

# +/- 17 Acres for Sale in New Hope

Ely Rd & River Rd, New Hope, PA 18938



- Riverside Estate Lot
- No Builder Tie-In
- New Hope-Solebury School District
- 40 Miles to Philadelphia
- 70 Miles to NYC



**Bill McGeehan**

Office: 610-630-3700

Cell: 484-354-5880

[bmcgeehan@continentalrealty.com](mailto:bmcgeehan@continentalrealty.com)



# Property Description

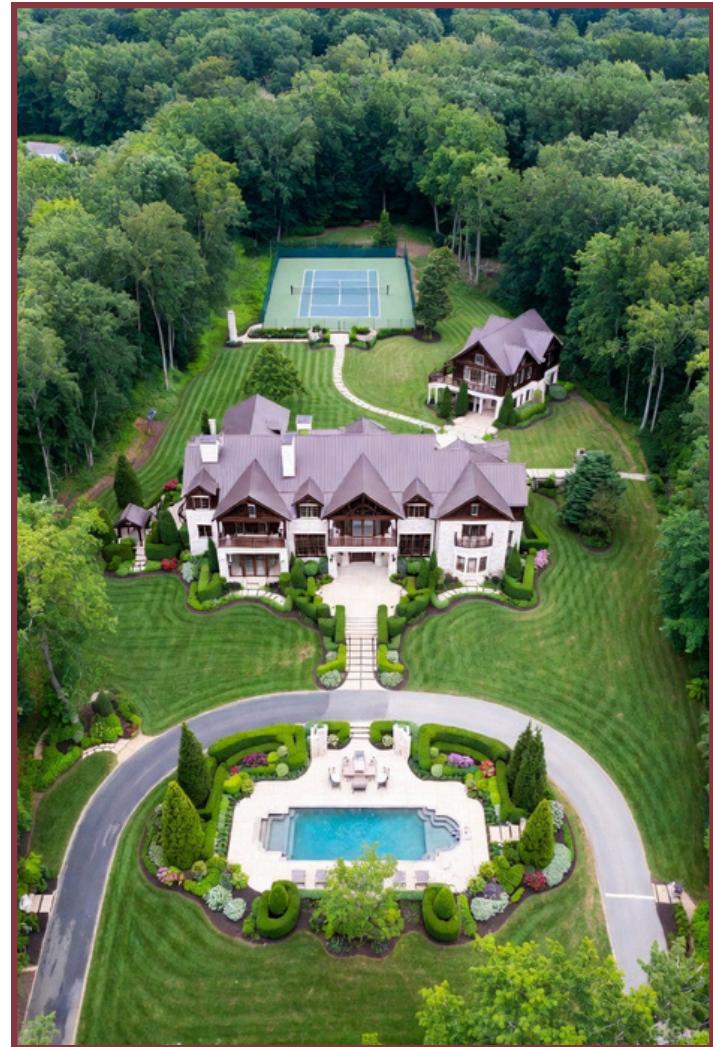
Approximately 17 acres of residential land along the Delaware River in the award winning New Hope-Solebury School District. This exceptional property presents a rare opportunity to create a custom riverside estate with no builder tie-in. Zoned RB in Solebury Township, the property allows for single-family homes and agricultural uses, and features gentle rolling slopes ideal for a variety of site plans. The property previously operated as a crude oil distribution site in the 1950s; however, the former tank farm has been fully deconstructed, and the site has received Act II clearance from the Pennsylvania DEP.

Ideally situated less than 3 miles from the shops and restaurants of downtown New Hope, the property also offers excellent regional access, approximately 40 miles to Philadelphia and 70 miles to New York City, with major routes including 202, I-78, I-95, and I-295 close by.

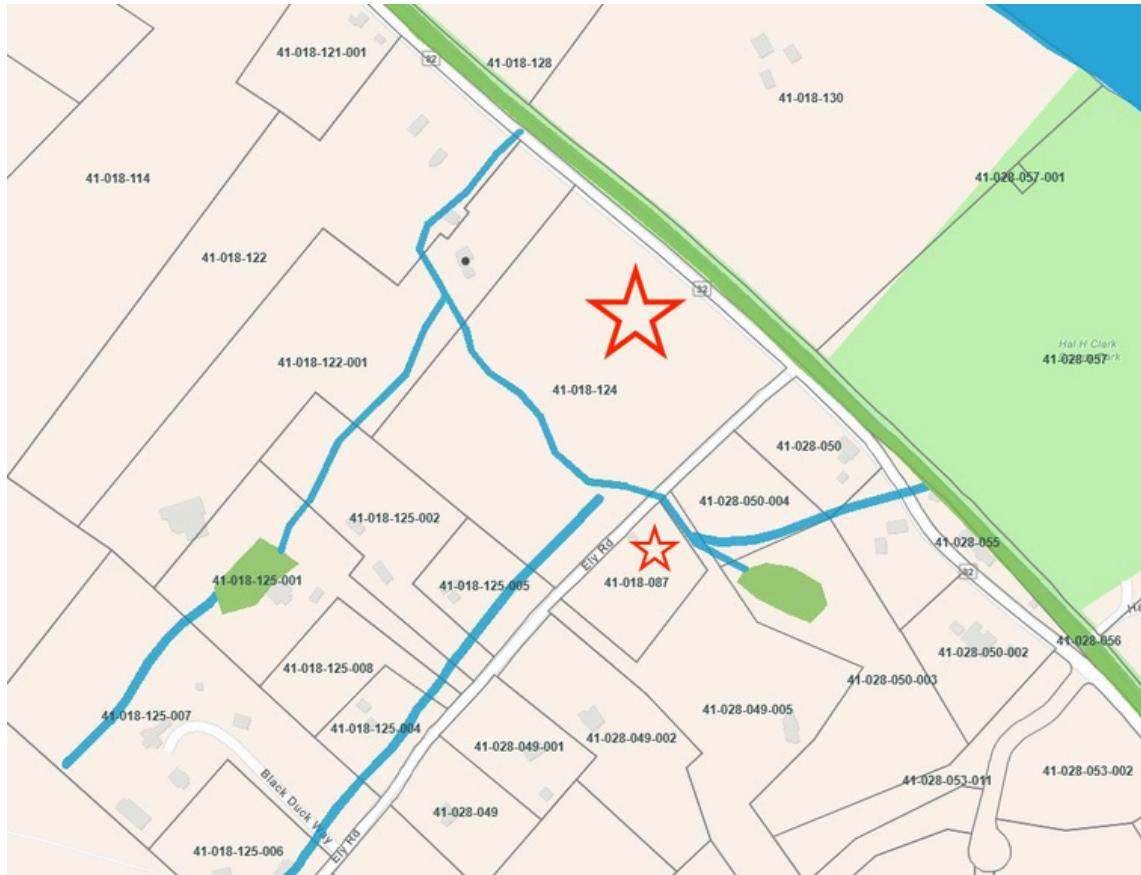
For more information or to schedule a tour, contact Bill McGeehan.

## Property Details

- +/- 17 Acres
- No Builder Tie-In
- New Hope-Solebury School District
- Zoned RB in Solebury Twp
- Gentle Rolling Slopes
- Corner Parcel +/- 15 Acres
- Smaller Parcel +/- 2 Acres
- ~790' Frontage on River Rd
- ~900' Frontage on Ely Rd
- Act II Clearance
- Tax ID#'s: 41-018-124 & 41-018-087
- Annual Tax: \$6,120



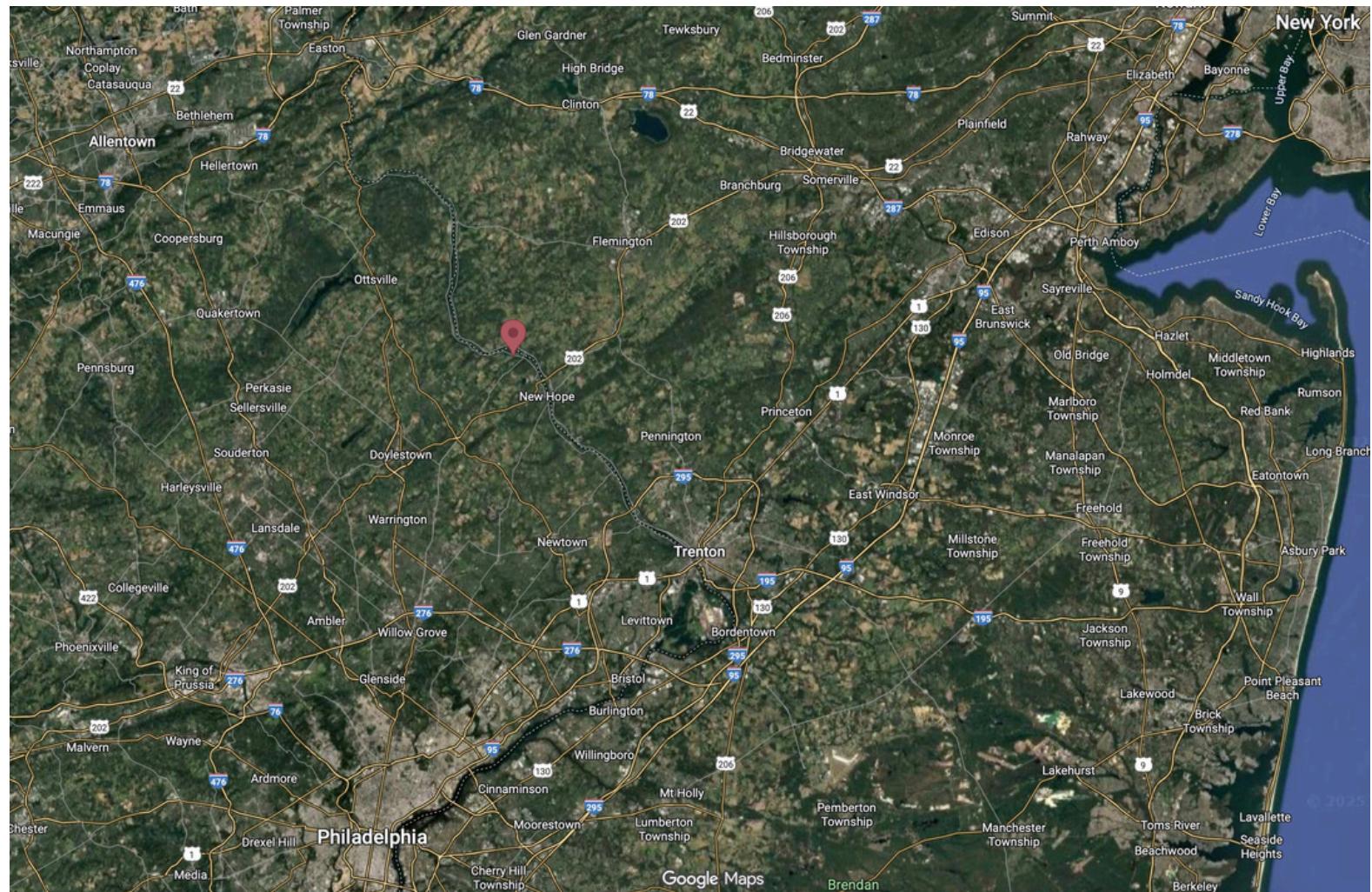
# Streams Map



## Street View



# Location Map



**Prime location just 40 miles from Philadelphia and 70 from NYC, with easy highway access.**