

PROPERTY SUMMARY



PROPERTY DESCRIPTION

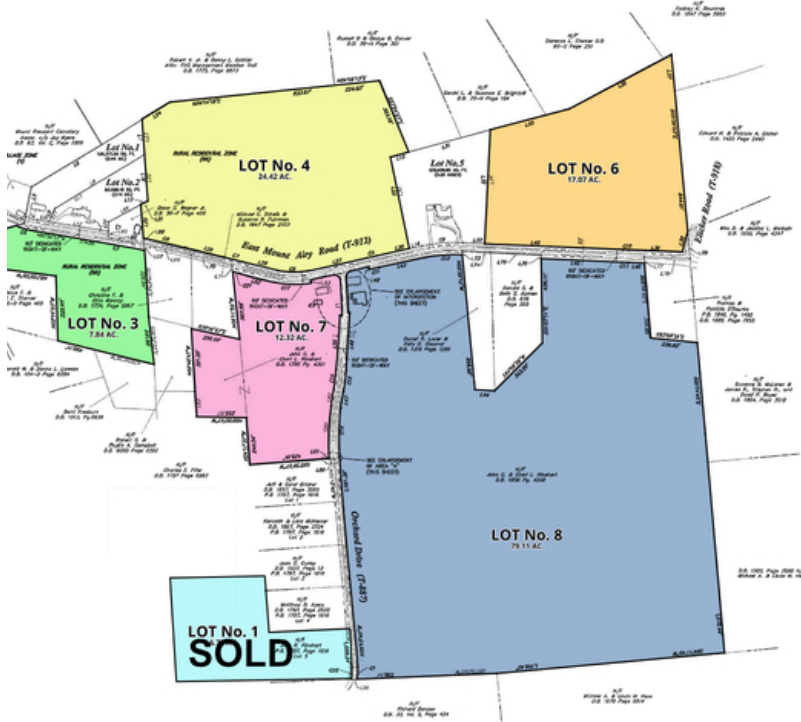
Rare large tract of land at a convenient central West Shore Harrisburg location. Current zoning provides for a wide variety of uses including agricultural, single family residential development, greenhouse & nurseries, bed & breakfasts, private clubs and many more. The ideal use would be residential development for estate lots which zoning allows for a minimum of 2 acre lots. The property is split into 5 parcels and can be sold individually with a minimum site of 7.84 Acres. It was enrolled in Clean and Green in 2020 and the buyer will be responsible for the roll back taxes.

CONVENIENT LOCATION - Minutes to the base of Ski Roundtop, 3 miles to the Rt. 15/114 Interchange, 7 miles to the Rt. 15/Rossmoyne Interchange, 8 miles to the Capital City Mall and 8 to 9 miles to the Fairview Exit of I-83.

OFFERING SUMMARY

Lease Rate:	N/A
Available SF:	
Lot Size:	7.84 to 141.39 Acres
Zoning:	Rural Residential
Utilities:	Private Utilities
Municipality:	Monaghan Township
County:	York County

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Beautiful country setting for a residential development with easy access to the entire Capital Region. Former orchard farmland with rolling hills and picturesque views.

PRICING DESCRIPTION

Tax Parcels:

Bulk Sale Price - 141.69 Acres - \$3,704,000 (\$25,000 Per Acre)

Lot 3 - 38-000-PD-0158-JO - 7.84 Acres - \$274,400 (\$35,000 Per Acre)

Lot 7 - 38-000-PD-0158-00 - 12.32 Acres - \$369,600 (\$30,000 Per Acre)

Lot 6 - 38-000-PD-0158-M0 - 17.07 Acres - \$512,100 (\$30,000 Per Acre)

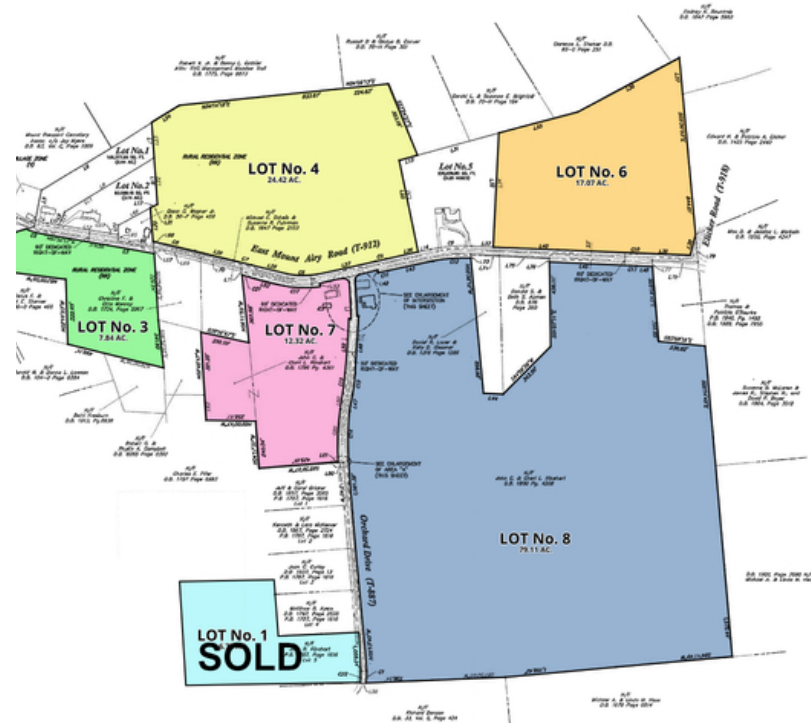
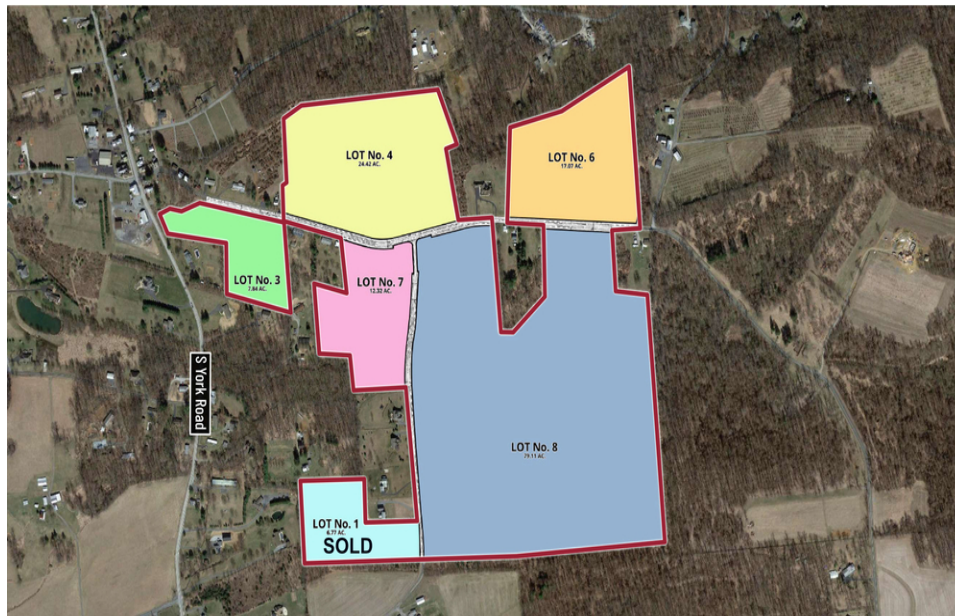
Lot 4 - 38-000-PD-0158-K0 - 24.42 Acres - \$732,600 (\$30,000 Per Acre)

Lot 8 - 38-000-PD-0158-N0 - 79.11 Acres - \$1,977,750 (\$25,000 Per Acre)

RETAIL AERIAL



ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	622	30,092	200,027
Average Age	40.2	39.9	41.1
Average Age (Male)	38.6	39.5	39.3
Average Age (Female)	42.7	40.4	42.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	231	10,601	82,174
# of Persons per HH	2.7	2.8	2.4
Average HH Income	\$90,388	\$84,758	\$75,101
Average House Value	\$270,659	\$242,343	\$211,290

* Demographic data derived from 2020 ACS - US Census

