

Offering Summary

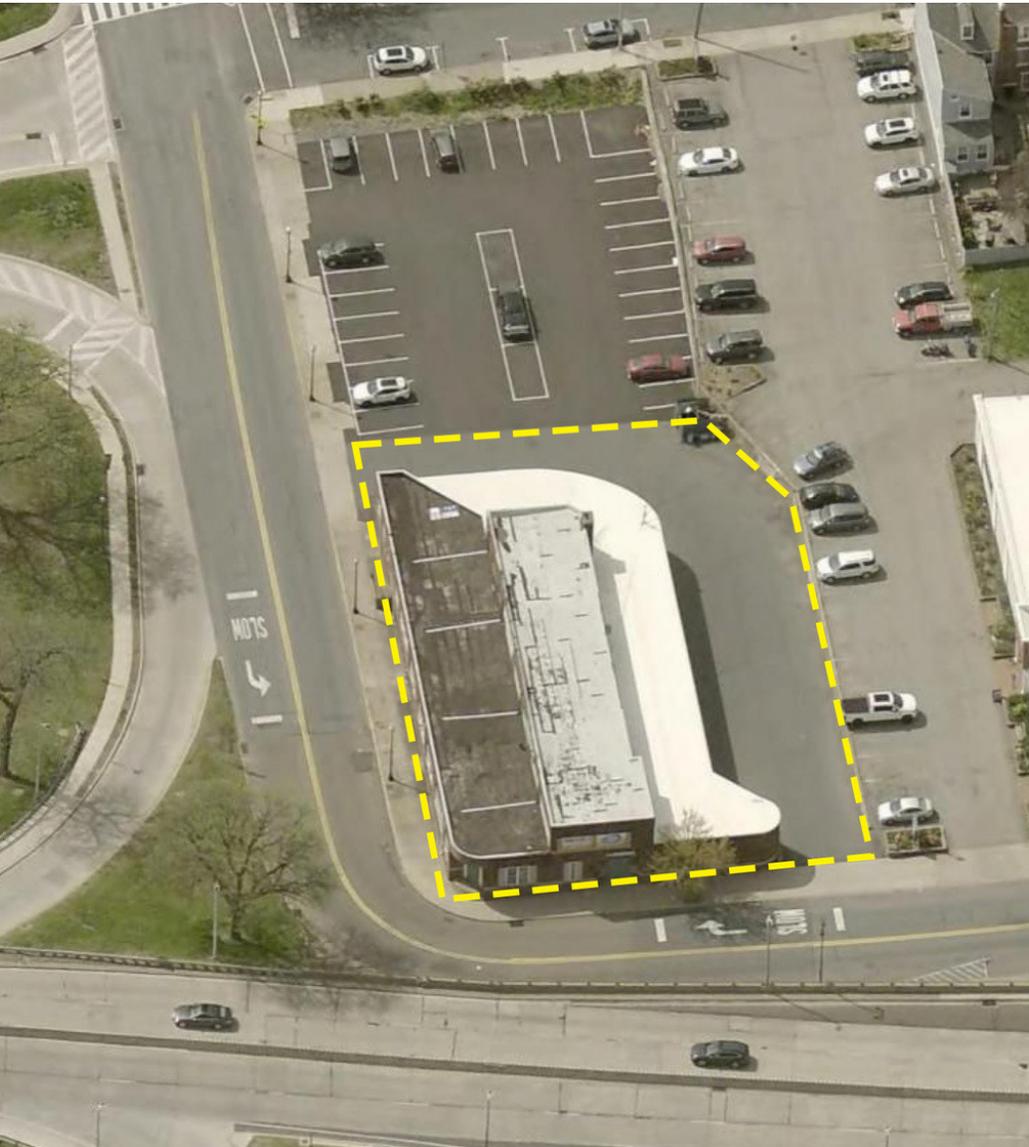
Sale Price:	\$1,500,000
Lot Size:	0.48 Acres
Zoning:	DD - Downtown Easton

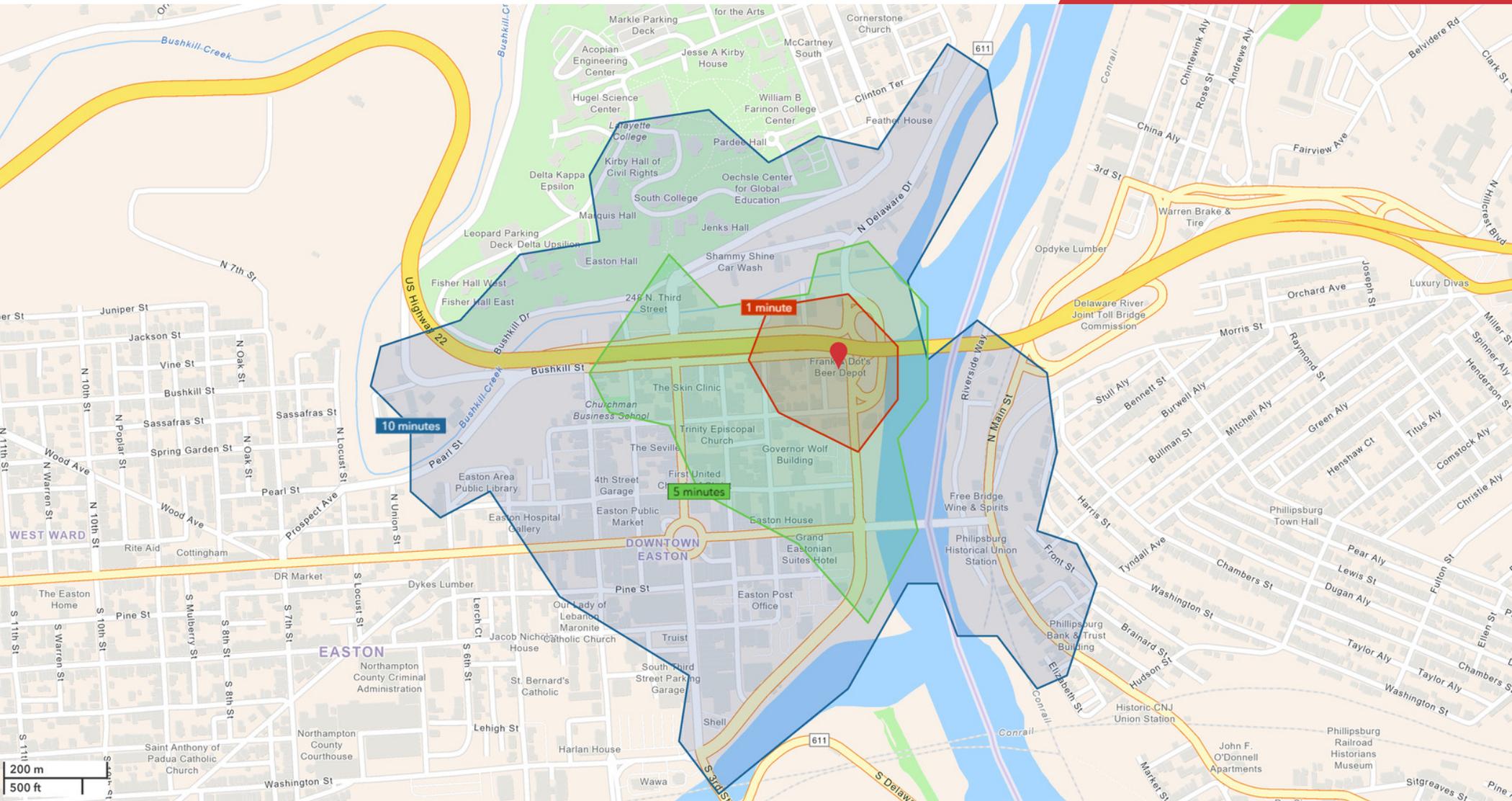
Property Overview

An exciting redevelopment opportunity with this 0.48 acres of land nestled in Downtown Easton. Zoned DD for Downtown Easton, the location provides a versatile platform for reimagining the landscape of this vibrant area. Situated adjacent to Routes 22 & 611 and overlooking the Delaware River, this property is strategically positioned to benefit from the growth of the city's urban evolution. Explore the potential for impactful redevelopment and be part of the dynamic growth of historic Easton.

Property Highlights

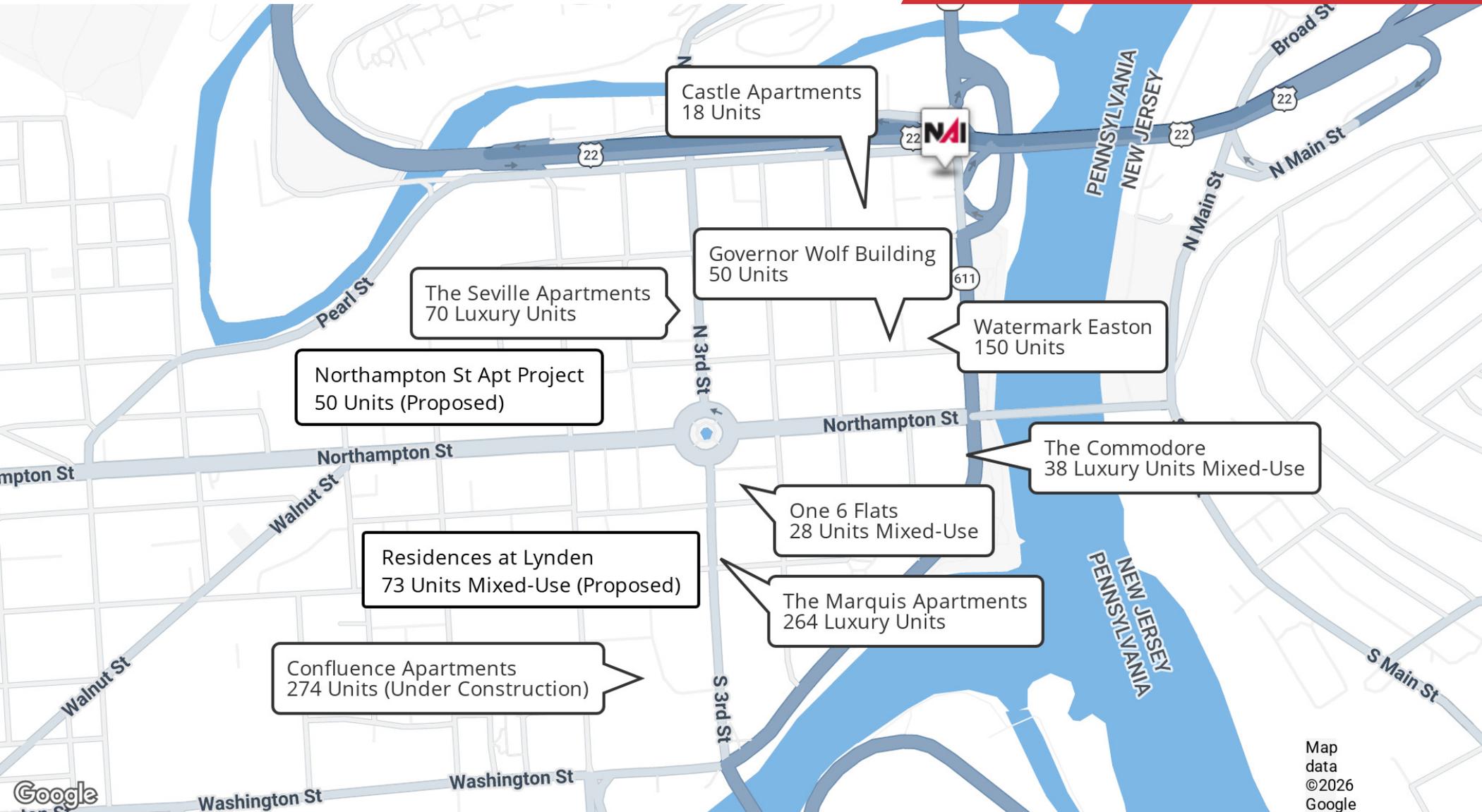
- Permitted Uses: Residential, Mixed-Use, Cultural & Entertainment, General Retail, Food Establishments, Professional Services, Community & Government Services, Medical Services, Care Facility, and Parking Structure
- All utilities to site
- Highly visible corner lot with direct access to Route 22 and 611



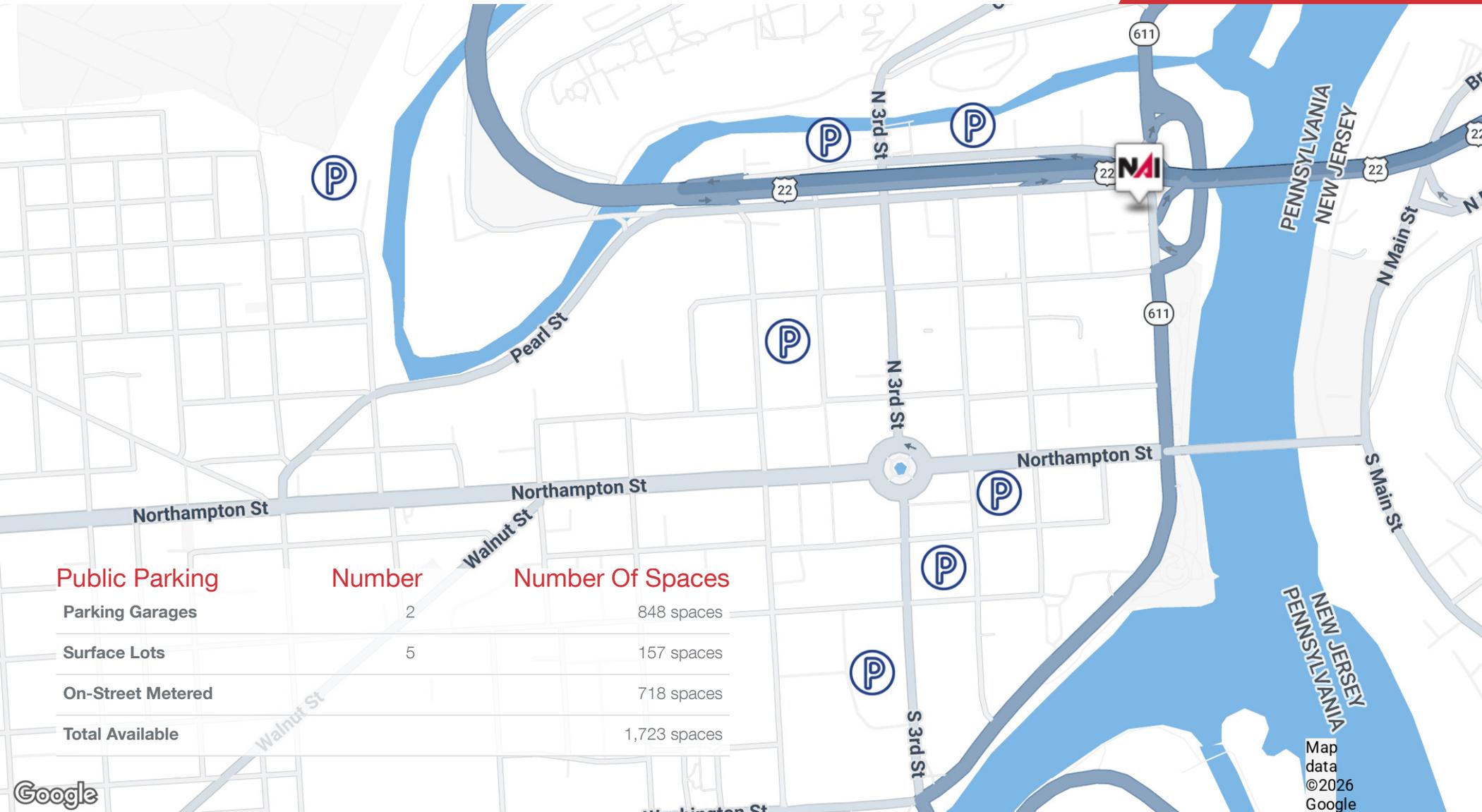


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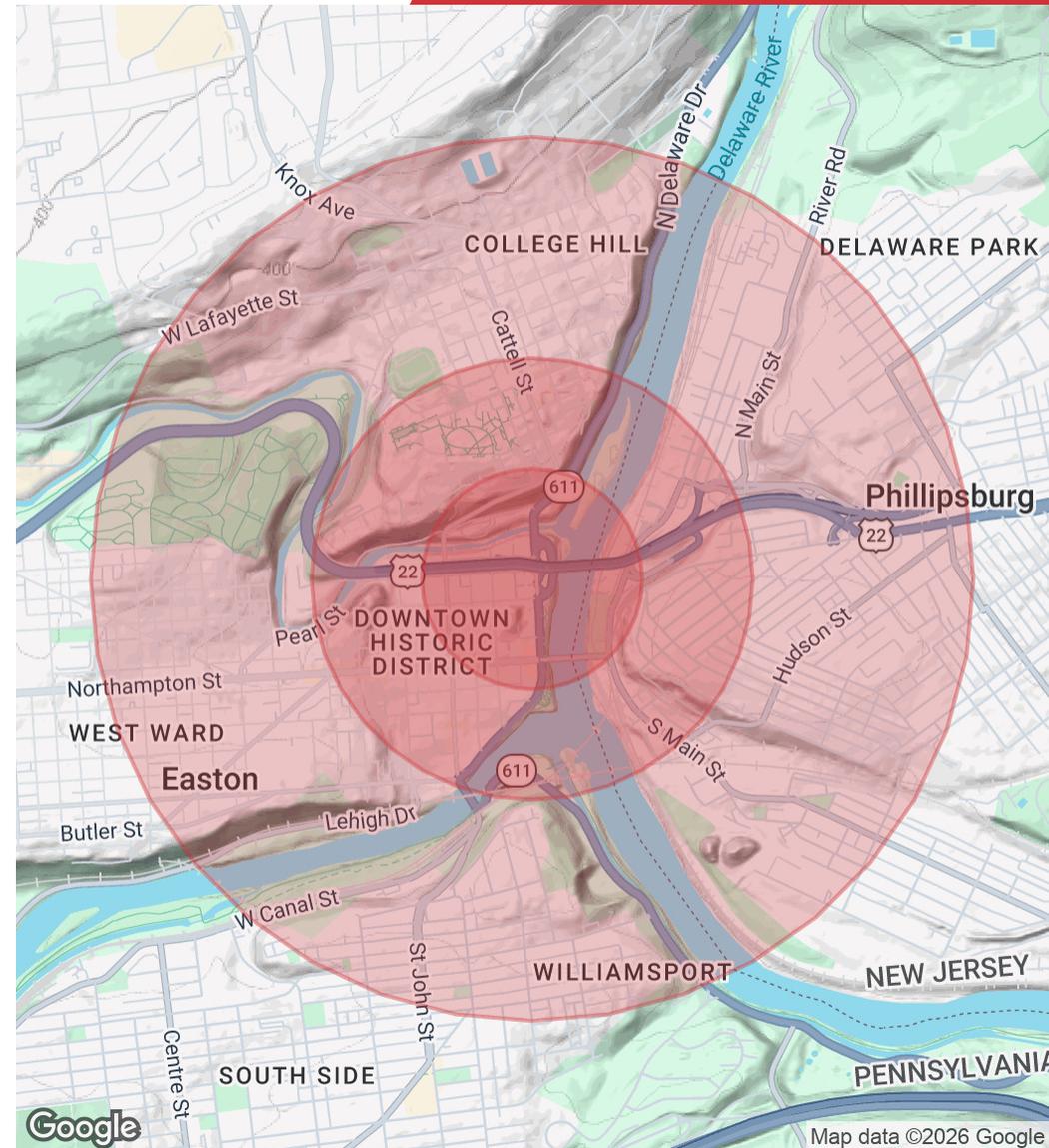


Map
data
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Google



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,545	5,945	20,729
Average Age	34.0	35.6	37.1
Average Age (Male)	33.9	34.6	34.3
Average Age (Female)	34.5	36.1	39.5
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	762	2,153	7,647
# of Persons per HH	2.0	2.8	2.7
Average HH Income	\$76,664	\$81,805	\$83,750
Average House Value	\$267,005	\$192,025	\$186,379

2023 American Community Survey (ACS)





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