

Lower Macungie Twp.



5194 Hamilton Boulevard
Allentown, PA 18106



Doug Frederick

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For more information contact:

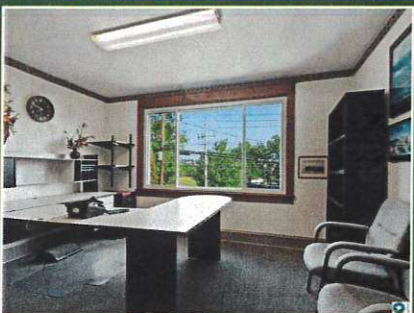
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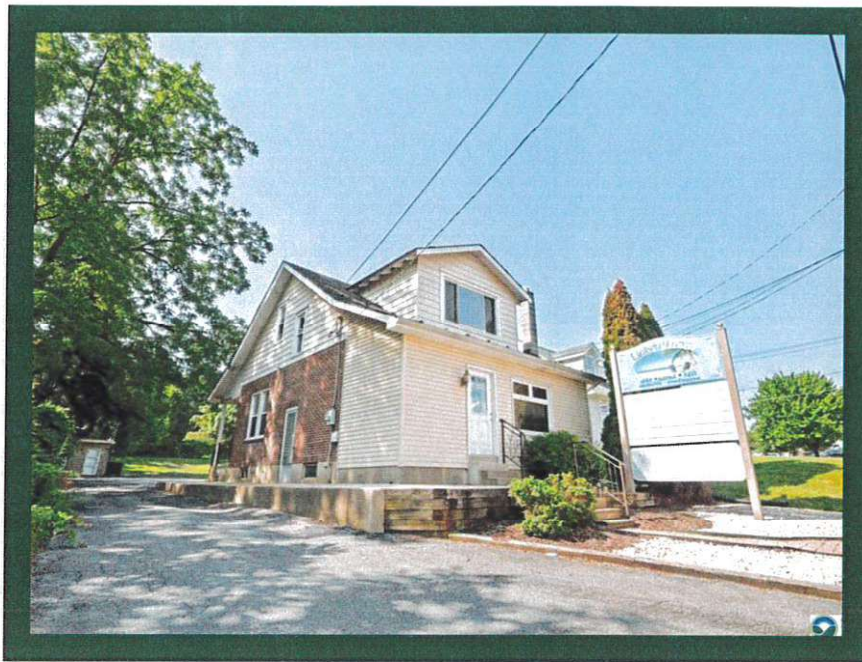
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5194 Hamilton Boulevard



Comfortable and efficient. Own your own space in the heart of Lower Macungie business district. Great exposure on Hamilton Blvd with 20,000 car traffic count in multiple directions. Take advantage of the business vibe created by Hamilton Crossings and all the nearby businesses, restaurants and large retail operations. This updated business building with up to date flooring, replacement windows in move in condition, offers first floor reception, waiting area and offices. Additional office, conference area on 2nd floor. On-site parking, basement storage, garage storage and more. Check out this space and take advantage of the location and benefit of owning your own. Long track record of successful business location, make it yours today.

MLS# 778866
Offered At \$350,000



3500 Winchester Road • Suite 201 • Allentown, PA 18104
Phone: (610) 398-0411 • Fax: (610) 398-7294 • LehighValley.HannaCRE.com

Aerial View of 5194 Hamilton Boulevard Allentown, PA 18106





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Page 1 of 5

5194 Hamilton Boulevard, Lower Macungie Twp 18106-9788

LP: **\$350,000**

MLS® #: **778866**

Status: **Available**

County: **Lehigh**

Area: **25 - Lower Macungie**

SubDiv:



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Directions: **Property is located in Wescosville on Hamilton Boulevard.**

General Information					
Prop Type:	Commercial		Sub Prop:	Commercial	
Yr Built:	1929	Price/SF:	SF:	1,128	SF Src:
Front:		Lot Acres:	0.230	Lot SF:	10,019
Avl SF:			Cross St:		Lot Src: Tax Records
Occupancy:			School D:		
Spc Cond:	Not Applicable				
Listing Information					
Possession:	Negotiable		Payment:		
Tax ID:	547575384695-1				
Building/Site Information					
#Stories:		# Doors:	# Unit:		Block:
Blg SF:		CAM SF:	Office SF:		Parcel:
Ceiling:			Prk Spc:	7	
Acreage:			Lot Dims:	50 x 200	
Surface Typ:	Black Top		Rail Service:		
Last Use:			Roof:	Other Slate Roof	
Included:	Real Estate Only				
Construction:	Brick				
Utility Information					
Heat:	Oil Forced Air, Radiant		Cool:	Central AC	
Water:	Holding Tank		Sewer:	Public	
Financial Information					
Cnty Taxes:	\$622.19	Mun Taxes:	\$123.45	Sch Taxes:	\$3,594.86
Cnty Asmt:	\$164,600.00			Ttl Taxes:	\$4,340.50
Dd/Dc ID:			Zn Cde:	C	
Photos					



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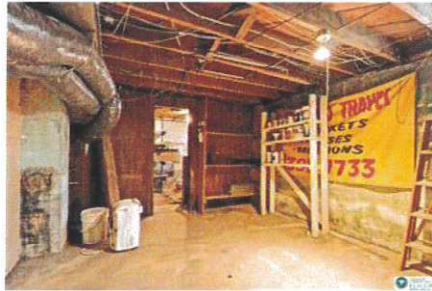




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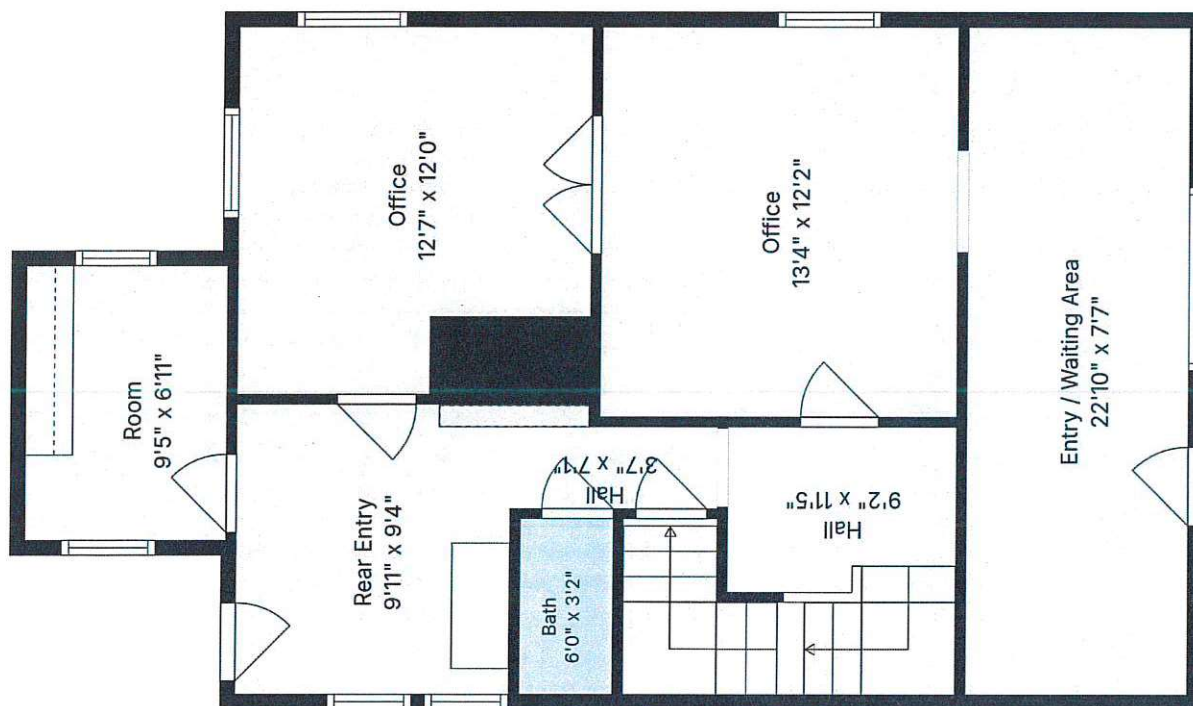
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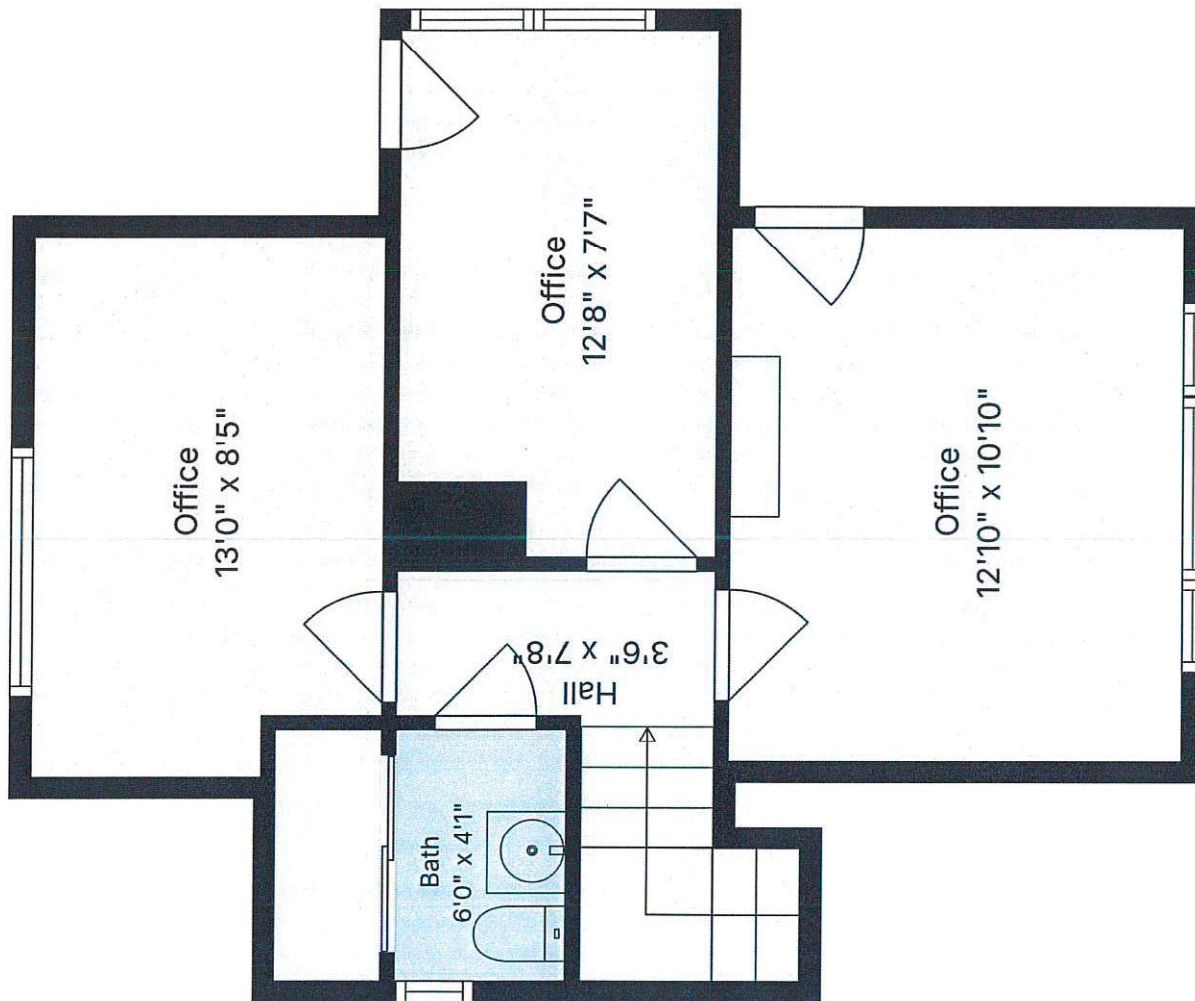
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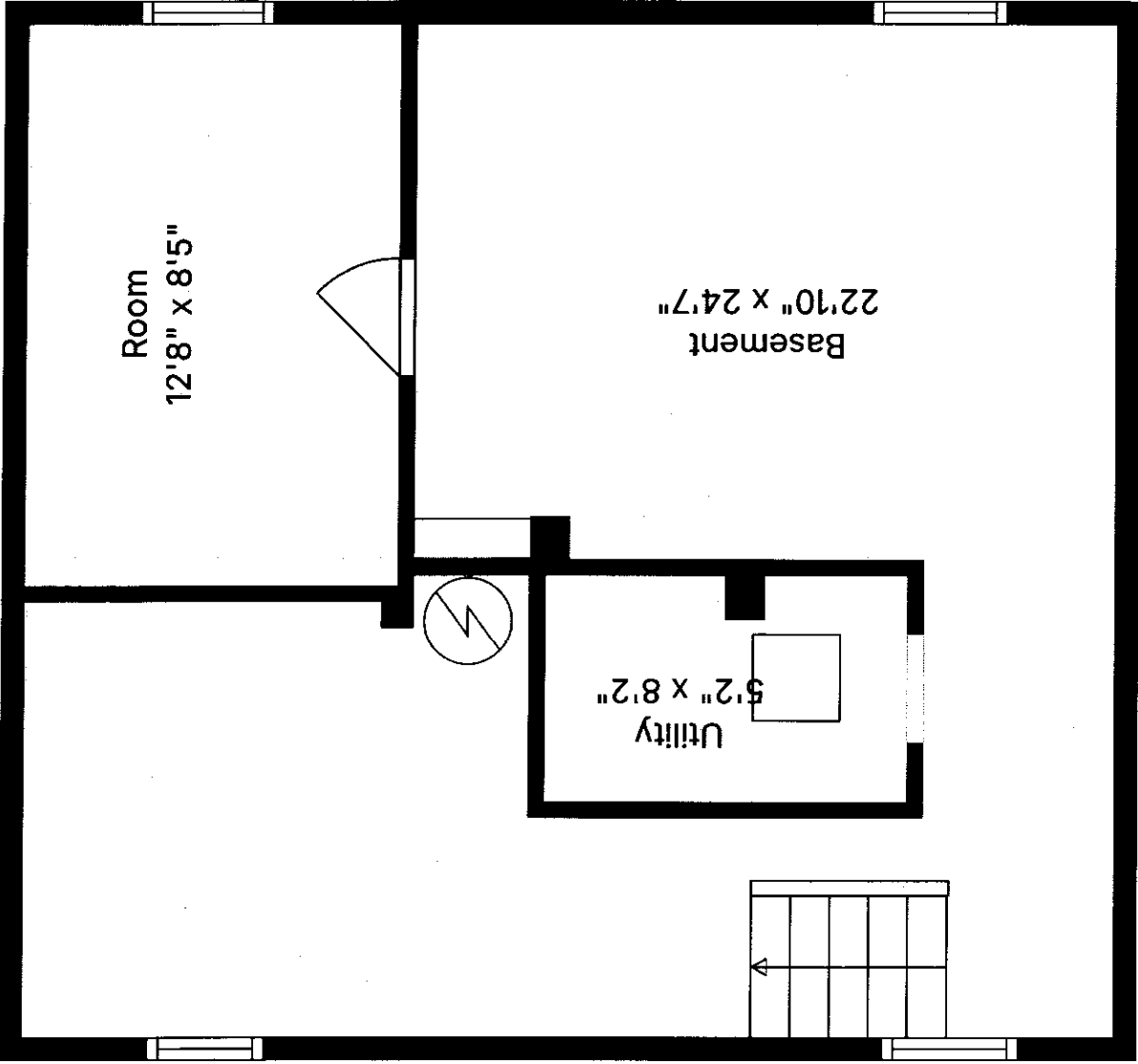
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TOTAL: 1781 sq. ft
Basement: 519 sq. ft, 1st floor: 809 sq. ft, 2nd floor: 453 sq. ft
EXCLUDED AREAS: UTILITY: 42 sq. ft, WALLS: 165 sq. ft
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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COMMERCIAL PROPERTY INFORMATION SHEET

CPI

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

1 PROPERTY 5194 Hamilton Boulevard, Allentown PA 18106

2
3 OWNER Nezperce Associates Inc

4 Owner is providing information to help Broker market the Property. This Statement is not a substitute for any inspections or warranties
5 that a buyer may wish to obtain. This Statement is not a warranty of any kind by Owner or a warranty or representation by any listing
6 real estate broker (Agent for Owner), any real estate broker, or their agents.

7 Property Type: ☒ Office ☒ Retail ☐ Industrial ☐ Multi-family ☐ Land ☐ Institutional
8 ☐ Hospitality ☐ Other: _____

9 1. OWNER'S EXPERTISE Owner does not possess expertise in contracting, engineering, environmental assessment, architecture, or
10 other areas related to the construction and conditions of the Property and its improvements, except as follows: _____

11 12. OCCUPANCY Do you, Owner, currently occupy the Property? ☒ Yes ☐ No

12 If no, when did you last occupy the Property? _____

13 13. DESCRIPTION

14 (A) Land Area: 10,000 sq ft

15 (B) Dimensions: 50' x 200' = 10,000 sq ft

16 (C) Shape: rectangle

17 (D) Building Square Footage: 1128 sq ft

18 14. PHYSICAL CONDITION

19 (A) Age of Property: Built 1929 Additions: Garage added c. 1960?

20 (B) Roof

21 1. Age of roof(s): 97 years

☐ Unknown

22 2. Type of roof(s): slate

23 3. Has the roof been replaced or repaired during your ownership? ☒ Yes ☐ No

24 4. Has the roof ever leaked during your ownership? ☒ Yes ☐ No

25 5. Do you know of any problems with the roof, gutters, or downspouts? ☐ Yes ☒ No

26 Explain any yes answers you give in this section: multiple slate repairs + replacements over the 38 years of
27 continual ownership and full time occupancy

28 (C) Structural Items, Basements and Crawl Spaces

29 1. Are you aware of any water leakage, accumulation, or dampness in the building or other structures? ☒ Yes ☐ No

30 2. Does the Property have a sump pump? ☒ Yes ☐ No

31 3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures?
32 ☒ Yes ☐ No

33 4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or
34 other structural components? ☐ Yes ☒ No

35 Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the
36 date and person by whom any repairs were done, if known: basement exhibits dampness after prolonged periods of
37 heavy rain. Sump pump expels excess water during extreme damp periods. Cistern plastered and lined late
38 1980s, siphon barrels installed mid 1990s has contained cistern water 100% since

39 (D) Mechanical Systems

40 1. Type of heating: ☒ Forced Air ☐ Hot Water ☐ Steam ☒ Radiant

41 ☐ Other: _____

42 2. Type of heating fuel: ☐ Electric ☒ Fuel Oil ☐ Natural Gas ☐ Propane (on-site) ☐ Central Plant

43 ☐ Other types of heating systems or combinations: _____

44 3. Are there any chimneys? ☒ Yes ☐ No If yes, how many? 2 chimneys; rear chimney sealed closed

45 Are they working? ☒ Yes ☐ No When were they last cleaned? front chimney lined, oil exhausts vented

46 4. List any buildings (or areas in any buildings) that are not heated: garage is unheated

47 5. Type of water heater: ☒ Electric ☐ Gas ☐ Oil Capacity: 35 gallons

48 ☐ Other: _____

49 Buyer Initials: [] []

CPI Page 1 of 7

Owner Initials: CF []



6. Type of plumbing: ☒Copper ☐Galvanized ☐Lead ☐PVC ☐Unknown
☐Other: _____

7. Are you aware of any problems with plumbing or heating systems or fixtures on the Property? ☐Yes ☒No
If yes, explain: _____

8. Type of air conditioning: ☒Central Electric ☐Central Gas ☐Wall ☐None Capacity: _____
List any buildings (or areas of any buildings) that are not air conditioned: garage not air conditioned

9. Type of electric service: 200 AMP ☐220 Volt ☐3-phase ☐1-phase ☐KVA: _____
☐Other: _____

Transformers: _____ Type: _____

10. Are you aware of any problems or repairs needed in the electrical system? ☐Yes ☒No
If yes, explain: _____

11. Are you aware of any problems with any item in this section that has not already been disclosed? ☐Yes ☒No
If yes, explain: _____

(E) Site Improvements

1. Are you aware of any problems with storm-water drainage? ☐Yes ☒No

2. Are you aware of any past or present problems with driveways, parking areas, sidewalks, curbs, other paved surfaces, or retaining walls on the Property? ☐Yes ☒No

3. Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the date and person by whom any repairs were done, if known: _____

(F) Other Equipment

1. Exterior Signs: ☒Yes ☐No How many? 1 Number Illuminated: 0

2. Elevators: ☐Yes ☒No How many? _____ ☐Cable ☐Hydraulic rail
Working order? ☐Yes ☐No Certified through (date) _____

Date last serviced _____

3. Skylights: ☐Yes ☒No How many? _____

4. Overhead Doors: ☒Yes ☐No How many? 1 Size: single overhead garage door

5. Loading Docks: ☐Yes ☒No How many? _____ Levelers: ☐Yes ☐No

6. At grade doors: ☐Yes ☒No How many? _____

7. Are you aware of any problems with the equipment listed in this section? ☐Yes ☒No
If yes, explain: _____

(G) Fire Damage

1. To your knowledge, was there ever a fire on the Property? ☐Yes ☒No

2. Are you aware of any unrepaired fire damage to the Property and any structures on it? ☐Yes ☒No
If yes, explain location and extent of damage: _____

(H) Are you aware of any problems with water and sewer lines servicing the Property? ☐Yes ☒No

If yes, explain: _____

(I) Alarm/Safety Systems

1. Fire: ☐Yes ☒No In working order? ☐Yes ☐No

If yes, connected to: Fire Department ☐Yes ☐No Monitoring Service: ☐Yes ☐No

2. Fire extinguishers: ☒Yes ☐No

3. Smoke: ☒Yes ☐No In working order? ☒Yes ☐No

4. Sprinkler: ☐Yes ☒No Inspected/certified? ☐Yes ☐No

☐Wet ☐Dry Flow rate: _____

5. Security: ☒Yes ☐No In working order? ☒Yes ☐No

If yes, connected to: Police Department: ☐Yes ☒No Monitoring Service: ☒Yes ☐No

6. Are there any areas of the Property that are not serviced by the systems in this section? ☒Yes ☐No

If yes, explain: garage not monitored

Buyer Initials:

Owner Initials: CF

109 **5. ENVIRONMENTAL**

110 (A) Soil Conditions

- 111 1. Are you aware of any fill or expansive soil on the Property? ☐ Yes ☒ No
 112 If yes, were soil compaction tests done? ☐ Yes ☐ No If yes, by whom? _____
 113 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or affect
 114 the Property? ☐ Yes ☒ No
 115 3. Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect the Property?
 116 ☐ Yes ☒ No

117 Explain any yes answers you give in this section: _____
 118 _____
 119 _____

121 (B) Hazardous Substances

- 122 1. Are you aware of the presence of any of the following on the Property?
 123 Asbestos material: ☐ Yes ☒ No
 124 Formaldehyde gas and/or ureaformaldehyde foam insulation (UFFI): ☐ Yes ☒ No
 125 Discoloring of soil or vegetation: ☐ Yes ☒ No
 126 Oil sheen in wet areas: ☐ Yes ☒ No
 127 Contamination of well or other water supply: ☐ Yes ☒ No
 128 Proximity to current or former waste disposal sites: ☐ Yes ☒ No
 129 Proximity to current or former commercial or industrial facilities: ☐ Yes ☒ No
 130 Proximity to current, proposed, or former mines or gravel pits: ☐ Yes ☒ No
 131 Radon levels at or above 4 picocuries per liter: ☐ Yes ☒ No
 132 Use of lead-based paint: ☐ Yes ☒ No

133 **Note:** If Property contains a residence with one to four dwelling units, and the structure was constructed, or construction began,
 134 before 1978, you must disclose any knowledge of lead-based paint and any reports and/or records of lead-based paint on the
 135 Property.

136 Are you aware of any lead-based paint or lead-based paint hazards on the Property? ☐ Yes ☒ No

137 If yes, explain how you know of it, where it is, and the condition of those lead-based paint surfaces: _____
 138 _____
 139 _____

140 Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? ☐ Yes ☒ No

141 If yes, list all available reports and records: _____
 142 _____
 143 _____

- 144 2. To your knowledge, has the Property been tested for any hazardous substances? ☐ Yes ☒ No
 145 3. Are you aware of any storage tanks on the Property? ☒ Yes ☐ No ☐ Aboveground ☐ Underground ☐
 146 Total number of storage tanks on the Property: 1 Aboveground 0 Underground
 147 Are all storage tanks registered with the Pennsylvania Department of Environmental Protection? ☐ Yes ☒ No
 148 If no, identify any unregistered storage tanks: unsure if basement oil tank is registered
 149 Has any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks? ☐ Yes ☒ No
 150 Have you ever been ordered to take corrective action by a federal or state agency citing a release, or danger of release, from a storage
 151 tank? ☐ Yes ☒ No
 152 Do methods and procedures exist for the operation of storage tanks and for the operator's/owner's maintenance of a leak
 153 detection system, an inventory control system, and a tank testing system? ☐ Yes ☒ No Explain: _____
 154 _____
 155 _____

156 Has there been any release or any corrective action taken in response to a release from any of the storage tanks on the Property?

157 ☐ Yes ☒ No

158 If yes, have you reported the release to and corrective action to any governmental agency? ☐ Yes ☐ No

159 Explain: _____
 160 _____
 161 _____

- 162 4. Do you know of any other environmental concerns that may have an impact on the Property? ☐ Yes ☐ No

163 Explain any yes answers you give in this section: _____
 164 _____
 165 _____

166 Buyer Initials:

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Owner Initials:

CF

(C) Wood Infestation

1. Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the Property? ☐ Yes ☒ No
2. Are you aware of any damage to the Property caused by termites/wood-destroying insects, dryrot, or pests? ☐ Yes ☒ No
3. Is the Property currently under contract by a licensed pest control company? ☐ Yes ☒ No
4. Are you aware of any termite/pest control reports or treatments for the Property in the last five years? ☒ Yes ☐ No

Explain any yes answers you give in this section: had Ehrlich pest control do routine spraying for several years until 2020 contract expired and building was vacant due to COVID pandemic

(D) Natural Hazards/Wetlands

1. To your knowledge, is this Property, or part of it, located in a flood zone or wetlands area? ☐ Yes ☒ No
2. Do you know of any past or present drainage or flooding problems affecting the Property? ☐ Yes ☒ No
3. To your knowledge, is this Property, or part of it, located in an earthquake or other natural hazard zone? ☐ Yes ☒ No

Explain any yes answers you give in this section: _____

6. UTILITIES

(A) Water

1. What is the source of your drinking water? ☐ Public ☐ Community System ☐ Well on Property
☒ Other: utilized personal water bottles and water cooler service

2. If the Property's source of water is not public:

When was the water last tested? unknown

What was the result of the test? unknown

Is the pumping system in working order? ☒ Yes ☐ No

If no, explain: _____

3. Is there a softener, filter, or other purification system? ☐ Yes ☒ No

If yes, is the system: ☐ Leased ☐ Owned

4. Are you aware of any problems related to the water service? ☐ Yes ☒ No

If yes, explain: _____

(B) Sewer/Septic

1. What is the type of sewage system? ☒ Public Sewer ☐ Community Sewer ☐ On-site (or Individual) sewage system
If on-site, what type? ☐ Cesspool ☐ Drainfield ☐ Unknown
☐ Other (specify): _____

2. Is there a septic tank on the Property? ☐ Yes ☒ No ☐ Unknown

If yes, what is the type of tank? ☐ Metal/steel ☐ Cement/concrete ☐ Fiberglass ☐ Unknown

☐ Other (specify): _____

3. When was the on-site sewage disposal system last serviced? 2018?

4. Is there a sewage pump? ☐ Yes ☒ No

If yes, is it in working order? ☐ Yes ☐ No

5. Are you aware of any problems related to the sewage system? ☐ Yes ☒ No

If yes, explain: _____

(C) Other Utilities

1. The Property is serviced by the following: ☐ Natural Gas ☒ Electricity ☒ Telephone

☐ Other: _____

7. TELECOMMUNICATIONS

- (A) Is a telephone system included with the sale of the Property? ☒ Yes ☐ No

If yes, type: _____

- (B) Are ISDN lines included with the sale of the Property? ☐ Yes ☒ No

- (C) Is the Property equipped with satellite dishes? ☐ Yes ☒ No

If yes, how many? _____

Location: _____

- (D) Is the Property equipped for cable TV? ☐ Yes ☒ No

If yes, number of hook-ups: _____

Location: _____

- (E) Are there fiber optics available to the Property? ☒ Yes ☐ No Is the building wired for fiber optics? ☐ Yes ☒ No

Does the Property have T1 or other capability? ☒ Yes ☐ No

Buyer Initials:

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Owner Initials: CF

225 **8. GOVERNMENTAL ISSUES/ZONING/USE/CODES**

226 (A) Compliance, Building Codes & OSHA

- 227 1. Do you know of any violations of federal (including ADA), state, or local laws or regulations relating to this Property? ☐ Yes ☒ No
- 228 2. Do you know of any violations of building codes or municipal ordinances concerning this Property? ☐ Yes ☒ No
- 229 3. Do you know of any health, fire, or safety violations concerning this Property? ☐ Yes ☒ No
- 230 4. Do you know of any OSHA violations concerning this Property? ☐ Yes ☒ No
- 231 5. Do you know of any improvements to the Property that were done without building or other required permits? ☐ Yes ☒ No
- 232 Explain any yes answers you give in this section: _____
- 233 _____
- 234 _____
- 235 _____

236 (B) Condemnation or Street Widening

- 237 1. To your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway, thoroughfare, rail, or utility construction, a redevelopment project, street widening or lighting, or other similar public projects? ☐ Yes ☒ No
- 238 If yes, explain: _____
- 239 _____
- 240 _____
- 241 _____

242 (C) Zoning

- 243 1. The Property is currently zoned Commercial by the (county, ZIP) Lower Macungie Twp, 18106
- 244 2. Current use is: ☒ conforming ☐ non-conforming ☐ permitted by variance ☐ permitted by special exception
- 245 3. Do you know of any pending or proposed changes in zoning? ☐ Yes ☒ No
- 246 If yes, explain: _____
- 247 _____
- 248 _____

- 249 (D) Is there an occupancy permit for the Property? ☒ Yes ☐ No

- 250 (E) Is there a Labor and Industry Certificate for the Property? ☐ Yes ☒ No

251 If yes, Certificate Number is: _____

- 252 (F) Is the Property a designated historic or archeological site? ☐ Yes ☒ No

253 If yes, explain: _____

254 _____

255 **9. LEGAL/TITLE ISSUES**

- 256 (A) Are you aware of any encroachments or boundary line disputes regarding the Property? ☐ Yes ☒ No
- 257 (B) Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property? ☒ Yes ☐ No
- 258 (C) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official records of the county recorder where the Property is located? ☐ Yes ☒ No
- 259 (D) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid? ☐ Yes ☒ No
- 260 (E) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? ☐ Yes ☒ No
- 261 (F) Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property? ☐ Yes ☒ No
- 262 (G) Are you aware of any judgment, encumbrance, lien (for example, co-maker or equity loan) or other debt against the Property that cannot be satisfied by the proceeds of this sale? ☐ Yes ☒ No
- 263 (H) Are you aware of any insurance claims filed relating to the property? ☐ Yes ☒ No
- 264 Explain any yes answers you give in this section: _____
- 265 _____
- 266 _____
- 267 _____
- 268 _____
- 269 _____
- 270 _____
- 271 _____

272 **10. RESIDENTIAL UNITS**

- 273 (A) Is there a residential dwelling unit located on the Property? ☐ Yes ☒ No

274 If yes, number of residential dwelling units: _____

275 Note: If one to four residential dwelling units are to be sold with, or as part of, the Property, Owner must complete a Seller's Property Disclosure Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.).

276 _____

277 **11. TENANCY ISSUES**

- 278 (A) Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? ☒ Yes ☐ No
- 279 (B) Are there any verbal agreements or understandings with tenants that are not specifically recorded in the lease (e.g., a promise not to increase rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)? ☐ Yes ☒ No
- 280 (C) Are there any tenants for whom you do not currently have a security deposit? ☐ Yes ☒ No
- 281 (D) Are there any tenants who have been 5 or more days late with their rent payment more than once this year? ☐ Yes ☒ No
- 282 _____

283 Buyer Initials:

Owner Initials:

- (E) Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? ☐ Yes ☒ No
- (F) Are there any tenants who are in default of the lease for other than monetary reasons (e.g., failure to comply with rules, regulations, lease terms, etc.)? ☐ Yes ☒ No
- (G) Are there any tenants that you have reason to believe are likely to fall into default of their lease within the next six months? ☐ Yes ☒ No
- (H) Is there any tenant that you would consider evicting or not offering an opportunity for renewal? ☐ Yes ☒ No
- (I) Are you currently involved in any type of dispute with any tenant? ☐ Yes ☒ No
- Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary:

12. DOMESTIC SUPPORT LIEN LEGISLATION

- (A) Has any Owner, at any time, on or since January 1, 1998, been obligated to pay support under an order that is on record in a domestic relations office in any Pennsylvania county? ☐ Yes ☒ No

If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the Domestic Relations File or docket number:

13. LAND USE RESTRICTIONS OTHER THAN ZONING

- (A) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment Act (72 P.S. §5490.1 et seq.) (Clean and Green Program)? ☐ Yes ☒ No

Note: An Owner of Property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes in the use of Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale of Property enrolled in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax assessment for the Property and/or the land of which it is a part and from which it is being separated. Removal from enrollment in the Clean and Green program may result in the charge of roll-back taxes and interest. A roll-back tax is the difference in the amount of taxes paid under the program and the taxes that would have been paid in the absence of Clean and Green enrollment. The roll-back taxes are charged for each year that the Property was enrolled in the program, limited to the past 7 years.

- (B) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Open Space Act (16 P.S. §11941 et seq.) (an Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water supply, or open spaces uses)? ☐ Yes ☒ No

Note: This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open space land on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between the owner and county is binding upon any Buyer of the Property during the period of time that the covenant is in effect (5 or 10 years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedures are followed. When a breach of the covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back tax is the difference in the amount of taxes paid and the taxes that would have been paid in the absence of the covenant. The roll-back taxes are charged for each year that the Property was subject to the covenant, limited to the past 5 years.

- (C) Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green and Open Space, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property? ☐ Yes ☒ No

Explain any yes answers you give in this section:

14. SERVICE PROVIDER/CONTRACTOR INFORMATION

- (A) Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g., elevators, other equipment, pest control). Attach additional sheet if necessary: None

- (B) Provide the names, addresses and phone numbers of the service providers for any Alarm/Safety Contracts on the Property (e.g., security alarm system, sprinkler system, fire/smoke). Attach additional sheet if necessary:

Alert Security, 7062 Springhouse Rd, New Tripoli, PA 18066 [610-298-2324]

- (C) Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water softener, sewage, on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary:

PPL Electric, Hamilton St, Allentown, PA 18101

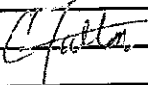
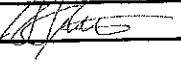
Buyer Initials:

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Owner Initials:

CF	AF
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343 The undersigned Owner represents that the information set forth in this document is accurate and complete to the best of Owner's
344 knowledge. Owner permits Broker to share information contained in this document with prospective buyers/tenants and other real
345 estate licensees. OWNER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN
346 THIS STATEMENT. Owner will notify Broker in writing of any information supplied on this form which is rendered inaccurate
347 by a change in the condition of the Property following completion of this form.

348 OWNER		DATE June 2, 2026
349 OWNER		DATE June 2, 2026
350 OWNER		DATE
351 BUYER		DATE
352 BUYER		DATE
353 BUYER		DATE



About Lower Macungie Township

On behalf of the Board of Commissioners, and the entire township staff, I am pleased to welcome you to the Lower Macungie Township (LMT) website. You will find a wealth of valuable information, easy navigation to access content and a multitude of opportunities to interact with your Township. We hope that your visit will be an interesting and enjoyable one.

Lower Macungie Township's conversion to a First Class Township in 2008 has allowed it to provide a high quality of life for its residents and visitors. The township is located in Lehigh County, immediately west of Allentown. It is approximately 55 miles northwest of Philadelphia and 90 miles west of New York City. The township currently encompasses 22.9 square miles and is home to over 31,000 people. It is characterized as a residential suburban community with immediate access to exceptional educational resources, 'open space', farmlands and the Little Lehigh, creating a most attractive living environment for all.

If there is anything I can help you with, please do not hesitate to contact me.

Sincerely,
Bruce Beitel
Township Manager

Administration

The Township Manager serves as the Chief Executive Officer of the township and is assisted by the Assistant Township Manager. The Assistant Township Manager also serves as Township Secretary.

Responsibilities

Township Administration is responsible for implementing policies adopted by the Township Board of Commissioners. Administration ensures implementation of local, state and federal laws and regulations.

As the township's chief executive officer, the Township Manager is responsible for the day-to-day management of all operations of township government. The Township Manager and Assistant Manager have the primary responsibility for coordinating and directing the activities of

all departments, translating Township Board's policy into action and providing timely public information.

The Township Manager and Assistant Manager are also responsible for preparing the annual budget and supervising all township staff. The township's organizational chart shows the structure of the local government.

Contact Us

Bruce Beitel

Township Manager

[Email Bruce Beitel](#)

Phone: 610-966-4343, ext. 106

Renea Flexer

Assistant Township Manager/Secretary/Right to Know Officer

[Email Renea Flexer](#)

Phone: 610-966-4343, ext. 113

Physical Address

3400 Brookside Road

Macungie, PA 18062

Phone: [610-966-4343](tel:610-966-4343)

Fax: 610-965-3654

Hours

Monday through Friday

8 am to 4:30 pm

Permit Department Hours

Monday through Friday

8 am to 4 pm

History of Lower Macungie Township

Before European settlement, the area that now includes Lower Macungie Township was inhabited by people who called themselves the Lenni Lenape. They hunted here, and are known to have had a few small seasonal villages and jasper workshops close to streams and springs. Jasper from their quarries outside present-day Macungie and Vera Cruz was traded far and wide across North America.

The name "Macungie" is derived from a Native American word meaning bear swamp, or place where bears feed. The early 18th century Pennsylvania German settlers took land that had been hunting grounds for the Lenni Lenape, adopting the Lenape name for the area. They found the

rich, fertile soil and amply watered land to their liking and so cleared the scrub and forests, planted crops, raised livestock, and continually expanded their holdings.

Most of what they produced fed their families and their hired and indentured servants, but some crops were grown for their cash value. Eventually they raised enough money to buy land warrants in Philadelphia from the proprietors, William Penn's heirs. They remained, caring for their farms, raising large families and eventually becoming prosperous. The massive bank barns and impressive stone farmhouses that can still be found throughout the township are their legacy to us.

King's Highways

Early King's Highways, in reality no more than trails suitable in good weather for wagons, were laid north-south and east-west through the area in the mid-18th century. These were used both by new settlers arriving and by wagon trains of farmers traveling to market in Philadelphia to sell their crops for cash. Route 100 and Hamilton Boulevard through Lower Macungie still follow basically the same routes as when they were laid out in 1735 and 1753.

Population

Macungie Township was formed in 1743, when Lehigh County was still part of Bucks County. It comprised the area of present Upper and Lower Macungie townships, including the boroughs of Macungie and Alburtis. The population then was 650 persons. Northampton County was created in 1752; Lehigh County was separated from it in 1812. The population of Macungie Township in 1810 was 2,420. On May 5, 1832, Lehigh County approved a petition to divide Macungie Township into two, making Upper and Lower Macungie the first new townships to be created in Lehigh County. Lower Macungie is 22.46 square miles in size.

The population in the 1840 census was 2,156. By 1890 it had reached a nineteenth-century peak of 3,657, then began a decline until 1960, when it rose to 3,859. It has increased dramatically in each decade since then, climbing to 8,814 in 1970, 12,958 in 1980, 16,000 in 1990, and 19,220 in 2000. In 2009 the population is estimated to be close to 30,000.

Lower Macungie Township Today

Today Lower Macungie is noted for its comfortable housing developments. It has become one of the most desirable parts of the Lehigh Valley for many families, who have chosen to live here because of the township's attractive landscape, acres of open space, and excellent schools.



The East Penn School District is located in the Lehigh Valley's metropolitan area which has a total population of a half million people. With proximity to New York City, Philadelphia, the Pocono Mountains and the New Jersey shore, East Penn is an ideal location that is experiencing residential and business growth.

Contact Information:

800 Pine Street
Emmaus, PA 18049
(610) 966-8300 (voice)
(610) 966-8339 (fax)

Mission Statement

We foster a community in which students become effective problem solvers, collaborators, critical thinkers and communicators.

Vision Statement

Our students will grow into confident, adaptable, compassionate individuals who will become lifelong learners and contributors to a global society.

Staff

The East Penn staff consists of approximately 565 professional and 505 support members, with 90% of the teachers holding a master's degree or beyond. In addition to attending many workshops and conferences each year, every professional employee participates in various workshops and training activities through the Employee Development Program to enhance their particular skills. Members of our professional staff are resource persons for state, national and international conferences, adjunct college professors and published writers and researchers.

Elementary

The elementary schools of the East Penn School District provide all students with the academic and problem solving skills essential for personal development, responsible citizenship, and life-long learning. A strong emphasis is placed on English Language Arts (ELA) and Mathematics as well as the development of independent thinking, collaboration, and problem solving skills across all curriculum areas. A variety of grouping strategies is employed for instructing students. Enrichment and academic support are available to meet the needs of individual students.

Kindergarten

The East Penn School District kindergarten program operates on a full-day schedule. The curriculum includes reading, mathematics, science, social studies, language development, art, music, physical fitness, library, technology integration and opportunities for social growth and the development of good work habits.

Entrance age for admission to kindergarten is 5 years old before September 1 of the current year. Kindergarten registration occurs in spring and all registration forms are on the district website. Proof of age and immunization are required. Vision, hearing, and speech/language screening are offered as part of the kindergarten registration process.

Grades 1-5

The Elementary curriculum includes language arts, mathematics, science, social studies, health/wellness/fitness, art, vocal and instrumental music, and library education. Use of computers and associated educational technology are integrated across the curriculum. PSSA standardized tests are administered to all students in grades 3-5 in both English Language Arts and Mathematics. Grade 4 students also take the Science PSSA test.

Special Education programming includes life skills support, autistic support, learning support, and emotional support classes in grades K-5. A gifted support program is offered in grades K-5.

Secondary

The instructional program at the Secondary Level focuses on the development of content area skills as well as critical thinking and problem solving.

The Middle School curriculum (Grades 6 – 8) includes language arts, mathematics, social studies, science, world languages, health, wellness/fitness, art, music, technology education, family and consumer science, computer applications, and vocal and instrumental music. Honors level courses are offered for some subjects.

The High School curriculum (Grades 9 – 12) includes required and elective offerings in computer science, computer and business applications, English, mathematics, world languages, social studies, science, health, wellness/fitness, art, music, technology education, family and consumer science, driver education, and vocal and instrumental music. Honors and advanced placement courses are offered in English, social studies, math, science, world languages and computer science. Emmaus High School also offers students the opportunity to participate in dual enrollment programs, allowing students to concurrently earn high school and college credits. Additionally, the East Penn School District is a participating member of Lehigh Career & Technical Institute. Students at the high school may elect to attend the technical institute and pursue a large variety of program offerings.

Individual and small group counseling is provided to help students develop a self-awareness of their talents and interests. Additionally, Guidance Counselors provide a full range of services to support students' personal, educational, and career goals.

Special Education programming includes an academically gifted program, as well as learning support classes, emotional support classes, and life skills support classes.

Assessment in the secondary program includes achievement and aptitude tests, semester and final exams, PSSAs, Keystone Exams, AP exams, ACTs and PSAT/SATs.

Extra-curricular activities include clubs, intramural and interscholastic sports, theater, and opportunities to participate in student government, National Honor Society, school newspaper, yearbook, service organizations, and choral and instrumental ensembles.