



Land For Sale

17.5 Acres Ready for Development

836 Constitution Drive, Allentown, PA 18103



PROPERTY SUMMARY

Discover an exceptional residential investment opportunity at 836 Constitution Drive in Allentown, PA. Newly zoned N3 - Twinhouse-House Neighborhood 1, this property has plans submitted for 190 apartments, but can be optimized for "twin-houses and houses on small-sized lots with a few small apartment buildings and some nodes of rowhouses" (Allentown Zoning Ordinance). With access to public utilities and water/sewer services, this prime location presents an enticing prospect for residential investors.

PROPERTY HIGHLIGHTS

- Zoned N3 - Twinhouse-House Neighborhood 1
- Prime location in the Lehigh Valley area
- Plans submitted for 190 apartments
- Ideal for other residential plans (e.g. twins, townhouse, small SFH)
- Access to public utilities

Asking Price

\$2,300,000

Site Size

17.5 Acres

APN:

0216H10nw1c001002



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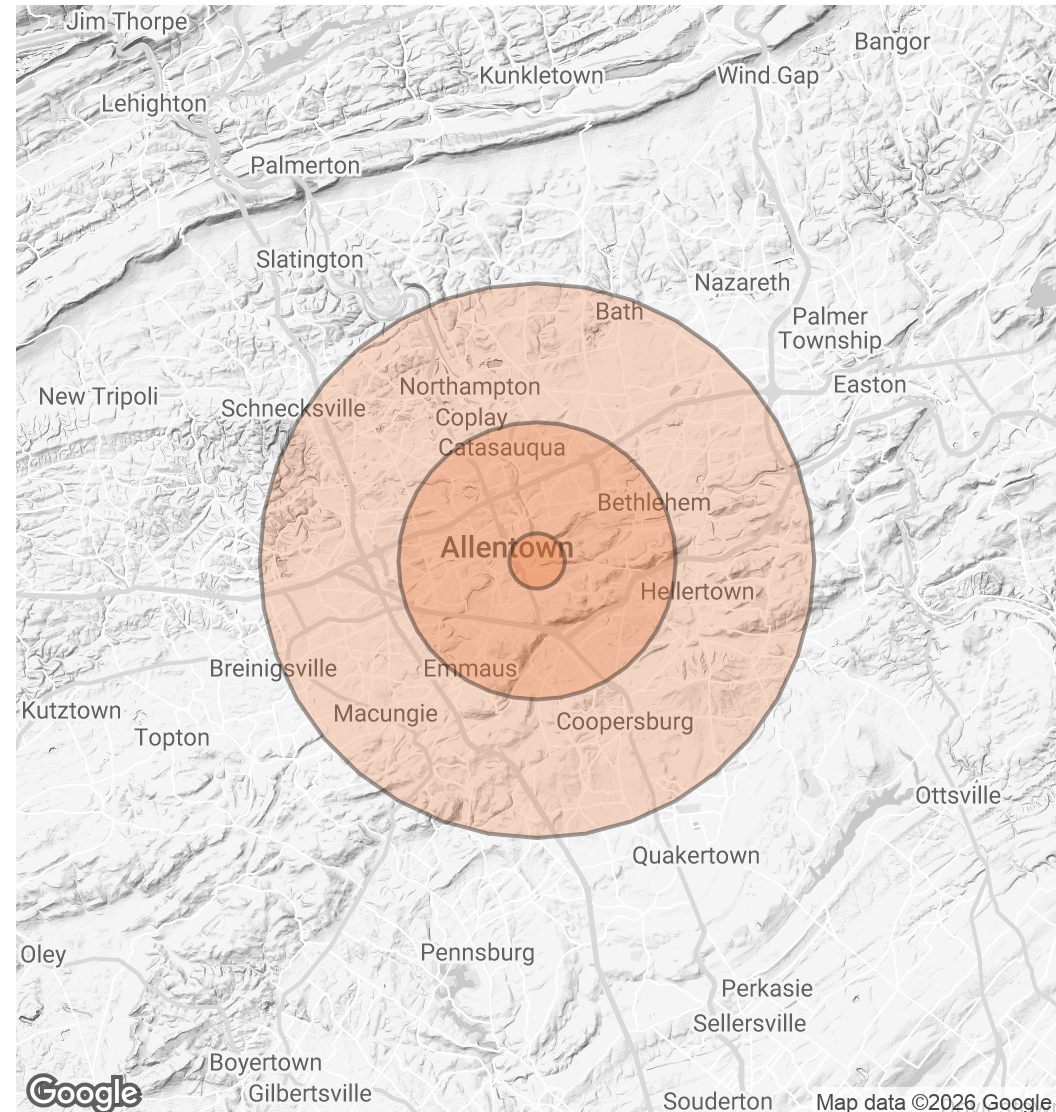
Demographics Map & Report

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	17,867	259,873	482,757
AVERAGE AGE	34.9	37.6	40.6
AVERAGE AGE (MALE)	34.7	36.4	39.2
AVERAGE AGE (FEMALE)	37.2	39.1	42.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	6,846	98,490	185,507
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$66,671	\$88,167	\$108,217
AVERAGE HOUSE VALUE	\$233,285	\$259,403	\$310,792

2023 American Community Survey (ACS)



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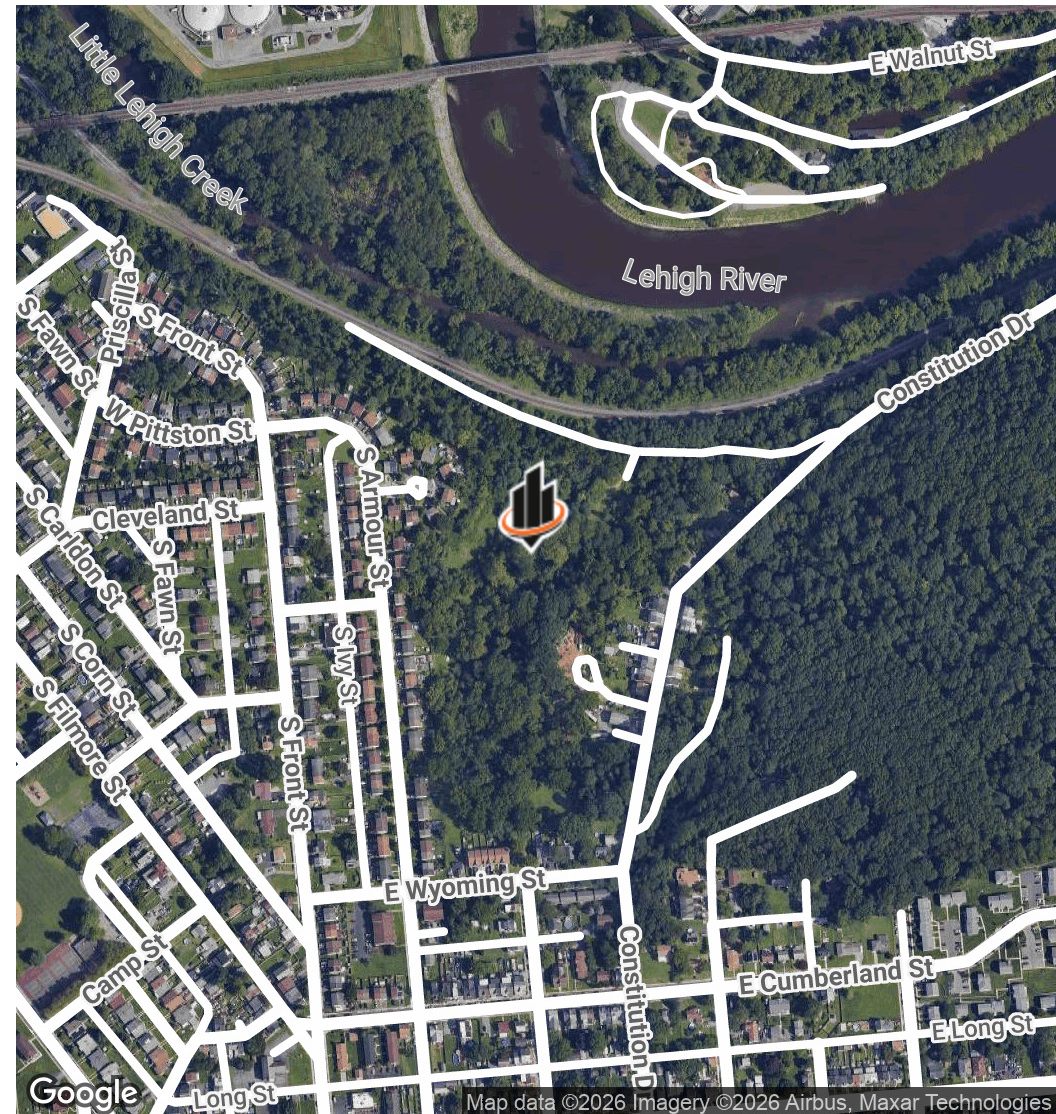
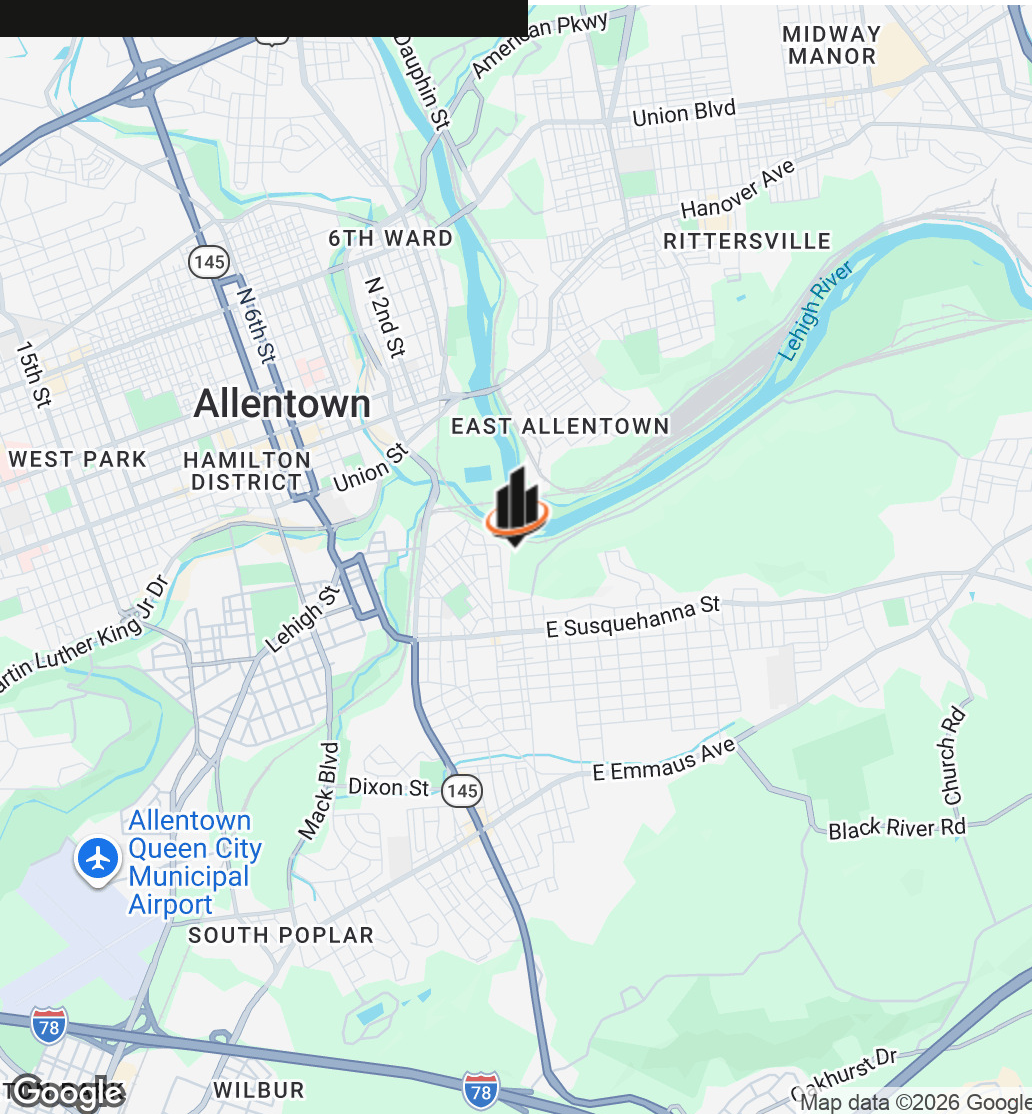




Location Maps

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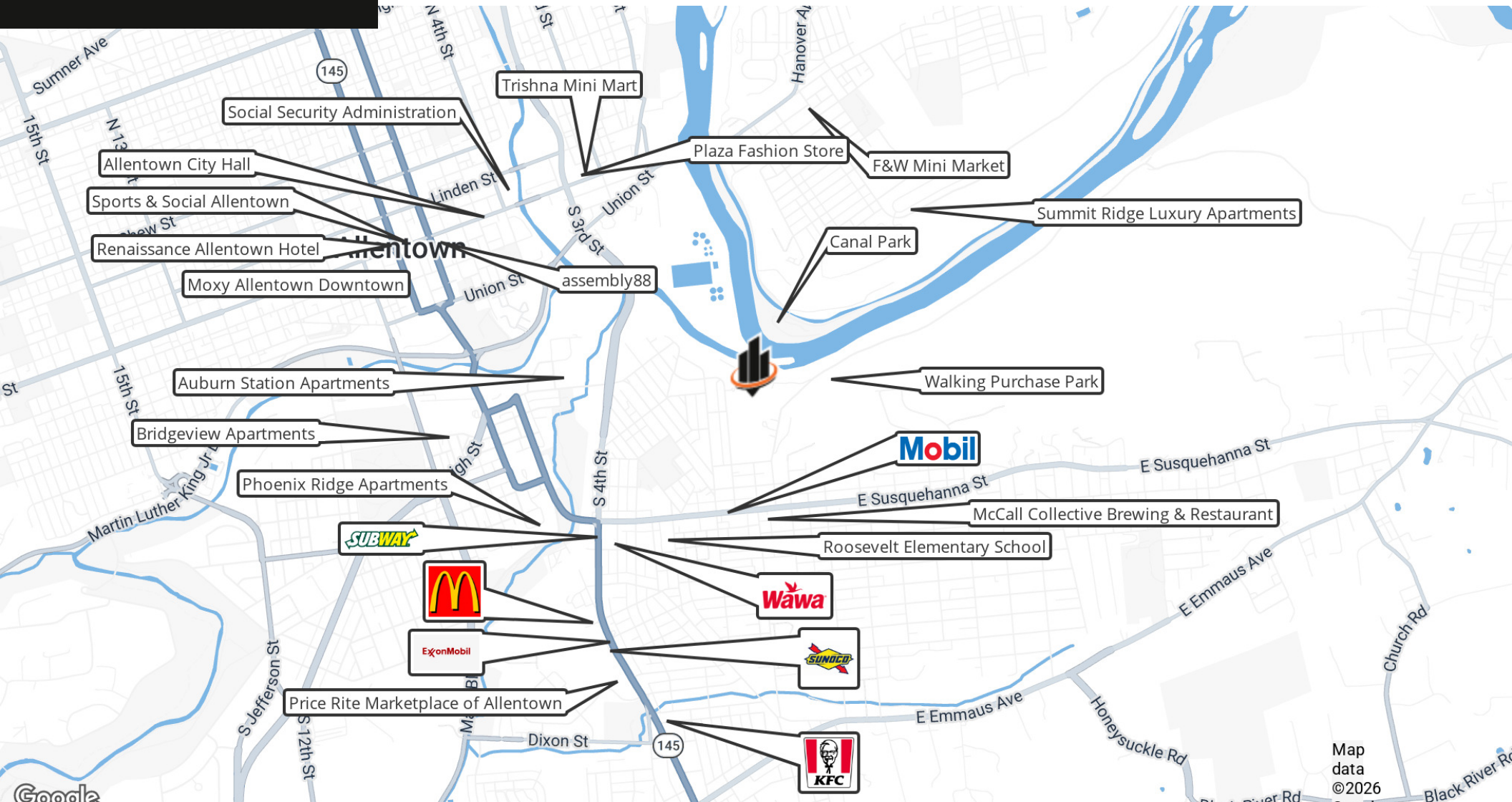
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What's Nearby

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Property Outline

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Table 660-3. Allowed Building Types by Zone

Building Types	MIXED-USE ZONES							NEIGHBORHOOD ZONES						INDUSTRIAL ZONES			PUBLIC & INSTITUTIONAL ZONES		Section
	MX				GX														
	-D	-C	-S	-N	-D	-C	-N	NX	N1	N2	N3	N4	N5	IX	IG	IM	P1	P2	
Storefront Building	●	●	●	●	–	–	–	–	–	–	–	–	–	–	–	–	–	–	660-20
Commercial Center	–	–	●	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	660-21
General Building	–	–	–	–	●	●	–	●	–	–	–	–	–	●	●	●	–	●	660-22
Small General Building	–	–	–	–	–	●	●	●	○	○	●	–	–	–	–	–	–	–	660-23
Town Rowhouse	–	–	–	–	–	●	●	–	–	●	–	–	–	–	–	–	–	–	660-24
Urban Rowhouse	–	–	–	–	–	–	●	–	●	–	–	–	–	–	–	–	–	–	660-25
Lane Rowhouse	–	–	–	–	–	–	–	–	●	●	–	–	–	–	–	–	–	–	660-26
Suburban Rowhouse	–	–	–	–	–	●	–	●	–	–	●	–	–	–	–	–	–	–	660-27
Twin House	–	–	–	–	–	●	●	–	–	–	●	●	–	–	–	–	–	–	660-28
House A	–	–	–	–	–	●	●	●	–	●	●	●	–	–	–	–	–	–	660-29
House B	–	–	–	–	–	–	–	–	–	–	●	●	●	–	–	–	–	–	660-30
House C	–	–	–	–	–	–	–	–	–	–	–	–	●	–	–	–	–	–	660-31
Workshop Building	–	–	–	–	–	–	–	–	–	–	–	–	–	●	●	●	○	○	660-32
Civic Building	○	–	–	–	●	●	●	–	–	–	–	–	–	–	–	–	●	●	660-33

KEY: ● = Allowed ● = Only if fronting on a C street, unless otherwise stated
○ = Requires special exception approval – = Not allowed

