

# FOR SALE

**\$3,900,000**

**±14 ACRES**

**Zoned:  
PC-2  
Planned  
Commercial**

**6500 HANOVERVILLE RD · BETHLEHEM, PA 18017**

Amazing ±14 Acre development opportunity along Airport Road and Hanoverville Road in East Allen Township in the Lehigh Valley, PA. Property is currently going through municipal approvals; Lot is flat and ready for commercial development.



## **PROPOSED CONVENIENCE STORE / DIESEL FUEL SITE**

### **Businesses allowed:**

- Auto/Boat/Recreational Vehicle Sales
- Auto Gas Station/Service Station
- Bakery
- Bank/Savings and Loan
- Bulk/Photo Processing
- Bus Station/Terminal
- Business Machine Sales/Service
- Forestry
- Greenhouse/Nursery
- Indoor Recreation
- Membership Club
- Office
- Personal Services
- Printing
- Restaurant
- Research/Engineering/Testing Labs
- Professional Office/Services
- General Agriculture, not including animal husbandry

James Balliet  
President  
O 610-435-1800  
C 610-972-6808  
James@JBPropertyGroup.com

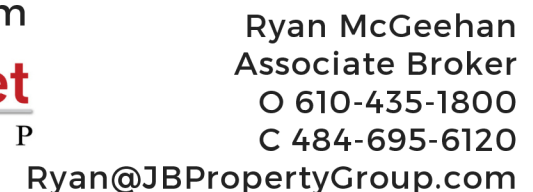
www.JBPropertyGroup.com  
 **THE James Balliet**  
PROPERTY GROUP

Ryan McGeehan  
Associate Broker  
O 610-435-1800  
C 484-695-6120  
Ryan@JBPropertyGroup.com

**kw**  
**KELLERWILLIAMS**  
REAL ESTATE

Each office is individually owned and operated

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# DEMOGRAPHICS

| Radius                              | 1 Mile       | 3 Mile        | 5 Mile        |
|-------------------------------------|--------------|---------------|---------------|
| <b>2024 Households by HH Income</b> | <b>1,421</b> | <b>10,242</b> | <b>58,907</b> |
| <\$25,000                           | 165 11.61%   | 1,044 10.19%  | 7,780 13.21%  |
| \$25,000 - \$50,000                 | 177 12.46%   | 1,478 14.43%  | 10,414 17.68% |
| \$50,000 - \$75,000                 | 178 12.53%   | 1,634 15.95%  | 10,242 17.39% |
| \$75,000 - \$100,000                | 88 6.19%     | 1,206 11.78%  | 7,314 12.42%  |
| \$100,000 - \$125,000               | 232 16.33%   | 1,481 14.46%  | 7,093 12.04%  |
| \$125,000 - \$150,000               | 178 12.53%   | 960 9.37%     | 5,056 8.58%   |
| \$150,000 - \$200,000               | 134 9.43%    | 1,004 9.80%   | 5,441 9.24%   |
| \$200,000+                          | 269 18.93%   | 1,435 14.01%  | 5,567 9.45%   |

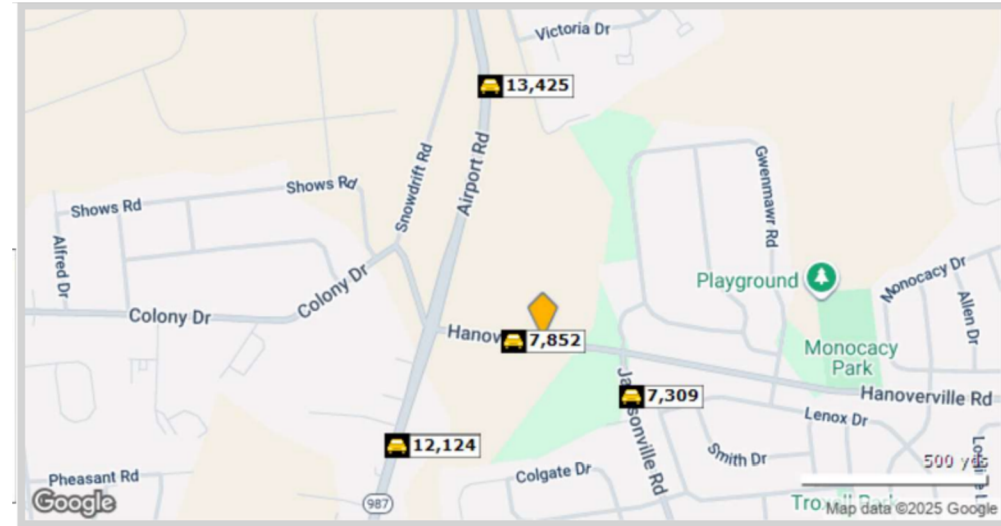
## Households

|                    |       |        |        |
|--------------------|-------|--------|--------|
| 2029 Projection    | 1,467 | 10,563 | 60,611 |
| 2024 Estimate      | 1,422 | 10,240 | 58,908 |
| 2020 Census        | 1,390 | 10,000 | 58,113 |
| Growth 2024 - 2029 | 3.16% | 3.15%  | 2.89%  |
| Growth 2020 - 2024 | 2.30% | 2.40%  | 1.37%  |

## Population

|                    |       |        |         |
|--------------------|-------|--------|---------|
| 2029 Projection    | 3,982 | 25,387 | 150,308 |
| 2024 Estimate      | 3,868 | 24,677 | 146,195 |
| 2020 Census        | 3,771 | 24,140 | 143,443 |
| Growth 2024 - 2029 | 2.95% | 2.88%  | 2.81%   |
| Growth 2020 - 2024 | 2.57% | 2.22%  | 1.92%   |

# TRAFFIC INFO



| Street              | Cross Street    | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|---------------------|-----------------|----------------|------------|------------------|-------------|-------------------------|
| 1 Hanoverville Road | Airport Rd      | 0.13 W         | 2020       | 7,950            | MPSI        | .04                     |
| 2 Hanoverville Rd   | Airport Rd      | 0.13 W         | 2025       | 7,852            | MPSI        | .04                     |
| 3 Jacksonville Rd   | Hanoverville Rd | 0.06 N         | 2018       | 6,905            | MPSI        | .16                     |
| 4 Jacksonville Rd   | Hanoverville Rd | 0.06 N         | 2025       | 7,286            | MPSI        | .16                     |
| 5 Jacksonville Rd   | Hanoverville Rd | 0.06 N         | 2024       | 7,309            | MPSI        | .16                     |
| 6 Airport Road      | Keystone Dr     | 0.09 N         | 2025       | 12,822           | MPSI        | .27                     |
| 7 Airport Rd        | Keystone Dr     | 0.09 N         | 2023       | 12,648           | MPSI        | .27                     |
| 8 Airport Road      | Adams Ln        | 0.03 N         | 2025       | 12,124           | MPSI        | .28                     |
| 9 Airport Rd        | Hanoverville Rd | 0.39 S         | 2025       | 13,647           | MPSI        | .40                     |
| 10 Airport Road     | Hanoverville Rd | 0.39 S         | 2020       | 13,425           | MPSI        | .40                     |

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