



COMMERCIAL REAL ESTATE OFFERING MEMORANDUM

PARADISE LAVENDER FARM
5822 Paradise Valley Road
Cresco, PA 18326

Offering Price: \$595,000



PARADISE LAVENDER FARM

BUSINESS & REAL ESTATE OPPORTUNITY

5822 Paradise Valley Road | Cresco, Pennsylvania 18326

OFFERING SUMMARY

SER Commercial Real Estate is pleased to exclusively offer for sale Paradise Lavender Farm, a unique agritourism destination located in the heart of the Pocono Mountains of Northeastern Pennsylvania.

Situated on approximately 9.5± acres within Paradise Township, Monroe County, the property combines specialty agricultural production, experiential tourism, retail commerce, educational programming, and seasonal events into a distinctive destination business.

The offering includes both the real estate and the operating business enterprise, providing an opportunity for investors, owner-operators, hospitality entrepreneurs, specialty agricultural operators, or lifestyle buyers seeking an established and growing agritourism venture.

Paradise Lavender Farm has developed a recognizable regional brand and customer following through its diverse revenue streams, destination appeal, specialty product offerings, workshops, festivals, and experiential events.

OFFERING HIGHLIGHTS

- 9.5± Acres
- B-2 Business Zoning
- Established Agritourism Destination
- Growing Revenue Base
- Specialty Retail Operation
- Established Brand Recognition
- Event and Festival Revenue
- Educational Programming
- Strong Tourism Market Location
- Expansion Opportunities
- Sale Includes Real Estate and Business Enterprise

OFFERING PRICE

\$595,000

The offer includes all real estate, business goodwill, customer relationships, branding, operating systems, and associated business assets, subject to final inventory and asset verification.

PROPERTY OVERVIEW

Property Name:

Paradise Lavender Farm

Address:

5822 Paradise Valley Road
Cresco, Pennsylvania 18326

County:

Monroe County

Municipality:

Paradise Township

Site Area:

9.5± Acres

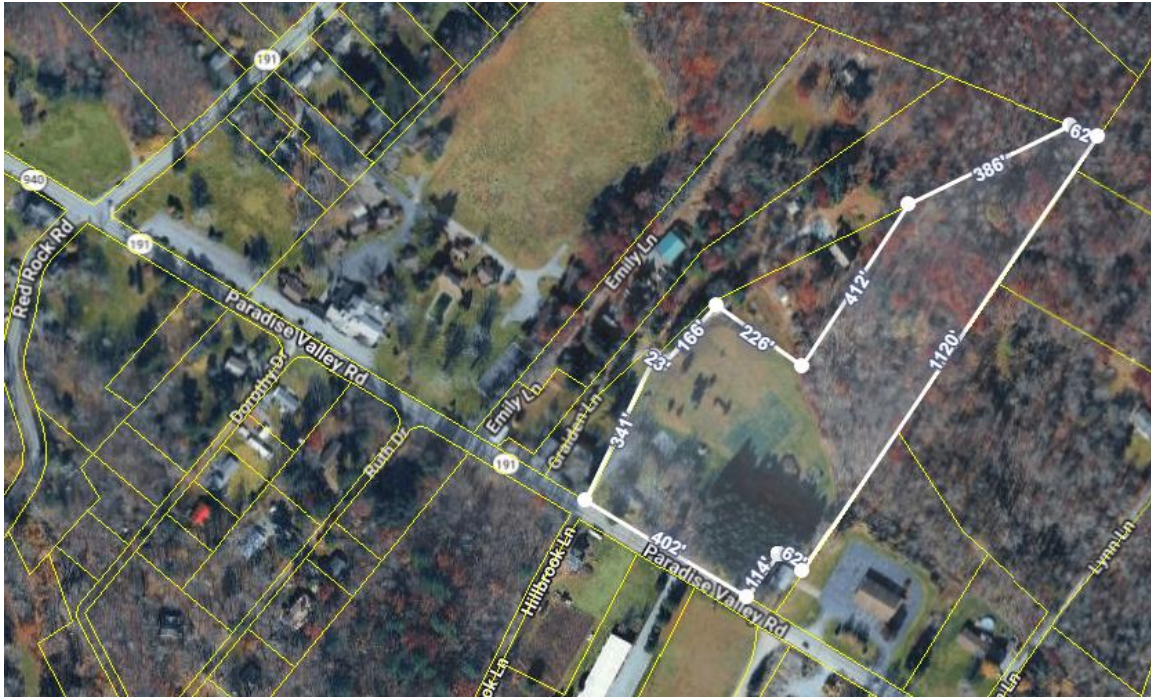
Zoning:

B-2 Business District

Current Use:

Agritourism, Specialty Retail, Educational Programming, Agricultural Production, Event Venue

LOCATION OVERVIEW



Located within the highly desirable Paradise Valley corridor of Monroe County, the property benefits from exceptional proximity to the Pocono Mountains tourism economy.

The region attracts millions of visitors annually seeking:

- Outdoor recreation
- Resort destinations
- Vacation rentals
- Specialty shopping
- Dining experiences
- Family attractions
- Seasonal events

The property's location provides convenient access to Interstate 80, Route 191, Route 390, and Route 611, positioning it within easy reach of New York, New Jersey, Philadelphia, and the Lehigh Valley.

BUSINESS MODEL

Paradise Lavender Farm operates through multiple complementary revenue channels that create a diversified business platform. By choice, the owner has limited events and length of season. There are significant expansion and growth opportunities, increasing revenue and profitability. Revenue Sources Include:

Retail Product Sales

- Essential oils
- Lavender soaps
- Bath and body products
- Culinary products
- Gift items
- Home décor products

Agritourism Experiences

- Farm visits
- Seasonal attractions
- Public events

Educational Programming

- Youth experiences
- Workshops
- Demonstrations
- Specialty classes

Event Revenue

- Special Events
- Weddings
- Lavender festivals
- Community events
- Vendor markets
- Seasonal programming

Vendor Participation Fees

Third-party vendor participation at special events creates an additional revenue source while enhancing visitor traffic.

HISTORICAL PERFORMANCE

The business has demonstrated consistent revenue growth over the past three years.

Year Revenue

2023 \$59,887

2024 \$72,139

2025 \$91,927

Revenue Trend

2023 → 2024 = +20%

2024 → 2025 = +27%

The business demonstrates a consistent upward revenue trajectory.

The revenue trend reflects increasing market awareness, expanding customer engagement, and successful diversification of operations. To date Revenue supports Operations to a break-even Net Operating Income. The added Revenue growth potential is strong which quickly converts to profitability.

REAL ESTATE OVERVIEW

The property has been developed to support both agricultural production and visitor-oriented uses.

Existing improvements include:

- Lavender cultivation areas
- Customer gathering spaces
- Retail support facilities
- Event areas
- Parking facilities
- Landscaping
- Utility infrastructure

The property's B-2 zoning provides significant flexibility for future growth and alternative commercial uses.

PURCHASE HIGHLIGHTS

Established Destination Business

Paradise Lavender Farm has developed into a recognized agritourism destination serving residents and visitors throughout the Pocono Mountains region.

Strong Growth Trend

Revenue has increased by more than 50% over the three-year period reviewed.

Unique Market Position

The property occupies a niche market with limited direct competition in the region.

Multiple Revenue Streams

Diversified income sources reduce dependence upon any single business segment.

Expansion Potential

Additional acreage and commercial zoning provide opportunities for future business growth. Existing facilities have added capacity to expand event revenue without added capital investment.

Lifestyle Business Opportunity

An ideal opportunity for owner-operators seeking a profitable lifestyle-oriented enterprise.

EXCLUSIVE LISTING AGENT

For more information or to schedule a tour of the property contact:



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CONFIDENTIALITY STATEMENT

The information contained herein has been obtained from sources deemed reliable; however, no warranty or representation is made as to its accuracy or completeness. Prospective purchasers are advised to conduct their own independent investigation and due diligence concerning all aspects of the property and business operations.