

Buying Agent Services

-Tim Tepes provides professional buyer representation throughout Pennsylvania's Lehigh Valley. With more than 36 years of real estate experience, Tim offers local market insight, property analysis, skilled negotiation, and clear support from the initial search through inspections and closing. Better Service. Better Results **Expect Better Nobody Knows Real Estate Better.**

Commercial property buying and sales

Tim Tepes provides experienced representation for commercial property purchases and sales throughout Pennsylvania's Lehigh Valley. With more than 36 years in real estate, Tim offers clear market analysis, property evaluation, contract guidance, and skilled negotiation for investors, business owners, and commercial property sellers. **Plus is knowledge to 1031 Exchanges and DST.** Better Service. Better Results.**Expect Better Nobody Knows Real Estate Better**

First time home buyer services

Tim Tepes provides clear, professional guidance for first-time home buyers throughout Pennsylvania's Lehigh Valley. With more than 36 years of real estate experience, Tim helps buyers understand financing, property values, inspections, contracts, negotiations, and closing requirements. His straightforward approach helps clients make informed decisions with confidence. Better Service. Better Results.**Expect Better Nobody Knows Real Estate Better**

Property Rental

Tim Tepes helps property owners and tenants with rentals throughout Pennsylvania's Lehigh Valley. He provides guidance on pricing, property presentation, showings, applications, lease coordination, and timelines, with clear communication at every step. Serving clients for more than 36 years.

New construction sales and Leasing

Tim Tepes helps buyers, builders, property owners, and tenants with new construction sales and leasing throughout Pennsylvania's Lehigh Valley. He provides guidance on pricing, contracts, timelines, inspections, and negotiations, with clear communication at every step. Serving clients for more than 36 years.

Tim Tepes comes from a third-generation building and construction family. His grandfather and father founded Tepes Construction Co., Inc. in 1950, giving Tim lifelong exposure to homebuilding, construction, land development, and real estate.

His education combines business leadership with technical construction knowledge. Tim earned a Bachelor's degree in Business Management from Bloomsburg University and an Associate degree in Architecture from Lincoln Technical Institute. He also completed advanced industry education through the Graduate Builders Institute and the Graduate of the Remolders Institute.

Having grown up in the construction business, Tim has developed hands-on knowledge that cannot be learned from textbooks alone. His understanding of building methods, property development, structural design, construction quality, and real estate has been shaped by decades of education, experience, and direct involvement in the family business.

Foreclosed property sales

Tim Tepes helps buyers, investors, and sellers with foreclosed property sales throughout Pennsylvania's Lehigh Valley. He provides guidance on property condition, pricing, required paperwork, contract terms, timelines, and negotiations, with clear communication at every step. Serving clients for more than 36 years.

Farm Sales

Tim Tepes helps buyers and sellers with farm sales throughout Pennsylvania's Lehigh Valley. He provides guidance on land value, property improvements, zoning considerations, inspections, contracts, timelines, and negotiations, with clear communication at every step. Serving clients for more than 36 years.

Land leasing & sales

Tim Tepes helps property owners, buyers, and investors with land leasing and sales throughout Pennsylvania's Lehigh Valley. He provides guidance on land value, zoning considerations, permitted uses, contract terms, timelines, and negotiations, with clear communication at every step. Serving clients for more than 36 years. Growing up as a third-generation builder and land developer, Tim gained firsthand experience in the construction and development industry from an early age. He was involved with numerous residential communities and development projects, including Cherryville Heights, Northampton Heights, Hillside Park, Coplay Parkway West, Coplay Villas, Chandler Estates, Oakdale Manor, and North Hills of Allen, among others. This lifelong exposure gave him a practical understanding of land development, new construction, site planning, building quality, and the many details required to take a project from raw land to a completed community.

Luxury Property Buying & sales

Tim Tepes helps buyers and sellers with luxury property purchases and sales throughout Pennsylvania's Lehigh Valley. He provides guidance on pricing, property positioning, market conditions, contracts, inspections, timelines, and negotiations, with clear communication and discretion at every step. Serving clients for more than 36 years.

New construction services

Tim Tepes helps buyers, builders, and property owners with new construction services throughout Pennsylvania's Lehigh Valley. He provides guidance on site selection, builder contracts, design choices, inspections, timelines, pricing, and negotiations, with clear communication at every step. Serving clients for more than 36 years. As a third-generation member of a family-owned residential construction and development company established in 1950, Tim Tepes has spent his life learning every aspect of the building and real estate industries. His experience extends beyond his family's business to representing other respected builders throughout the Lehigh Valley, marketing and selling newly constructed homes, building lots, and development projects.

Tim has also assisted with construction-loan inspections, bank assessments, and progress evaluations for new construction financing. By continually monitoring market conditions, construction trends, buyer demand, pricing, and competing developments, he provides builders, lenders, buyers, and sellers with informed, practical guidance. His combination of construction knowledge, real estate expertise, and firsthand development experience gives clients a valuable advantage in the new construction market.

Property management

Tim Tepes helps property owners with property management services throughout Pennsylvania's Lehigh Valley. He provides guidance on rental pricing, property marketing, tenant coordination, lease administration, maintenance planning, and ongoing communication. Serving clients for more than 36 years. In addition to owning commercial and residential properties throughout the Lehigh Valley, Tim has completed multiple 1031 exchanges and invested in Delaware Statutory Trusts across the country. His investment portfolio has included mobile home communities, self-storage facilities, retail strip centers, assisted-living properties, hotels, apartment communities, and other commercial assets. This hands-on investment experience gives him a strong understanding of property operations, income potential, financing, taxation, and long-term real estate investment strategies.

Real Estate Development

Tim Tepes assists buyers, sellers, investors, and property owners with real estate development opportunities throughout Pennsylvania's Lehigh Valley. He provides guidance on site selection, land value, zoning considerations, project planning, contracts, timelines, and negotiations. Serving clients for more than 36 years.

Real Estate Sales Management

Tim Tepes provides real estate sales management services throughout Pennsylvania's Lehigh Valley. He assists with pricing strategy, property presentation, marketing coordination, offer review, contract terms, timelines, and negotiations, with clear communication from preparation through closing. Serving clients for more than 36 years.

Relocation Assistance

Tim Tepes helps buyers and sellers relocating to or from Pennsylvania's Lehigh Valley. He provides local market guidance, property search support, pricing insight, showing coordination, contract assistance, and clear communication throughout the moving process. Serving clients for more than 36 years.

Seller's Agent Services

Tim Tepes represents home and property sellers throughout Pennsylvania's Lehigh Valley. He provides pricing analysis, property preparation guidance, professional marketing, showing coordination, offer review, contract support, and skilled negotiation from listing through closing. Serving clients for more than 36 years.

Short-Term Property Rentals

Tim Tepes assists property owners and tenants with short-term property rentals throughout Pennsylvania's Lehigh Valley. He provides guidance on rental pricing, property presentation, availability, applications, lease terms, scheduling, and communication throughout the rental process. Serving clients for more than 36 years.

Warehouse Property Sales

Tim Tepes helps buyers, sellers, investors, and business owners with warehouse property sales throughout Pennsylvania's Lehigh Valley. He provides guidance on property value, location, zoning considerations, building features, contracts, inspections, timelines, and negotiations. Serving clients for more than 36 years.

Real Estate Broker Services, Home Buying and Home Selling Assistance

Tim Tepes provides real estate broker services and professional assistance for home buyers and sellers throughout Pennsylvania's Lehigh Valley. He offers market analysis, pricing guidance, property searches, contract support, inspections, timelines, and skilled negotiation. Serving clients for more than 36 years.

Home Evaluation

Tim Tepes provides professional home evaluations throughout Pennsylvania's Lehigh Valley. He reviews recent comparable sales, property condition, location, updates, and current market activity to help homeowners understand potential value and make informed selling decisions. Serving clients for more than 36 years.

New Homes

Tim Tepes helps buyers with new home purchases throughout Pennsylvania's Lehigh Valley. He provides guidance on communities, builders, contracts, upgrades, construction timelines, inspections, pricing, and negotiations, with clear communication from the first consultation through closing. Serving clients for more than 36 years.

Search for Rent

Tim Tepes helps tenants search for rental properties throughout Pennsylvania's Lehigh Valley. He provides assistance with property searches, showing coordination, applications, lease terms, timelines, and communication, helping clients understand each step of the rental process. Serving clients for more than 36 years.

Selling a Home

Tim Tepes helps homeowners sell property throughout Pennsylvania's Lehigh Valley. He provides pricing analysis, preparation guidance, professional marketing, showing coordination, offer review, contract support, and skilled negotiation from listing through closing. Serving clients for more than 36 years.

Selling Real Estate

Tim Tepes represents residential, commercial, investment, and land sellers throughout Pennsylvania's Lehigh Valley. He provides market analysis, property positioning, marketing coordination, offer evaluation, contract guidance, timelines, and negotiation support. Serving clients for more than 36 years.

Building Lot Sales

Tim Tepes helps buyers and sellers with building lot sales throughout Pennsylvania's Lehigh Valley. He provides guidance on land value, zoning considerations, permitted uses, site conditions, contracts, timelines, and negotiations. Serving clients for more than 36 years.

Buying Agent Services

Tim Tepes represents home buyers throughout Pennsylvania's Lehigh Valley. He provides property search support, market analysis, showing coordination, offer preparation, inspection guidance, contract assistance, and skilled negotiation from the first consultation through closing. Serving clients for more than 36 years.

Commercial Property Buying & Sales

Tim Tepes helps investors, business owners, buyers, and sellers with commercial property transactions throughout Pennsylvania's Lehigh Valley. He provides guidance on property value, location, zoning, contracts, inspections, timelines, and negotiations. Serving clients for more than 36 years. **Tim's experience goes far beyond traditional real estate sales. He owns residential and commercial properties, has completed multiple 1031 exchanges, and holds DST investments across the country. This firsthand experience gives him a strong understanding of property income, cash flow, tax planning, cost segregation, and long-term retirement strategies.**

Whether your goal is to generate additional income, reduce your tax exposure, build retirement cash flow, purchase your next investment property, expand into a larger building, or upgrade your current facilities, Tim can help you evaluate the opportunities and develop a practical real estate strategy.

Farm Sales

Tim Tepes helps buyers and sellers with farm sales throughout Pennsylvania's Lehigh Valley. He provides guidance on land value, acreage, property improvements, zoning considerations, inspections, contracts, timelines, and negotiations, with clear communication at every step. Serving clients for more than 36 years.

First-Time Home Buyer Services

Tim Tepes helps first-time home buyers understand each stage of purchasing a home throughout Pennsylvania's Lehigh Valley. He provides guidance on financing, property values, showings, inspections, contracts, negotiations, and closing requirements. Serving clients for more than 36 years.

Foreclosed Property Sales

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Land Leasing & Sales

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New Construction Sales & Leasing

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Lehigh Valley Real Estate Broker, Northampton PA Realtor, Bethlehem PA Real Estate Services

Tim Tepes provides real estate services throughout Northampton, Bethlehem, and the Lehigh Valley. He assists buyers, sellers, and investors with property searches, pricing, marketing, contracts, inspections, and negotiations. Serving clients for more than 36 years.