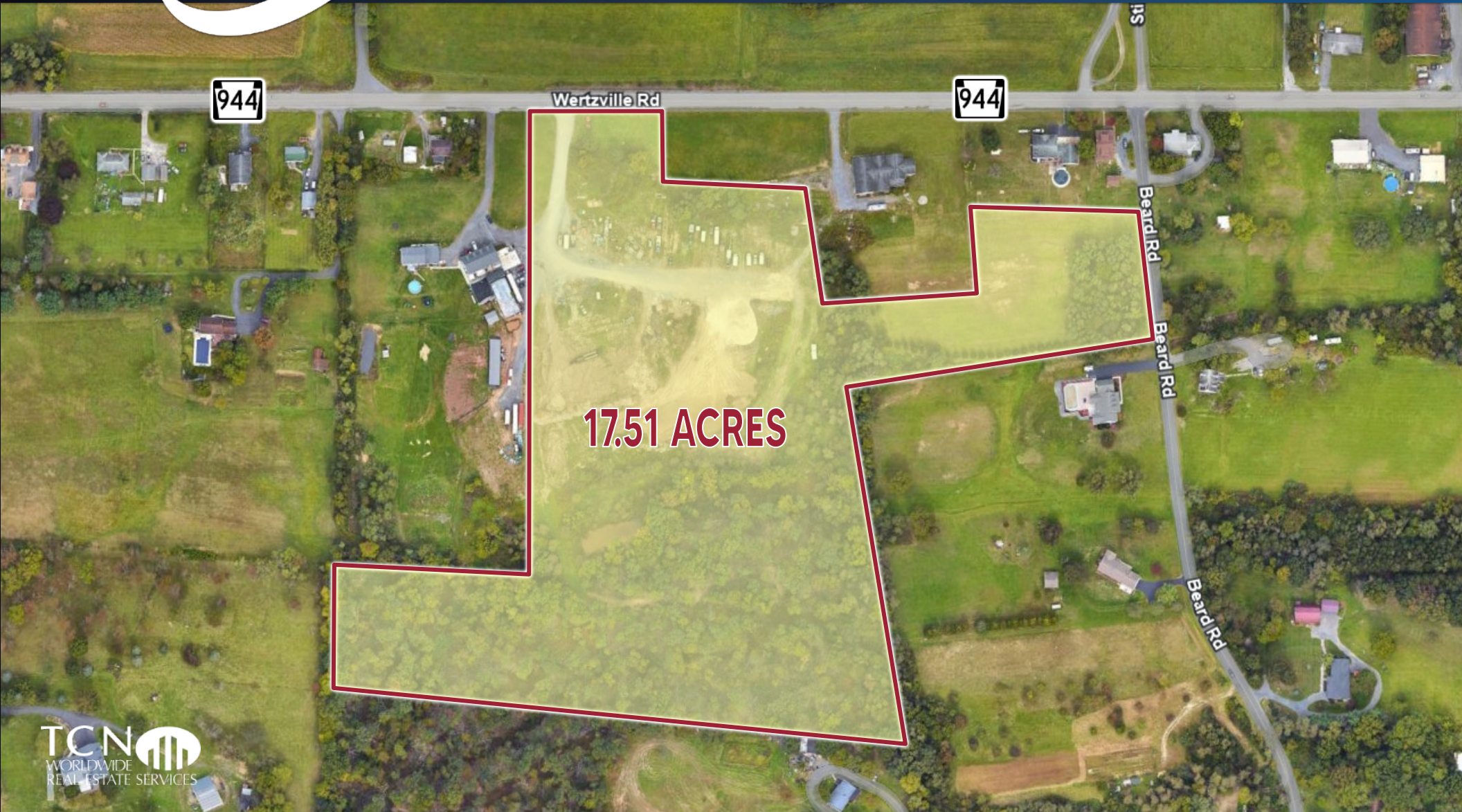




6873 WERTZVILLE ROAD
ENOLA, PA 17025

DEVELOPMENT SITE





OFFERING SUMMARY

Sale Price:	\$1,290,000
Lot Size:	+/- 17.51 Acres
APN:	38-05-0437-034
Taxes (2023):	\$4,296
County:	Cumberland
Municipality:	Silver Springs Twp
Zoning	Rural Residential (R)
Access:	Wertzville Rd (PA-944) & Beard Rd

PROPERTY HIGHLIGHTS

- Large +/- 17.51 acre development site on Wertzville Road (PA-944) in Silver Springs Township
- The highly visible site has frontage and access to both Wertzville Road & Beard Road
- Current zoning allows for a variety of uses including Elder Cottage Housing Opportunity (ECHO) agricultural, single family residential development, riding stables, bed & breakfasts, private clubs and more
- The location is in close proximity to Penn State Health Hampden Medical campus, UPMC West Shore Hospital campus, Hampden Marketplace (Giant Foods, Weis Markets, Starbucks, Taco Bell, & Burger King)
- Located on **944** just off **81** **114** with easy access to: **15** **11** **83** **76** **TURNPIKE**

AERIAL



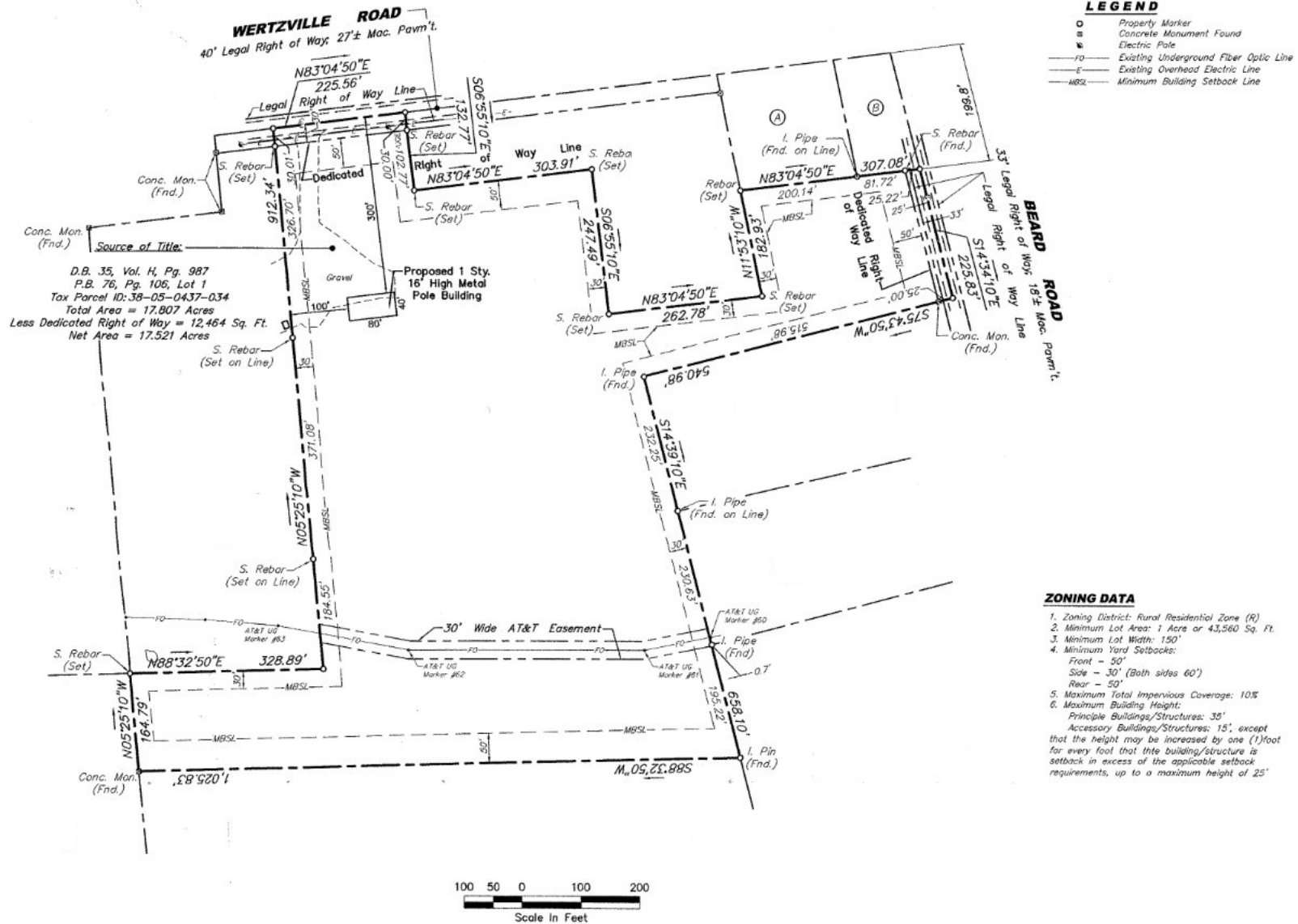
LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

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SITE PLAN



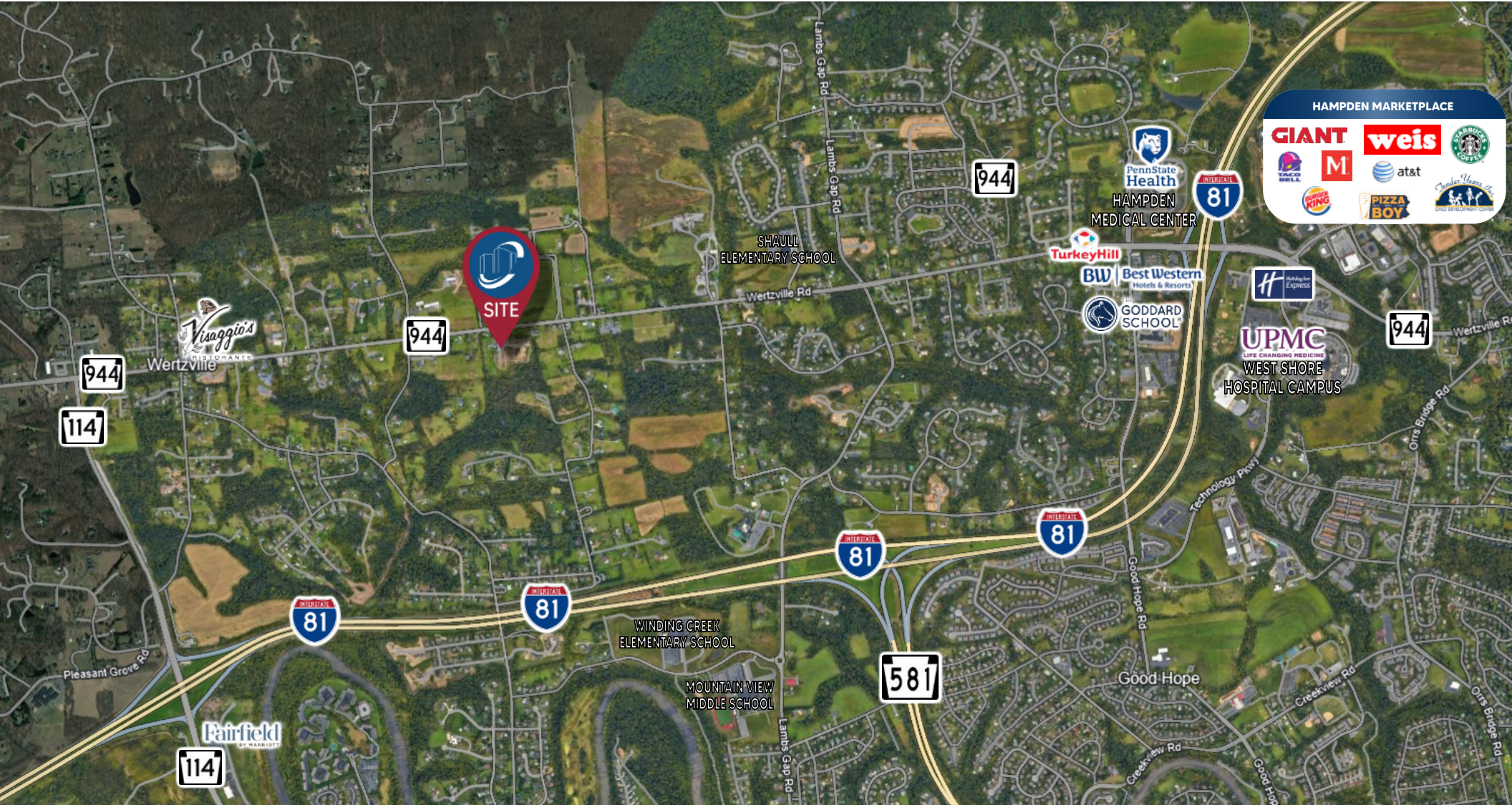
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TRADE AERIAL



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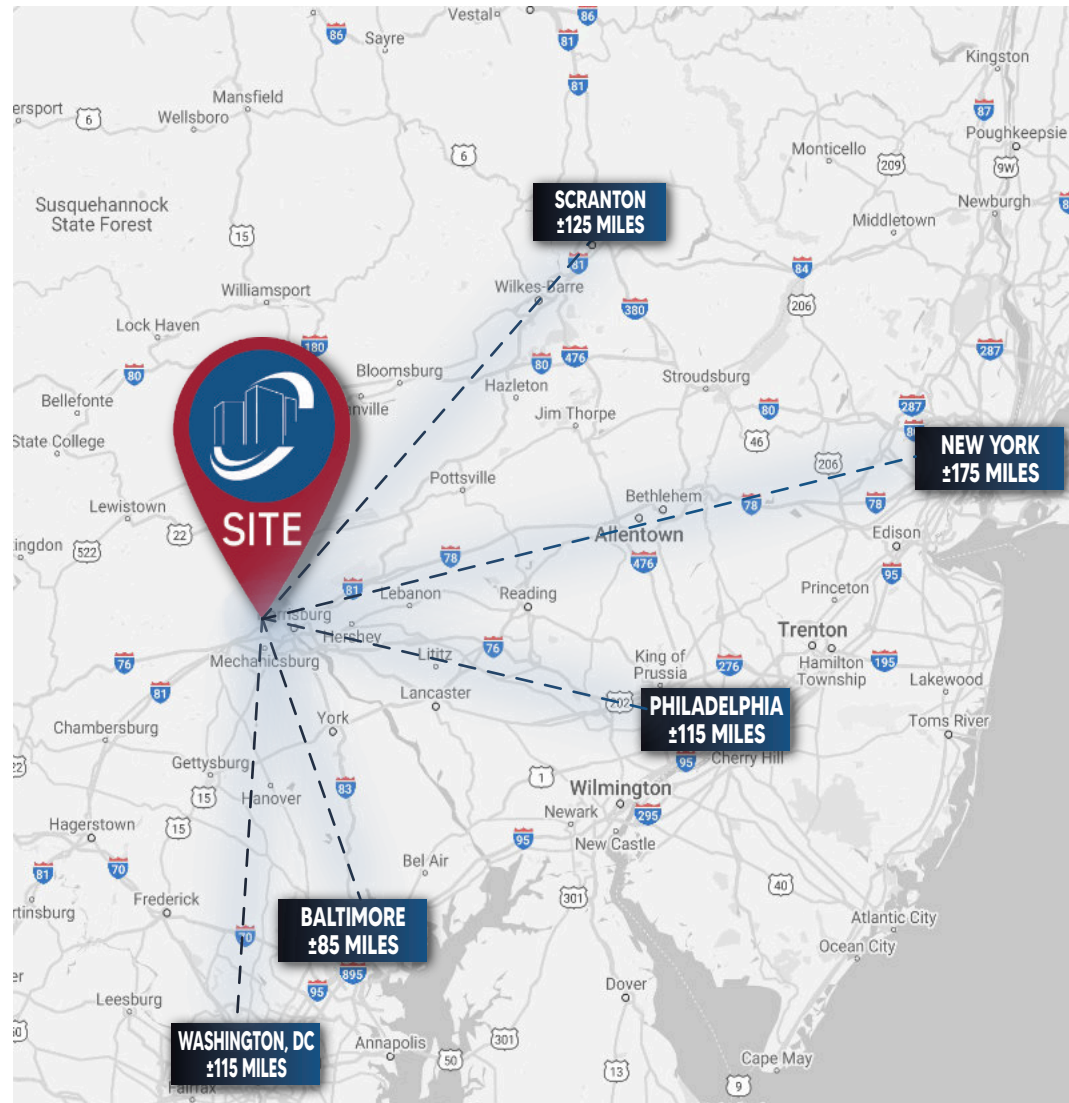
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AREA OVERVIEW

CUMBERLAND COUNTY: Cumberland County is located in the Harrisburg-Carlisle MSA, neighboring the State Capital city of Harrisburg on the West Shore of the Susquehanna River. Cumberland County has 9 school districts, 8 public libraries, and 4 hospitals. There are two military operation facilities in Cumberland County - Carlisle Barracks / U.S. Army War College and the Naval Support Station in Mechanicsburg. These military facilities help support the national security of our country while also employing civilian personnel, thus aiding in a strong local economy.

As part of the Susquehanna Valley, Cumberland County is bounded to the north by Blue Mountain, to the east by the Susquehanna River, to the southeast by Yellow Breeches Creek, and to the south by the Blue Ridge Mountains. Conodoguinet Creek and the Appalachian National Scenic Trail cross the county. Parklands include Michaux State Forest and Colonel Denning, Kings Gap, and Pine Grove Furnace state parks.

The oldest towns in the county are Shippensburg, Pennsylvania, and Carlisle, Pennsylvania, each with its unique history. Shippensburg is home to Shippensburg University of Pennsylvania, one of 14 universities of the Pennsylvania State System of Higher Education. Carlisle is also home to Dickinson College, established in 1773, and the Penn State Dickinson School of Law.



POPULATION 262,919	AVG HOUSEHOLD INCOME \$77,001	BUSINESSES 6,000	EMPLOYEES 116,000

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.