



AVAILABLE FOR SALE

3.37 ACRES OF VACANT LAND



722 Sandy Street, Norristown, PA

DISCLAIMER & LIMITING CONDITIONS

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of review by a prospective purchaser of the Subject Property and is not to be used for any other purposes or made available to any person without the expressed written consent of the Seller or Binswanger.

The information in this prospectus has been compiled from sources deemed to be reliable. However, neither the information nor the reliability of their sources are guaranteed by Binswanger or the Seller. Neither Binswanger nor the Seller have verified, and will not verify, any of the information contained herein. Neither Binswanger nor the Seller makes any representation or warranty whatsoever regarding the accuracy or completeness of the information provided herein.



A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this or any other confidential information, written or verbal, from Binswanger or the Seller.

This Confidential Offering Memorandum does not constitute an offer to accept any sale proposal but is merely a solicitation of interest with respect to the sale described herein. This Confidential Offering Memorandum does not constitute an offer of security.

Prospective purchasers are recommended to seek professional advice. This includes legal, tax, environmental, engineering and others as deemed necessary relative to a purchase of this Property. All the information is also subject to market conditions and the state of the economy, especially the economy as it relates to real estate is subject to volatility. The Owner (Seller) expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party, at any time, with or without written notice. The Seller and Binswanger reserve the right to negotiate with one or more prospective purchasers at any time.

Only a fully executed Real Estate Purchase Agreement, approved by the Seller, shall bind the property. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or the information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in a fully-executed Real Estate Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against the Seller or Binswanger or any of their affiliates, officers, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Each prospective purchaser and/or broker proceeds at their own risk.

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EXECUTIVE SUMMARY



722 SANDY STREET NORRISTOWN, PA



STATISTICS FOR NORRISTOWN MULTIFAMILY SUBMARKET

 **6.1%**

VACANCY RATE (Q4 2025)

 **3.5%**

ANNUAL RENT GROWTH (Q4 2025)

 **\$1.70**

LEASE PRICE PER SF (Q4 2025)

EXECUTIVE SUMMARY

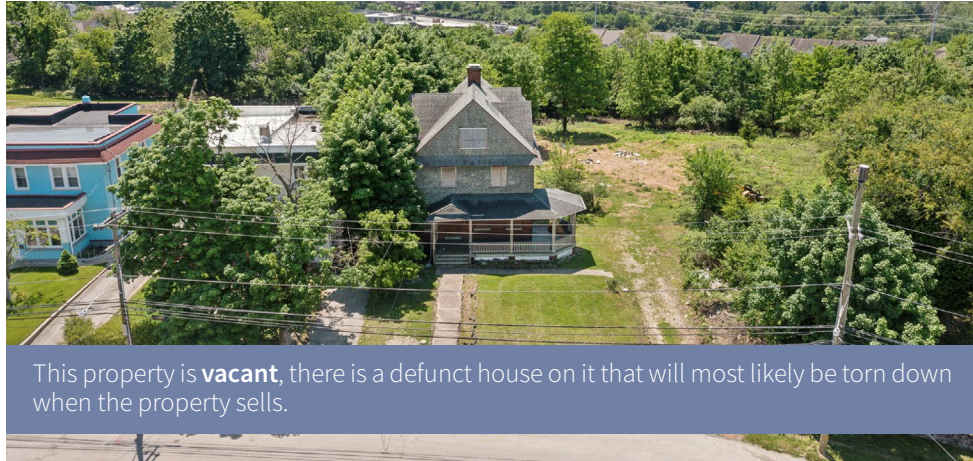
Binswanger is pleased to offer this investment opportunity in the Norristown Multifamily Submarket. The property consists of approximately 3.37 acres and is conveniently located in the Norristown Area School District, a short 18.2 miles from Center City Philadelphia, 4.2 miles from I-76, and just one mile from Route 202.

In the past year, rental rates among residential properties in the Norristown/Valley Forge area have ranged from \$1,200 for studio apartments, \$1,500 for one-bedroom apartments, and \$2,000 for two-bedroom apartments, with an average rental price of \$1.70 per square foot. General cap rate ranges for investment-grade industrial transactions will range from 6.5%-7% percent. The market has accelerated significantly as the demand for residential rentals outside of center city Philadelphia has increased.

PROPERTY OVERVIEW



PROPERTY DETAILS



LOT SIZE

3.37 Acres



UNITS

76 Developable Units



SQUARE FOOTAGE

642 SF/Unit



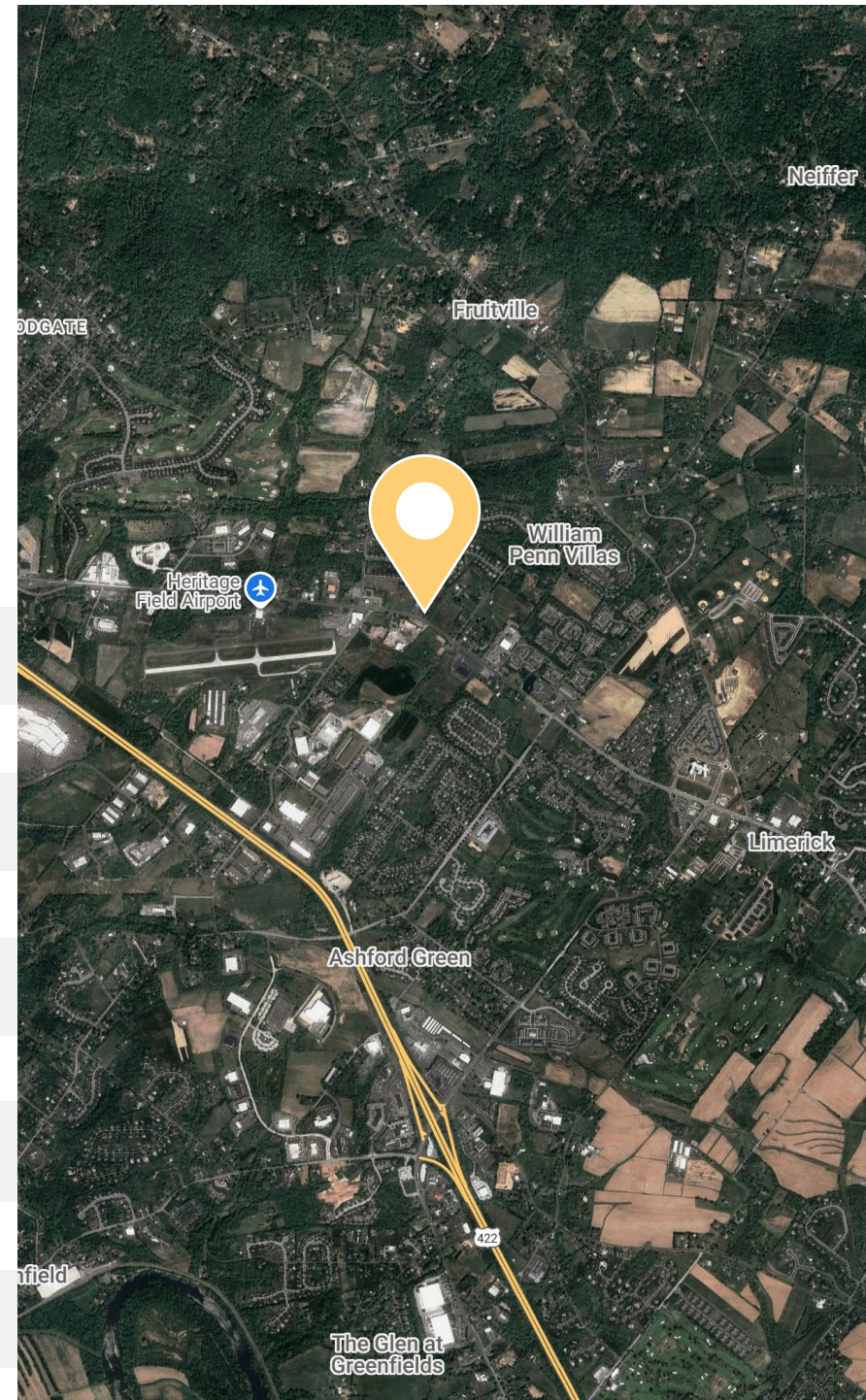
ESTIMATED 2025 TAXES

\$9,580



PARKING

101 Parking Spaces



PROPERTY ZONING



PROPERTY ZONING

Single Family Residential

Anyone who is going to develop this will have to get a variance and approval from the Norristown jurisdiction.



BID INSTRUCTIONS



BID INSTRUCTIONS



Binswanger is advising Ownership regarding the disposition of the property located at **722 Sandy Street, Norristown, PA.**

This Property is being offered to prospective purchasers through an offer process. The Property will be sold “as is, where is.” The Owner will consider all offers that comply with this Offering Procedure.

The Owner is under no obligation to accept the highest offer or any offer. To qualify for review of this offer, buyers must follow the provisions, requirements, terms, and conditions of this Offering Memorandum, including these instructions.

TERMS AND CONDITIONS

A successful offer from a prospect or broker will be selected based on a variety of criteria including, but not limited to; the offer price; contingencies and due diligence criteria, timeline to closing, deposit funds, including “at-risk“ deposit at contract execution, proven ability, and prior success in closing on a transaction of this size. Ownership reserves the sole and absolute right to accept or reject any and all offers.

OFFERING PROCEDURE

All submissions must be in electronic form submitted to cpennington@binswanger.com

Offers should be submitted in the form of a non-binding letter of intent and should specify the following:

- Offering Price
- Study Period (if any)
- Earnest Money Deposit
- Contingencies (if any)
- Sources of Funds (Equity and Debt)
- Consents and/or approvals needed (if any)
- Any other information having a direct bearing on the buyer’s ability to close the proposed transaction

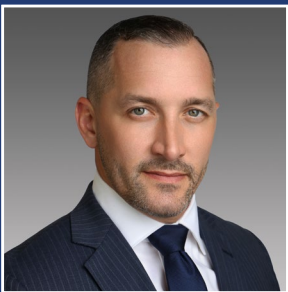
Property inspections will be made by appointment only and arranged through Binswanger.



Three Logan Square
1717 Arch Street, Suite 5100
Philadelphia, PA 19103

www.binswanger.com

PRIMARY CONTACTS



NICK GIGANTI

Vice President
215.448.6090
ngiganti@binswanger.com



CHRIS PENNINGTON

Senior Vice President & Partner
215.448.6053
cpennington@binswanger.com