



Country Club of the Poconos at Big Ridge

Tax Parcel: 09-7323-00-79-4694

Middle Smithfield Township
Monroe County, PA



33± Acre Residential Development Opportunity

Established Residential Location

Positioned within the established Country Club of the Poconos residential community, this 33± acre parcel offers builders and developers an opportunity to create a new residential neighborhood within a proven housing market.

The property is surrounded by existing single-family homes, established roadways, community open space and recreational amenities—providing a recognizable neighborhood setting rather than an isolated development site.

The greater East Stroudsburg new-construction market currently supports homes across a broad range, from approximately \$400,000 to more than \$600,000, with higher-end offerings extending beyond that range. The property may offer an opportunity for detached homes, cluster housing, active-adult-oriented residences or a mixed residential concept, subject to zoning, PRD requirements, utilities and governmental approvals.

Investment Opportunity

This offering provides the scale of a residential subdivision while benefiting from an established community identity, surrounding housing inventory and documented nearby development activity.

Ideal for Regional Builders, Community Developers and Residential Land Investors

Builder conclusion:

- The parcel appears best suited for evaluation as:
- A conventional detached single-family subdivision;
- A smaller-lot or conservation-style subdivision;
- A mixed detached-and-duplex community, if permitted;
- An active-adult or low-maintenance residential community; or
- A phased community serving buyers in the approximately \$425,000–\$600,000 range.

Development Highlights

- **33± contiguous acres**
- Located within an established planned residential environment
- Potential for detached homes, cluster housing, villas or duplex-style residences
- Suitable for phased residential development
- Access to the East Stroudsburg and Marshalls Creek markets
- Convenient to Route 209 and Interstate 80
- Near shopping, schools, health care and Pocono recreation
- Attractive to year-round residents, move-up buyers downsizers and New York/New Jersey relocators
- Short-term rentals are restricted within the primary Country Club of the Poconos residential sections

All development concepts are subject to zoning, PRD requirements, utility capacity and governmental approvals.

Potential Product Positioning

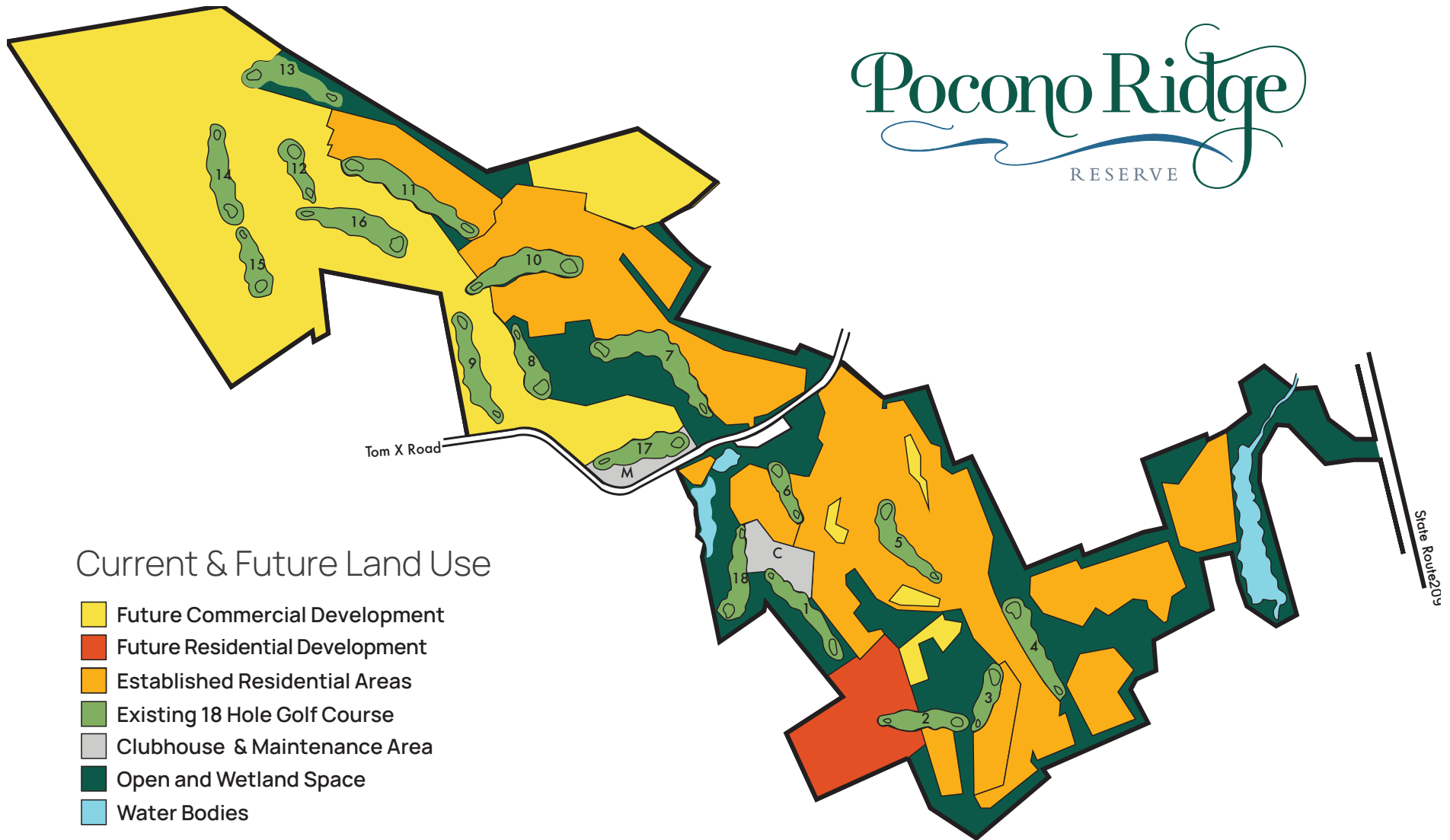
The property may be well suited for:

- Three- and four-bedroom detached homes
- Ranch and first-floor-primary-suite designs
- Low-maintenance villas or duplex residences
- Multi-generational floor plans
- Homes ranging from approximately 1,700–2,700 square feet
- Preliminary pricing from the low-to-mid \$400,000s into the \$500,000s+



Pocono Ridge

RESERVE



Current & Future Land Use

- Future Commercial Development
- Future Residential Development
- Established Residential Areas
- Existing 18 Hole Golf Course
- Clubhouse & Maintenance Area
- Open and Wetland Space
- Water Bodies

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