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REALTORS®

FOR SALE

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Incredible Re-Development Opportunity

IN THE BEAUTIFUL POCONO MOUNTAINS!

248 S Sterling Road • South Sterling, PA

**Offered at \$4,900,000
104+/- Acres**



**Potential Uses: Senior Housing Campus,
Drug Rehab Facility, Housing Development,
Resort Opportunities**

- Historic Background dating back to 1860
- 11 Buildings on Property (68 Rooms)
- 2 Hours from Philadelphia and New York City
- 20 Minutes to “Kalahari Resort”, the Largest Indoor Waterpark in the Northeast
- 15 Minutes to the Pocono Municipal Airport

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Prestige Group Is Proud To Present This Offering Of 248 S Sterling Road, South Sterling, PA 18460

This property is an incredible re-development opportunity!

The former “Sterling Inn” is situated on 104+/- beautifully wooded acres in the Pocono Mountain region of Pennsylvania, just two hours from Philadelphia and New York City.

Built in 1860, the property was functioning as a working inn until it’s closing in 2012.

The development opportunities for this property are varied.

The property is zoned “RU—Rural District ”. This zoning allows for many different uses.

Recreational development is promising as the site is just a three hour drive from 48 million people.

Being just 20 minutes from the largest indoor waterpark in the north east (Kalahari), the resort opportunities are ideal. “Kalahari” is currently has 977 guest rooms and 105,000sf convention center. They are currently undergoing a \$32 million expansion of their convention center and meeting rooms. Completion is expected in 2019.

Adjacent to “Kalahari”, there is a mixed use development making its way through the approval process. The proposed project is called Pocono Springs Entertainment Village, is set on 175 acres and is anticipated to cost \$350 million. This project has support from both local and state representatives. The first phase is expected to be completed by summer 2021. The project is planned to be a destination tourist location.

There a myriad of year round recreational activities within a 40 minute radius of the site:

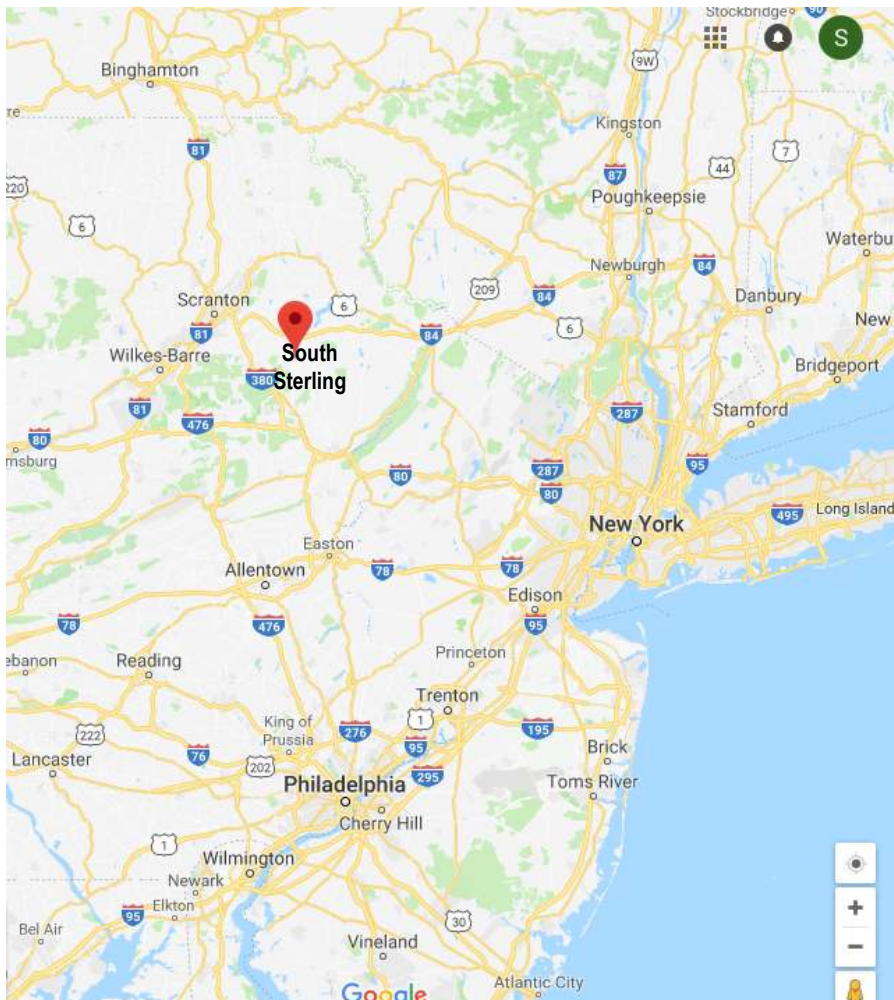
- ~ Major Pocono Mountain Ski Resorts
- ~ Lake Wallenpaupack (boating, yachting, swimming)
- ~ Golfing
- ~ Horseback Riding
- ~ Hiking
- ~ Antiquing
- ~ Museums
- ~ Pocono Raceway
- ~ Pocono Playhouse

Senior Housing, Assisted Living, Behavioral Health development opportunities are viable for this site.

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PROPERTY DETAILS:

- 104+/- Acres
- 11 Buildings
 - 6 Cottages
 - “Meadow Lake”
 - “Westbrook”
 - “Guest House”
 - Main Building :
 - Dining Room, Commercial Kitchen,
 - Lounge, Office, Indoor/Outdoor Pool
 - “Sterling Inn Lodge” - Bar, Lounge Area
- 68 Rooms
- Tennis Court
- Pond with Dock
- Nature Trail to Waterfall on Property



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This information is believed accurate though subject to errors, omissions and changes without notice

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<p>RU - RURAL DISTRICT - This District is intended to provide areas within the Township for development of various uses which are compatible with a rural environment but need to be carefully reviewed and perhaps conditioned to limit injurious impacts on the area.</p>		
<p>PRINCIPAL PERMITTED USES (Zoning Officer)</p>		
<ul style="list-style-type: none"> - Agritourism - Animal husbandry - Art studios - Cemeteries - Cluster development - Crop production 	<ul style="list-style-type: none"> - Day care centers - Dwellings, single-family detached - Dwellings, two-family - Forestry - Greenhouses, commercial - Group care facilities 	<ul style="list-style-type: none"> - Hunting/fishing clubs or camps - Mineral extraction, minor - Township buildings and uses - Wineries, farm
<p>CONDITIONAL USES (Planning Commission / Board of Supervisors)</p>		
<ul style="list-style-type: none"> - Additions and expansions of any conditional use - Abused person shelters - Agricultural products processing* - Airports* - Animal shelters - Assisted living facilities - Bed and breakfast inns - Bus stations - Camps/retreats - Clubs and lodges, private - Colleges - Commercial communication devices - Community centers - Conference centers - Composting facilities - Construction and commercial trades per §527* - Contracting and trades per §527* - Correctional facilities - Country clubs - Crematoriums - Cultural centers - Development sales offices - Explosives or fireworks plants or storage facilities* 	<ul style="list-style-type: none"> - Funeral parlors - Golf courses excluding miniature golf courses and golf driving ranges - Health facilities* - Heliports* - Helistops - Industrial wastewater treatment facilities - Institutional uses* - Intensive livestock operations - Industry* - Kennels - Light manufacturing* - Meeting, assembly, or banquet halls - Menageries* - Micro-breweries* - Mobile home parks - Mineral extraction, major - Mineral processing* - Natural gas processing plants* - Personal care homes - Pipeline compressor stations, metering stations or operation/maintenance facilities 	<ul style="list-style-type: none"> - Places of worship - Power plants - Race tracks - Recycling, small collection facilities - Recycling, large collection facilities* - Research and development* - Resource recovery facilities* - Restaurants - Restaurants, outdoor - Sawmills - Shooting preserves - Solar power generation, commercial - Stables, commercial* - Storage yards for forest products and minerals - Swimming pools, commercial - Tourist recreation and lodging facilities - Veterinary clinics - Veterinary clinics, outdoor facilities - Warehouses* - Water withdrawal facilities - Wind energy facilities, commercial* - Zoos*
<p>SPECIAL EXCEPTIONS (Planning Commission / Zoning Hearing Board)</p>		
<ul style="list-style-type: none"> - Additions and expansions of any special exception 	<ul style="list-style-type: none"> - Public buildings or uses 	<ul style="list-style-type: none"> - Semi-public buildings or uses
<p>* Permitted only on parcels of five (5) acres or more in size, and front side and rear setbacks shall be, at a minimum, set by the Township at twice the normal setback requirements of the District. If other Ordinance provisions require greater setbacks the greater shall apply.</p>		
<p>- Uses not listed on this RU Schedule shall not be permitted in the RU District. (See also §404.2)</p>		