

SCATTERED-SITE PORTFOLIO FOR SALE

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6 Vacant Lots & 1 Shell / Single-Family Structure in Philadelphia

DEAL TEAM

Scattered-Site Portfolio

SCATTERED-SITE PORTFOLIO FOR SALE



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· MAIN LINE ·

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COMMERCIAL

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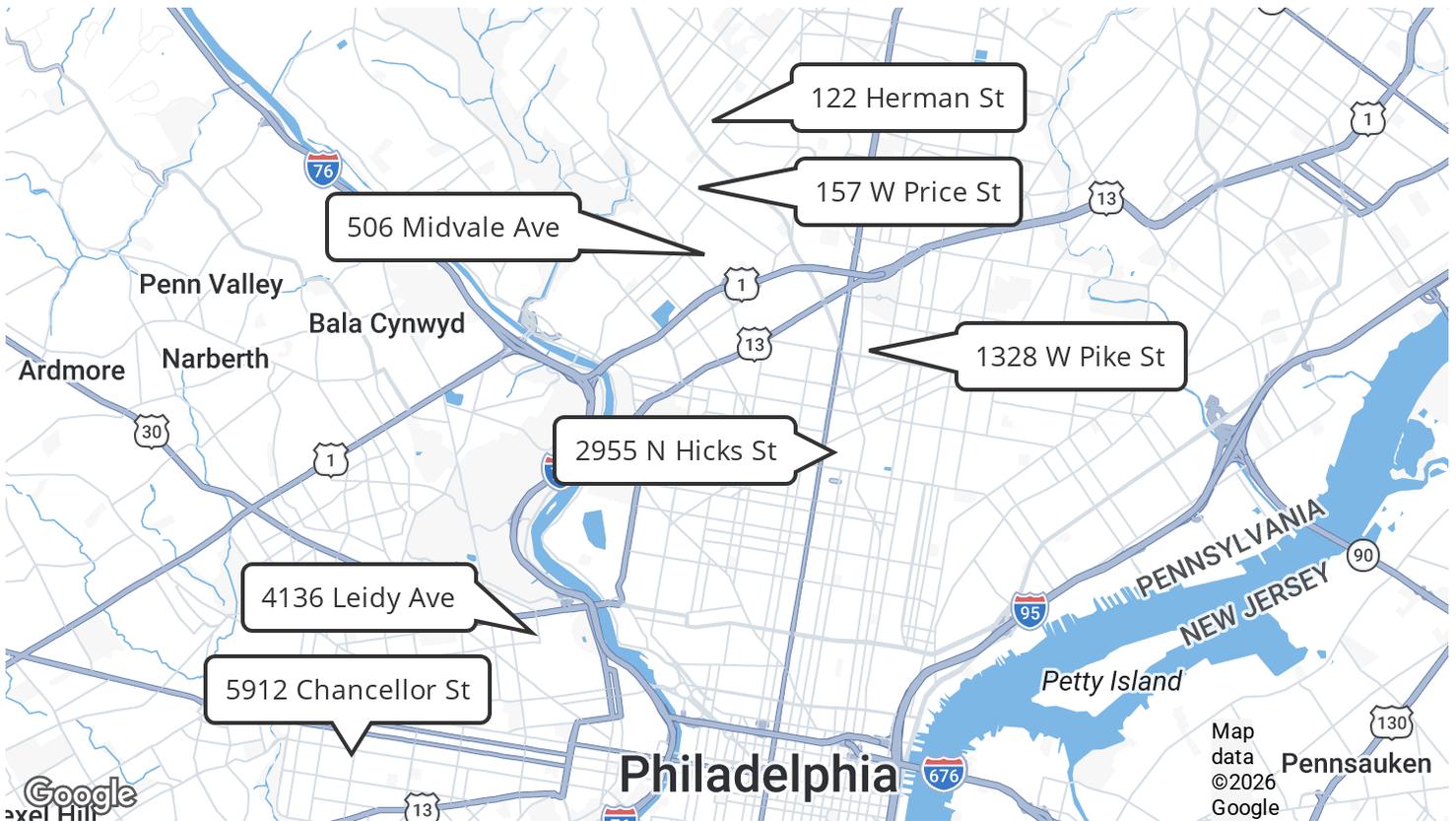
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PROPERTY SUMMARY

Scattered-Site Portfolio

SCATTERED-SITE PORTFOLIO FOR SALE



PROPERTY DESCRIPTION

Offered for sale is a scattered-site portfolio consisting of six vacant lots and one shell single-family structure, strategically located along established investment and development corridors. The properties feature varying zoning classifications and development potential, providing flexibility for builders, developers, and investors looking to participate in ongoing neighborhood growth.

Situated in areas experiencing active redevelopment and continued capital investment, the sites are surrounded by new construction, renovations, and long-term appreciation trends. With multiple permitted uses and configurations, this portfolio presents several opportunities to unlock value through ground-up development, repositioning, or a long-term hold strategy.

Buyers are responsible for conducting their own due diligence regarding zoning, permitted uses, utilities, lot lines, buildability, and overall development feasibility.

OFFERING SUMMARY

Sale Price: \$393,000

Portfolio Addresses:

- 157 W Price St
Philadelphia, PA 19144
- 122 E Herman St
Philadelphia, PA 19144
- 1328 W Pike St
Philadelphia, PA 19140
- 506 W Midvale Ave
Philadelphia, PA 19144
- 2955 N Hicks St
Philadelphia, PA 19132
- 5912 Chancellor St
Philadelphia, PA 19139
- 4136 Leidy Ave
Philadelphia, PA 19104

PROPERTY SHEET

Scattered-Site Portfolio

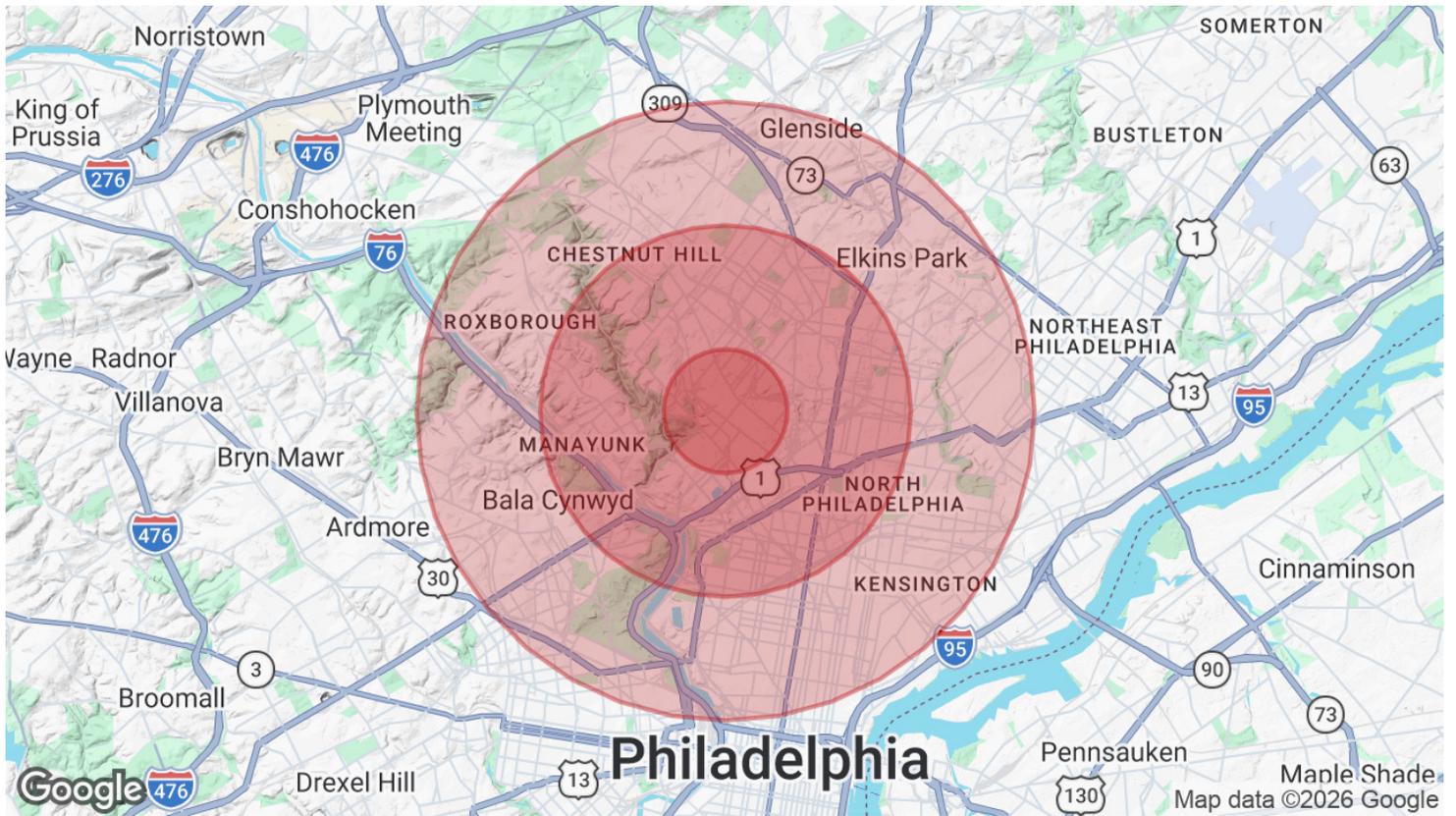
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MLS ID	Address	ZIP	List Price	Type	Lot Size	Dimensions	Zoning
PAPH2586890	1328 W Pike St	19140	\$50,000.00	Lot	1,406 SF	16'x88'	RM1
PAPH2586902	5912 Chancellor St	19139	\$20,000.00	Lot	781 SF	15.5'x48.5'	RM1
PAPH2586908	157 W Price St	19144	\$65,000.00	Lot	1,809 SF	18'x100'	RSA5
PAPH2586912	506 W Midvale Ave	19144	\$52,000.00	Lot	2,479 SF	24'x108'	RSA5
PAPH2586916	4136 Leidy Ave	19104	\$55,000.00	Lot	1,680 SF	16'x103'	RSA5
PAPH2586918	122 E Herman St	19144	\$106,000.00	Lot	,3803 SF	37'x100'	RSA3
PAPH2586928	2955 N Hicks St	19132	\$45,000.00	House	721 SF		RSA5

DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	41,173	334,102	781,851
Average Age	36.3	38.8	37.1
Average Age (Male)	34.0	36.5	35.4
Average Age (Female)	39.4	40.8	38.8

HOUSEHOLDS & INCOME

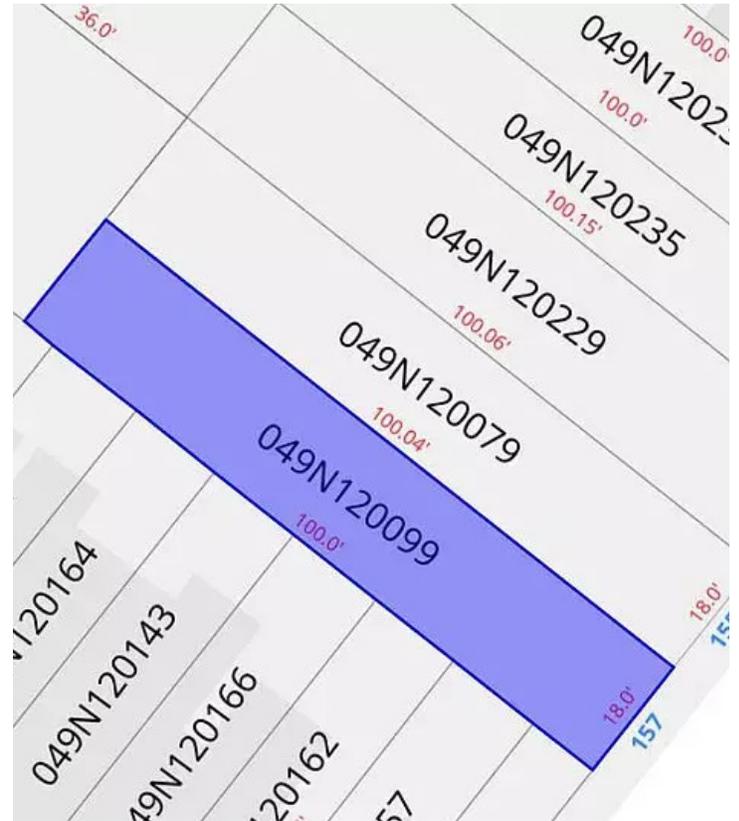
	1 MILE	3 MILES	5 MILES
Total Households	18,614	145,674	324,295
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$77,240	\$79,512	\$89,311
Average House Value	\$241,035	\$225,438	\$266,258

2023 American Community Survey (ACS)

157 W PRICE ST

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DESCRIPTION

Vacant lot located in **Germantown, zoned RSA5, measuring approximately 1809SF (18'x100')**. Positioned in an area seeing continued redevelopment and investment, this property offers potential for builders, investors, or long-term land holders.

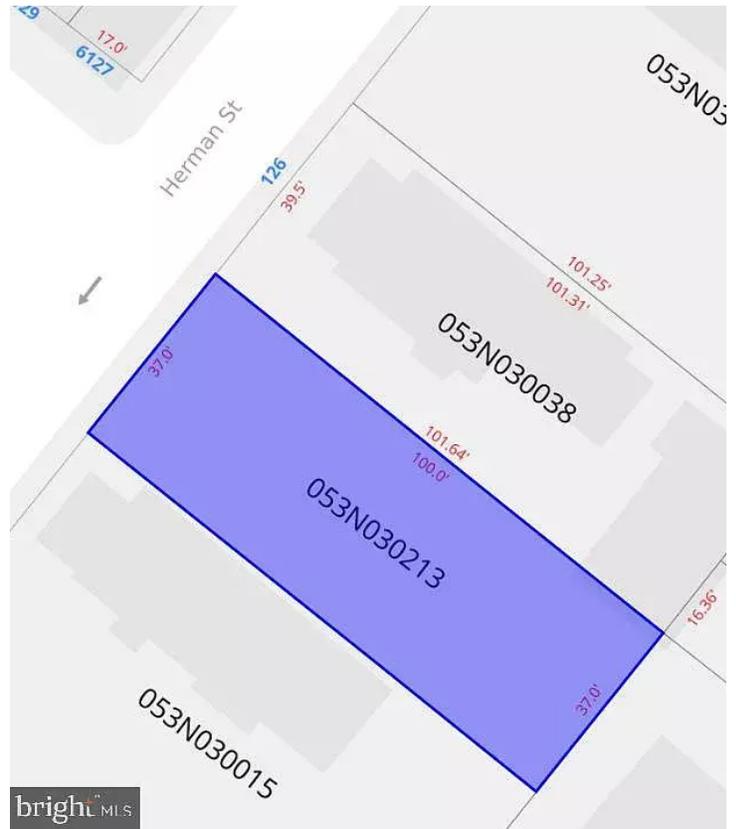
Property is being sold as part of a 7-property portfolio, available individually or as a package. Buyer to perform all due diligence regarding zoning, permits, utilities, and development potential.

Contact listing agent for additional information and investment materials.

122 E HERMAN ST

Scattered-Site Portfolio

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DESCRIPTION

Vacant lot located in **Germantown, zoned RSA3, measuring approximately 3803SF (37'x100')**. Positioned in an area seeing continued redevelopment and investment, this property offers potential for builders, investors, or long-term land holders.

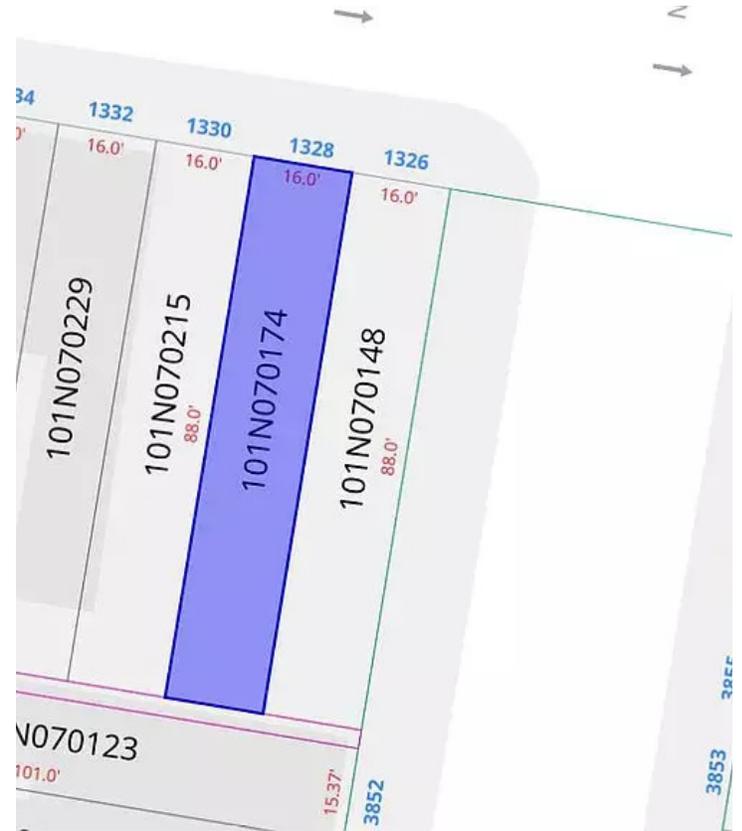
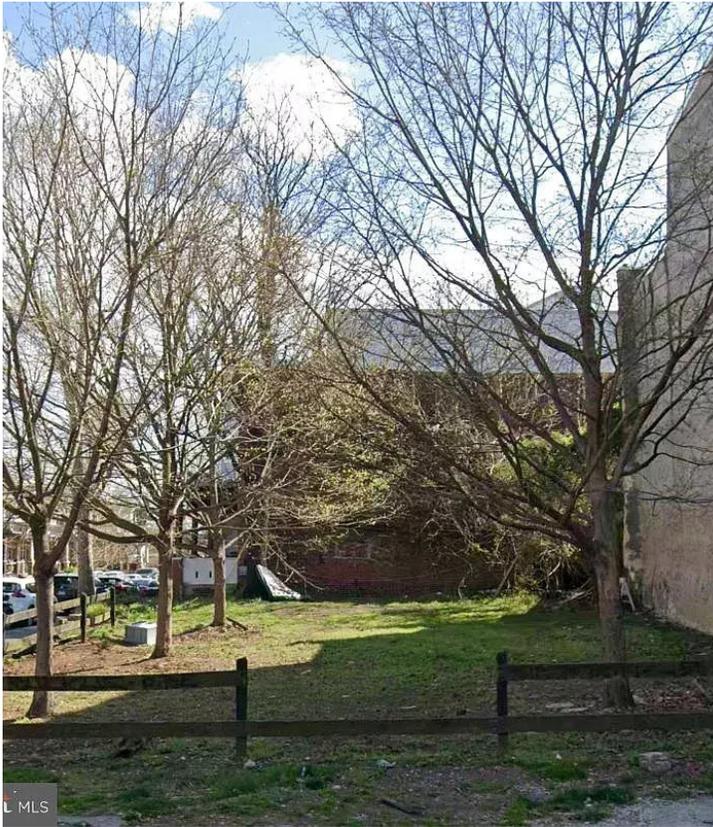
Property is being sold as part of a 7-property portfolio, available individually or as a package. Buyer to perform all due diligence regarding zoning, permits, utilities, and development potential.

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1328 W PIKE ST

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DESCRIPTION

Vacant lot located in **Hunting Park, zoned RM1, measuring approximately 1406SF (16'x88')**. Positioned in an area seeing continued redevelopment and investment, this property offers potential for builders, investors, or long-term land holders.

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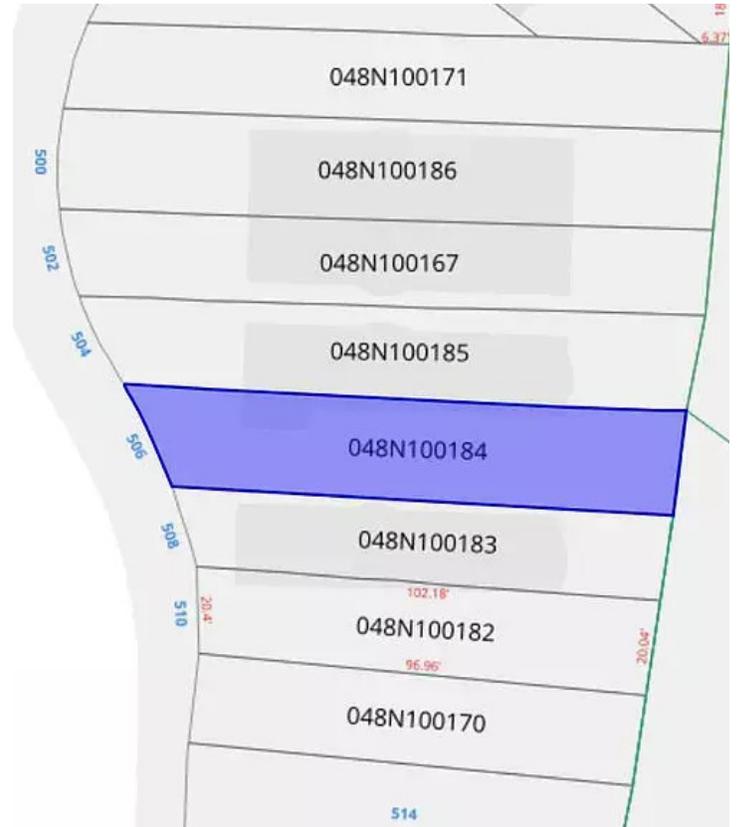
Buyer to perform all due diligence regarding zoning, permits, utilities, and development potential.

Contact listing agent for additional information and investment materials.

506 W MIDVALE AVE

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DESCRIPTION

Vacant lot located in **Germantown, zoned RSA5, measuring approximately 2479SF (24'x108')**. Positioned in an area seeing continued redevelopment and investment, this property offers potential for builders, investors, or long-term land holders.

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2955 N HICKS ST

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DESCRIPTION

Shell property located directly behind a proposed development along **North Broad**. This property is within close proximity to the North Philadelphia Regional Rail and Amtrack Station and presents a great long-term investment opportunity. This property is positioned in an area seeing continued redevelopment and investment and this property offers potential for builders, investors, or long-term land holders.

Property is being sold as part of a 7-property portfolio, available individually or as a package. Buyer to perform all due diligence regarding zoning, permits, utilities, and development potential.

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5912 CHANCELLOR ST

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DESCRIPTION

Vacant lot located in **Cobbs Creek, zoned RM1, measuring approximately 781SF (15.5'x48.5')**. Positioned in an area seeing continued redevelopment and investment, this property offers potential for builders, investors, or long-term land holders.

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4136 LEIDY AVE

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