

Lancaster Ave | Bethel, PA 19507

± 19.43 Acres of Land Available

**AVAILABLE
± 19.43 AC**

Available For Sale

Property Overview

Available for development- approximately 19.43 +/- 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. The 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.

DEMOGRAPHICS

TOTAL POPULATION

4,172

10,772

26,643

TOTAL EMPLOYEES

1,376

2,480

6,900

AVERAGE HHI

\$93,990

\$91,009

\$87,153

TOTAL HOUSEHOLDS

1,418

3,814

9,823

TRAFFIC COUNTS:

Lancaster Ave - ±7,000 VPD | **I-78** - ±43,000 VPD

GREG WHEDBEE
717.843.5555
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

Bennett Williams
COMMERCIAL REAL ESTATE

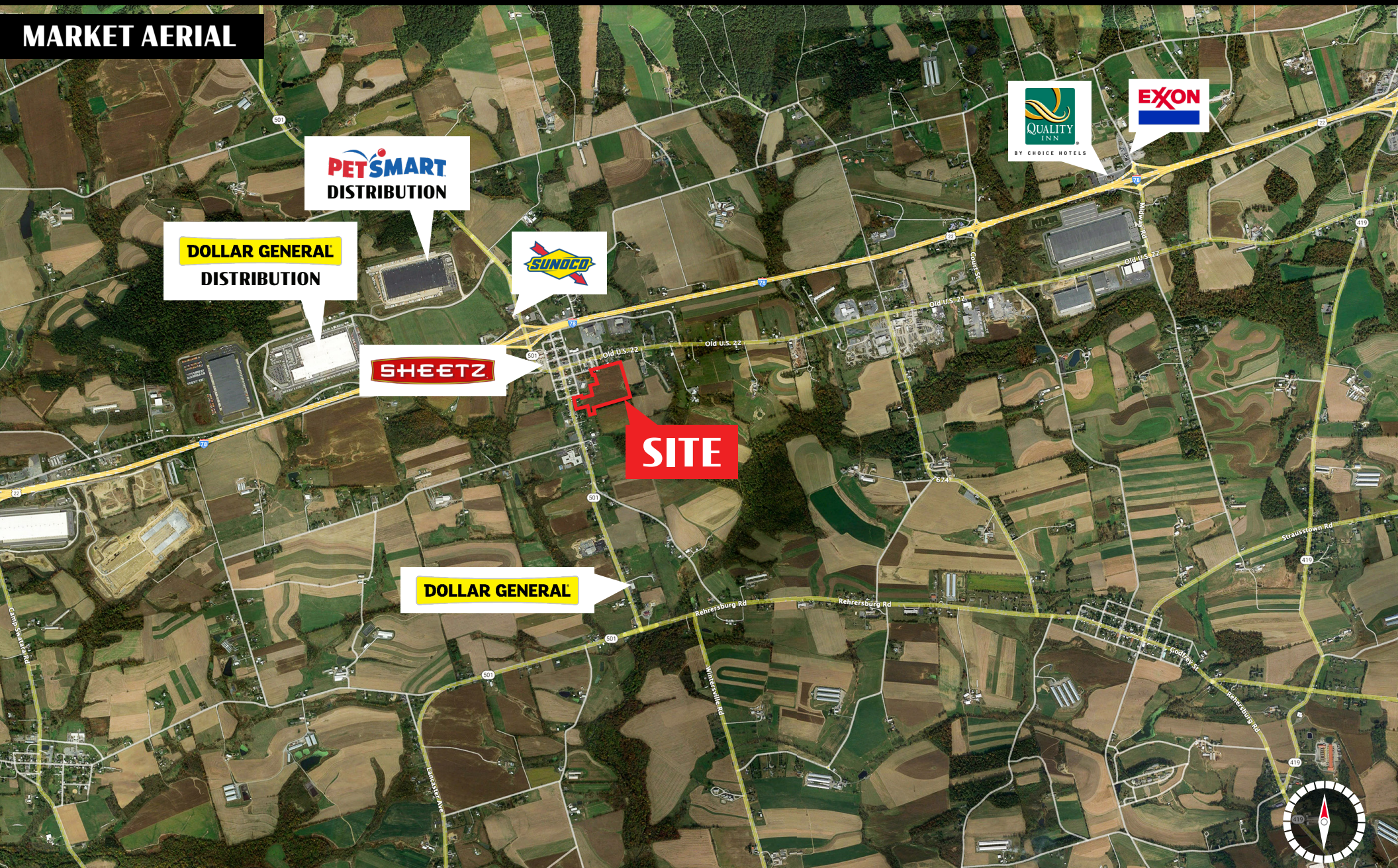
ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

Lancaster Ave | Bethel, PA 19507

± 19.43 Acres of Land Available

Available For Sale

MARKET AERIAL



GREG WHEDBEE
717.843.5555
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

Bennett Williams
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK