

**40 + Acres wooded land with some elevation.
Zoned S-1 (special and recreation)**

T 494 Frantz Road, Stroudsburg, PA 18360



OFFERING SUMMARY

Sale Price: \$299,900

Lot Size: 40.0 Acres

Zoning: S1

Market: Monroe County

Submarket: Stroud Township

Price / Per Acre: \$749.75

PROPERTY OVERVIEW

40 + Acres wooded land with some elevation. Zoned S-1 (special and recreation). Property uses include health services, churches, fishing/hunting, flea markets, agriculture production, commercial accessory buildings, sports and recreational camps and others. Presently in Act 319 clean & green. Access possible off Tyler Road and Ramblebush Rd. Near Routes 80, 611 and 33 intersections in Bartonsville.

LOCATION OVERVIEW

Located on Frantz Rd .near Routes 80, 611 and 33 intersections in Bartonsville in the populated retail district.

PROPERTY HIGHLIGHTS

- Act 319, Clean & Green
- Zoned S1-special purpose
- Close to major highways
- 40 +/- Acres

Terri Mickens, CCIM

Broker/Owner
570.801.6170
570.242.3962
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TACM Commercial Realty Inc
2331 Route 209/Suite 5
Sciota, PA 18354



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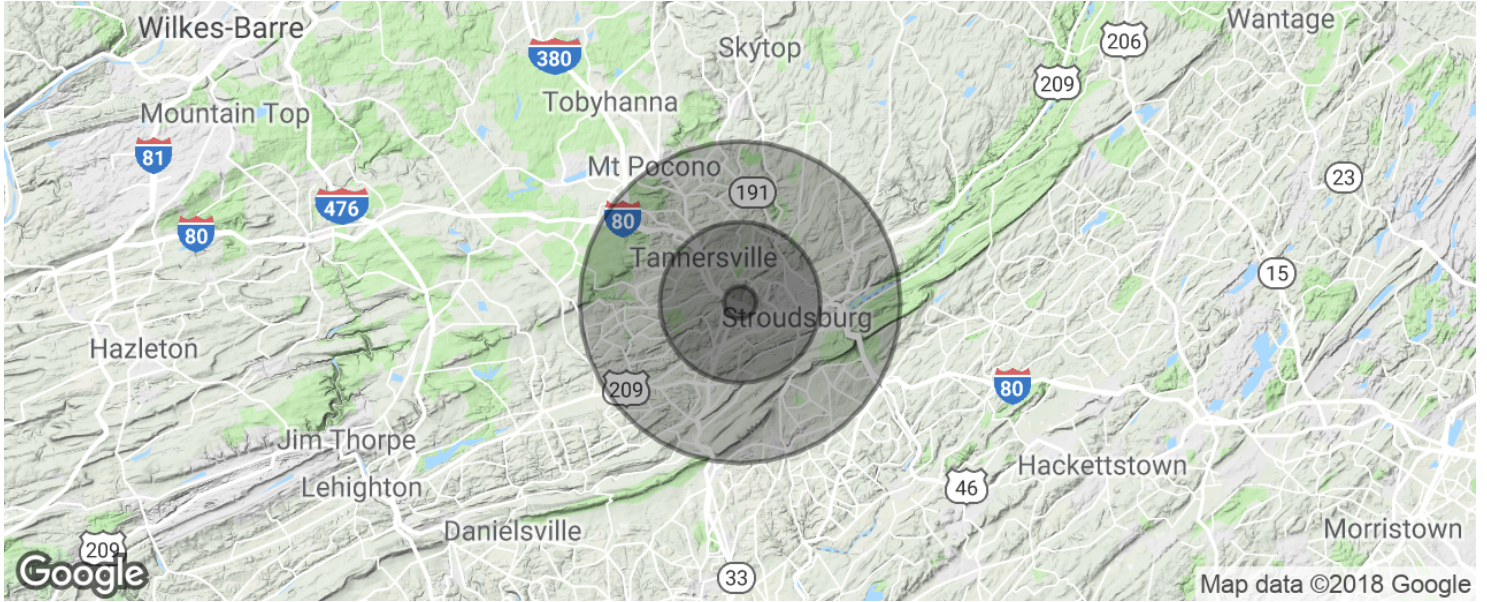


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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,773	40,306	127,448
Median age	41.0	40.5	39.1
Median age (Male)	39.3	39.4	38.3
Median age (Female)	41.5	41.2	40.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	618	15,184	46,367
# of persons per HH	2.9	2.7	2.7
Average HH income	\$86,912	\$73,718	\$71,413
Average house value	\$252,687	\$249,787	\$239,851

* Demographic data derived from 2010 US Census

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