



# Location – 1160 S. Krocks Rd Wescosville PA 18106

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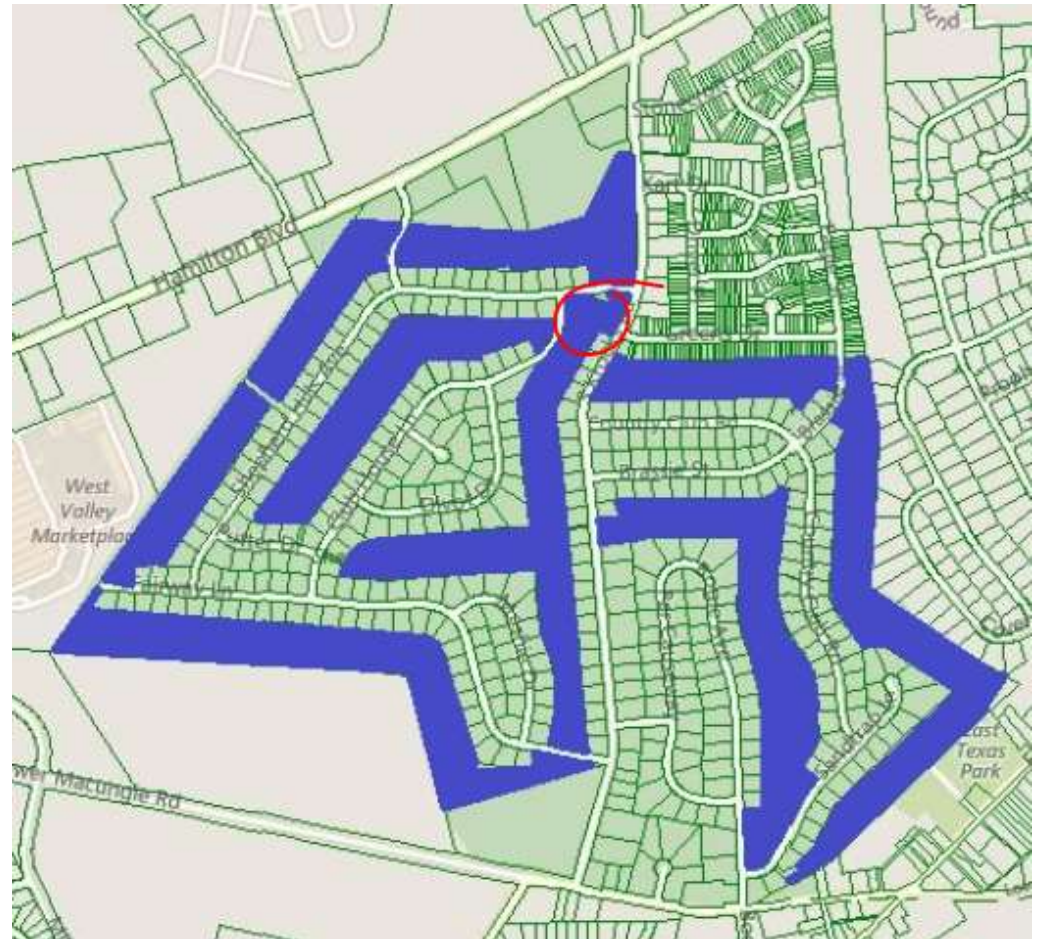
As now well established, the subject is located on the east and west sides of Krocks Road, south of Hamilton Boulevard and north of Lower Macungie Road in Lower Macungie Township. This places the property in the northern portion of the municipality, between Allentown and the Village of Trexlertown. Routes 22, 309, 476, I-78 and the Route 222 Bypass are also within 2½ miles of the property. These arteries are among the region's most prolific highways, enhancing overall economic development at their major interchanges and providing high volume east/west and north/south travel across the Lehigh Valley from western New Jersey, the Poconos and points south. As such, New York and Philadelphia metropolitan areas are only within a 2-hour drive of the subject's location; Washington, DC is within a 3-hour drive.

In the vicinity of the subject, Route 222 is the major east/west artery from Allentown to the suburban municipalities of southwest Lehigh County and beyond to the city of Reading in Berks County. It is generally a two-lane/two-way roadway that maintains high traffic volumes. And although the completion of the 222 Bypass was intended to alleviate congestion at peak times, this portion of Hamilton Boulevard has established itself as a recognized corridor local/community commercial activity and, as such, it remains a heavily traveled service artery.

In all, linkage characteristics are therefore considered to be very good with proximity to several major regional roadways, employment centers, and desirable suburban development.

## Property

- Property consists of 11 tax parcels that range in size from 1.73 acres to 19.3881 acres located on the east and west sides of Krocks Road, between Lower Macungie Road to the south and Hamilton Blvd to the north. Based on Lehigh County assessment date, total land area is 110.45975 acres.



# Lower Macungie, Lehigh County

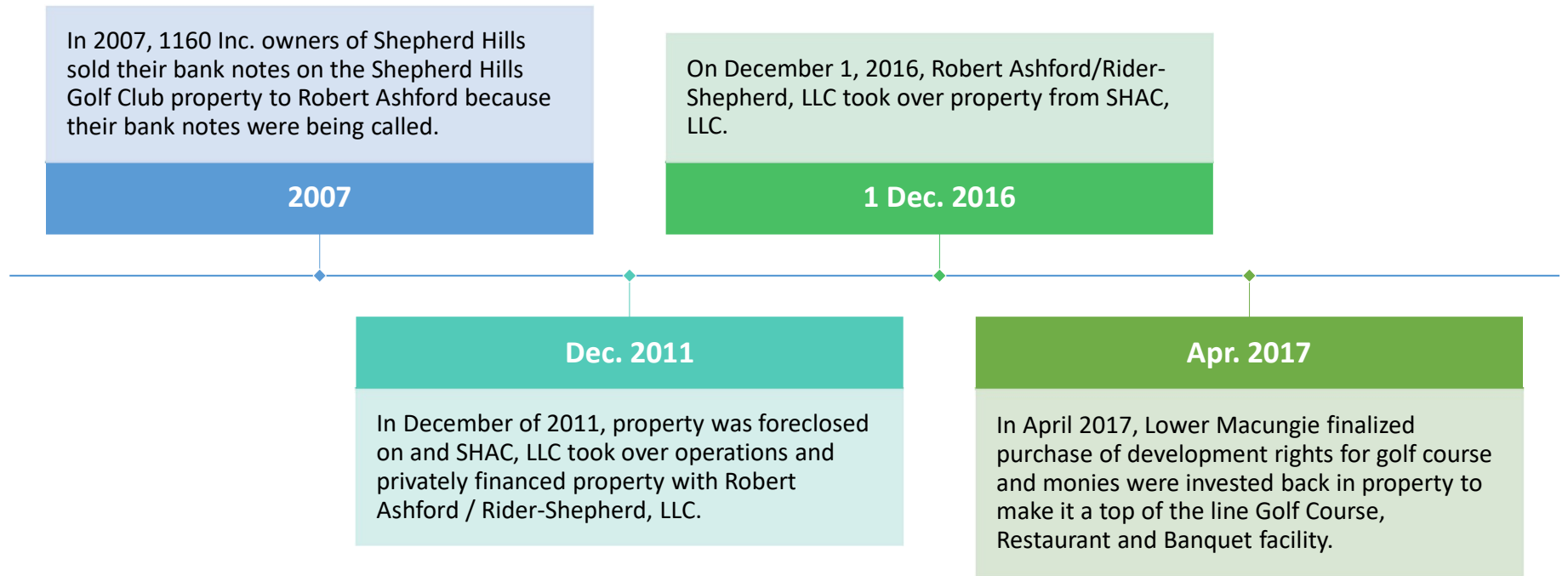
Lower Macungie Township is classified as a suburban municipality, although portions of it are distinctly semi-rural in character. One of the most active municipalities in Lehigh County, it is part of a broader, southwestern sub-region that includes the boroughs of Macungie, Alburtis and Emmaus and the townships of Upper Macungie and Upper Milford. The township benefits by its proximity to the city of Allentown and the other growing suburban areas south and west of the city. It is located approximately five miles west of downtown Allentown, and is primarily served by US Route 222 and PA Route 100. PA Route 100, a major north/south artery in the area, has a major interchange with I-78 in the Village of Fogelsville in neighboring Upper Macungie Township.



Since 2010, the population of Lower Macungie Township has increased from 30,633 to 31,356 reflecting 2.36% growth. The township encompasses 22.9 square miles resulting in an overall density of 1,370 persons per square mile in 2015. Median household income is exceptionally high at \$84,141, in fact, roughly \$30,000 higher than in Lehigh County, \$26,000 higher than the Lehigh Valley overall and \$31,000 higher than Pennsylvania and the United States. While average household size and median age is generally on par with the region, the township has a significantly higher percentage of college graduates by comparison.

# Area Demographic Comparison

Estimates	Lower Macungie Township	Lehigh County	Lehigh Valley	Pennsylvania	United States
Population 2010	30,633	349,497	647,232	12,702,379	308,745,538
Population 2015	31,356	357,679	661,375	12,840,278	318,536,439
Population 2020	31,998	365,157	675,591	12,992,578	330,622,575
Δ% 2010-2015	2.36%	2.34%	2.19%	1.09%	3.17%
Δ% 2015-2020	2.05%	2.09%	2.15%	1.19%	3.79%
Households 2010	11,494	133,983	247,548	5,018,904	116,716,292
Households 2015	11,696	136,493	252,436	5,101,362	120,746,349
Households 2020	11,890	138,908	257,467	5,170,785	125,477,562
Δ% 2010-2015	1.76%	1.87%	1.98%	1.64%	3.45%
Δ% 2015-2020	1.66%	1.77%	1.99%	1.36%	3.92%
Median HH Income 2015	\$84,141	\$54,466	\$58,125	\$53,104	\$53,217
Average HH Size	2.67	2.56	2.54	2.43	2.57
College Graduate %	35.6%	25.0%	24.5%	24.4%	25.6%
Median Age	42.4	40.3	41.1	41.0	37.9
Owner Occupied %	84.4%	61.4%	63.8%	60.6%	55.7%
Renter Occupied %	13.1%	32.5%	30.3%	29.3%	32.8%
Median Home Value 2015	\$303,495	\$218,538	\$222,622	\$188,261	\$200,006
Travel Time to Work (min)	25.4	24.2	25.7	25.9	25.5



# History

## Money Invested

- Township purchases development rights (Just Golf Course) at agreed \$640,000 in 2017. Golf course would have been tough to develop since it was lined already with homes.
- **100%** of Development Rights funds plus an additional \$650,000 + invested back into the property to upgrade golf course and facilities.
- This not only raised the assets values of the residents around the property but solidify a long and prosperous life for the property as a golf course, restaurant and banquet facility.
- Key part of property was subdivided off for future development possibility near Hamilton Blvd.



# Golf Course Improvements

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- Repaired and added paths. Before improvements, course had to close on days that the course was too wet. By repairing and adding new cart paths, golf course can operate in wet conditions making it more profitable.
- Updated grounds equipment to allow for cost effective and proper course maintenance.
- Many tee boxes leveled and repaired
- Updated every bunker on course
- Updated Golf Carts. Under new lease agreement
- Added all new Tee Signs at each hole
- Formalized proper yearly budget
- Golfnow is key partner in helping market golf course and producing rounds



# Old Pool House Converted to New Pro Shop

Building was just a dumping ground for junk and was non usable. Building was completely gutted



# New Pro Shop

- Old pro shop was in front of building not allowing the staff to see 1# tee box. Course had to employ additional starters to manage play.
- Old pool house that was storage shed was gutted and renovated into new Pro Shop allowing staff to manage golfers with less labor and allow for more space to sell, merchandise, food and beverages. Old Pro Shop was converted to Bridal Sweet for Weddings.





# Building Improvements - Exterior

# Main Building Improvement - Exterior



New roof, gutter and added sky lights on front roof



Upgrade exterior-T111 to all Stucco



Raised front of roof to add additional entrance and stairway to Tavern to allow customers better access.



All new windows and sky lights



Re-top main parking lot



Before and After



# Front Entrance



# Banquet Rooms

- Expanded banquet area to now allow for 200 guests
- Two separate banquet rooms that can be combined to accommodate one event
- Added all new audio and video system to accommodate any event
- All new flooring, sky lights, main entrance, all new bathrooms

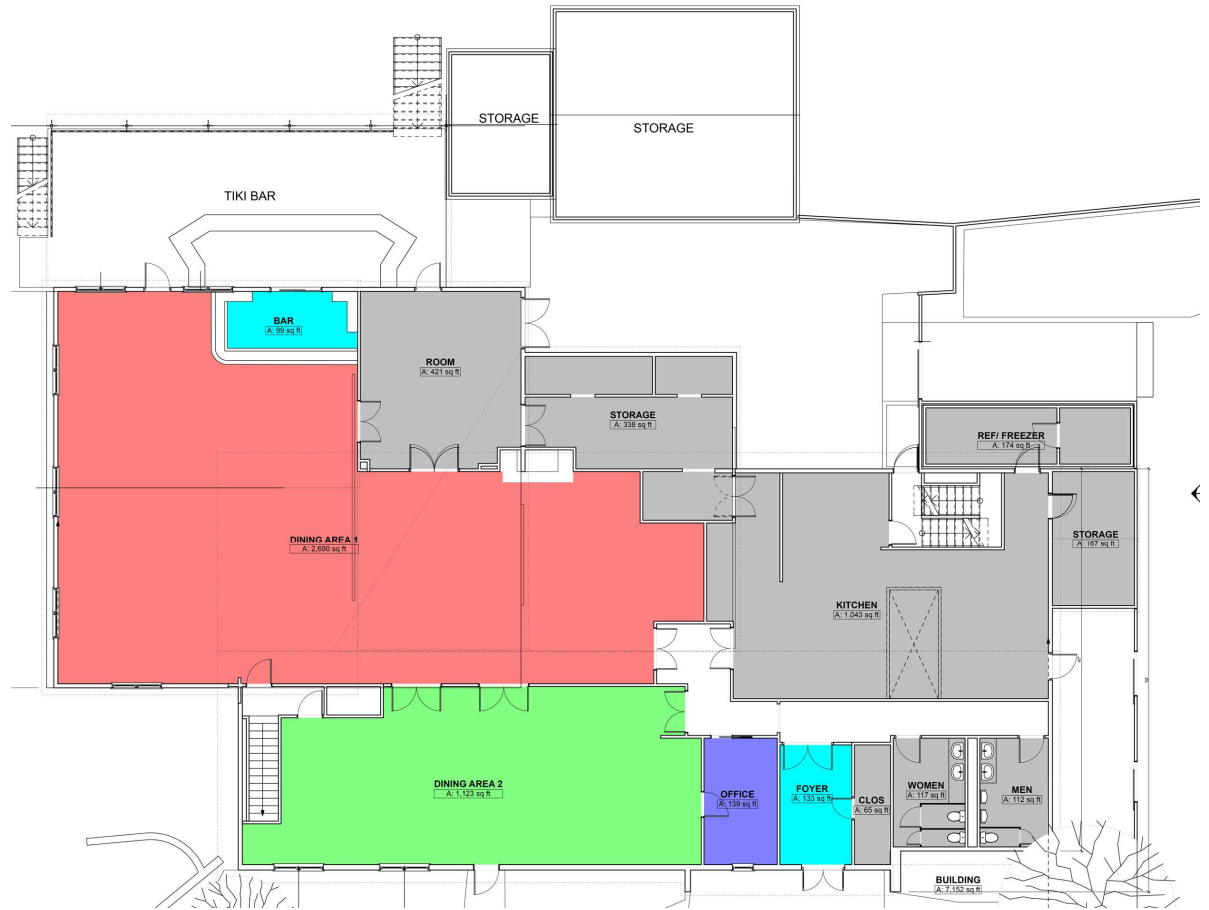


# Banquet Rooms

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# Old Main Floor Plan



# New Main Floor Plan

- Completely finished and expanded Tiki Hut with all new furniture.
- Completely finished and Expanded Hills Patio with new furniture
- All New Pro Shop
- Completely finished Banquet area.
  - Removed walls to allow for larger seating.
  - Multiple rooms for different events
  - Furniture
  - All new AV and Audio system.
- Completely finished Banquet Kitchen with all new equipment, updated hood and fire systems.
- Completely gutted refinished bathrooms
- All new main foyer with stairs now down to Foundation Tavern.



New  
Wedding Site



Wedding site was added to allow for full-service weddings.



# Tiki Hut

Expanded deck - All new Furniture – All walls resurfaced

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# Hills Patio

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# FOUNDATION

TAVERN

SHEPHERD HILLS GOLF CLUB

In the summer of 2017, old Krocks Pub was completely gutted and renovated into a full-service family restaurant and sports bar.

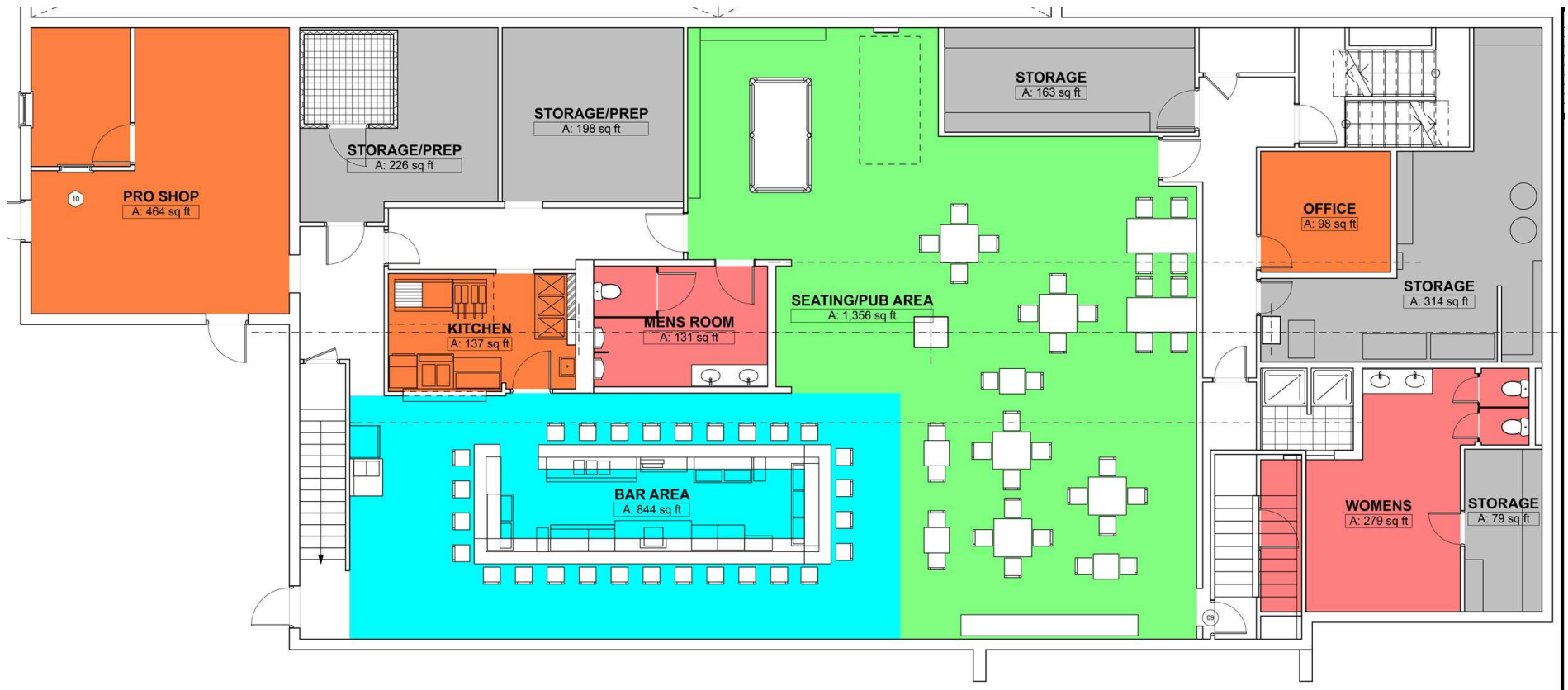
- Updated all New Kitchen and equipment
- All new bathrooms
- 18 TV's with Sports TV control system and audio
- 10 additional drafts added totaling 18.
- Party area
- New entrance from top of building added making easier access for customers



johnwinick

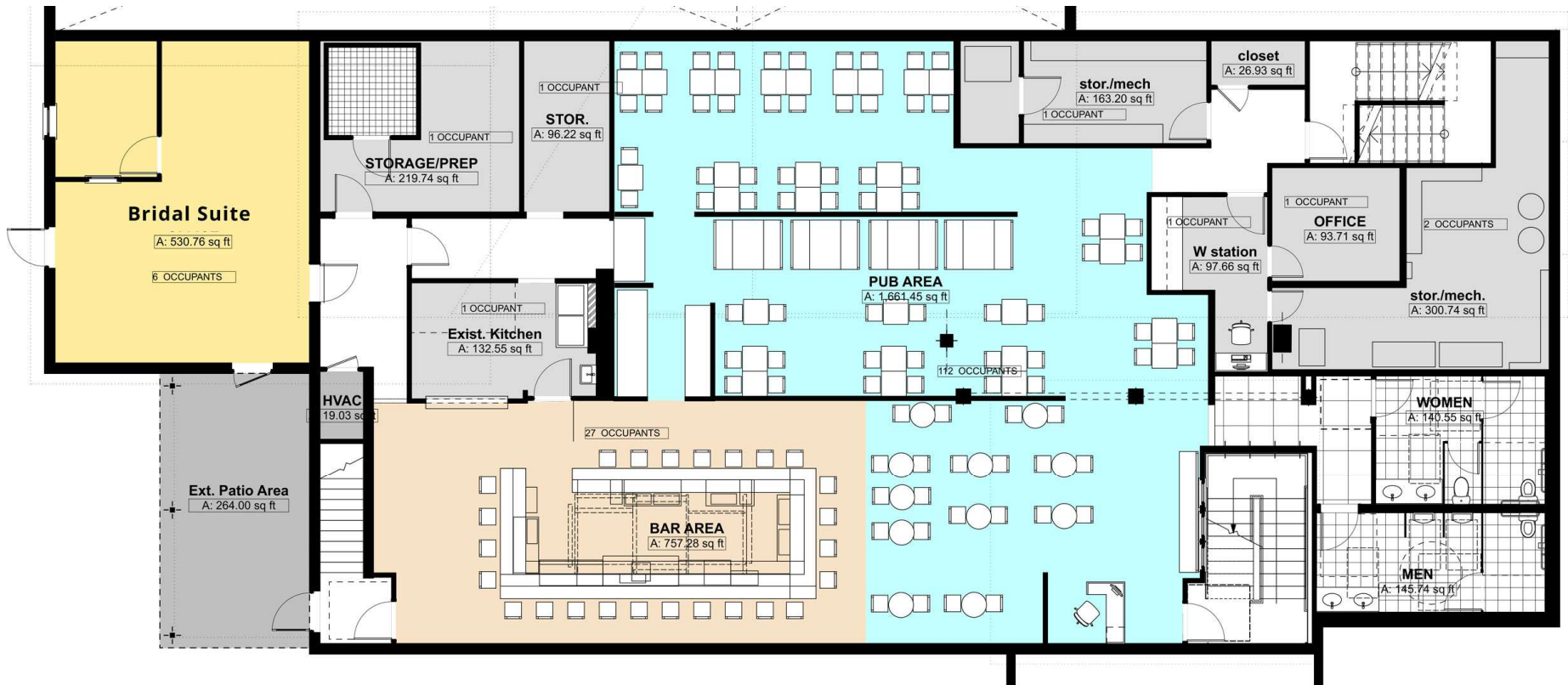


# Old Restaurant Floor Plan





# New Restaurant Floor Plan





## Pavilion –Outdoor Seating –

- The outdoor pavilion is 42' x 90'. It has open sides (except for the restroom area), concrete base, and ridged roof with rafters, ceiling fans and lighting. There is a grill area and the pavilion can seat approximately 200. Restrooms have painted drywall , vinyl flooring and finished ceilings.

# New in 2021 Snack Hut and Biergarten

