

Executive Summary



SALE PRICE: \$9,120,000

LOT SIZE: Three Parcels - 75.9 Acres

ZONING: S - Suburban

TOWNSHIP: Lower Macungie Township
Lehigh County, Pennsylvania

PARCELS: 4801 East Texas Rd - 548513108805 1
* East Texas Rd - 548503274754 1
4820 East Texas Rd - 548512404612 1

AREA: Lehigh Valley

OFFERS DUE: September 12, 2023

PROPERTY OVERVIEW

Feinberg Real Estate Advisors, LLC is pleased to present a unique opportunity to purchase three adjacent parcels of pristine, level residential development land totaling +/- 75.9 acres in Lower Macungie Township, Lehigh County, Pennsylvania. A Call for Offers is requested for September 12, 2023 with details provided in the included offering instructions.

- One of the very few large residential development opportunities in Lower Macungie Township
- Zoning permits single family residential and senior living/among other uses including schools, government
- Public water and sewer nearby
- East Penn School District
- Exceptional area demographics
- Convenient to major highways, retail shopping & businesses
- Many recreational areas including parks, biking trails & golf
- Currently in Act 319/Clean & Green Program

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Three Parcel Consisting of +/- 75.9 Acres for Sale



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FOR SALE - CALL FOR OFFERS
SEPTEMBER 12, 2023

Lower Macungie Township, Lehigh County, Pennsylvania

OFFERING INSTRUCTIONS

TERMS OF THE CALL FOR OFFERS

- All offers are due in writing on or before Tuesday, September 12th, 2023 at 5:00pm EDT to Feinberg Real Estate Advisors, LLC either by mail or hand delivery to 1390 Ridgeview Drive, Suite 301, Allentown, PA 18104 or by email to cfeinberg@feinbergrea.com.
- Seller will review all offers received, and reserves the right to accept, reject, or negotiate any and all bids/offers.
- Seller has the right to accept any offer received in advance of the offer deadline.
- **BEST AND FINAL:** Seller reserves the right to request a "best and final" round of offers. Notification of such best and final round, including the dates and terms thereof, will be provided in writing to all selected bidders.

GUIDELINES

- **Buyer:** The Buyer entity, its legal status (i.e. corporation, LLC, LP or other entity), its principals or officers and its relevant experience. If a subsidiary company or single purpose entity, the guarantor(s) that will endorse or co-sign the formal Purchase and Sale Agreement and be bound by its performance obligations. Proof of funds, if relevant, may be required.
- **Consideration:** State the proposed purchase price. Price is an important element of the offer, however, the lack of contingencies and other terms of the offer will be considered when selecting the winning bid.
- **Closing:** Provide a proposed closing date. A prompt closing date will be given preference.
- **Due Diligence:** Provide your requested due diligence period. 60 days or less is expected.
- **Entitlement/Contingencies:** Offers conditioned on full approvals will be considered but non-contingent offers are preferred.
- **Use:** Provide a brief description of the proposed use.
- **Financing:** Please make note of what type of financing will be required or if the offer is cash.
- **Deposit/Ernest Money:** Deposit shall be a minimum of \$250,000 to be held by seller's real estate broker.
- Provide the name and firm of any broker representation.
- Any questions about the offering instructions should be directed to Cindy McDonnell Feinberg, CCIM at 610-360-9733 or cfeinberg@feinbergrea.com or Gregg Feinberg at 484-201-6645 or gfeinberg@feinbergrea.com.

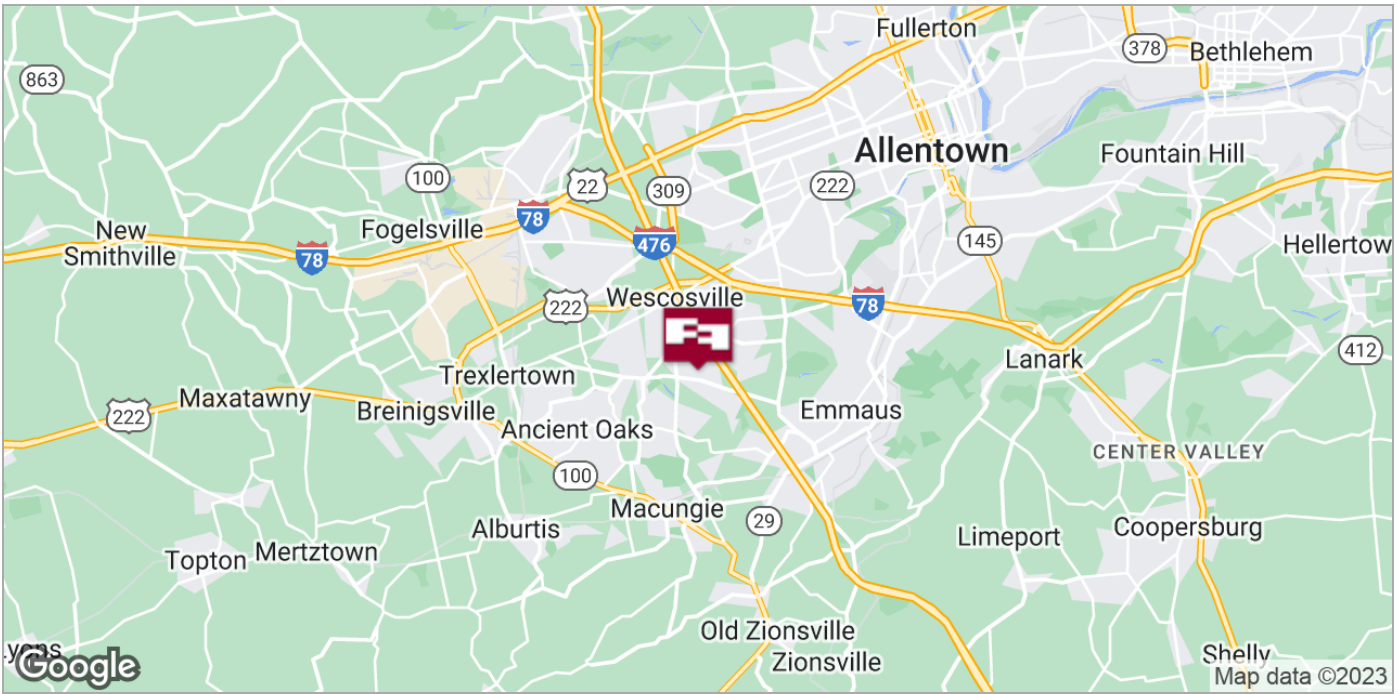
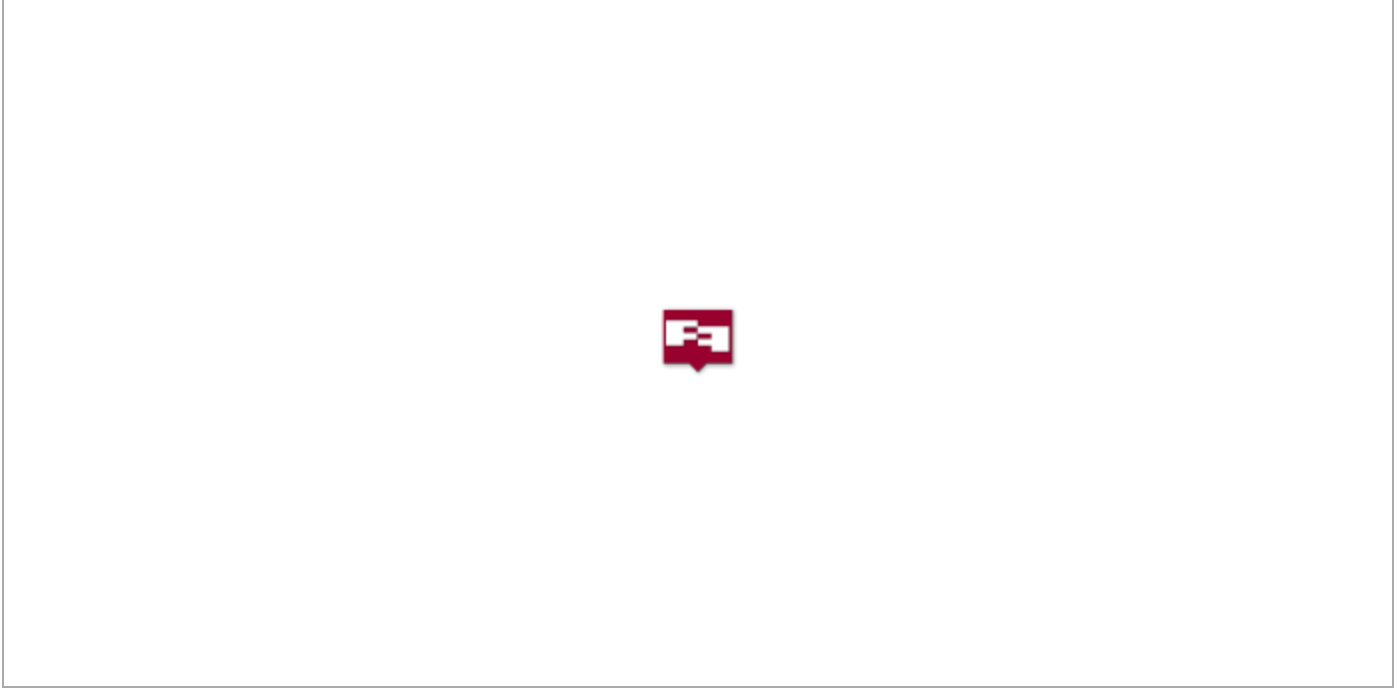
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Location Maps



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REAL ESTATE ADVISORS

FOR SALE - CALL FOR OFFERS RESIDENTIAL DEVELOPMENT LAND

Lower Macungie Township, Lehigh County, Pennsylvania

COMMUNITY SUMMARY

4808-4808 E Texas Rd, Allentown, Pennsylvania, 18106
Ring of 1 mile

7,786	0.56%	2.66	47.2	44.6	\$111,518	\$378,438	\$462,900	22.2%	56.6%	21.2%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



13.0%
Services

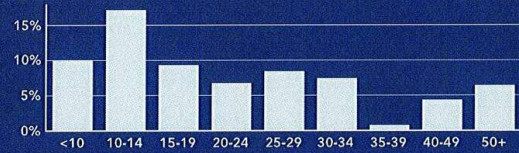


11.4%
Blue Collar

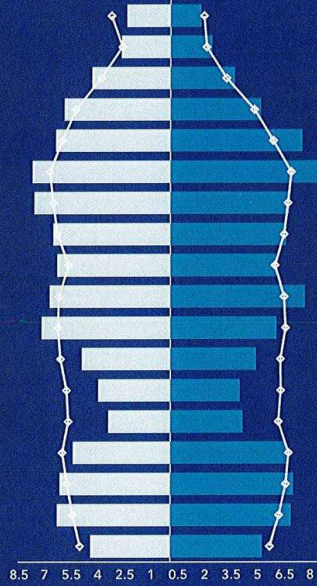


75.6%
White Collar

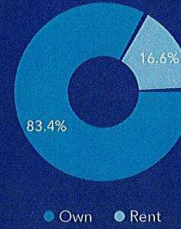
Mortgage as Percent of Salary



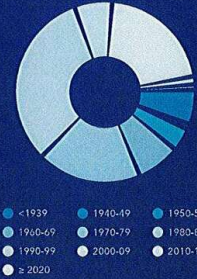
Age Profile: 5 Year Increments



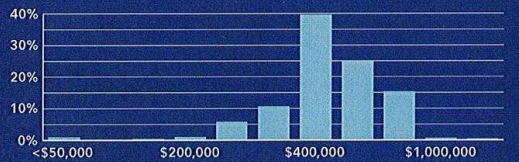
Home Ownership



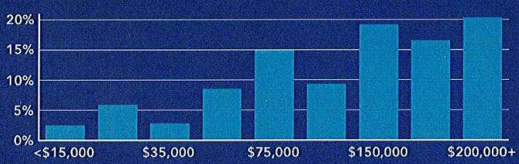
Housing: Year Built



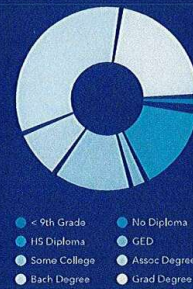
Home Value



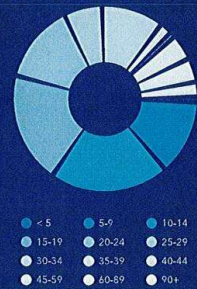
Household Income



Educational Attainment



Commute Time: Minutes



Dots show comparison to 42077 (Lehigh County)



Source: Esri, ACS, Esri forecasts for 2023, 2017-2021, 2028.

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Retailer Map



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FOR SALE - CALL FOR OFFERS RESIDENTIAL DEVELOPMENT LAND

Lower Macungie Township, Lehigh County, Pennsylvania

Broker's Disclosure

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions. Legal questions should be discussed with an attorney. Tax questions should be discussed with a certified public accountant or tax attorney. Title questions should be discussed with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed with appropriate engineers, architects, contractors, other consultants and governmental agencies.

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