

6 ACRES ON 739

Rt 739, Dingmans Ferry, PA 18326



S7 LLC

Sean Fox

570.213.9232

License: RM425507

sfox@s7commercial.com

804 Sarah Street, 305 |
Stroudsburg, PA 18360



2

Property Info & Disclaimer

3

Property Description

4

Property Photos

8

Aerial & Location Report

9

Demographic Analysis

TABLE OF CONTENTS

**6 ACRES
ON 739**



PROPERTY INFORMATION

PURCHASE PRICE
\$129,000.00

PROPERTY ADDRESS
Rt 739
Dingmans Ferry, PA 18326

LAND SIZE
6.00 Acres

6 ACRES ON 739

Rt 739 Dingmans
Ferry, PA 18326

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..



PROPERTY OVERVIEW

Excellent opportunity to acquire 1,404' of road frontage on Rt 739 in Dingmans. This 6 acre wooded lot sits just 6 miles from the intersection of 209. Permitted uses include single family homes and duplexes. Conditional uses include light manufacturing, contractors warehouses not to exceed 5,000 square feet, and medical clinics among others. Property has undergone preliminary evaluation. Feasibility plan completed for a subdivision into two lots with single family home and multi family dwellings. No plans have been filed with the township, plans are conceptual only. The property does not have an HOP and no vehicle access currently exists, use caution when viewing. Zoning Classification is RU (Rural District).

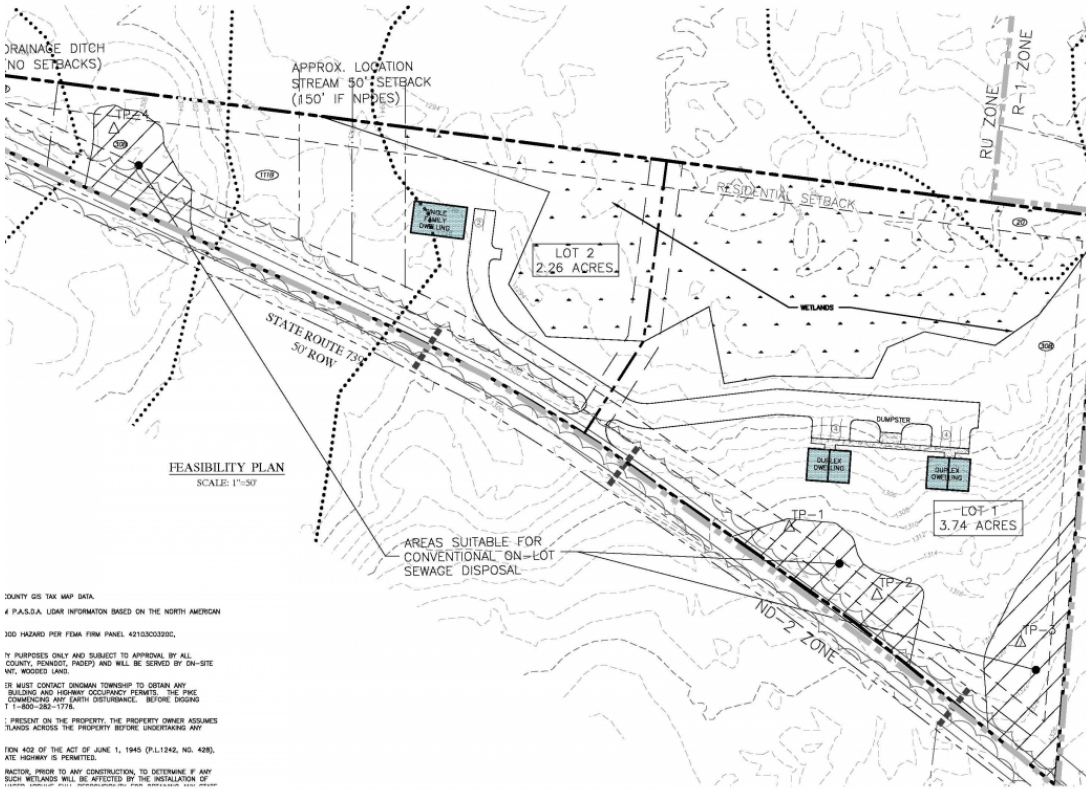


6 ACRES ON 739

Rt 739, Dingmans Ferry, PA 18326



PROPERTY PHOTOS



COUNTY GIS TAX MAP DATA.
 # P.A.S.S.A. USAR INFORMATION BASED ON THE NORTH AMERICAN
 300 HAZARD PER FEMA FIRM PANEL 4210300300C.
 TP PURPOSES ONLY AND SUBJECT TO APPROVAL BY ALL COUNTY, PENNSYLVANIA AND WILL BE SERVED BY ON-SITE WWT, WOODED LAND.
 SE MUST CONTACT ORIGINAL TOWNSHIP TO OBTAIN ANY BUILDING AND HIGHWAY OCCUPANCY PERMITS. THE PIKE COMPENSATED AND EARTH DISTURBANCE, BEFORE DIGGING 1-1-800-283-1378.
 I. PRESENT ON THE PROPERTY, THE PROPERTY OWNER ASSUMES LIABILITY ACROSS THE PROPERTY BEFORE UNDERTAKING ANY
 FROM 402 OF THE ACT OF JUNE 1, 1945 (P.L.1242, NO. 428), A.T.C. HIGHWAY IS PERMITTED.
 FACTOR, PRIOR TO ANY CONSTRUCTION, TO DETERMINE IF ANY SUCH WELANDS WILL BE AFFECTED BY THE INSTALLATION OF



6 ACRES ON 739

Rt 739, Dingmans Ferry, PA 18326



PROPERTY
PHOTOS

6 ACRES ON 739

Rt 739, Dingmans Ferry, PA 18326



PROPERTY PHOTOS



6 ACRES ON 739

Rt 739, Dingmans Ferry, PA 18326



6 ACRES ON 739

Rt 739, Dingmans Ferry, PA 18326



AREA LOCATION MAP

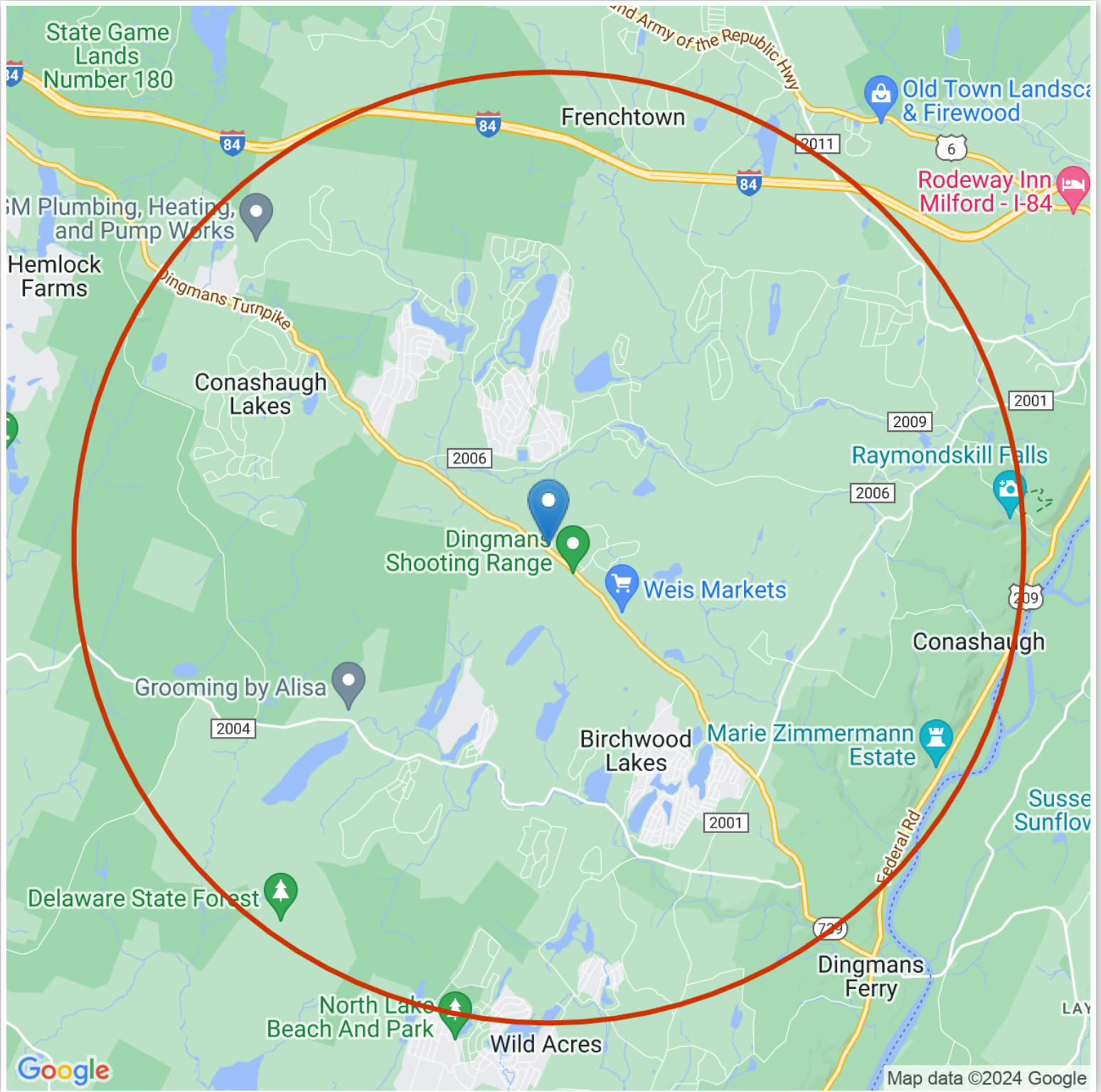


6 ACRES ON 739

RT 739, DINGMANS FERRY, PA, 18326



LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



6 ACRES ON 739

Rt 739, Dingmans Ferry, PA, 18326



INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

16,615

Population



2.8

Average Household Size

43.2

Median Age

\$79,232

Median Household Income

EDUCATION

5%

No High School Diploma



37%

High School Graduate



31%

Some College



28%

Bachelor's/Grad/Pr of Degree

BUSINESS



223

Total Businesses



1,702

Total Employees

EMPLOYMENT



59%

White Collar



27%

Blue Collar



13%

Services

8.1%

Unemployment Rate

INCOME



\$79,232

Median Household Income



\$36,235

Per Capita Income



\$287,048

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (19.7%)

The smallest group: \$25,000 - \$34,999 (5.1%)

Indicator	Value	Difference	
<\$15,000	6.2%	-0.8%	<div style="width: 6.2%;"></div>
\$15,000 - \$24,999	7.3%	-2.0%	<div style="width: 7.3%;"></div>
\$25,000 - \$34,999	5.1%	-2.9%	<div style="width: 5.1%;"></div>
\$35,000 - \$49,999	7.6%	-3.1%	<div style="width: 7.6%;"></div>
\$50,000 - \$74,999	19.7%	+0.6%	<div style="width: 19.7%;"></div>
\$75,000 - \$99,999	18.1%	+2.6%	<div style="width: 18.1%;"></div>
\$100,000 - \$149,999	18.9%	+1.7%	<div style="width: 18.9%;"></div>
\$150,000 - \$199,999	8.2%	+0.2%	<div style="width: 8.2%;"></div>
\$200,000+	8.9%	+3.7%	<div style="width: 8.9%;"></div>

Bars show deviation from 42103 (Pike County)

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

© 2021 Esri

6 ACRES ON 739

Rt 739, DIngmans Ferry, PA, 18326



COMMUNITY PROFILE

16,615 -0.1% 2.8 34.8 43.2 \$79,232 \$287,048 \$224,087 21% 63% 16%

Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+



13.4%
Service Workers

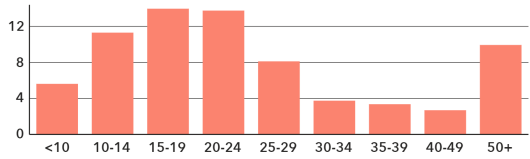


27.3%
Blue Collar Workers

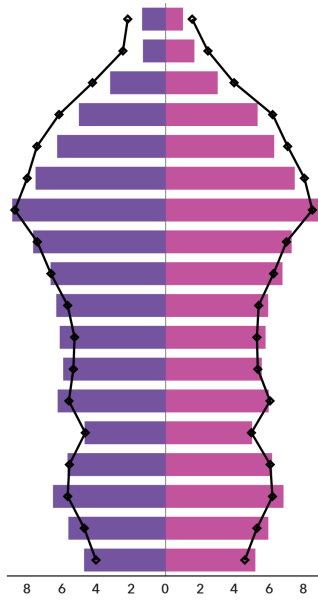


59.3%
White Collar Worker

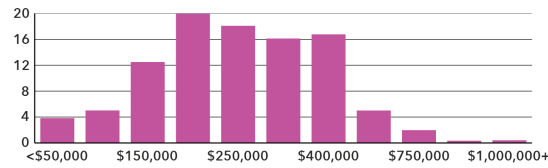
Mortgage as Percent of Salary



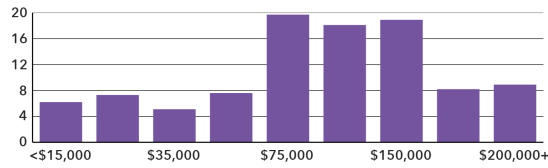
Age Profile: 5 Year Increments



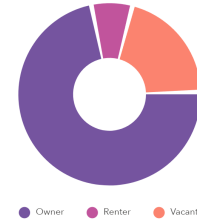
Home Value



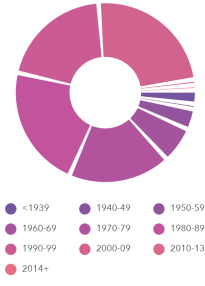
Household Income



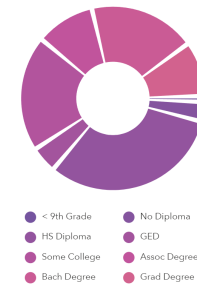
Home Ownership



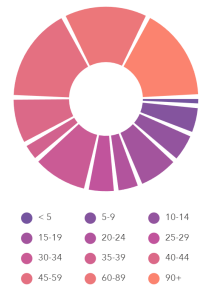
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Dots show comparison to 42103 (Pike County)

Source: U.S. Census Bureau, Census 2010 Summary File 1, Esri forecasts for 2021 and 2026



6 ACRES ON 739

Rt 739, Dingmans Ferry, PA, 18326



INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)



POPULATION TRENDS AND KEY INDICATORS

5-mile ring
Rt 739, Dingmans Ferry, PA, 18326

16,394	6,199	2.64	43.0	\$83,118	\$233,830	118	141	42
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



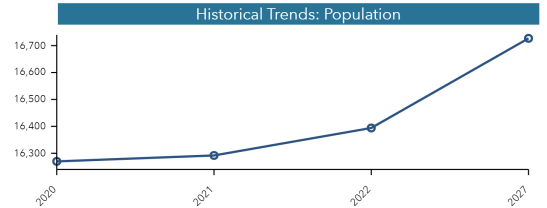
\$14,324

Avg Spent on Mortgage & Basics

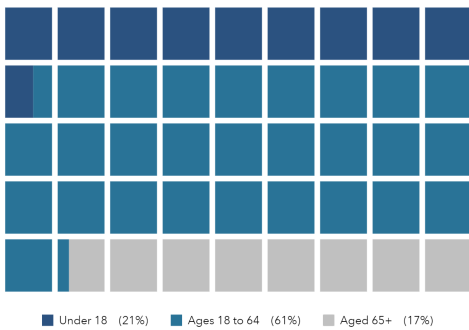


14.8%

Percent of Income for Mortgage



POPULATION BY AGE



POPULATION BY GENERATION



4.4%

Greatest Gen:
Born 1945/Earlier



23.8%

Baby Boomer:
Born 1946 to 1964



23.2%

Generation X:
Born 1965 to 1980



21.3%

Millennial:
Born 1981 to 1998



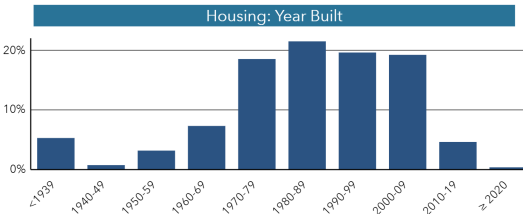
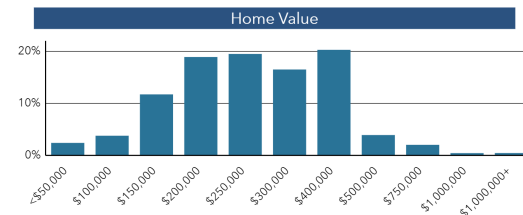
21.3%

Generation Z:
Born 1999 to 2016



6.1%

Alpha: Born
2017 to Present



Source: Esri, Esri-U.S. BLS, ACS
Esri forecasts for 2022, 2027, 2022, 2017-2021
© 2024 Esri

6 ACRES ON 739

Rt 739, Dingmans Ferry, PA, 18326

