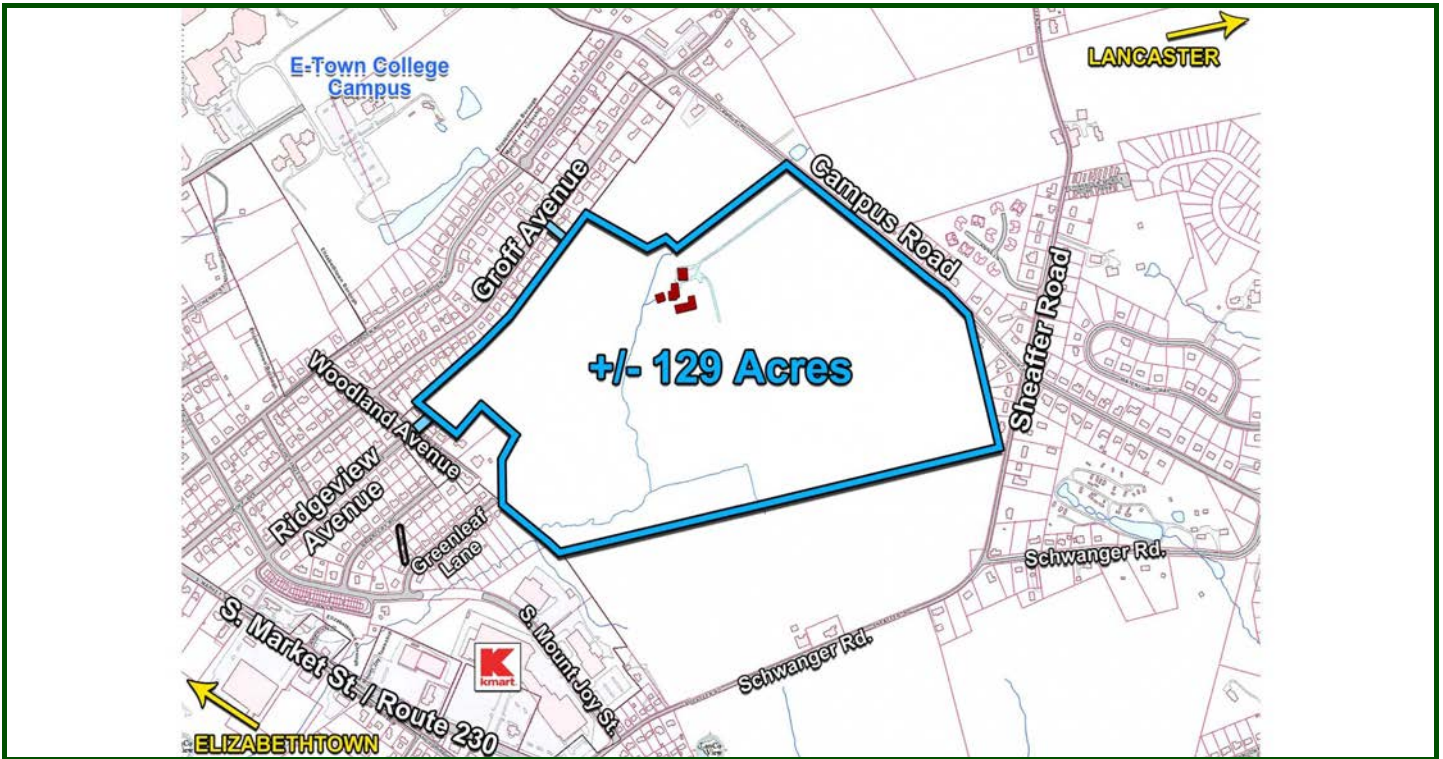


# ± 129 ACRES PRIME DEVELOPMENT LAND

## ELIZABETHTOWN, PA



**LOCATION:** 1376 Campus Road, Mount Joy Township, Lancaster County, Elizabethtown, PA 17552

**SITE SIZE:** ± 129 Acres

**ROAD FRONTAGE:**

- ± 1,500 feet along Campus Road
- ± 50 feet along Groff Avenue
- ± 50 feet along Woodland Avenue

**ZONING:** **R - Rural District.** Permitted uses include single-family detached dwellings. The entire property is within the **Urban Growth Boundary** of **Mount Joy Township**, and the township anticipates re-zoning for higher residential density development. See density projections in the marketing package.

**TAXES:** \$23,620

**PRICE:** \$ 4,125,000 (± \$32,000 / Acre)

**UTILITIES:**

- Water: **Elizabethtown Area Water Authority (EAWA)**  
12" line runs along Campus Road.  
8" line runs along Greenleaf Lane.
- Sewer: **Elizabethtown Regional Sewer Authority (ERSA)** (Mount Joy Township)  
8" Gravity line at the intersection of Campus Road and Sheaffer Road.  
Nearest pump house is on Mount Joy Street, operated by Elizabethtown Borough.
- Sewer: **Elizabethtown Borough** (Elizabethtown Borough)  
8" PVC pipe runs along Greenleaf Lane.
- Gas: **UGI Utilities**  
2" Plastic pipe (Medium Pressure) line along Ridgeview Avenue.  
4" Plastic pipe (Medium Pressure) at SE corner of Campus Road and Sheaffer Road.
- Electric: **PP&L** Single Phase along part of Campus Road.

**EDU FEES:**

Water: \$2,656                      Sewer: \$2,914                      **Total: \$5,570**

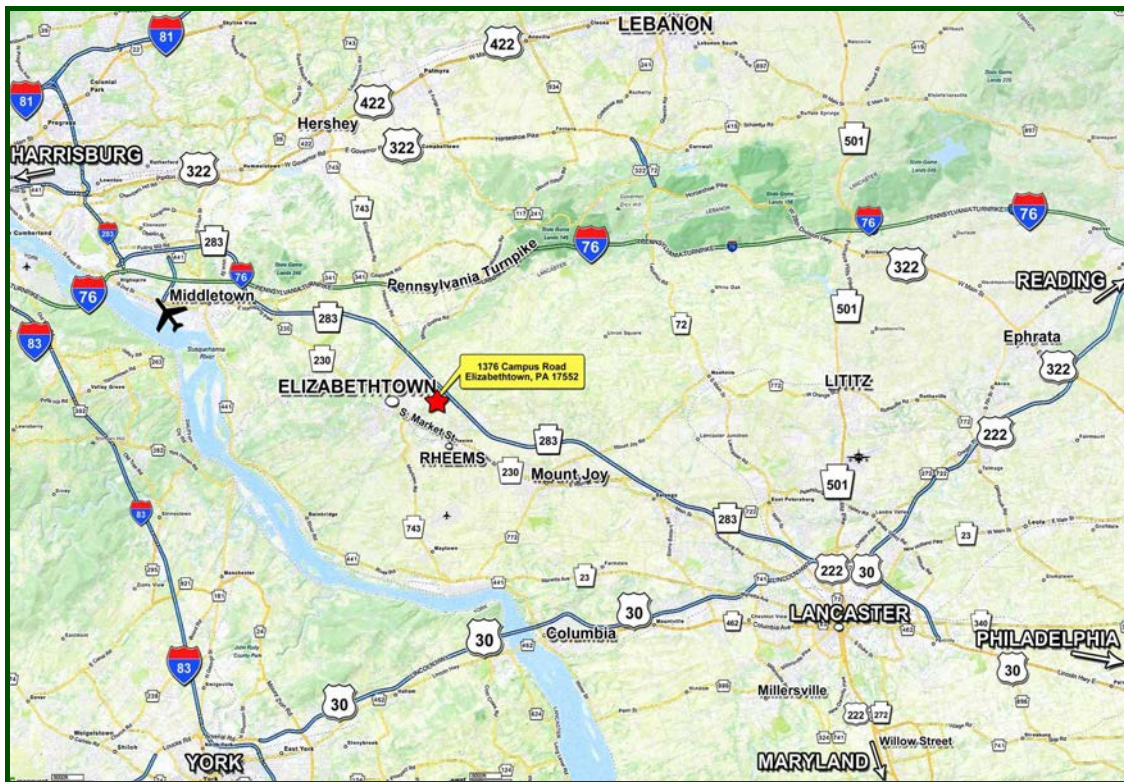
**TRAFFIC COUNT:**

Campus Road:                      3,103 vehicles per day (both directions)  
 Groff Avenue:                      2,082 vehicles per day (both directions)  
 S. Market St./ Route 230:      19,508 vehicles per day (both directions)  
 Route 283:                          51,648 vehicles per day (both directions)

**DEMOGRAPHICS:**

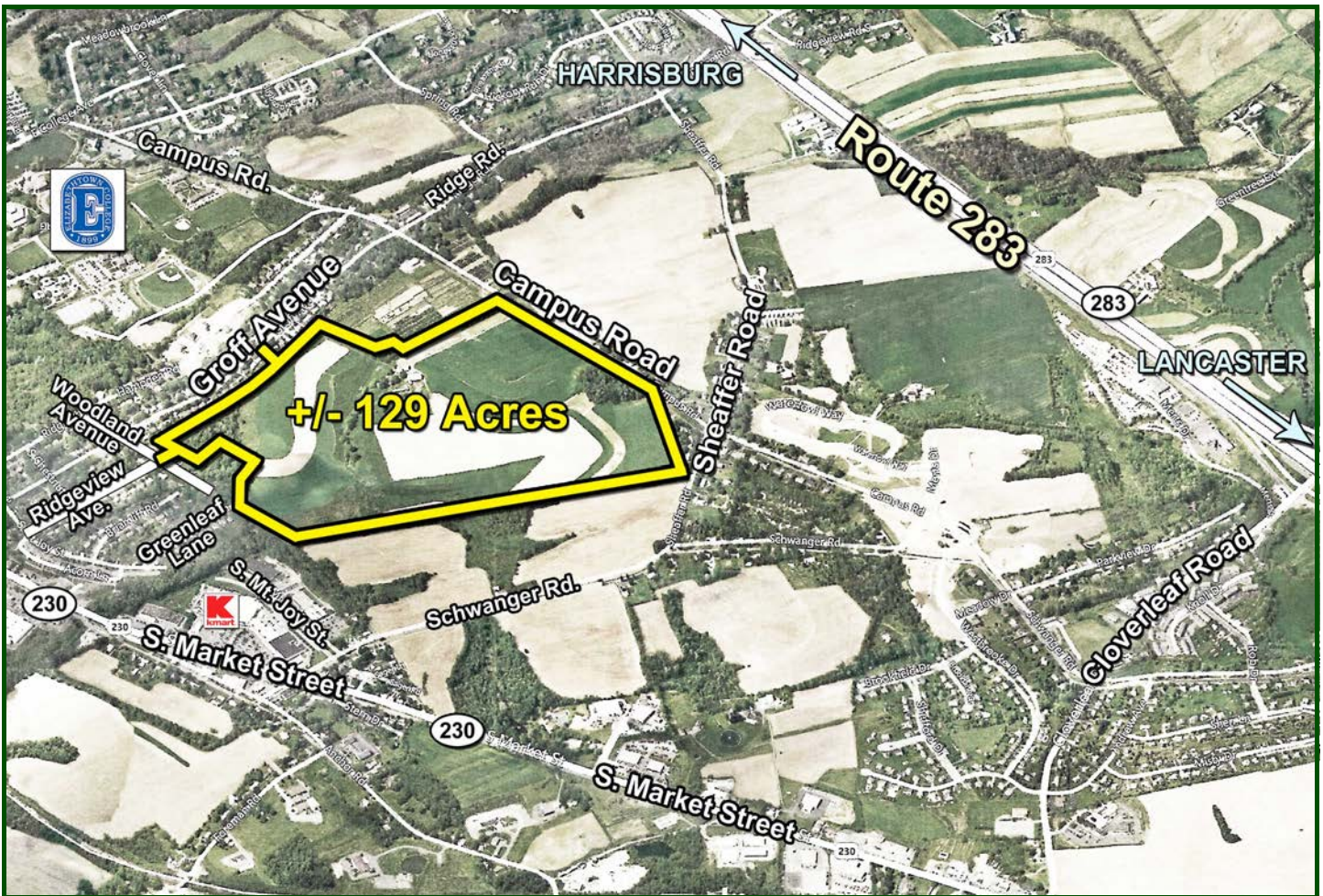
	<u>2017</u>	<u>3 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
Population:		26,481	45,305	163,488
Household Income (average)		\$70,930	\$72,984	\$76,477

**Regional Map**





## Aerial Map



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