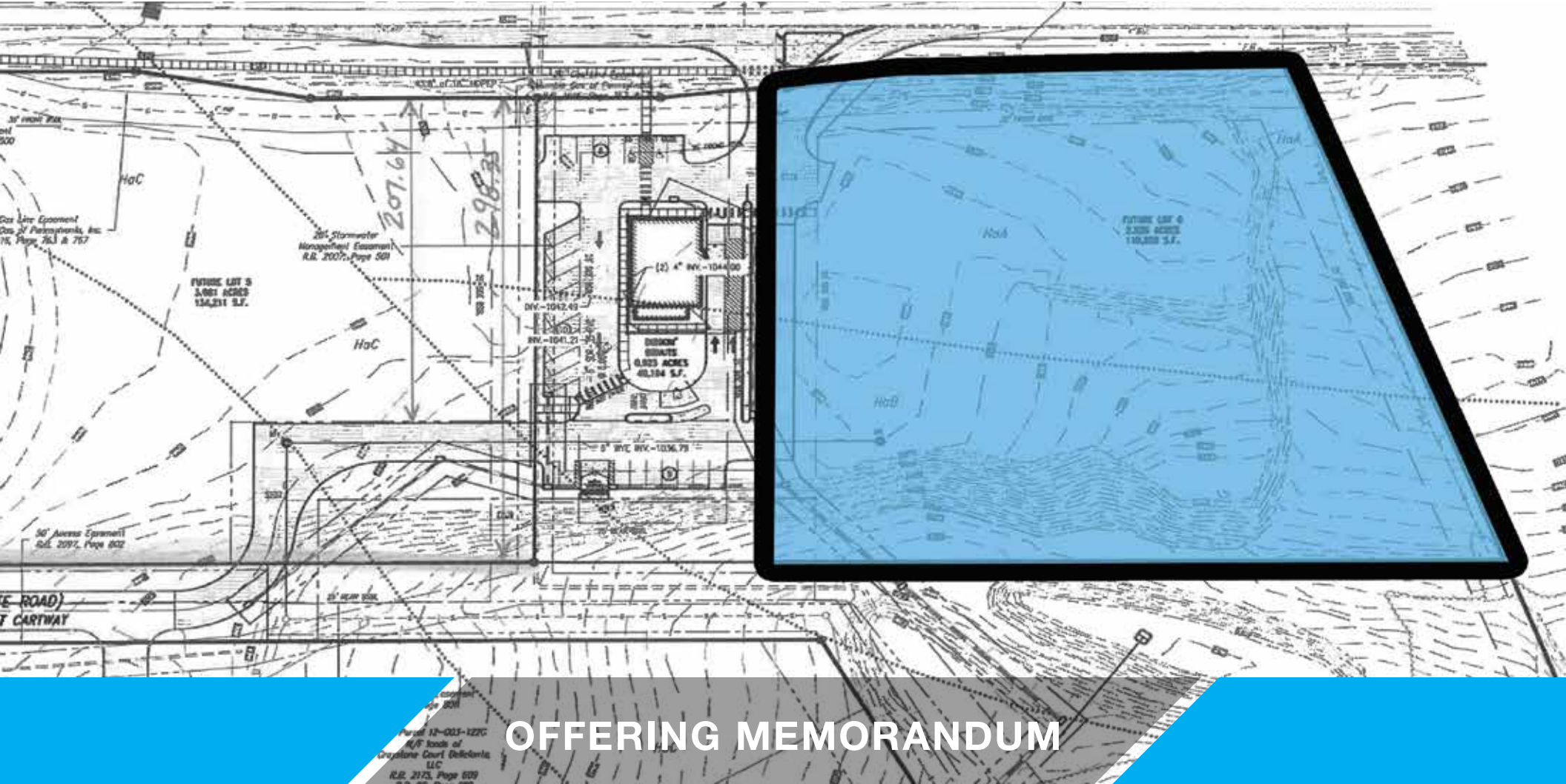


# EAGLE POINT SUBDIVISION ALONG BENNER PIKE

## 2.526 ACRES FOR SALE OR LEASE



### OFFERING MEMORANDUM

**SALES AGENT:**  
**MICHAEL R. BAKER**  
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**PKA** | **Poole  
Karch  
& Aumiller**  
Realty Advisors & Brokerage

# CONFIDENTIALITY & DISCLAIMER

## CONFIDENTIALITY AND DISCLAIMER STATEMENT

Intended solely for your own limited use to determine whether you wish to express any further interest in the Property. This confidential memorandum contains brief, selected information pertaining to the business and affairs of the Property and has been prepared by PKA Realty Advisors & Brokerage, primarily from information supplied by the Owner. Although this confidential memorandum has been reviewed by representatives of the Owner, it does not propose to be all-inclusive, nor does it contain all the information which a prospective purchaser may require or desire. Neither the Owner, nor any of its officers, directors, employees or agents, nor PKA Realty Advisors & Brokerage, makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto. Prospective offers are advised to verify the information independently. The Owner reserves the right to change the price or any information in this Memorandum, or to withdraw the Property from the market at any time, without notice. This confidential memorandum shall not be deemed an indication of the state of affairs of the Property or the Owner, nor shall it constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of this memorandum. By your receipt of this confidential memorandum, you agree that the information contained herein is of a confidential nature and you will not disclose this memorandum or any part of the contents to any other person, firm or entity without prior authorization from PKA Realty Advisors & Brokerage.

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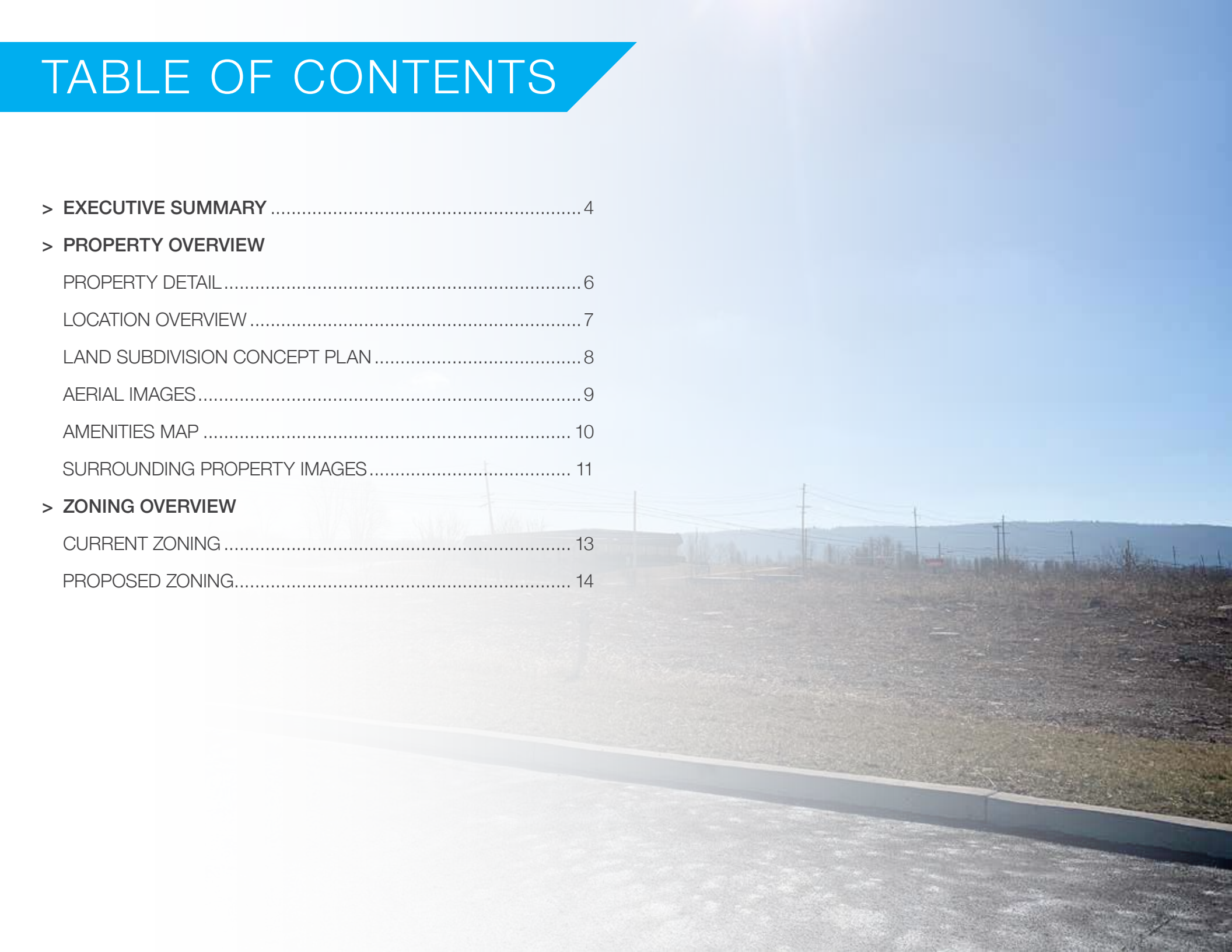
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# TABLE OF CONTENTS

> EXECUTIVE SUMMARY .....	4
> PROPERTY OVERVIEW	
PROPERTY DETAIL .....	6
LOCATION OVERVIEW .....	7
LAND SUBDIVISION CONCEPT PLAN .....	8
AERIAL IMAGES .....	9
AMENITIES MAP .....	10
SURROUNDING PROPERTY IMAGES .....	11
> ZONING OVERVIEW	
CURRENT ZONING .....	13
PROPOSED ZONING .....	14





# EXECUTIVE SUMMARY

PKA Realty Advisors & Brokerage is pleased to present for sale or lease Lot 6 in the Eagle Point Subdivision at 2825 Benner Pike, Bellefonte, PA 16823 (“the Property”).

The Property contains 2.526 acres and is located in Fisherman’s Paradise, between Bellefonte and State College, along the Benner Pike and within the I-99 Corridor. The Property is within short driving distance of the University Park Airport.



## INVESTMENT HIGHLIGHTS

- > Over 250 ft of frontage along the busy Benner Pike inside the Interstate 99 corridor, with heavy daily traffic on both roads.
- > Easy access to the University Park Airport, as well as within driving distance of the international airports in Pittsburgh, PA and Philadelphia, PA.
- > Within walking distance of the senior living complex at Graystone Court Villas, and close to residential subdivisions.
- > Strong demographics and growing market.
- > Zoning: Highway Commercial (Proposed: Commercial)

CALL FOR MORE INFORMATION

# PROPERTY OVERVIEW



EAGLE POINT SUBDIVISION - LOT 6  
2825 BENNER PIKE, BELLEFONTE, PA



Realty Advisors & Brokerage

# PROPERTY DETAILS

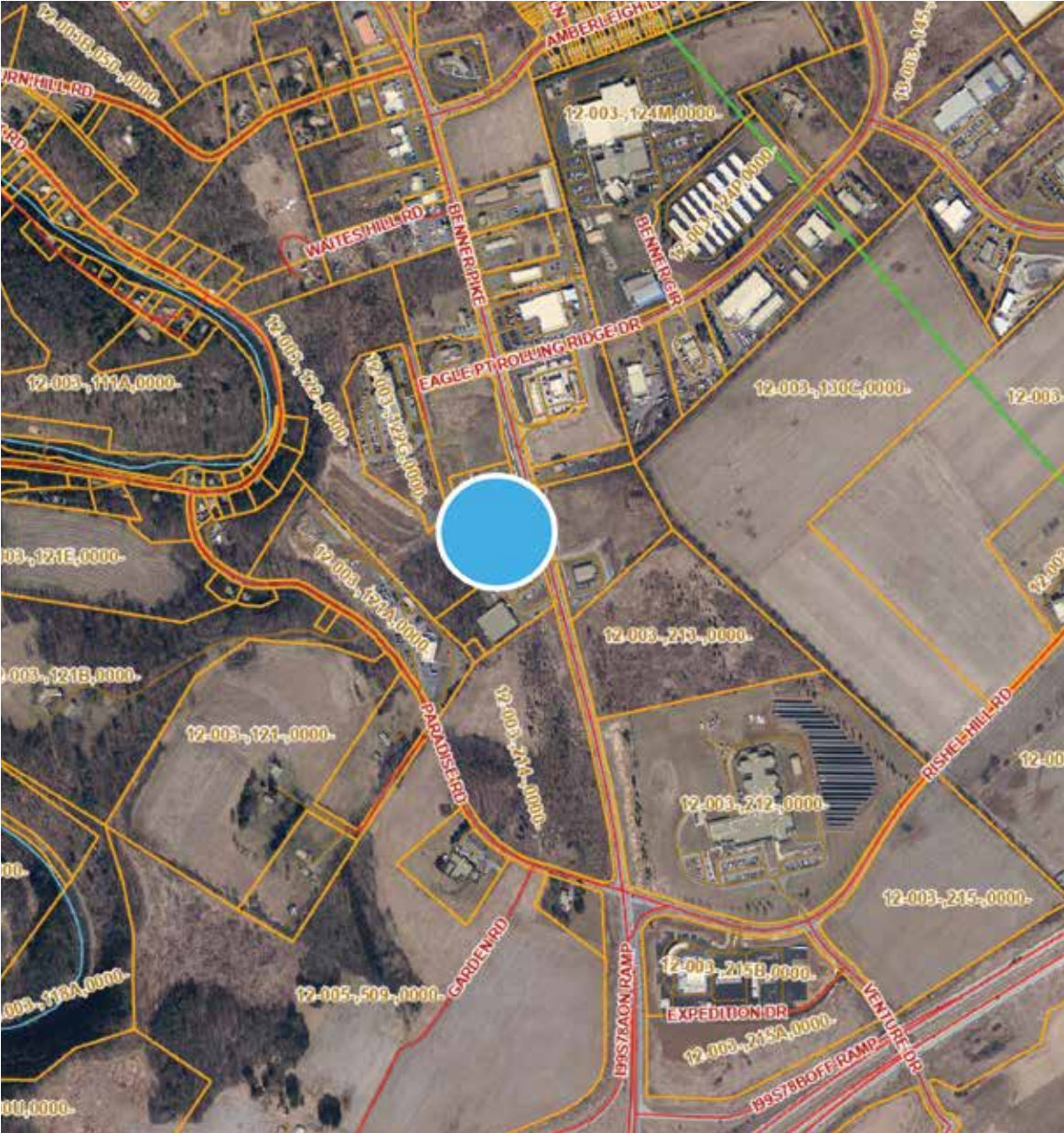


List Price	Call For Sale or Lease Information
Legal Address	Lot 6 - 2825 Benner Pike Bellefonte, PA 16823
Tax ID Number	Part of Tax Map No. 12-003-,122-,0000-
Lot Size	2.526 acres
Zoning	HC (Highway Commercial) (Proposed: C - Commercial)
Frontage:	285 ft. along Benner Pike (estimated)
Taxes:	\$465 (estimated)





# LOCATION OVERVIEW



NEARBY CITIES	DISTANCE	DRIVING TIME
Philadelphia	192 miles	3 h 6 min
Pittsburgh	143 miles	2 h 26 min
Harrisburg	86 miles	1 h 31 min
New York City	230 miles	3 h 39 min







# AERIAL IMAGE





# AMENITIES MAP





# SURROUNDING PROPERTIES



# ZONING OVERVIEW



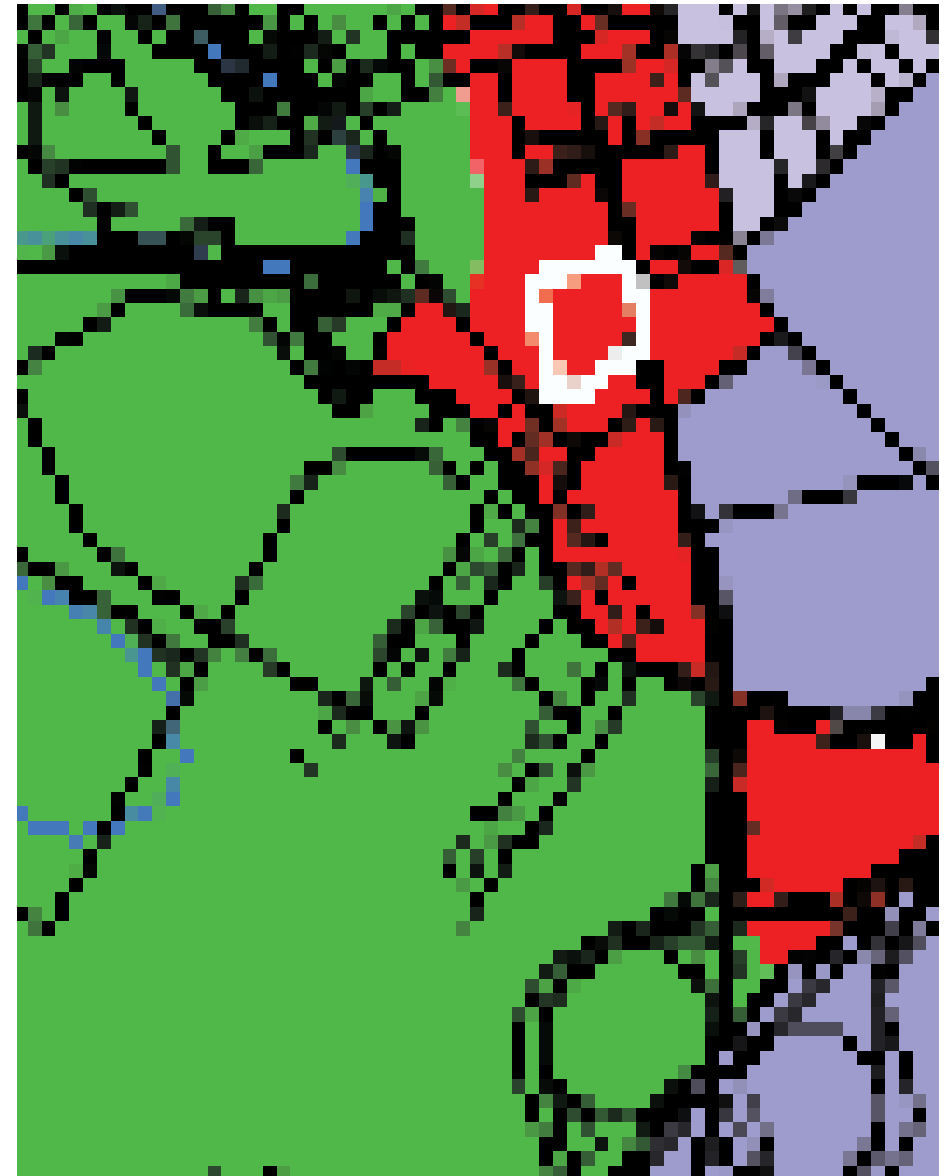
**BENNER TOWNSHIP**



# CURRENT ZONING

## ZONES

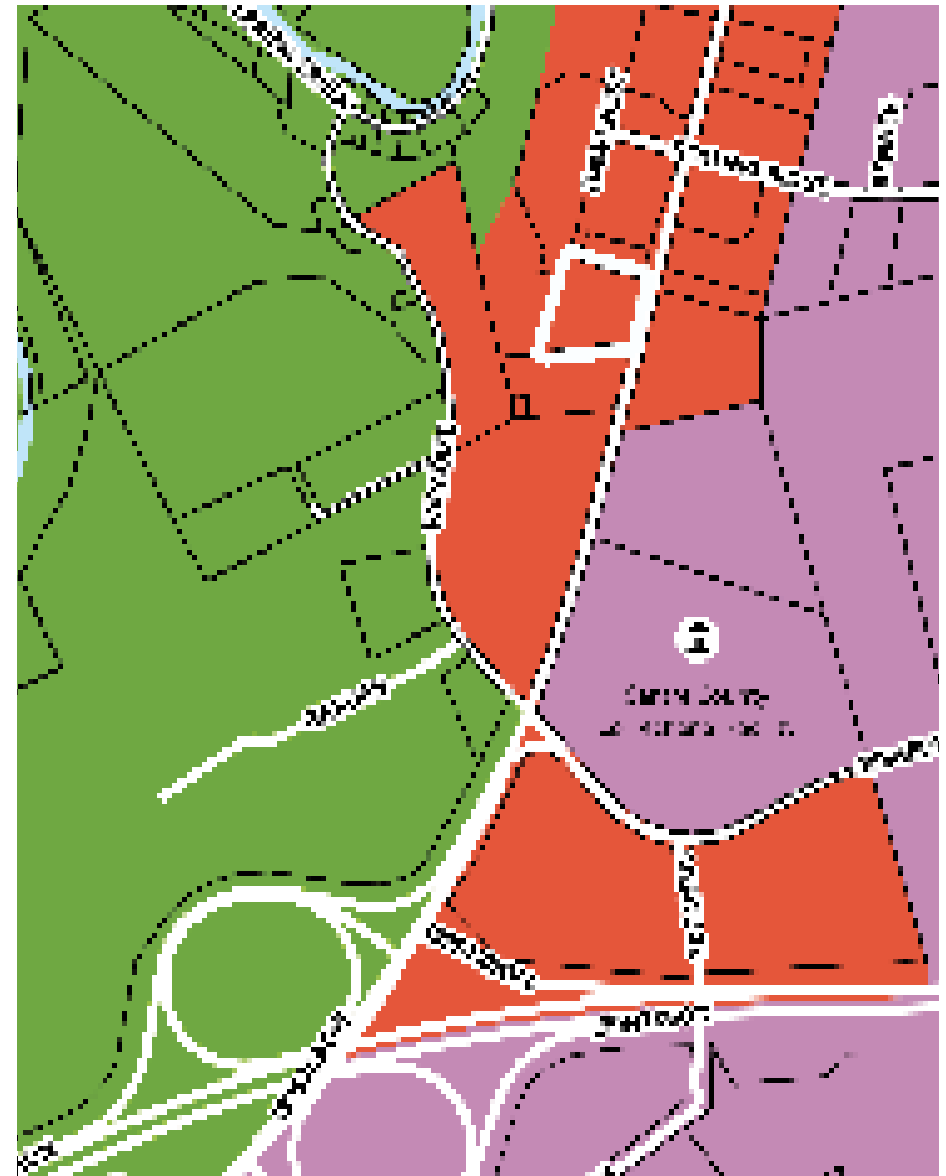
-  Conservation
-  Agricultural
-  Suburban Residential
-  Multi-Family Residential
-  Manufactured Home Park
-  Highway Commercial
-  Regional Commercial
-  Light Industrial
-  Campus Industrial
-  Airport Industrial
-  Quarry



# PROPOSED ZONING

## Key to Zoning Districts

FC	Forested Conservation	RR	Rural Residential
A	Agriculture	R-2	Multi-Family Residential
C	Commercial	R-3	High Density Residential
I	Industrial	MHP	Manufactured Home Park
Q	Quarry		







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