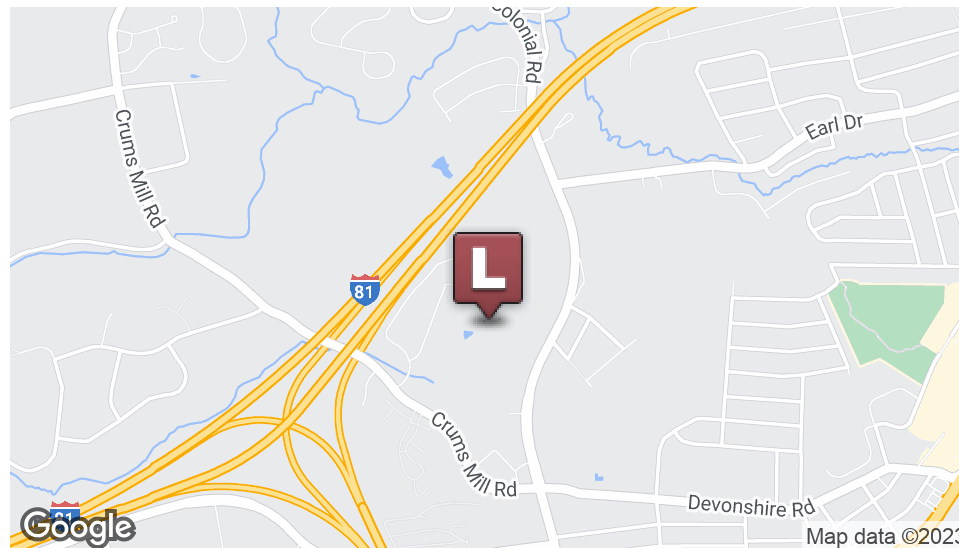




MULTIFAMILY DEVELOPMENT OPPORTUNITY

COLONIAL VILLAGE | 900 COLONIAL ROAD, HARRISBURG, PA 17112



OFFERING SUMMARY

Sale Price:	\$4,800,000
Lot Size:	Portion of 48.94 Acres
Proposed Apartments:	100 units
Price / Apartment:	\$18,000/unit
Proposed Cottages:	107 units
Price/Cottage:	\$28,000/unit
Zoning:	Institutional & Residential Retirement District Overlay

PROPERTY OVERVIEW

The property is currently in the process of receiving full land development approval for a 233 lot townhouse community. The current zoning permits this age restricted (55+) community under the "Residential Retirement District (RRD)" overlay. Endless amenities within 3 miles including shopping, medical, grocery stores and fitness centers!

PROPERTY HIGHLIGHTS

- Amazing multi-family residential development opportunity. Preliminary engineering provides for Phase One of Colonial Village which is comprised of 100 apartment units and 107 single story "cottage style" townhouse units.
- Future phases include the development of an assisted living or memory care facility and upwards if 21,000 SF of retail storefronts.
- Strong demographics and situated just off Harrisburg East Shore's main retail corridor. Central location offering easy access to the entire Capital Region.
- Unrestricted access to ever-expanding Colonial Road, with a secondary point of access proposed
- Utilities: Both public water and sewer are available. All necessary right-of-ways have been secured to access sewer.

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900-904 COLONIAL ROAD

HARRISBURG, PA 17112

PROPERTY DESCRIPTION

Land development opportunity in Lower Paxton Township. Amazing visibility and situated in the heart of Harrisburg's quickly growing Colonial Park area.

Institutional Zoning: The last remaining parcel in Lower Paxton Township zoned to permit retirement and/or memory care facilities. A portion of the site requires a rezoning.

Preliminary engineering in place for a 100-unit apartment complex in three buildings (Lot 5) and 107 single-story "Cottage-style" townhouse units (Lot 4)

All private roadways are proposed at 28' wide. Cross-easements to be created to cover access of all parcels. Golf carts to be permitted on private roads.

Proposed preliminary engineering plan in place based on actual wetland surveys.

Ample sewer capacity with Sewer Module approved with sewer easement in place with adjacent property owner. Sewer handbook completed.

Utilities: Electric, Gas, and Water are currently available to the site.

AVAILABLE FOR SALE

LOT 4: 1-STORY, 1-GARAGE COTTAGES, 107 UNITS (APPROX. 1,700 SF/UNIT), 19.84 AC

LOT 5: FOUR-STORY APARTMENTS, 100 UNITS (UNIT MIX/SIZE TBD), 18.89 AC

PROPOSED FUTURE DEVELOPMENT

Lot 1: Retail, 14,000 SF, 2.75 AC

Lot 2: Retail, 7,000 SF, 1.72 AC

Lot 3: Assisted Living/Memory Care, 129 Beds, 4.9 AC



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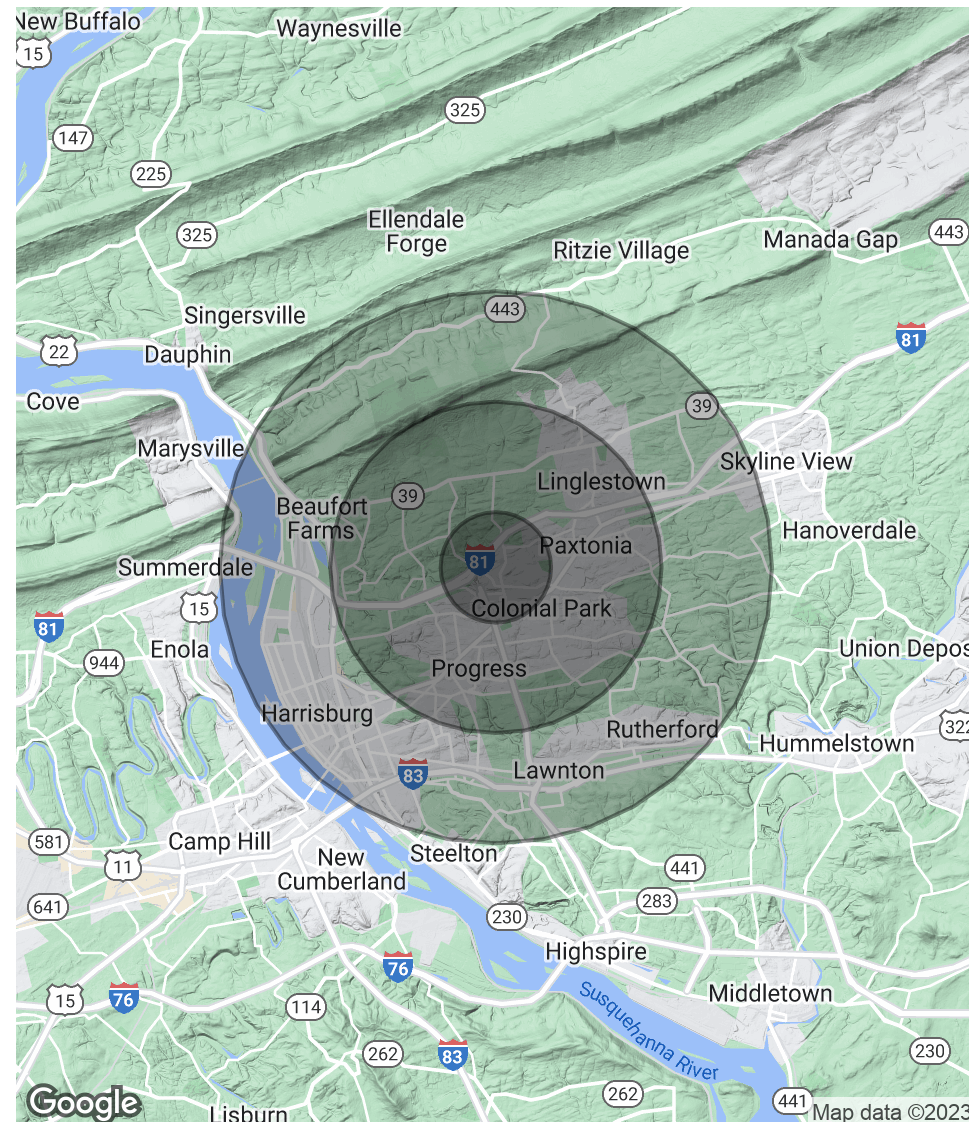
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,395	55,700	147,790
Average age	41.4	41.6	38.7
Average age (Male)	41.2	40.2	36.8
Average age (Female)	41.3	42.6	40.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,971	24,325	61,094
# of persons per HH	2.2	2.3	2.4
Average HH income	\$70,160	\$71,028	\$65,104
Average house value	\$190,809	\$188,565	\$176,930

* Demographic data derived from 2020 ACS - US Census



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900-904 COLONIAL ROAD

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SEVERAL DEVELOPMENT PROJECTS UNDERWAY IN CLOSE PROXIMITY INCLUDING:

BLUE RIDGE VILLAGE

Blue Ridge Village is a ±130 Acres premier mixed-use community on Linglestown Road with spectacular views of the Blue Mountain range. The highly anticipated community will have 79 acres of housing, 16 acres of retail, and an additional 11 acres for commercial or office use.

A 30+ acre township park is in future planning stages. Ground breaking on Blue Ridge Village began in early 2019. Blue Ridge Village will also bring 450 residential units to the area, including apartments, town-homes, and single family houses by top developers.

Located just 4 miles from Interstate 81, 8 miles from State Capitol Complex/Downtown Harrisburg, and 15 Miles from Harrisburg International Airport.

SUSQUEHANNA UNION GREEN

Susquehanna Union Green is a planned pedestrian-oriented town center and Traditional Neighborhood Development envisioned to create a community focal point for Susquehanna Township, with a mix of public greens, commercial/retail spaces, a neighborhood grocery, a hotel, and homes and apartments. The result is a master plan with over 19 acres of green space (one-third of the overall site); 26 commercial/retail buildings; a hotel with 110 rooms; a senior-living community; and 31 single-family homes. Groundbreaking is anticipated to take place in mid-2019. Located at the vital intersection of Linglestown Road and Progress Avenue in Susquehanna Township.

STRAY WINDS FARM

A community unlike any other on the East Shore of Harrisburg with an all-new array of home styles to choose from including townhomes, villas, single-family homes. Stray Winds Farm is located right off Linglestown Road and near I-81, in Lower Paxton Township and just minutes from downtown Harrisburg.

THE SHOPPES AT SUSQUEHANNA MARKETPLACE

The Shoppes at Susquehanna Marketplace is a high-quality shopping and dining destination with a variety of retailers, such as Athleta, Banana Republic, Williams Sonoma, Soft Surroundings, LOFT, White House Black Market, Starbucks, Romano's Macaroni Grill and Harvest Seasonal Grill & Wine Bar.

The Shoppes is only minutes away from Harrisburg making it just the right stop to include in your travel plans. The center is located along the intersection of I-81 and I-83 near Regal Cinemas' 14-screen movie theater, making it the most convenient destination for upscale shopping in central Pennsylvania.

FOREST HILLS COMMONS

Forest Hills Commons is a proposed 70,088 square-foot anchored retail shopping center centrally located in Harrisburg, Pennsylvania, situated along Linglestown Road (13,300 CPD) and Colonial Road. The project has signalized ingress/egress along Colonial Road, giving consumers convenient access to and from the project. The has inline spaces that can accommodate Tenants up to around 40,000 +/- square-feet as well as smaller pads that can accommodate small shop or free standing Tenants.

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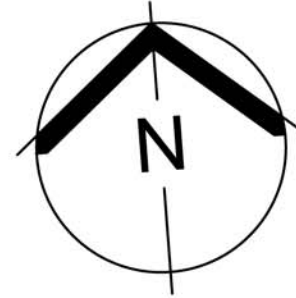
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CONCEPTUAL SITE PLAN
FOR
COLONIAL VILLAGE
FOR
VANGUARD REALTY GROUP, INC
LOWER PAXTON TOWNSHIP,
DAUPHIN COUNTY, PENNSYLVANIA



ZONING DATA

EXISTING ZONING: IN - INSTITUTIONAL & R-1 LOW DENSITY RESIDENTIAL DISTRICT
PROPOSED USE: RESIDENTIAL RETIREMENT DEVELOPMENT
TOTAL GROSS LOT AREA: 49± ACRES
TOTAL NET LOT AREA: 48.75± ACRES (49 ACRES LESS 0.25 ACRES DEDICATED RIGHT-OF-WAY)

RESIDENTIAL RETIREMENT DEVELOPMENT REQUIREMENTS
203-319.F.(1) - A MINIMUM OF 75% OF THE OVERALL TRACT SHALL BE USED FOR RESIDENTIAL, ASSISTED LIVING, PERSONAL CARE, COMMON OPEN SPACE, ETC.

48.75 ACRES X 0.75 = 36.56 ACRES
• PROPOSED: 43.56± ACRES/48.75 ACRES = 89.4%±

203-319.F.(8) - A MAXIMUM OF 40% OF ALL DWELLING UNITS MAY BE APARTMENT DWELLINGS
250 DWELLING UNITS X .40 = 100 APARTMENT UNITS MAXIMUM
• PROPOSED: 100 APARTMENT UNITS

203-319.F.(9) - THE MAXIMUM HEIGHT OF ANY STRUCTURE SHALL BE 40'. IF THE RRD IS WITHIN THE IN DISTRICT, THEN THE MAXIMUM BUILDING HEIGHT MAY BE INCREASED TO 60' (OR 70' FOR APARTMENTS), PROVIDED THAT THE MINIMUM YARD SETBACK TO THE LOT LINE SHALL BE INCREASED BY 2' FOR EACH FOOT THAT THE HEIGHT OF THE BUILDING EXCEEDS 40'

203-319.F.(10) - OFF-STREET PARKING REQUIREMENTS:
RESIDENTIAL (TOWNHOUSE & APTS.): 2 SPACES PER UNIT PLUS 1 SPACE PER 4 UNITS FOR GUESTS
ASSISTED LIVING: 1 VISITOR SPACE PER 4 BEDS PLUS 1 SPACE PER EMPLOYEE ON MAXIMUM SHIFT
COMMERCIAL: PER ZONING ORDINANCE DEPENDENT UPON USE

203-319.F.(12) - MAXIMUM IMPERVIOUS COVERAGE FOR OVERALL TRACT: 60%
203-319.F.(13) - COMMERCIAL & ASSISTED LIVING REQUIRED SETBACKS:

FRONT: 15'
SIDE: 10'
REAR: 25'
MINIMUM DISTANCE BETWEEN RESIDENTIAL STRUCTURES: 20'
MINIMUM DISTANCE BETWEEN NONRESIDENTIAL STRUCTURES: 40'

203-319.F.(16) - RESIDENTIAL REQUIRED SETBACKS:

FRONT: 20'
SIDE: 5'
REAR: 20'
MINIMUM DISTANCE BETWEEN RESIDENTIAL STRUCTURES: 10'

203-319.F.(20) - MAXIMUM OVERALL DENSITY = TOTAL LAND AREA OF DEVELOPMENT LESS 75% OF SLOPES GREATER THAN 25%, LESS 50% OF SLOPES 15%-25%, AND LESS 50% OF LAND AREA WITHIN 100-YEAR FLOODPLAIN X 0.6 DU/ACRE

48.75 ACRES - 0.45 ACRES - 2.02 ACRES - 0.42 ACRES = 45.86± ACRES X 6 DU/AC = 275 UNITS
• PROPOSED: 250 DWELLING UNITS (107 TOWNHOUSE UNITS, 100 APARTMENT UNITS, 43 ASSISTED LIVING/MEMORY CARE UNITS)

(NOTE: EACH 3 BEDS IN AN ASSISTED LIVING OR PERSONAL CARE CENTER SHALL BE COUNTED AS 1 DWELLING UNIT)

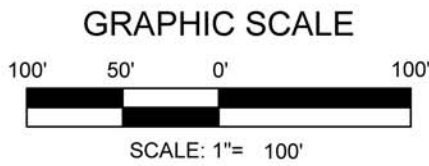
203-319.F.(22) - OPEN SPACE AND RECREATION LAND SHALL BE PROVIDED IN THE AMOUNT OF 0.0723 ACRES PER DWELLING UNIT. A MINIMUM OF 50% OF SUCH LAND SHALL BE SUITABLE FOR ACTIVE RECREATION

250 DWELLING UNITS X 0.0723 ACRES = 18.075 ACRES
• PROPOSED: 19.91± ACRES

203-319.F.(23) - VEHICULAR AND PEDESTRIAN CONNECTIVITY. THE RRD SHALL HAVE A FOCAL POINT, SUCH AS A COMMONS, PARK, OR COMMERCIAL AREA THAT IS INTERCONNECTED WITH THE RESIDENTIAL AREAS OF THE RRD VIA STREETS AND SIDEWALKS.

203-319.F.(24) - ARTERIAL STREETSCAPE BUFFER YARD: 35'

PRELIMINARY



Snyder • Secary & Associates, LLC
ENGINEERS • PLANNERS • DEVELOPMENT CONSULTANTS