



**Contact:**  
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Excellent Location

# 1058 Hausman Road

## South Whitehall Twp PA, 18104

Rare opportunity! Over 5 1/2 acres of prime land in South Whitehall Twp. Located in the IC-1 (Industrial-Commercial district). The property's highway visibility, signage opportunities coupled with the allowed building height of up to 70 ft, presents a valuable advantage for businesses, developers or investors. With limited land available in South Whitehall for IC development this sizable parcel is a sought-after gem. Currently the lot has parking and an 8,440 sq ft motel that can be expanded or razed for a different use. Unlock the possibilities to develop medical office, office, residential/mixed-use concepts, hotel, manufacturing, flex space, child day care, office park, R & D facilities, retirement facility or storage. Verify all desired uses with Township and your engineer. Benefit from a strategic location, close to major highways and amenities, ensuring maximum exposure and accessibility. Luther Crest is located next door. Don't miss out on this valuable investment opportunity!!

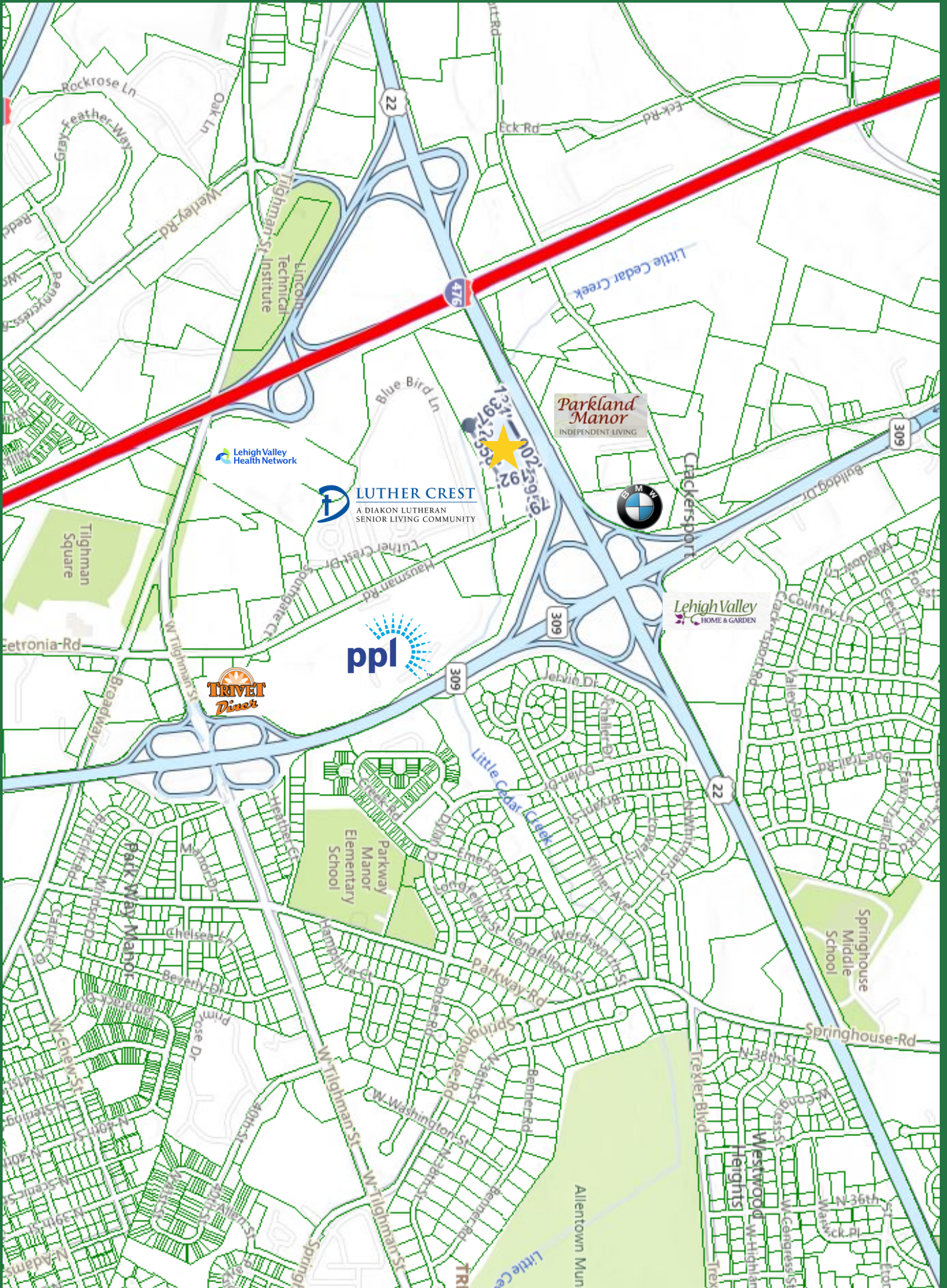
**Asking: \$3,500,000**

3500 WINCHESTER ROAD, SUITE 201  
 ALLENTOWN PA, 18104

610.398.0411

*Not intended to solicit parties already listed for sale with another broker*





Rockrose Ln

Gray Feather Way

Oak Ln

Werley Rd

Tilghman St

Lincoln Technical Institute

Blue Bird Ln

Lehigh Valley Health Network

LUTHER CREST  
A DIAKON LUTHERAN  
SENIOR LIVING COMMUNITY

Parkland Manor  
INDEPENDENT LIVING

BMW

Lehigh Valley HOME & GARDEN

Trivet Diner

Springhouse Middle School

Springhouse Rd

Westwood Heights

Allentown Mun

Springhouse Middle School

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Allentown Mun

Springhouse Middle School

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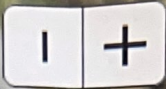
Allentown Mun





Springhouse Middle School

Springhouse Rd

Westwood Heights

Allentown Mun



-  Selected Flood Map Boundary
-  Digital Data Available
-  No Digital Data Available
-  Unmapped



Esri, USDA Farm Service Agency, Microsoft



1058 Hausman Road FEMA Flood Plain Map

350-24(c)(16) ZONING DISTRICT SCHEDULE INDUSTRIAL-COMMERCIAL-SPECIAL HEIGHT LIMITATION IC-1

IC-1 USES PERMITTED

PRIMARY USES		Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)
Arcade Bank Business and Professional Office Child Day Care Center Coordinated Development Dairy and Food Processing and Distribution Flex Space Forestry	Hotel Laundry and Dry Cleaning Processing and Distribution Lumber yard Manufacturing Massage Service Establishment Medical Office Mixed-Use Building Motel								
Office Park Printing, Binding, Publishing, etc. Recreation Facility Research and Development Facility Retirement Facility Self-Storage Facility Service Business Utility Support Facility Wholesale Sales									
<b>Any and all of the above</b>			2.5 acres	300	50 <sup>(12)</sup>	25	25		70 <sup>(2)</sup>
Agriculture, Horticulture, Nursery, excluding raising and keeping of farm animals			5.0 acres	300	25	25	25		
Community Mailbox Structure					2	10	10		15
<b>Emergency Response Service Facility</b>			20,000 sq. ft.	200	50 <sup>(12)</sup>	25	25		35
Historic Resource <sup>(11)</sup>	Subject to the provisions of Section 350-48(h)(3)								
Open Space									
<b>Place of Worship</b>			20,000 sq. ft.	200	50 <sup>(12)</sup>	25	25		35
<b>Public Building</b>			20,000 sq. ft.	200	50 <sup>(12)</sup>	25	25		35
<b>Restaurant, Sit-Down</b>			1 acre	200	50 <sup>(12)</sup>	25	25		35
<b>Recreation, Low Intensity</b>			3 acres	200	50	50	50		35
<b>Stormwater Management Facilities</b>									35

<sup>(1)</sup> Five feet greater than that observed by the associated permitted Principal Use

<sup>(2)</sup> Subject to the provisions of Sections 350-31(d) and (e)

<sup>(11)</sup> Existing dimensional requirements of the underlying zoning district shall apply to the Historic Resource. Any alterations or adaptive re-use of the Historic Resource may require approval of a Conditional Use as referenced in Section 350-33.

<sup>(12)</sup> Front Yard Setback may be reduced in accordance with the provisions of Section 350-45(d)

ZONING DISTRICT SCHEDULE

INDUSTRIAL-COMMERCIAL-SPECIAL HEIGHT LIMITATION

IC-1


	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)
<b>ACCESSORY USES, Non-Residential</b>								
Child Daycare Center								
Communication Facility, Cellular	Subject to the provisions of Section 350-48(c)(5)							
Communication Facility, Radio and Television, Non-Residential				①	25	25		50
Community Mailbox Structure				2	10	10		15
Electric Vehicle Charging Station	Subject to the provisions of Sections 350-48(e)(1)							
Farm Outbuilding				75	25	25		50
Farm Roadside Stand				10	25	25		35
Geoexchange Energy Systems	Subject to the provisions of Section 350-48(g)(3)							
Historic Resource ⑪	Subject to the provisions of Section 350-48(h)(3)							
Off-Street Parking	Subject to the provisions of Section 350-48(o)(2)							
Open Space								
Pavilion				①	25	25		20
Signs				10	25	25		35
Solar Energy Systems, Non-Residential	Subject to the provisions of Section 350-48(s)(12)							
Storage Building				①	4	4		15
Temporary Construction Site Office	Subject to the provisions of Section 350-48(t)(1)							
Wind Energy System, Small Free-Standing	Subject to the provisions of Section 350-48(w)(6)							
Wind Energy System, Small Roof-Mounted	Subject to the provisions of Section 350-48(w)(7)							
<b>ACCESSORY USES, Residential</b>								
Accessory Dwelling Unit, Attached	Subject to the provisions of Section 350-48(a)(1)							
Communication Facility, Cellular	Subject to the provisions of Section 350-48(c)(5)							
Communication Facility, Residential				①	15	15		
Community Mailbox Structure				2	10	10		15
Family Day Care Homes								
Garage/Carport, Private				①	4	4		20
Gazebo				①	4	4		20
Geoexchange Energy Systems	Subject to the provisions of Section 350-48(g)(3)							
Greenhouse, Private				①	4	4		20
Historic Resource ⑪	Subject to the provisions of Section 350-48(h)(3)							
No-impact home-based businesses	Subject to the provisions of Section 350-48(n)(2)							
Off-Street Parking	Subject to the provisions of Section 350-48(o)(2)							
Solar Energy Systems, Residential	Subject to the provisions of Section 350-48(s)(13)							
Sport Court				①	25	25		
Storage Building				①	4	4		20
Swimming Pool, Residential				①	10	10		
Swimming Pool, Portable				①	4	4		
Wind Energy System, Small Free-Standing	Subject to the provisions of Section 350-48(w)(6)							
Wind Energy System, Small Roof-Mounted	Subject to the provisions of Section 350-48(w)(7)							

ZONING DISTRICT SCHEDULE

INDUSTRIAL-COMMERCIAL-SPECIAL HEIGHT LIMITATION

IC-1

*  <b>SPECIAL EXCEPTION USES</b>	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)
Accessory Dwelling Unit, Employee	Subject to the provisions of Section 350-48(a)(3)							
Communication Facility, Cellular	Subject to the provisions of Section 350-48(c)(5)							
Motor Vehicle Repair Facility		1 acre	150	50(12)	25	25		35
Motor Vehicle Service Facility		1 acre	150	50(12)	25	25		35
Nursing Home		3 acres	200	50(12)	50	50		35
Outdoor Storage (bulk criteria as primary use only)		1 acre	150	50	25	25		35
School, College and/or University		1 acre	150	50(12)	25	25		35
Treatment Center		1 acre	150	50(12)	50	25		35

 <b>CONDITIONAL USES</b>	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)
Incinerator Sanitary Landfill		Waste to Energy Facility Waste Treatment Facility						
<b>Any and all of the above in which the description to gross square footage of Buildings and service areas are as follows:</b>								
Less than 25,000 sq. ft.		5.0 acres	450	150	150	150		70②
25,000 sq. ft. or more		10.0 acres	600	225	225	225		70②
<b>Motor Freight Terminal</b>		5.0 acres	450	50	50	50		70②
Special Event Venue		2.0 acre	200	100	100	100		35
Warehousing and Distribution		5.0 acres	450	50	50	50		70②

- ① Five feet greater than that observed by the associated permitted Principal Use
- ② Subject to the provisions of Sections 350-42(h)
- ⑪ Existing dimensional requirements of the underlying zoning district shall apply to the Historic Resource. Any alterations or adaptive re-use of the Historic Resource may require approval of a Conditional Use as referenced in Section 350-48(h)(3)
- ⑫ Front Yard Setback may be reduced in accordance with the provisions of Section 350-45(d)