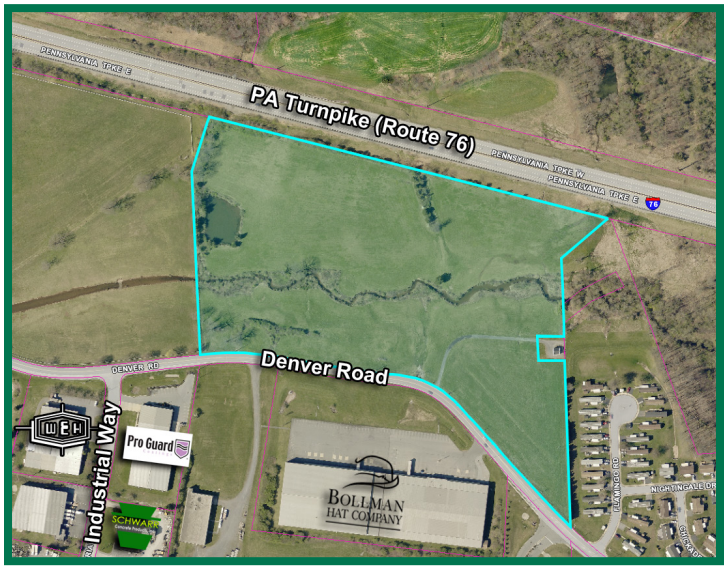
RESIDENTIAL LAND FOR SALE

19.5 ± Acres

DENVER ROAD, DENVER, PENNSYLVANIA 17517



LIST PRICE: $795,000

LOCATION: Denver Road, East Cocalico Township, Lancaster County, PA 17517

SITE SIZE: 19.5 ± Acres

ROAD FRONTAGE: 1,360' ±

TAXES: $4,836.10 (2018 - 2019)

ZONING: **High Density Residential (R-2)** - Permitted uses include: *duplexes, forestry, municipal services, public utility structures, multiple-family dwellings, parks and playgrounds, single-family detached dwellings, townhouses, and village overlay zone developments.*

WATER: East Cocalico Water Authority

SEWER: East Cocalico Sewer Authority

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population	2,896	18,126	45,066
Households	1,174	6,583	16,474
Median Income	$62,089	$66,104	$62,578

TRAFFIC COUNTS:

PA Turnpike (Route 76):	68,204
Denver Road:	11,569

REMARKS: 19.5 ± Acres of R-2 residential land within close proximity to the PA Turnpike (Route 76) and Routes 222/272. Easy access to Lancaster, Reading, and Philadelphia area. Permitted uses inlcude single family dwellings, duplexes, townhouses, and multi-family dwellings.

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