

# 73 +/- AC R-2 Residential Development Site/ 48 Proposed Townhouses

625 Hemlock Drive, Tobyhanna, PA 18466



## OFFERING SUMMARY

Sale Price: \$450,000

Lot Size: 73.0 Acres

Zoning: R2

Market: Monroe County

Submarket: Coolbaugh Township

Price / Per Acre: \$22,500.

## PROPERTY OVERVIEW

Hemlock Estates Phase 1- Approx 20 acres (for this phase) consisting of 48 Approved/unimproved townhouses for over 55. Zoned R2-Residential On-Site sewage planned, public water and electric already on site. Some access road clearing completed. Close to I-80 and I-380, shopping & recreation. Planned facilities for communities include clubhouse and tennis courts. Ideal opportunity to pick up a solid project and run to completion.

## LOCATION OVERVIEW

Close to I-80 and I-380 off Route 611. Close to the 5-corners in Mt Pocono.

## PROPERTY HIGHLIGHTS

- Zoned R-2 Residential
- On-site sewage planned
- Public water/electric on-site.
- Approx 20 Acres (Phase 1) for Phase 1 only total 73 acres available
- Coolbaugh Township

## Terri Mickens, CCIM

Broker/Owner

570.801.6170

570.242.3962

tmickens@ptd.net

TACM Commercial Realty Inc  
2331 Route 209/Suite 5  
Sciota, PA 18354



No warranty of representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted. Subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. And any special listing Conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

## 73 +/- AC R-2 Residential Development Site/ 48 Proposed Townhouses

625 Hemlock Drive, Tobyhanna, PA 18466



### Terri Mickens, CCIM

Broker/Owner

570.801.6170

570.242.3962

tmickens@ptd.net

## 73 +/- AC R-2 Residential Development Site/ 48 Proposed Townhouses

625 Hemlock Drive, Tobyhanna, PA 18466



Map data ©2018 Google Imagery ©2018 , CNES / Airbus, DigitalGlobe, Landsat / Copernicus, PA Department of Conservation and Natural Resources-PAMAP/USGS, USDA Farm Service Agency

**Terri Mickens, CCIM**

Broker/Owner

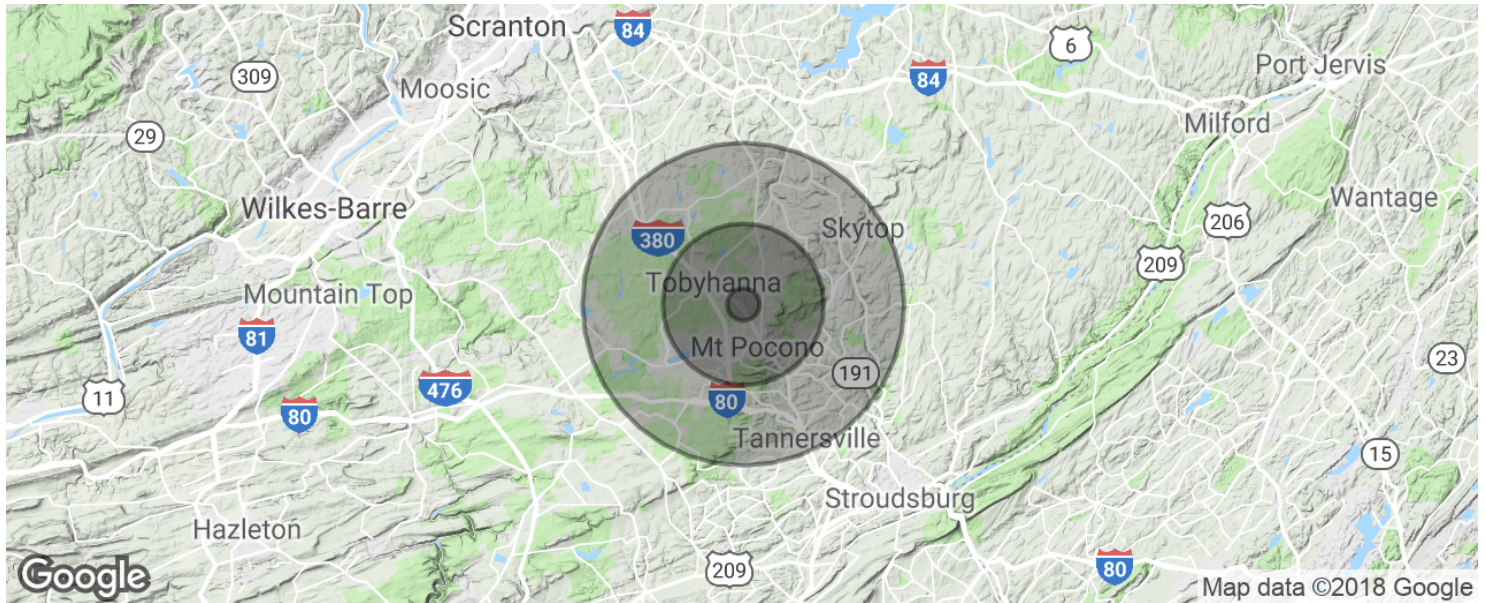
570.801.6170

570.242.3962

tmickens@ptd.net

# 73 +/- AC R-2 Residential Development Site/ 48 Proposed Townhouses

625 Hemlock Drive, Tobyhanna, PA 18466



POPULATION	1 MILE	5 MILES	10 MILES
Total population	352	24,532	61,152
Median age	41.2	38.8	40.1
Median age (Male)	39.7	38.0	39.1
Median age (Female)	41.2	38.3	40.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	121	8,351	22,034
# of persons per HH	2.9	2.9	2.8
Average HH income	\$56,684	\$61,595	\$64,922
Average house value	\$208,174	\$205,088	\$210,549

\* Demographic data derived from 2010 US Census

## Terri Mickens, CCIM

Broker/Owner

570.801.6170

570.242.3962

tmickens@ptd.net