

EXECUTIVE SUMMARY



PROPERTY SUMMARY

Sale Price (Phase 2): \$1,100,000
Sale Price (Phase 1): \$45,000 (per improved lot)

Municipality: Lower Paxton Township

County: Dauphin

Tax ID: 35-043-159

Lot Size: 11.06 Acres

Zoning: Residential

Sub Market: Colonial Park

Cross Streets: Devonshire/Rt. 22



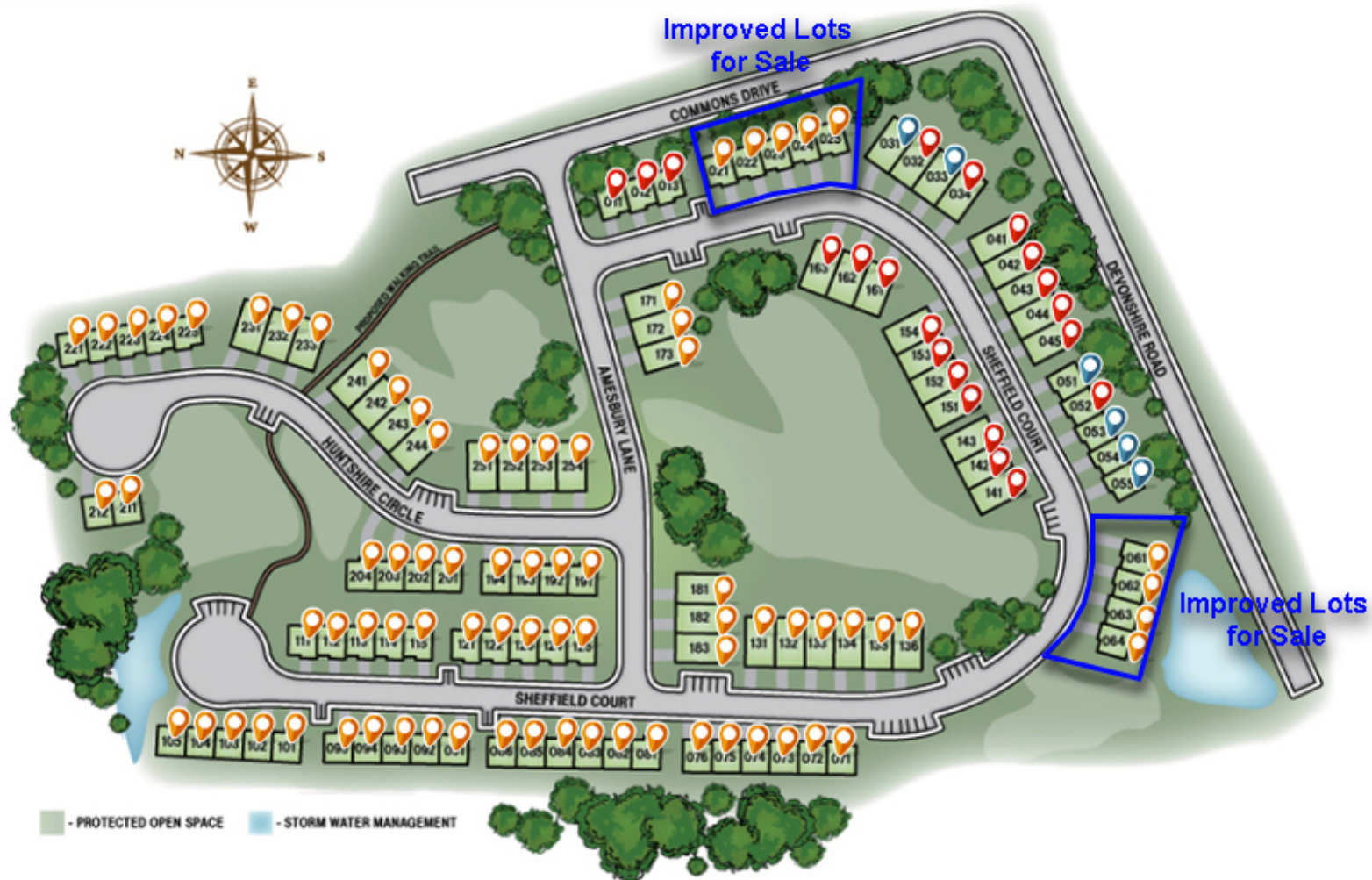
PROPERTY HIGHLIGHTS

- Phase - Preliminary approvals in place for a unit 70 townhouse development.
- Phase 2 - All utilities available and extended to the site.
- Phase 1 - Nine (9) improved lots remaining in Phase 1 for sale at \$45,000 per improved lot.
- Desirable central Colonial Park location within walking distance to the Lower Paxton Township Friendship Center.
- An active 55+ neighborhood.
- Every amenity needed is within a few minutes drive.



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PHASE I IMPROVED LOTS FOR SALE



MAP KEY

- AVAILABLE
- HELD
- SOLD
- MODEL HOME
- QUICK DELIVERY
- FUTURE PHASE
- NOT AVAILABLE

PHASE 2 PLAN



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LOCATION MAP

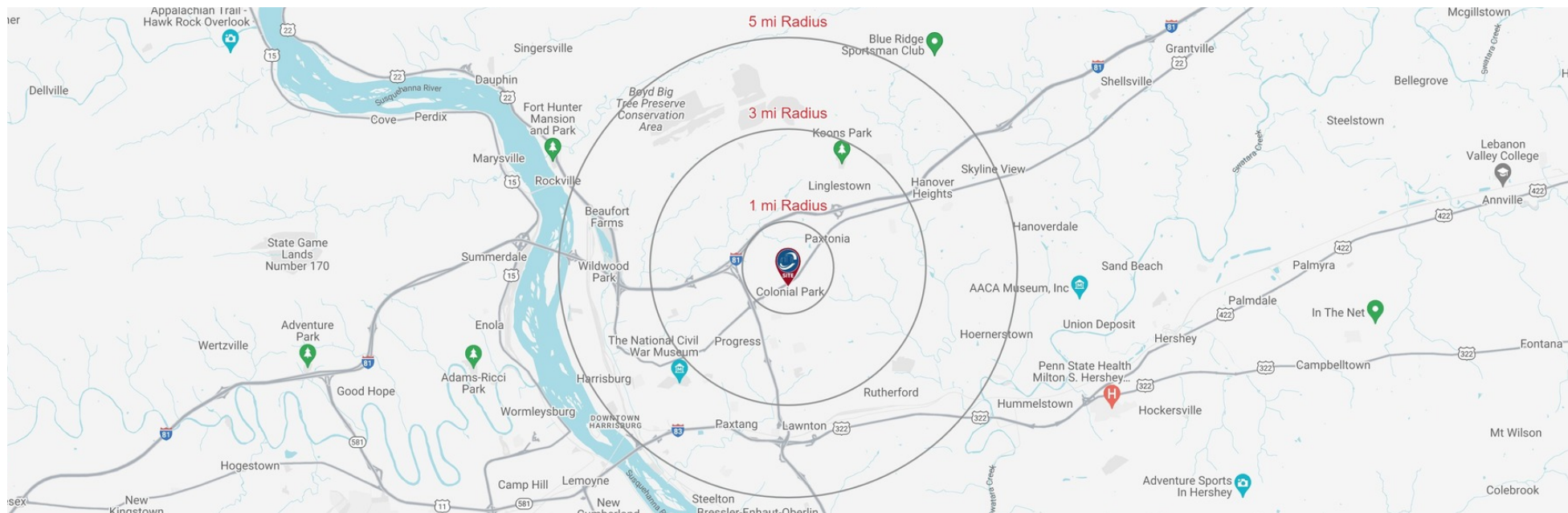


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DEMOGRAPHICS MAP



Total Population	7,513	54,504	132,724
Population Density	2,391	1,928	1,690
Median Age	40.4	41.3	39.9
Median Age (Male)	38.9	40.1	38.4
Median Age (Female)	41.2	42.2	41.2
Total Households	3,448	23,626	55,038
# of Persons Per HH	2.2	2.3	2.4
Average HH Income	\$65,485	\$71,704	\$70,399
Average House Value	\$169,482	\$188,915	\$187,883

* Demographic data derived from 2020 ACS - US Census



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