

LANCASTER AVE BETHEL, PA | 19507



**19 ACRES OF
LAND AVAILABLE
FOR SALE**



Greg Whedbee

For Sale Information: 610.321.1111 | Learn more online at www.bennettwilliams.com

COMMERCIAL BROKERAGE *Redefined.*

PROPERTY OVERVIEW

Available for development- approximately ±19 ac. Gently sloping from Lancaster Ave. access upward to level land on top. Front footage on Rt 501/Lancaster Avenue is approximately 211 feet.

This property is zoned Village District in Bethel Township, Berks County. The zoning allows for multiple uses, including single-family detached and semi-detached housing. Zoning also allows restaurant, convenience store, retail store and other commercial uses.

Public sewer is available with on-lot private wells. With public water approved, high density housing would be a permitted use.

I-78 corridor between Allentown and Harrisburg has seen a flurry of Industrial Development in the last 10 years. Millions of square feet of warehousing lines this corridor. There is a real shortage of housing for the workers in the area.

From the Bethel exit of I-78 both Allentown and Harrisburg are within 1 hour away. The property is currently raw land that will need municipal approvals for development. The owners are willing to discuss an agreement subject to final development approvals.

Please contact agent for more details or showings.



LANCASTER AVE ±7,000 VPD
I-78 ±43,000 VPD



POPULATION

3 MILE- 4,172
5 MILE- 10,772
7 MILE- 26,643



EMPLOYEES

3 MILE- 1,376
5 MILE- 2,480
7 MILE- 6,900



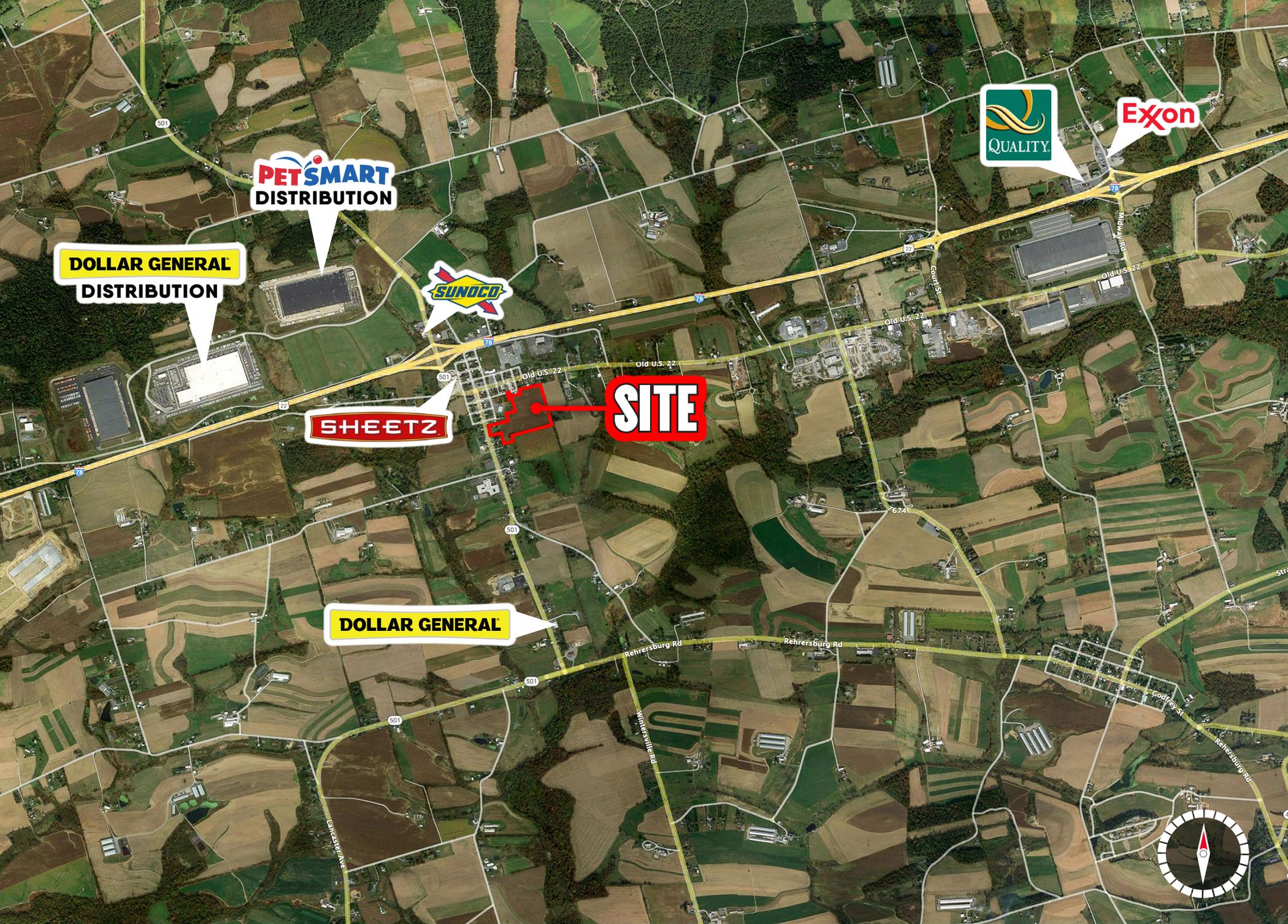
AVERAGE HHI

3 MILE- \$93,990
5 MILE- \$91,009
7 MILE- \$87,153



HOUSEHOLDS

3 MILE- 1,418
5 MILE- 3,814
7 MILE- 9,823



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Bennett Williams

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WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

NEW JERSEY OFFICE:

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