



APPROVED SUBDIVISION

**6 SUBDIVIDED LOTS RM-5
WITH DRIVEWAY EASEMENT
BY RIGHT DEVELOPMENT
OPPORTUNITY**

**NEWBOLD / EAST
PASSUYUNK CROSSING**



1331-41 S CARLILSE STREET

PHILADELPHIA, PA 19145

1331-41 S CARLISLE STREET

EXECUTIVE SUMMARY

This Offering Memorandum presents a fully approved six-lot subdivision at 1331–41 S Carlisle Street, located in the Newbold section of South Philadelphia. The subdivision has been completed and recorded, creating six separate, buildable parcels that can be developed by right under RSA-5 zoning.

With approvals in place, a purchaser can proceed directly to design and permitting without undergoing the entitlement process. No variances are required, significantly reducing both timeline and execution risk.

The approved layout supports multiple development strategies, including phased construction, staggered delivery, or full-site buildout, allowing flexibility in capital deployment and project timing.

A key component of the approval includes a curb cut along Reed Street, providing access to the rear of the lots. Each parcel benefits from rear parking via a deeded easement—an advantage that enhances both design efficiency and end-user appeal.

The property is situated within an active infill corridor spanning Newbold and Point Breeze, where development has been consistently driven by by-right construction. Nearby projects have generally progressed through a straightforward path from permitting to completion.

The property is being offered in its fully approved condition.

KEY OFFERING ATTRIBUTES

- **Six-lot approved subdivision with recorded plan in place**
- **RSA-5 zoning supporting by-right single-family development**
- **Continuous Carlisle Street frontage with efficient row layout**
- **Lot dimensions supporting standard Philadelphia rowhome product**
- **Rear access from Reed Street allowing functional site planning**
- **Deeded easement providing off-street parking capability**
- **Configuration aligned with prevailing neighborhood development patterns**

Property Overview

Offering Price

The offering is positioned at \$1,800,000 (\$300,000 per lot), aligning with current market-supported pricing for approved infill development sites in the surrounding submarket.

Property Type

Land — Approved Residential Subdivision

Address

1331–41 S Carlisle Street, Philadelphia, PA

Lots Included in Offering

Parcels A–F (6 lots per approved subdivision plan)

Site Area

8,276 SF (combined lot area)

Lot Sizes

Five lots at 1,360 SF; one lot at 1,476 SF

Zoning

RSA-5 (Residential — Single-Family Attached)

Subdivision

Approved subdivision creating six residential building lots along the S. Carlisle Street frontage

Configuration

Row of six lots with rear access via shared drive from Reed Street

Access

Approved curb cut along Reed Street providing rear access

Parking

Deeded easement supporting rear parking for each lot

Site Composition

Remaining portion of the site to the east is not included in the offering (see plan)

Location Overview

1331-41 S Carlisle Street is located in the Newbold section of South Philadelphia, just off the East Passyunk Avenue corridor. The property benefits from immediate access to Broad Street and the Broad Street Line, providing direct connectivity to Center City and the Stadium District.

The surrounding neighborhood has experienced consistent residential development driven by by-right construction and strong end-user demand. East Passyunk Avenue, one of Philadelphia's most established retail corridors, anchors the area with a concentration of dining, shopping, and neighborhood amenities.

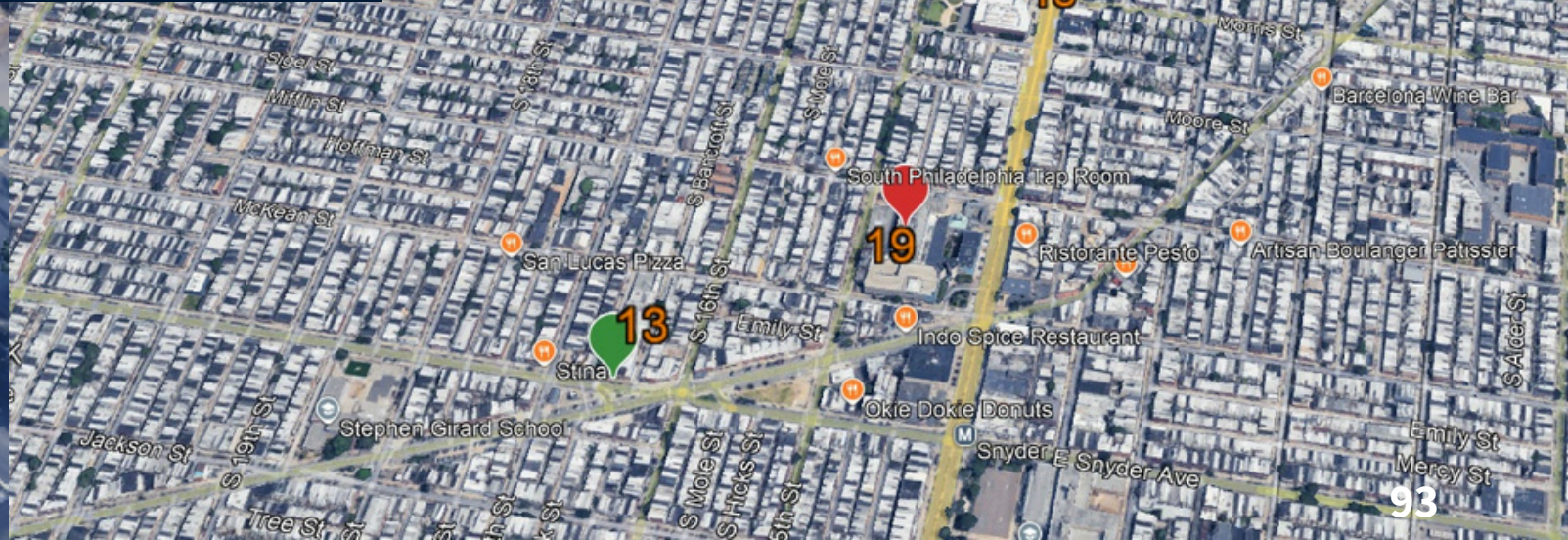
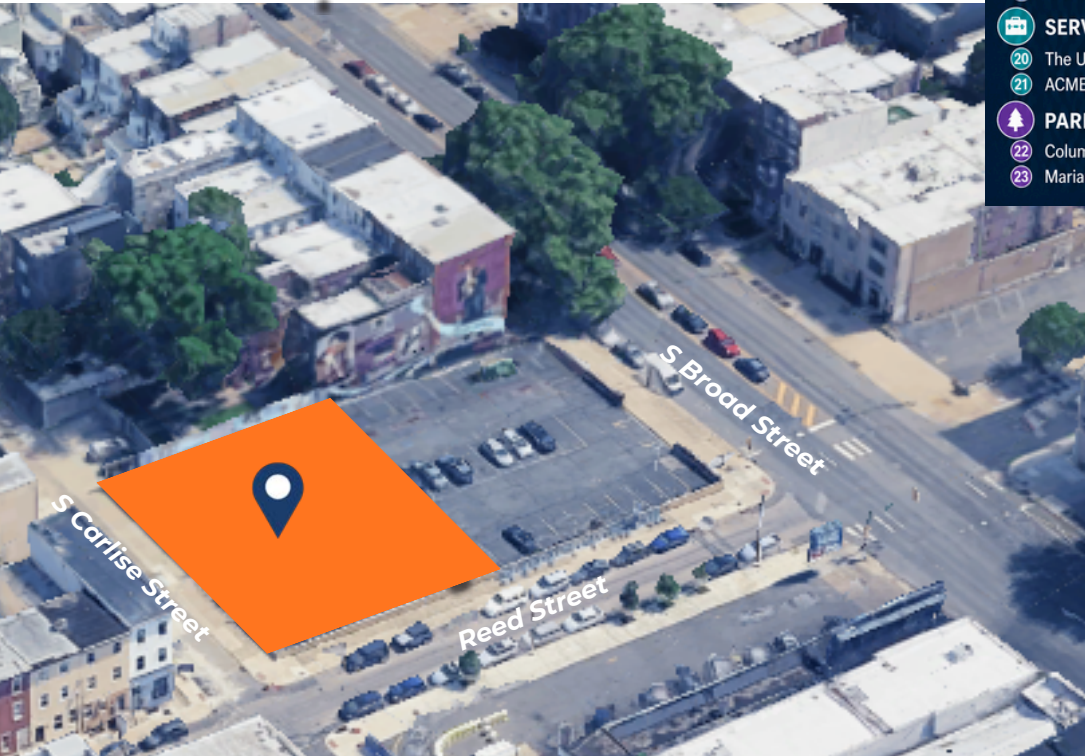
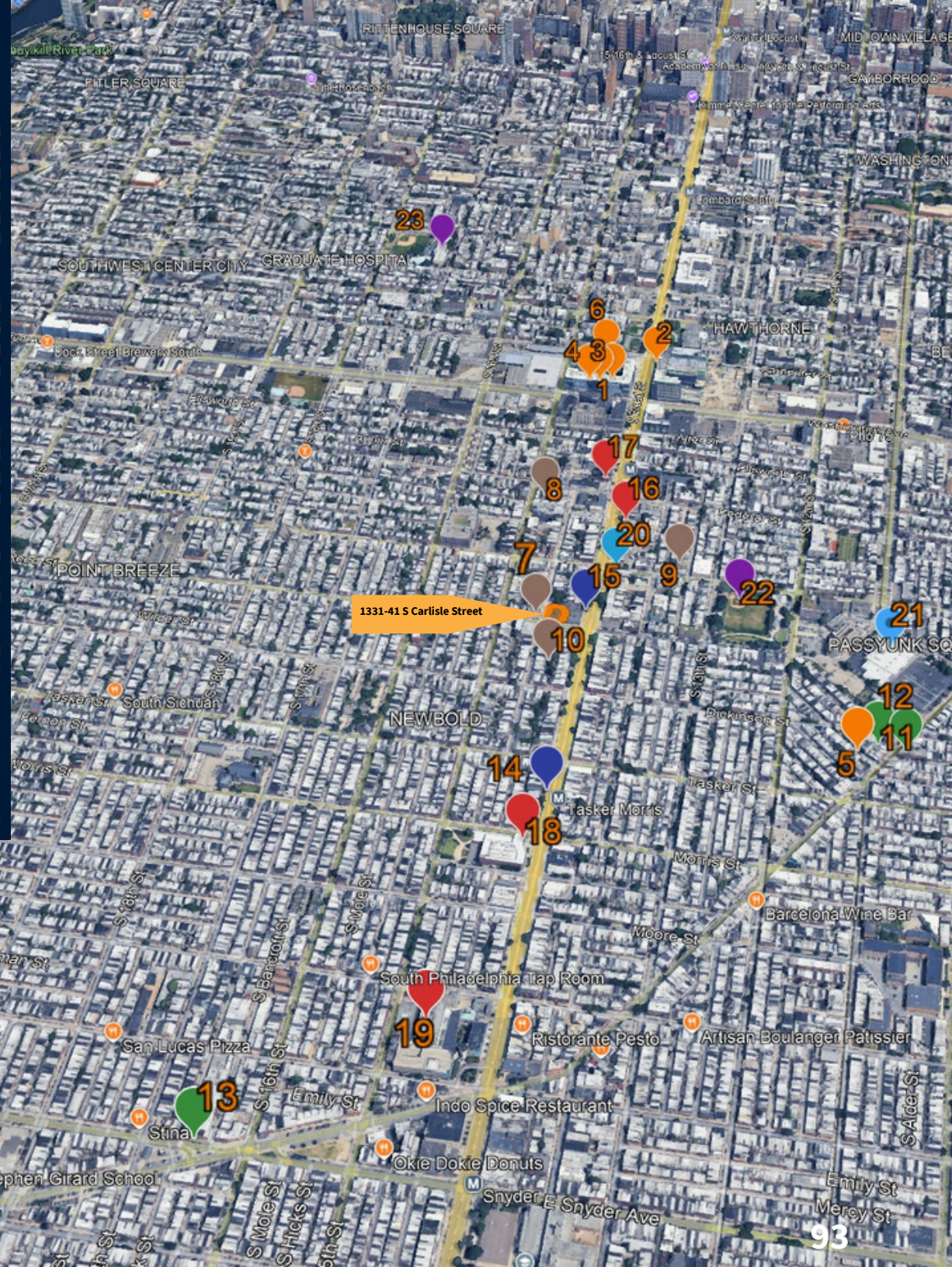
The property is positioned within a highly walkable and transit-oriented location, supported by proximity to retail services, public transportation, and community infrastructure. Ongoing development throughout Newbold and Point Breeze continues to reinforce long-term neighborhood growth and absorption.



NEARBY POINTS OF INTEREST

1331-41 S CARLISLE Street
Philadelphia, PA 19145

Category	Item	Distance
RETAIL	1 Target	0.6 mi
	2 GIANT	0.7 mi
	3 PetSmart	0.6 mi
	4 Fine Wine & Good Spirits	0.6 mi
	5 Urban Jungle	0.9 mi
	6 Sprouts Farmers Market	0.7 mi
COFFEE SHOPS	7 Batter & Crumbs Vegan Bakery and Cafe	0.1 mi
	8 Greenstreet Coffee Company	0.3 mi
	9 ReAnimator Coffee	0.6 mi
	10 Hive	0.1 mi
	11 City Fitness - East Passyunk	0.9 mi
HOSPITALS / HEALTHCARE	16 vybe urgent care	0.3 mi
	17 Always Best Care Senior Services	0.4 mi
	18 City of Philadelphia Health Center 2	0.3 mi
	19 Mercy LIFE Broad Street	0.8 mi
GYMS / FITNESS	11 City Fitness - East Passyunk	0.9 mi
	12 Sweat Fitness	1.0 mi
	13 Body World Fitness	1.4 mi
TRANSIT	14 Tasker-Morris Station (Line 2)	0.2 mi
	15 Broad St & Reed St (Routes 17, 33)	0.1 mi
SERVICES & ESSENTIALS	20 The UPS Store	0.2 mi
	21 ACME Markets Pharmacy	0.9 mi
PARKS & RECREATION	22 Columbus Square Park	0.4 mi
	23 Marian Anderson Recreation Center	1.1 mi



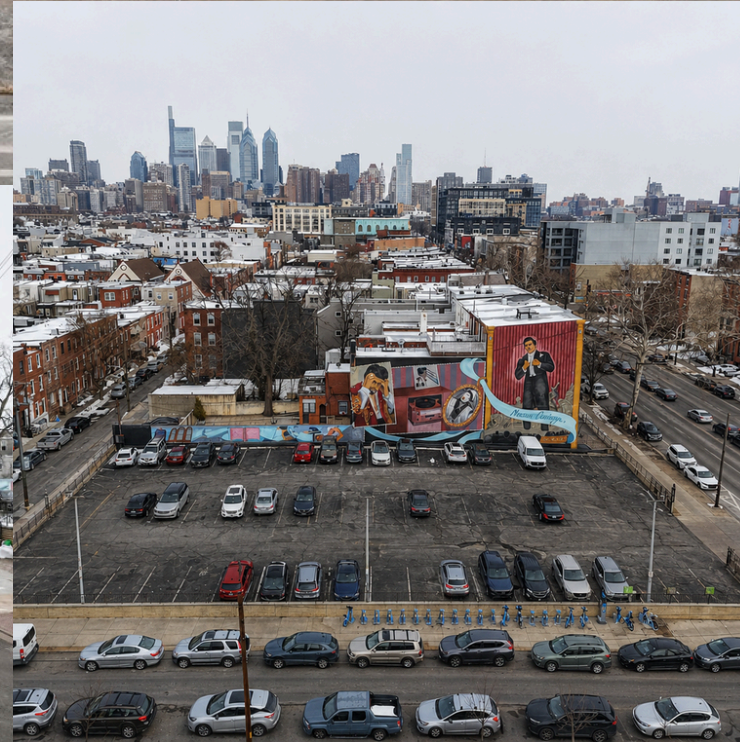
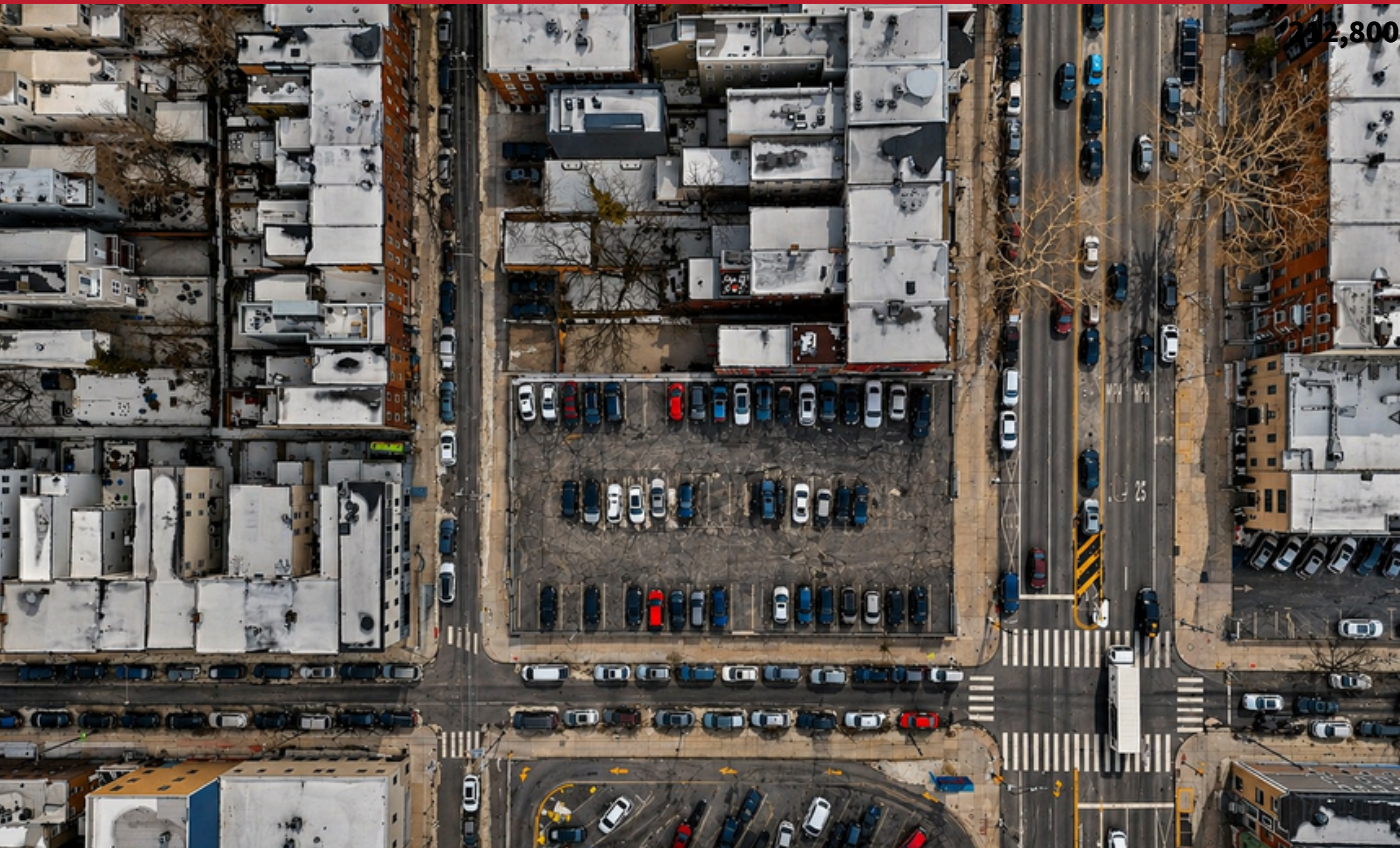
PROPERTY OVERVIEW

1331-41 CARLISLE STREET

PROPERTY OVERVIEW

SITE & DEVELOPMENT FEATURES

- Approved subdivision creating six buildable lots along S. Carlisle Street
- By-right zoning (RSA-5) supporting single-family development
- Rear access via Reed Street supporting off-street parking
- Efficient lot depth and layout supporting standard rowhome construction



DEVELOPMENT ECONOMIC CONTEXT

1331-41 S CARLISLE STREET

DEVELOPMENT ECONOMIC CONTEXT

Recent new construction within the surrounding submarket has trended toward larger-format single-family product, with developers targeting higher price points supported by increased square footage and rear parking configurations.

Based on observed development patterns and out-sales, projects of similar scale are being designed to achieve pricing in the mid-to-upper tier of the South Philadelphia market, particularly where site configurations support larger building envelopes and functional layouts.

The subject offering is well-aligned with these trends, providing a lot configuration that accommodates expanded residential product and efficient design, allowing for multiple viable development approaches depending on a builder's strategy and execution.

As with all development opportunities, final feasibility is dependent on individual cost structures, design decisions, and exit assumptions. However, the physical characteristics and approved configuration of the site position it competitively within the current development landscape.

DEVELOPMENT OUTLOOK



STRONG FUNDAMENTALS SUPPORTING PREMIUM FOR-SALE RESIDENTIAL PRODUCT



SHIFT TOWARD LARGER-FORMAT SINGLE-FAMILY DEVELOPMENT



INCREASED SQUARE FOOTAGE DRIVING PREMIUM PRICING



SITE CONFIGURATION SUPPORTS EFFICIENT, HIGH-VALUE DESIGN



STRONG END-USER DEMAND SUPPORTING SELL-OUT VELOCITY

INVESTMENT POSITIONING



LARGER-SCALE RESIDENTIAL PRODUCT

Configured to support expanded square footage and higher-end product offerings.



EFFICIENT DESIGN & EXECUTION

Lot configuration allows for efficient layouts and streamlined construction execution.



ALIGNED WITH MARKET TRENDS

Positioned within a submarket demonstrating consistent pricing growth for new construction.



FLEXIBILITY FOR VARIOUS STRATEGIES

Supports a range of finish levels and end-user positioning.



DIFFERENTIATION OPPORTUNITY

Ability to deliver product that stands apart from typical infill development.



EXCLUSIVELY OFFERED BY:

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