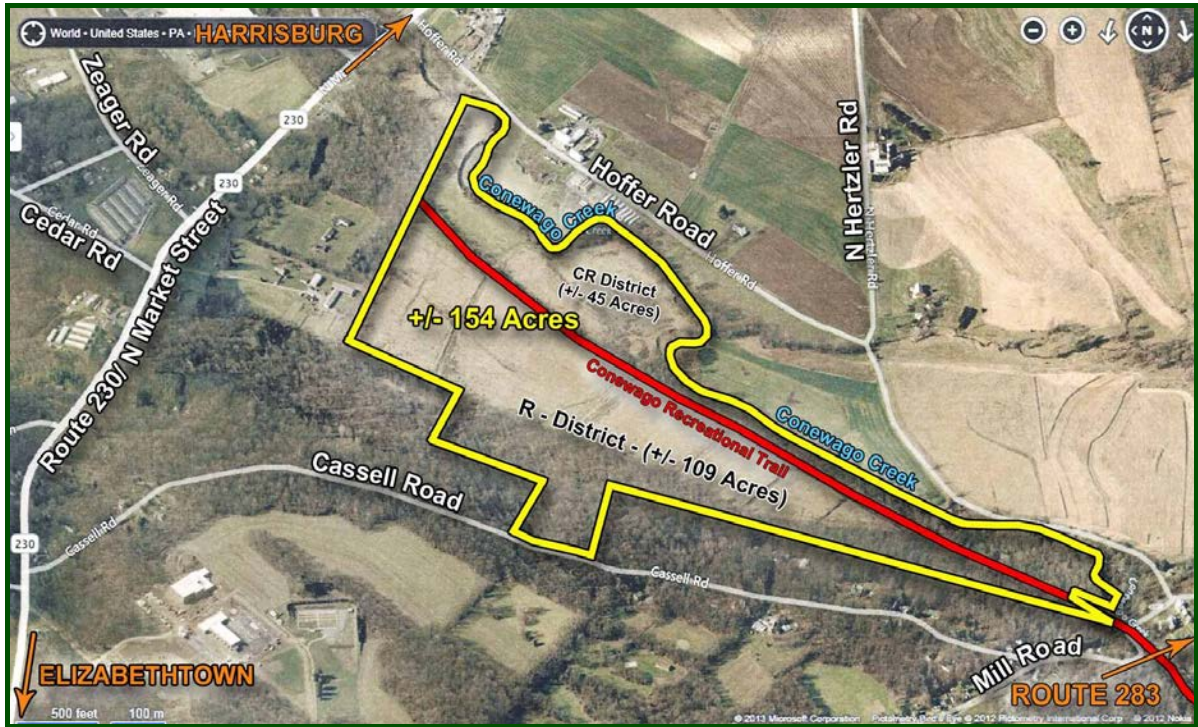


FOR SALE

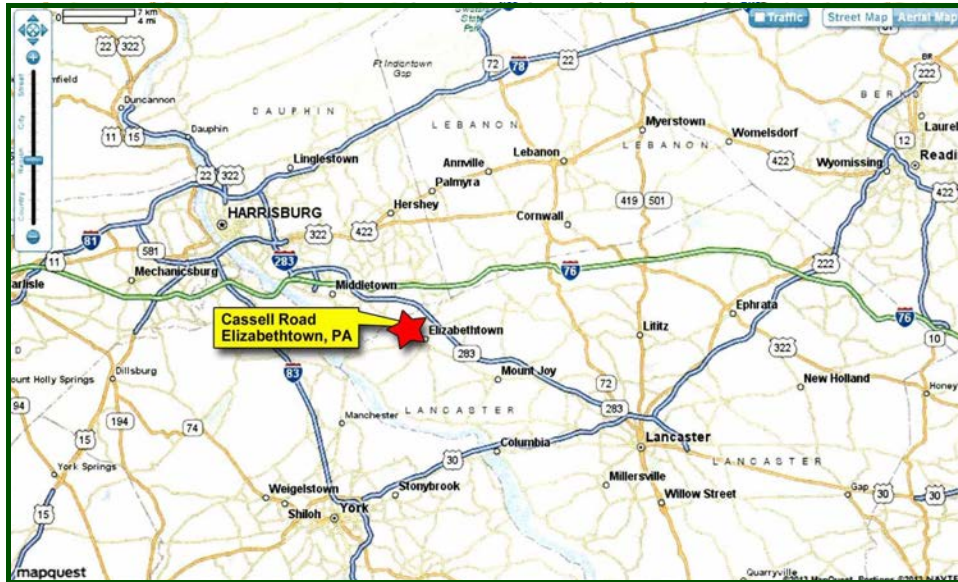
± 154 ACRE DEVELOPMENT SITE

LANCASTER COUNTY, PA



- LOCATION:** Cassell Road, Mount Joy Township, Lancaster County, Elizabethtown, PA 17022
- LAND SIZE:** ± 154 acres (Tillable 65, Woods 40, Pasture 35, Wasteland 14)
- ZONING:**
- R - Rural District (± 109 acres)** - permitted uses include: single-family detached dwellings, group homes, place of worship, public and private schools, veterinary facilities, stables, greenhouses, among others.
- CR - Conservation - Residential District (± 45 acres)** - permitted uses include: single-family detached dwellings, group homes, publicly owned recreational facilities, sporting equipment sales and rental shops, Agritourism Enterprises, greenhouses, places of worship, among others.
- WATER & SEWER:** Public water and sewer services nearby. Complete feasibility report available in marketing package.
- TRAFFIC COUNT:**
- | | |
|---------------------------------|---|
| Route 230/ North Market Street: | 5,641 vehicles per day (both directions) |
| Route 743/ Hershey Road | 13,369 vehicles per day (both directions) |
| Route 283 | 48,980 vehicles per day (both directions) |
- DEMOGRAPHICS:**
- | | <u>2016</u> | <u>3 Miles</u> | <u>5 Miles</u> | <u>10 Miles</u> | <u>15 Miles</u> | <u>20 Miles</u> |
|--------------------|-------------|----------------|----------------|-----------------|-----------------|-----------------|
| Population: | | 23,997 | 37,821 | 175,245 | 530,653 | 1,063,072 |
| Average HH Income: | | \$68,703 | \$75,487 | \$77,875 | \$75,355 | \$74,029 |
- SALE PRICE:** \$1,600,000 (\$10,400 per acre)

Regional Map



Local Map



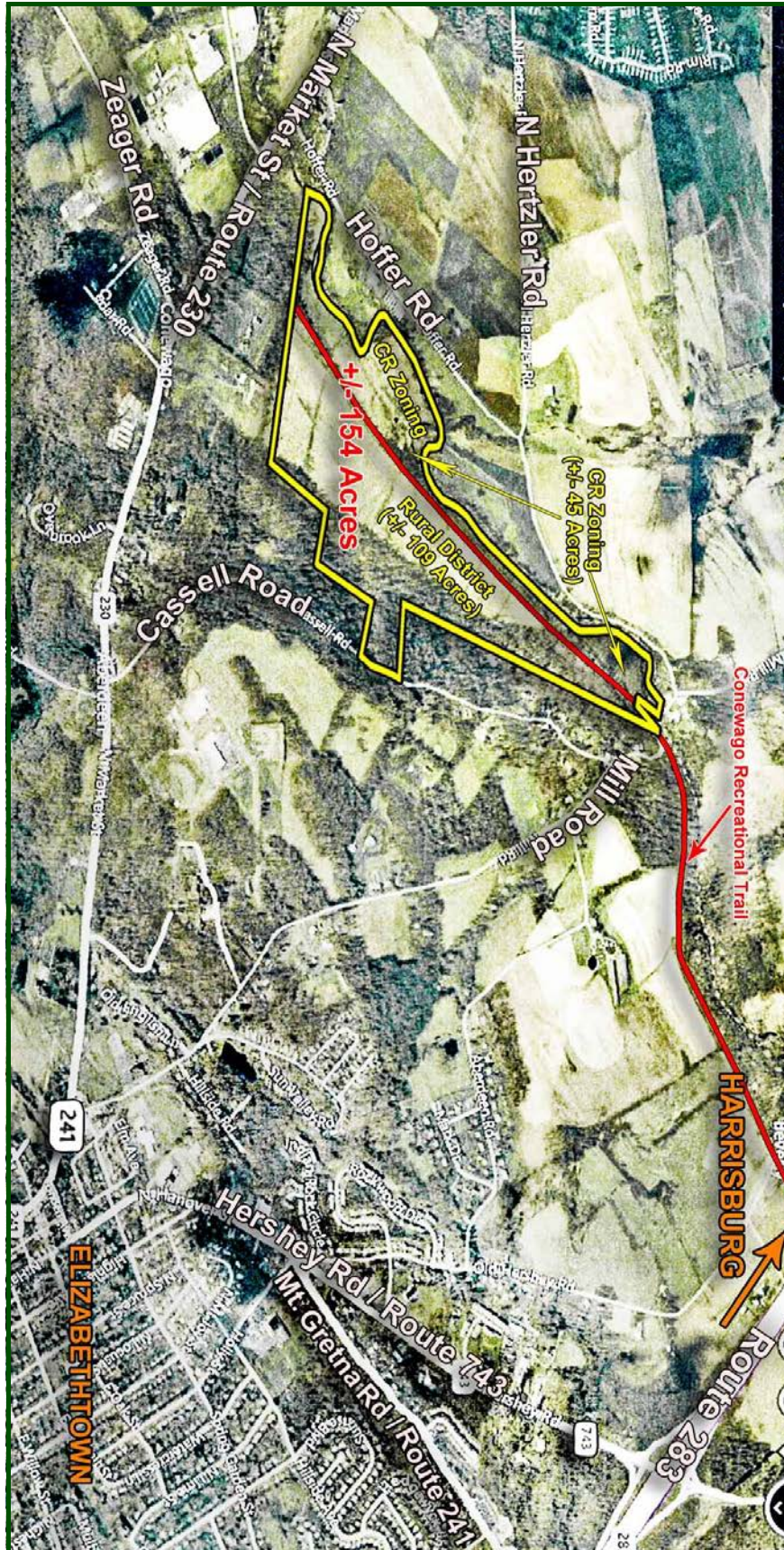
Dwight E. Wagner, CCIM



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Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice.

Aerial



Final Subdivision Plan

