

Commercial Real Estate Auction

Four Prime Commercial Parcels Along U.S. Route 11

LOCATED IN FRANKLIN COUNTY'S FASTEST-GROWING BUSINESS CORRIDOR

Auction Tuesday, January 20, 2026 at 2pm

Four Fully Serviced Lots strategically positioned between I-81 Exits 3 and 5, this rare opportunity offers four cleared, development-ready Highway Commercial lots along Conrad Court: a growing hub in Franklin County's most active commercial and industrial corridor.

With flexible lot sizes, excellent visibility, and robust infrastructure, these four Highway Commercial parcels offer an exceptional setting for retail, service, hospitality, or light industrial development. Located in a pro-growth, infrastructure-rich corridor, this is a shovel-ready investment you don't want to miss.

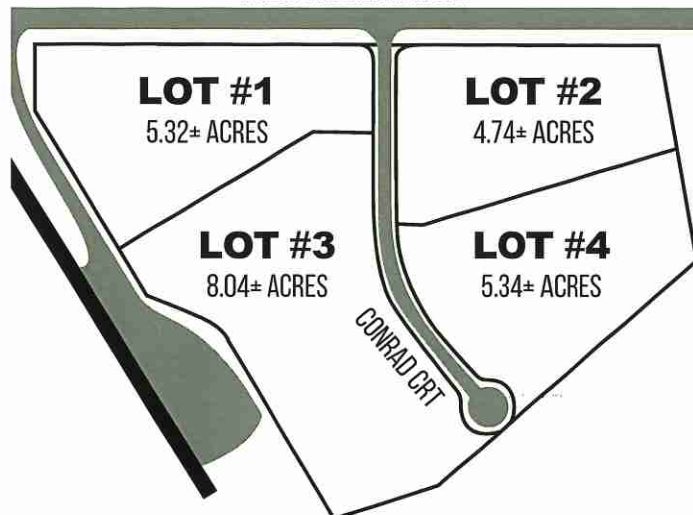
Location Highlights

- Frontage along Molly Pitcher Highway (U.S. 11) for maximum exposure
- Immediate access to Conrad Crt for internal circulation & development flexibility
- Just minutes from I-81 Exits 3 and 5 Ideal for logistics, service, & regional retail
- Proximity to major employers and new industrial growth centers
- Daily traffic counts of 12,000–13,000 vehicles

Level to gently rolling topography. Public utilities: water, sewer, electric, gas, cable, and phone. Stormwater management facility installed for Lot 3 and Conrad Court FEMA Zone X not in a floodplain.



MOLLY PITCHER HIGHWAY



11800 Molly Pitcher Highway South, Greencastle, Antrim Township, Franklin County, PA



The Opportunity

With growth accelerating in Antrim Township's commercial corridor, these four Highway Commercial lots present a unique opportunity for investors, developers, or end users seeking ready-to-build sites in a high-visibility, business-friendly environment.

The flexible lot sizes, strong infrastructure, and access to utilities make this an ideal setting for retail centers, service businesses, offices, or light industrial facilities.



**Auction for
Antrim Township**

Highway Commercial Zoning (HC)

Antrim Township's HC district supports a wide variety of uses:

- **Retail & Service:** Shopping centers, restaurants, convenience stores, professional offices
- **Commercial & Hospitality:** Hotels, motels, health clubs, veterinary offices, business services
- **Light Industrial & Storage:** Mini-warehousing, light manufacturing, food manufacturing and processing
- **Automotive & Equipment:** Vehicle or farm equipment sales and service
- **Recreational & Institutional:** Theaters, churches, & community organizations

The HC zoning allows up to 75% impervious coverage and building heights up to 50 feet, and flexible setback standards

Offered through a multi-parcel auction, these four parcels on Conrad Court can be purchased individually, in combination, or as an entire portfolio.

This flexible auction format lets you bid on the configuration that best fits your goals whether you're expanding your business, developing a new site, or investing in commercial real estate.

Every bid is open and competitive, ensuring a fair and transparent process that achieves the highest and best value for both buyers and sellers.

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Antrim Township, Franklin County, PA

**IN PERSON AUCTION LOCATION - ANTRIM TOWNSHIP OFFICE,
10655 ANTRIM CHURCH RD, GREENCASTLE, PA**



For property information please contact
Tim Keller of H.K. Keller at 717-951-3861

Broker Participation: H.K. Keller will pay a 3% commission to a real estate brokerage securing the winning bidder. The 3% commission at auction is calculated on the winning bid price. The signed Bidder Registration Form must be submitted to H.K. Keller by 8am on Auction Day, Tuesday, January 20, for a brokerage to be compensated. If bidding online, please email completed form to info@hkkeller.com.

For more information, visit hkkeller.com



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#AY002116

KELLER

Real Estate and Auctions

1525 Oregon Pike, Suite 701
Lancaster, PA 17601



Terms (Please review the full terms and conditions at hkkeller.com/conrad):

- This property is being offered free and clear of any liens and encumbrances with no warranties or guarantees in "As-Is" condition, with all faults and defects.
- A non-refundable deposit of \$50,000 per parcel will be paid by the winning bidder.
- There is a 10% buyer's premium paid by the buyer on the winning bid.
- The winning bid plus the 10% buyer's premium will comprise the total purchase price.
- The real estate transfer taxes will be calculated on the total purchase price.
- The buyer pays all transfer taxes.
- Settlement to be completed by March 20, 2026.
- This property is being offered with a reserve and will be sold subject to seller's confirmation.
- The sale is not subject to any contingency, including financing or inspection contingencies.
- All information provided is deemed reliable but is not guaranteed and should be independently verified.

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**SELLING
AT
AUCTION**



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