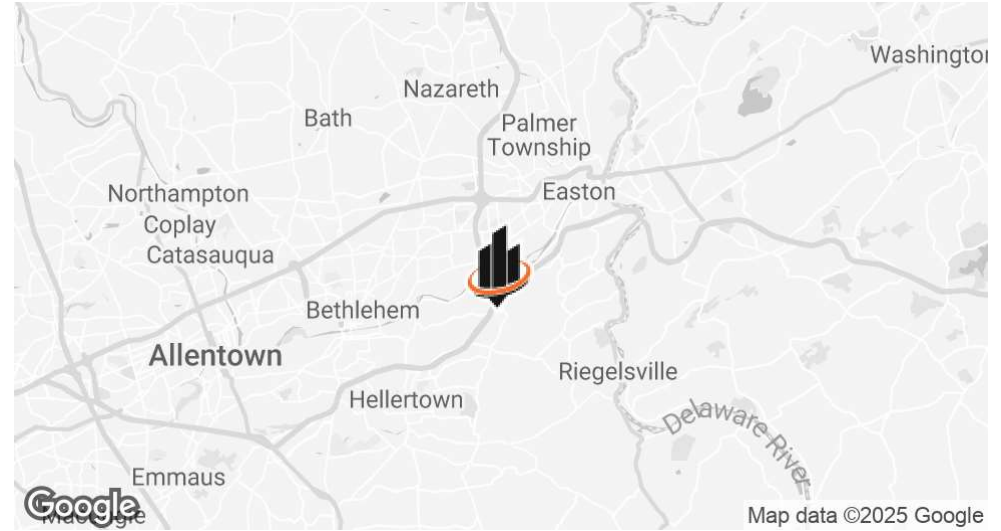
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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 20,082 SF building on 13.8 acres of rolling land (former golf club; current church)
- Owner financing available with 30% down
- Clubhouse built in 1989 with banquet and social amenities
- Ideal for wedding/entertainment venue, recreational park, riding academy, religious facility
- Central air, well water, on-site septic system

OFFERING SUMMARY

SALE PRICE:	\$1,710,000
LOT SIZE:	13.8 Acres
BUILDING SIZE:	20,082 SF

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PROPERTY DESCRIPTION

Discover an exceptional investment/development opportunity at this former golf club (and current church) situated on 13.8 acres, and surrounded by beautiful homes and 146 acres of preserved, natural space. Built in 1989, this versatile 20,082 SF building presents an ideal spot for a social or other event-based venue. Private yet convenient, the former Woodland Hills Country Club is a well-appointed property that offers ample space and functional design, ideal for special events. The building features ample room for several dining spaces, bar areas, and two commercial kitchens.

*** Owner financing available with 30% down ***

LOCATION DESCRIPTION

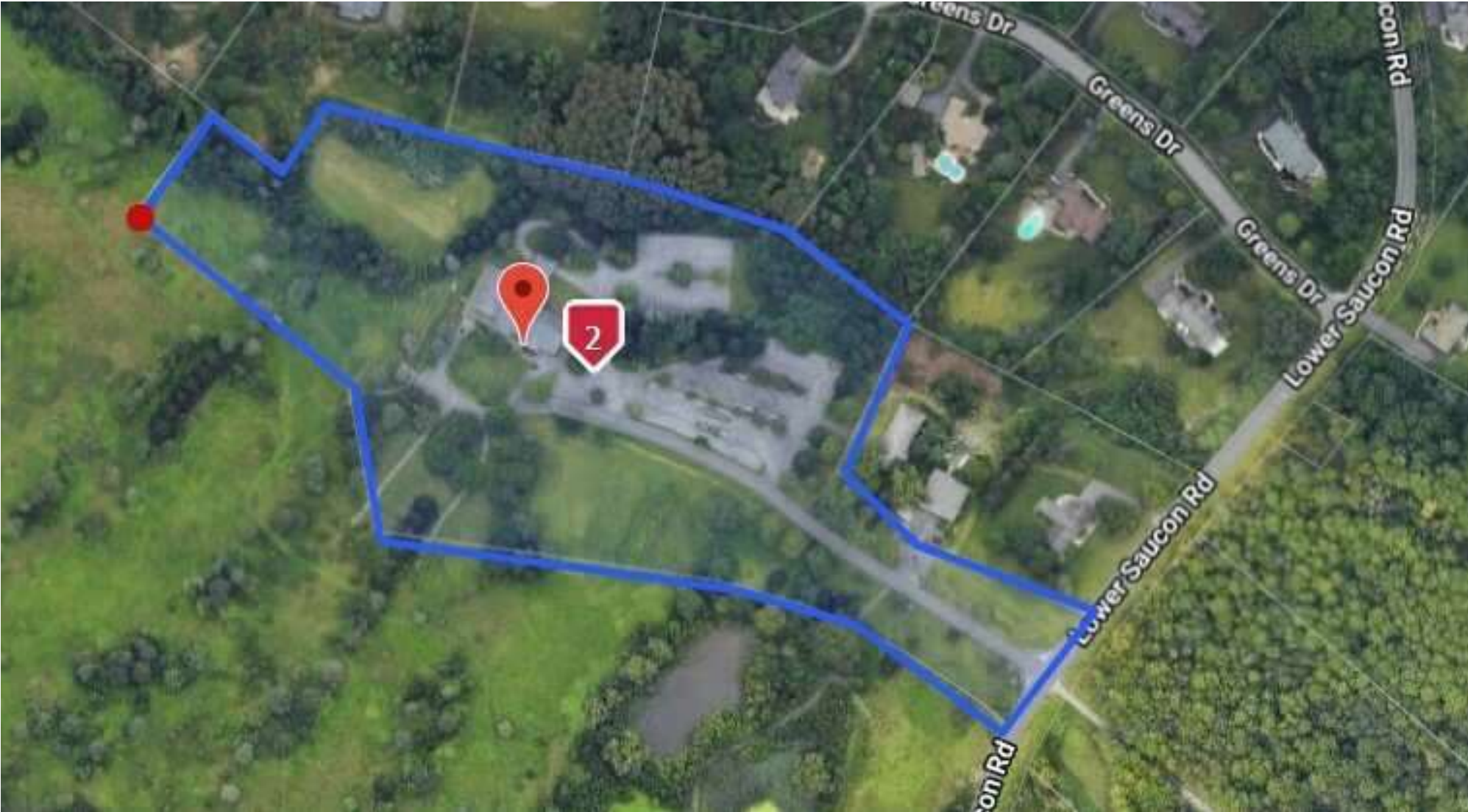
The property is situated on a former golf course in Hellertown, PA, a vibrant community in beautiful Lower Saucon Township, that offers a perfect blend of small-town charm and modern amenities. With easy access to major roadways (Rt 78, Rt 33), the area is in close proximity to the bustling commercial centers of Bethlehem and Allentown. Nearby attractions include the scenic Water Street Park, Lost River Caverns, Lehigh University, Wind River Casino, and the Steel Club for networking and recreation.

ADDITIONAL PHOTOS



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OUTLINE OF 13.8 AC PROPERTY



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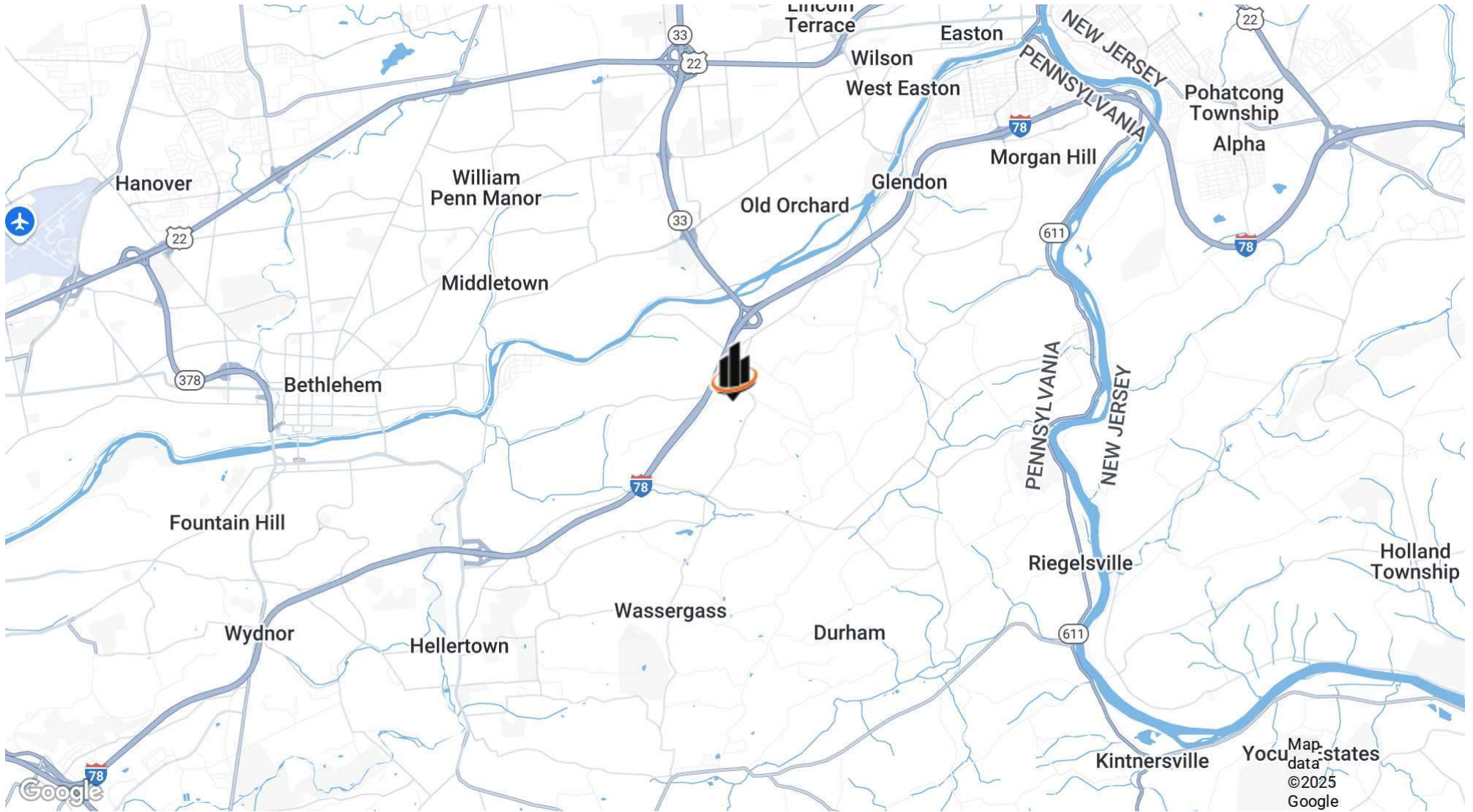
OUTLINE OF 146 AC ADJACENT PARK (FORMER GOLF COURSE)



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20,082 SF FORMER CLUBHOUSE ON 13.8 AC | 4166 Lower Saucon Rd Hellertown, PA 18055

LOCATION MAP



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SVN | IMPERIAL REALTY

AREA ANALYTICS

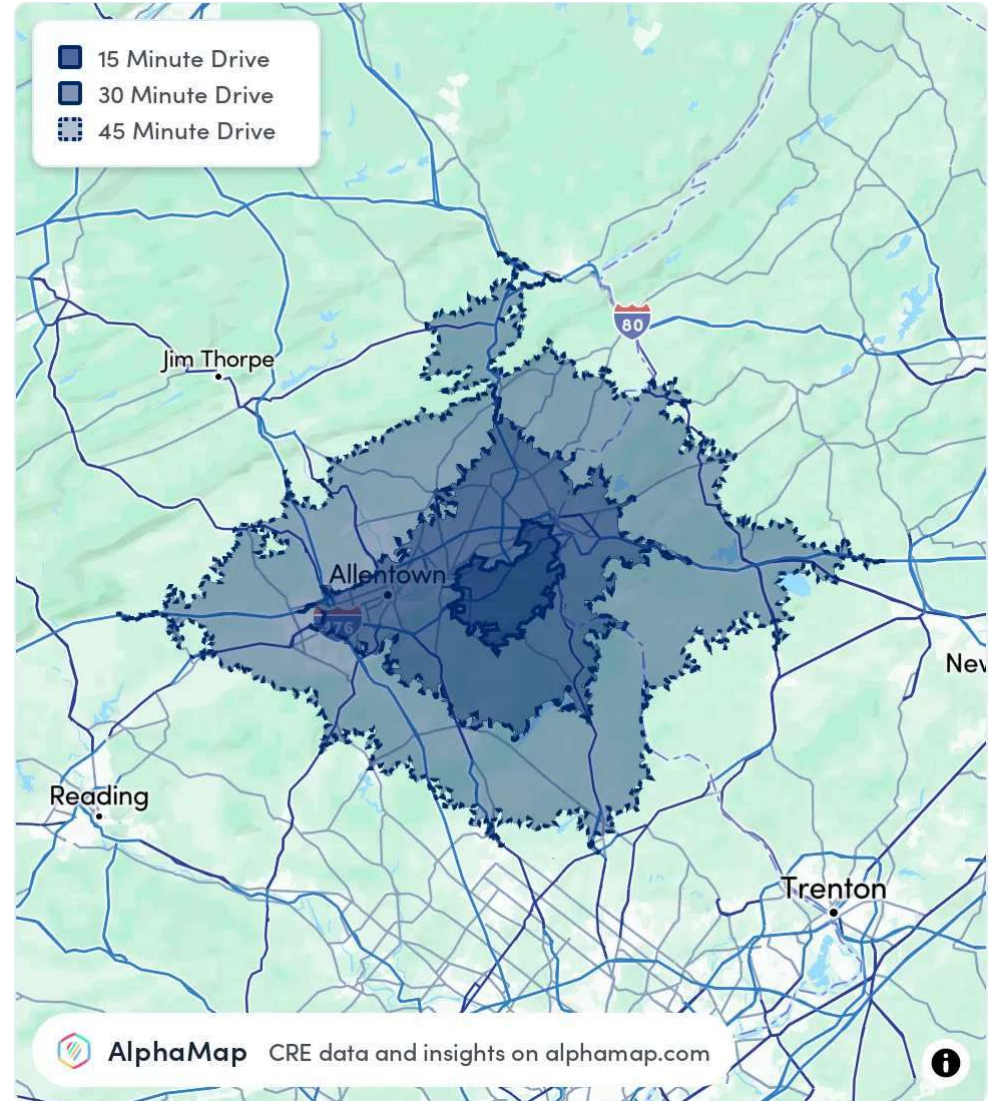
POPULATION

	15 MINUTES	30 MINUTES	45 MINUTES
TOTAL POPULATION	30,443	474,980	900,573
AVERAGE AGE	44	41	42
AVERAGE AGE (MALE)	43	40	41
AVERAGE AGE (FEMALE)	45	43	43

HOUSEHOLD & INCOME

	15 MINUTES	30 MINUTES	45 MINUTES
TOTAL HOUSEHOLDS	12,105	180,235	344,557
PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$114,788	\$102,647	\$116,844
AVERAGE HOUSE VALUE	\$397,301	\$313,918	\$361,772
PER CAPITA INCOME	\$45,915	\$39,479	\$44,940

Map and demographics data derived from AlphaMap

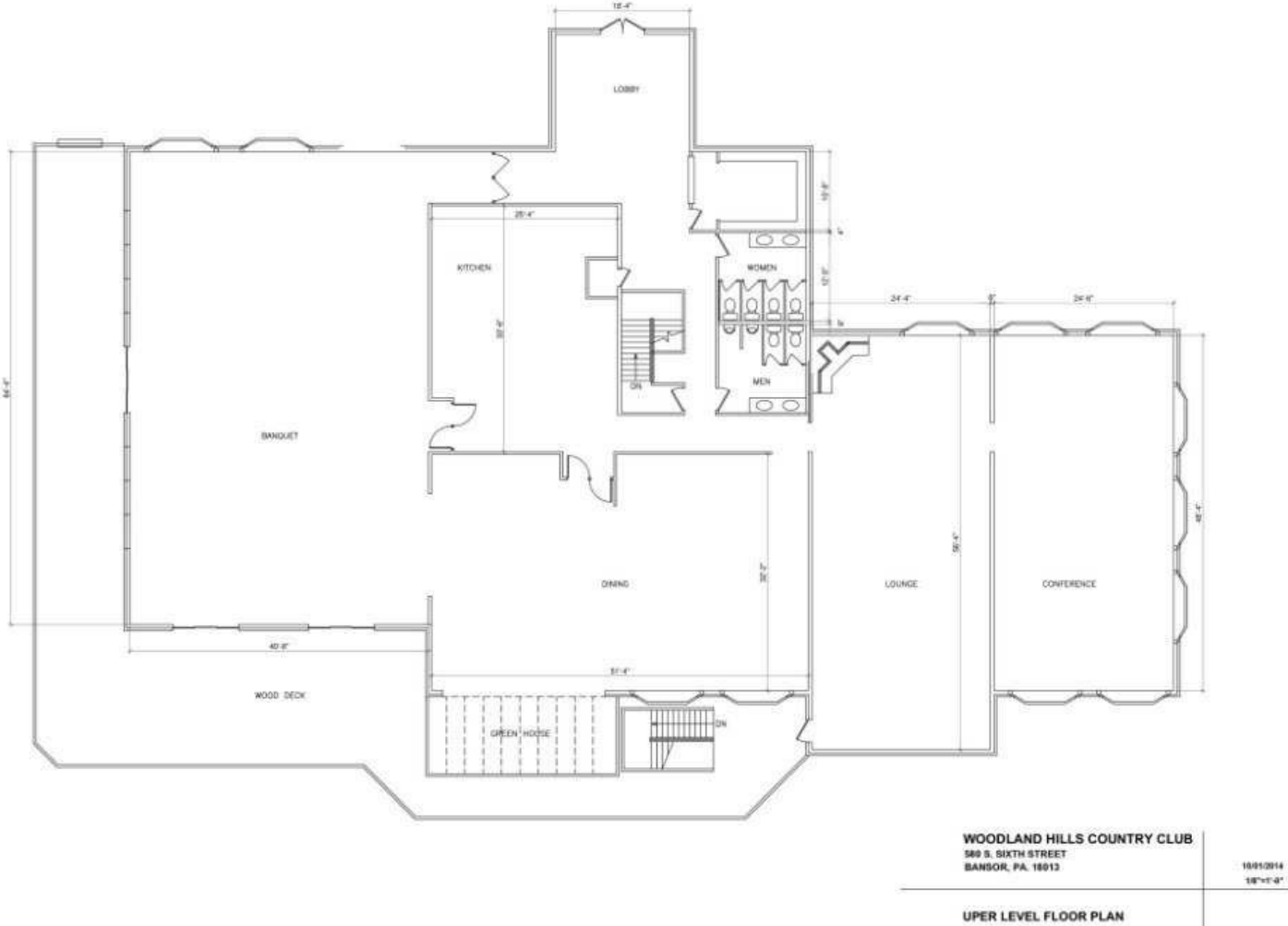


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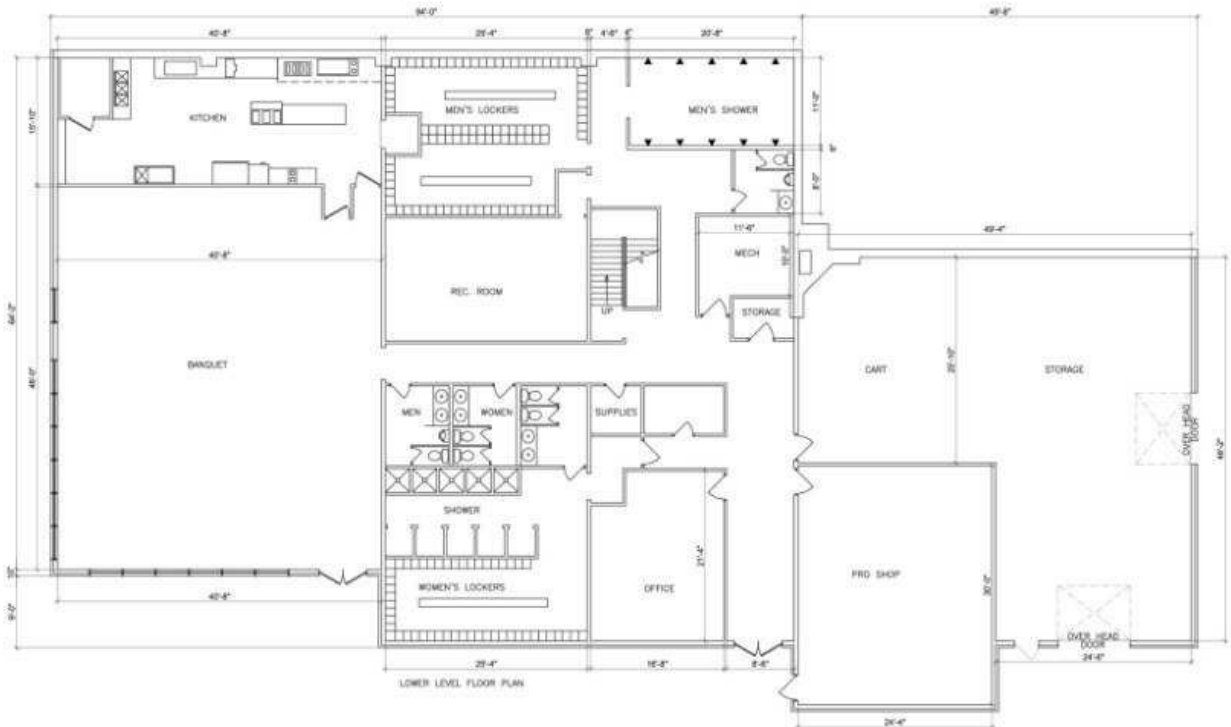
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ORIGINAL UPPER LEVEL FLOOR PLAN



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ORIGINAL LOWER LEVEL FLOOR PLAN



WOODLAND HILLS COUNTRY CLUB
 500 S. SIXTH STREET
 BANSOR, PA. 18013

19012014
 1/8"=1'-0"

FLOOR PLAN

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CURRENT ZONING

RURAL AGRICULTURAL DISTRICT (RA)

The Rural Agricultural District provides a rural low-density living environment. The area is extensive and without development-related public facilities, such as water and sewer. The district is established to encourage agricultural and related activities, as well as to conserve unique natural features, such as flood prone and sloping areas, forests, and wildlife habitats and to help protect the watershed areas for the Springtown Water System and the Hellertown Water System water supplies. This district is established also to allow development while encouraging protection of valuable natural resources.

PERMITTED USES

- General agricultural uses, including animal husbandry and greenhouses
- Animal-related uses (kennel, boarding, riding stable and grooming)
- Craft Shop
- Day Camp
- Nursery
- Golf Course
- Riding Academy
- Recreation and park
- Single-family detached dwelling

CONDITIONAL USES

- Single-family detached dwelling, with reduced lot sizes
- Club, lodge, or social building (private): includes religious and athletic uses with membership
- Club with shooting range
- Veterinary or animal hospital
- Commercial (outdoor): open space and profit-driven uses

CURRENT & FUTURE USE

The property operated as Woodland Hills Country Club from 1965 to 2009, when it was permanently closed. In 2014-2015 Lower Saucon Township purchased 146 acres (the former course) and created a natural park. In 2015 the remaining clubhouse and 13.8 acres were purchased by the current owner and used as a religious facility (conditional use).

The original lower level floor plan (page 9) shows a kitchen and dining area that was removed after the sale in 2015. Dining/kitchen could be reinstated should new ownership want to use the property for banquets and private events. Current RA zoning does not allow for a commercial indoor use, however, the stated conditional uses as a private club, lodge, or social building suggest an event venue might be possible. For example, as a private club, event attendees could be provided low-cost membership as part of their events package.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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