



**For Sale**  
**Development Site**  
**3952 Independence Dr**  
**Schnecksville, PA**

**KW Commercial**  
**542 N Lewis Rd**  
**Limerick PA 19468**  
**Cell 610-551-5830**  
**Office 484-762-8149**

**Location :** Centrally located in Lehigh County near Routes 309, 22, I-476 and Lehigh Valley Airport

**Property Type:** Vacant Land

**Lot Size:** 2.25 Acres

**Zoning:** LI/B - Light Industrial

**Real Estate Taxes:** \$2474/2010



2.25 Acres vacant land in N Whitehall Twp zoned Light Industrial - Business (LI-B). Site located across from proposed Wal-Mart Shopping Center. Visible from Route 309. This would be an ideal spot for an Automobile related use. Immediate neighbors include CVS, Tire Store and Car Wash. As of Right Uses include Auto, Boat, Mobile Home Sales, Business Services, Commercial Indoor / Outdoor Recreation, Landscape Contractor, Exercise Club, Financial Institution, Funeral Home, Kennel, Medical Office or Clinic, Motel, Hotel, Office, Personal Services, Restaurant, Retail Store, Target Range, Wholesale Sales, Distribution Warehouse, Industrial Equipment Sales, Manufacturing, Packaging, Propane distribution, Adult or Child Daycare Center, Nursing Home, Personal Care Home. Special Exception Uses include Auto Repair Garage, Auto Service Station, Communications Tower, and Trade School. Centrally located off Rte 309. Within minutes to I-476, I-78, Rte 22 & Lehigh Valley Airport.

**Joe Leone**

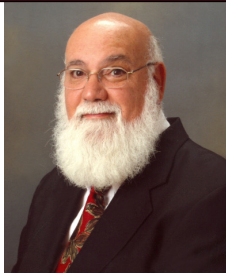
**Associate Broker**

**Cell 610-551-5830**

**Office 484-762-8149**

**jfleone@hotmail.com**

**www.ListWithSanta.com**



**Asking Price : \$ 495,000**