

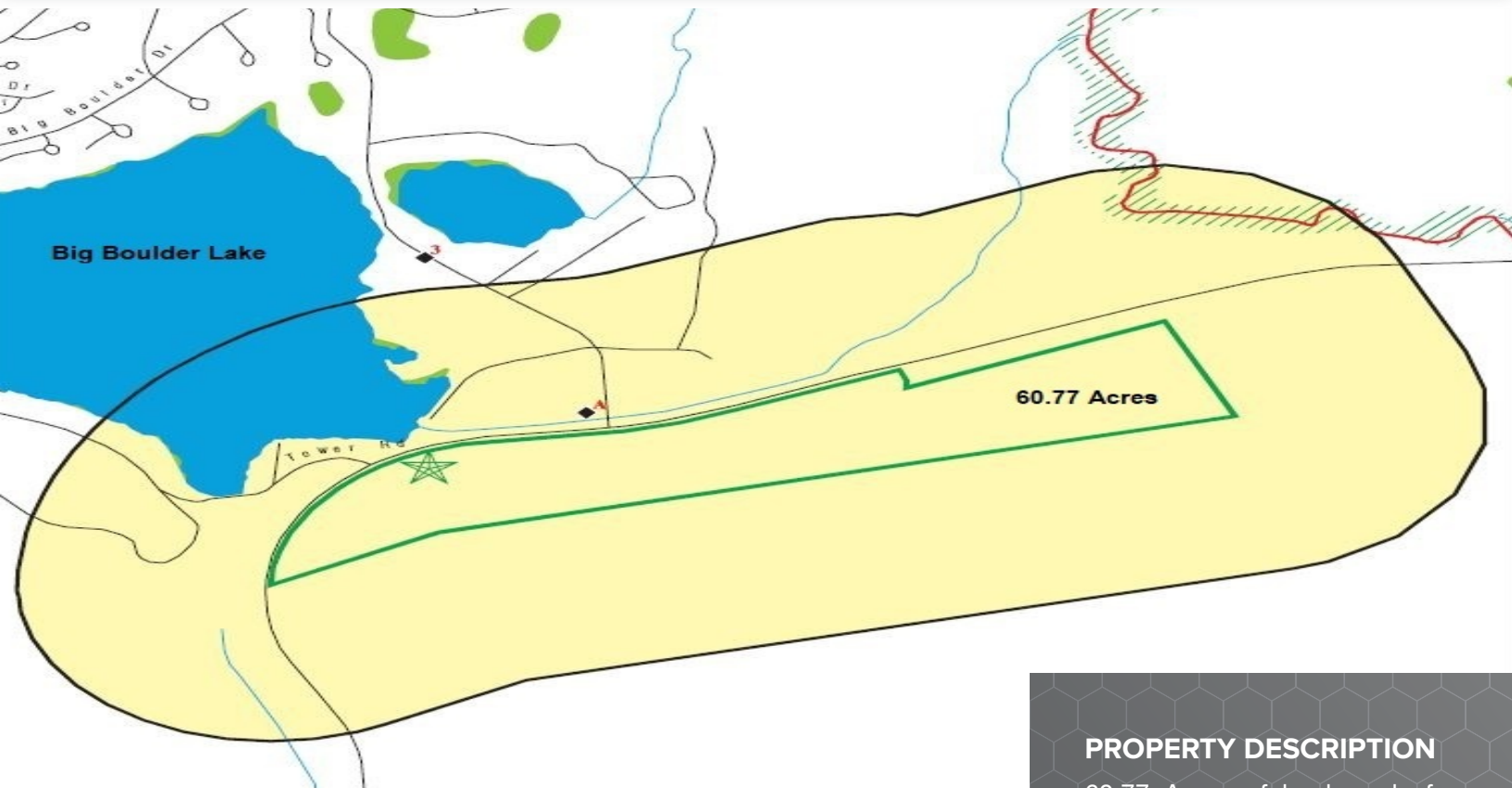
BIG BOULDER CONDO DEVELOPMENT

State Route 903 Albrightsville, PA 18210

 FOR SALE

 LAND

 60.77 ACRES



PROPERTY DESCRIPTION

60.77 Acres of land ready for development. Situated in the Pocono Resort Area, across the road from Big Boulder Lake. Concept Plans in place for proposed 88 Unit Multi-Family Condos.

SALE PRICE:

PRICE UPON REQUEST

FOR MORE INFORMATION

Steve Cole, SIOR

 570.820.7700 x401

 steve.cole@naimertz.com


David Weaver, SIOR

 570.820.7700 x402

 david.weaver@naimertz.com

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.

NAI Mertz

 **NAI Mertz** | 350 Laird Street, Suite 110
Wilkes-Barre, PA 18702
570-820-7700 | naimertz.com



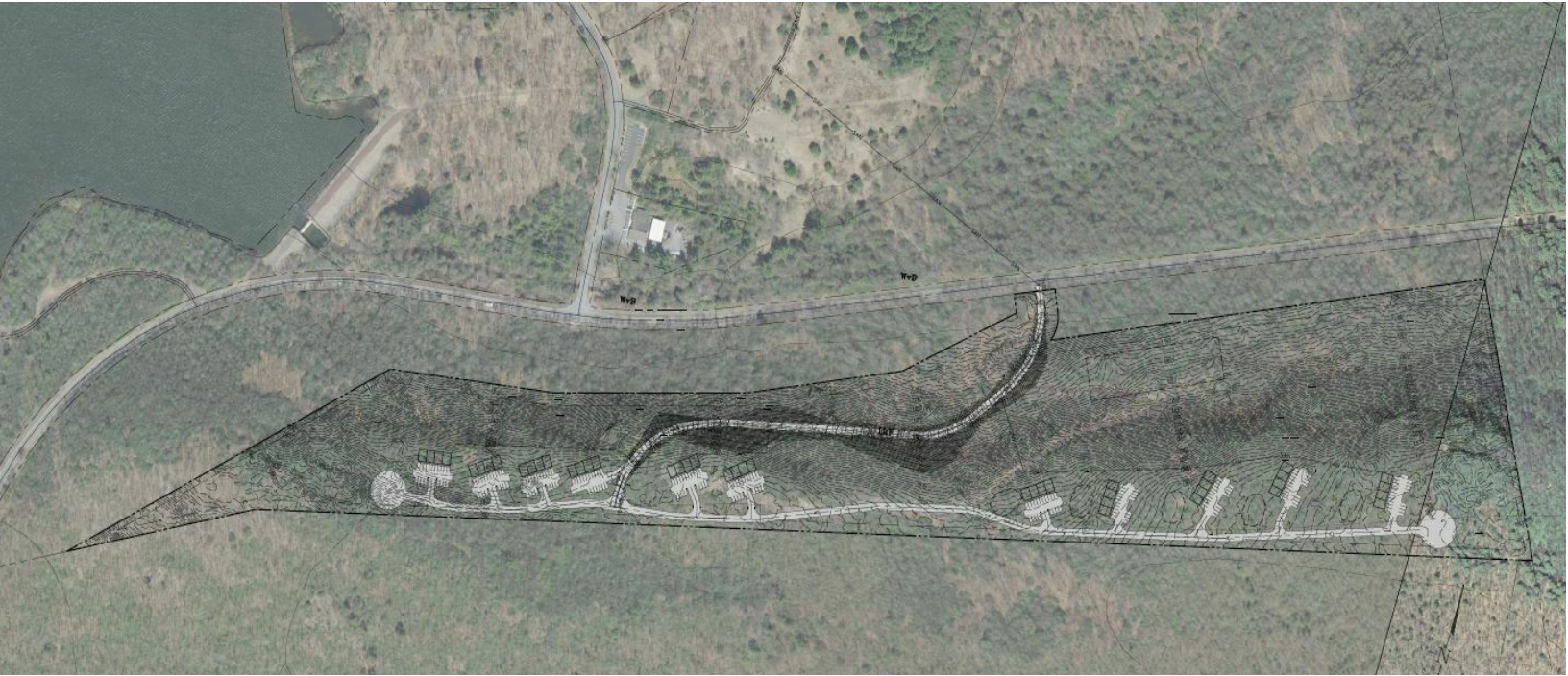
BIG BOULDER CONDO DEVELOPMENT

State Route 903 Albrightsville, PA 18210

 FOR SALE

 LAND

 60.77 ACRES



PROPERTY HIGHLIGHTS

- 60.77 Acres
- Zoned: R-C Recreation/ Resort Commercial
- Access Road in place
- 88 Condo Units proposed
- Environmental Studies available
- 75% of full study complete
- Borders State Game Lands No.129
- Post Development:
 - 6.6 Acres condos
 - 5.3 Acres cleared grass area
 - 48.87 Acres undisturbed area
- Route 115 within 2 minute drive

FOR MORE INFORMATION

Steve Cole, SIOR

 570.820.7700 x401


 steve.cole@naimertz.com

David Weaver, SIOR

 570.820.7700 x402

 david.weaver@naimertz.com

NAI Mertz

 **NAI Mertz** | 350 Laird Street, Suite 110
Wilkes-Barre, PA 18702
570-820-7700 | naimertz.com

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.



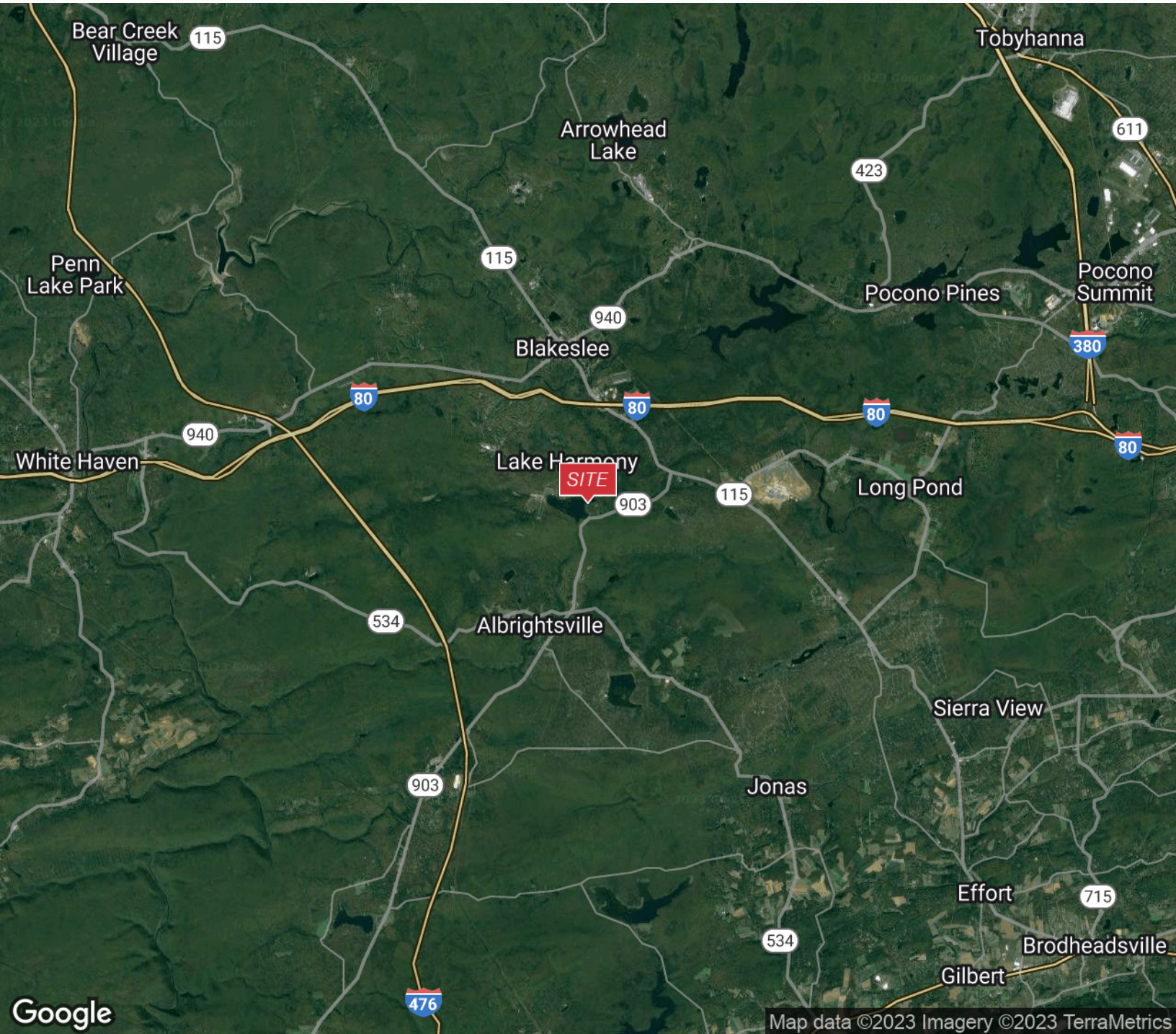
BIG BOULDER CONDO DEVELOPMENT

State Route 903 Albrightsville, PA 18210

 FOR SALE

 LAND

 60.77 ACRES



FOR MORE INFORMATION

Steve Cole, SIOR

 570.820.7700 x401


 steve.cole@naimertz.com

David Weaver, SIOR

 570.820.7700 x402

 david.weaver@naimertz.com

NAIMertz

 **NAI Mertz** | 350 Laird Street, Suite 110
Wilkes-Barre, PA 18702
570-820-7700 | naimertz.com

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.



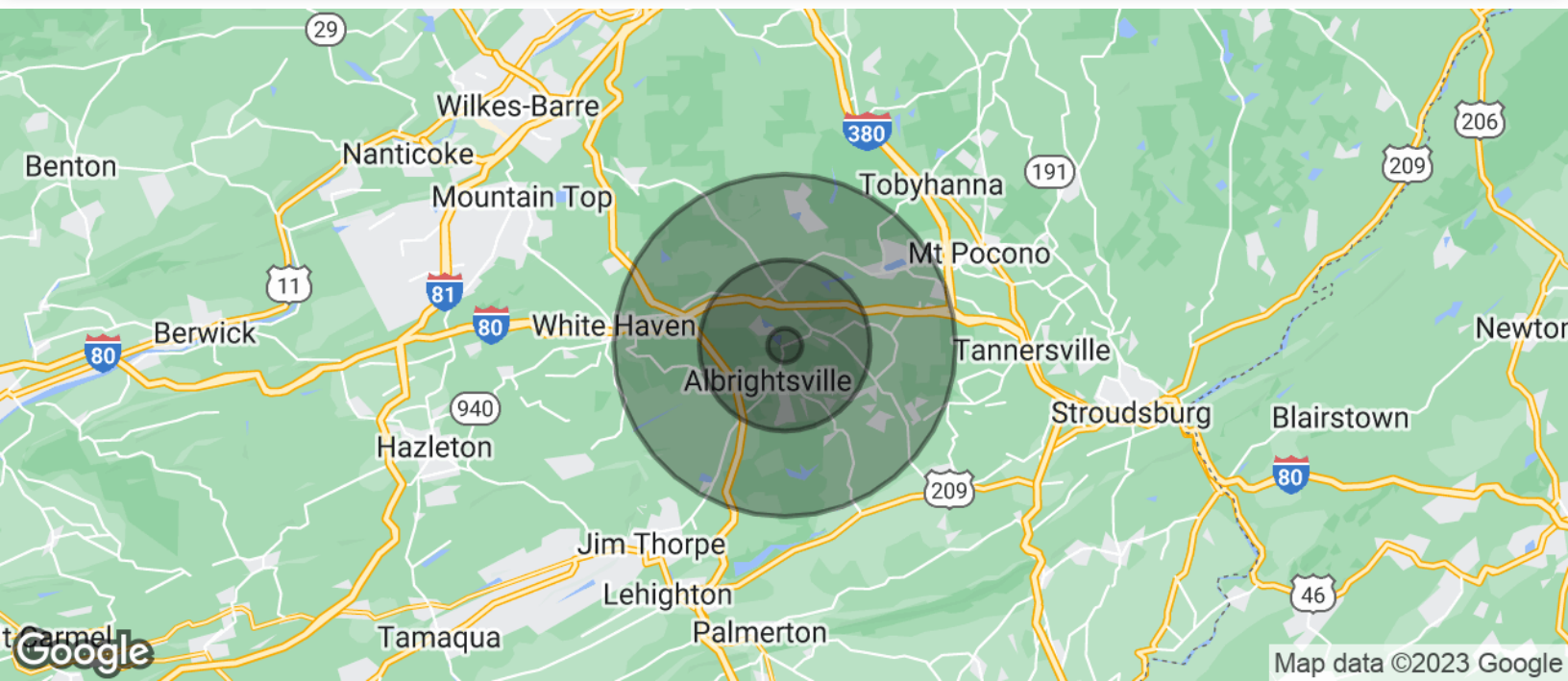
BIG BOULDER CONDO DEVELOPMENT

State Route 903 Albrightsville, PA 18210

 FOR SALE

 LAND

 60.77 ACRES



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	168	8,817	40,476
Average Age	53.0	47.2	44.6
Average Age (Male)	49.2	42.7	42.8
Average Age (Female)	55.7	49.3	45.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	261	7,308	25,330
# of Persons per HH	0.6	1.2	1.6
Average HH Income	\$22,363	\$35,802	\$48,303
Average House Value	\$204,245	\$173,813	\$184,947

TRAFFIC COUNTS	
Lake Harmony Road	5,064/day

* Demographic data derived from 2020 ACS - US Census

FOR MORE INFORMATION

Steve Cole, SIOR

 570.820.7700 x401


 steve.cole@naimertz.com

David Weaver, SIOR

 570.820.7700 x402

 david.weaver@naimertz.com

NAIMertz

 **NAI Mertz** | 350 Laird Street, Suite 110
Wilkes-Barre, PA 18702
570-820-7700 | naimertz.com

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.

