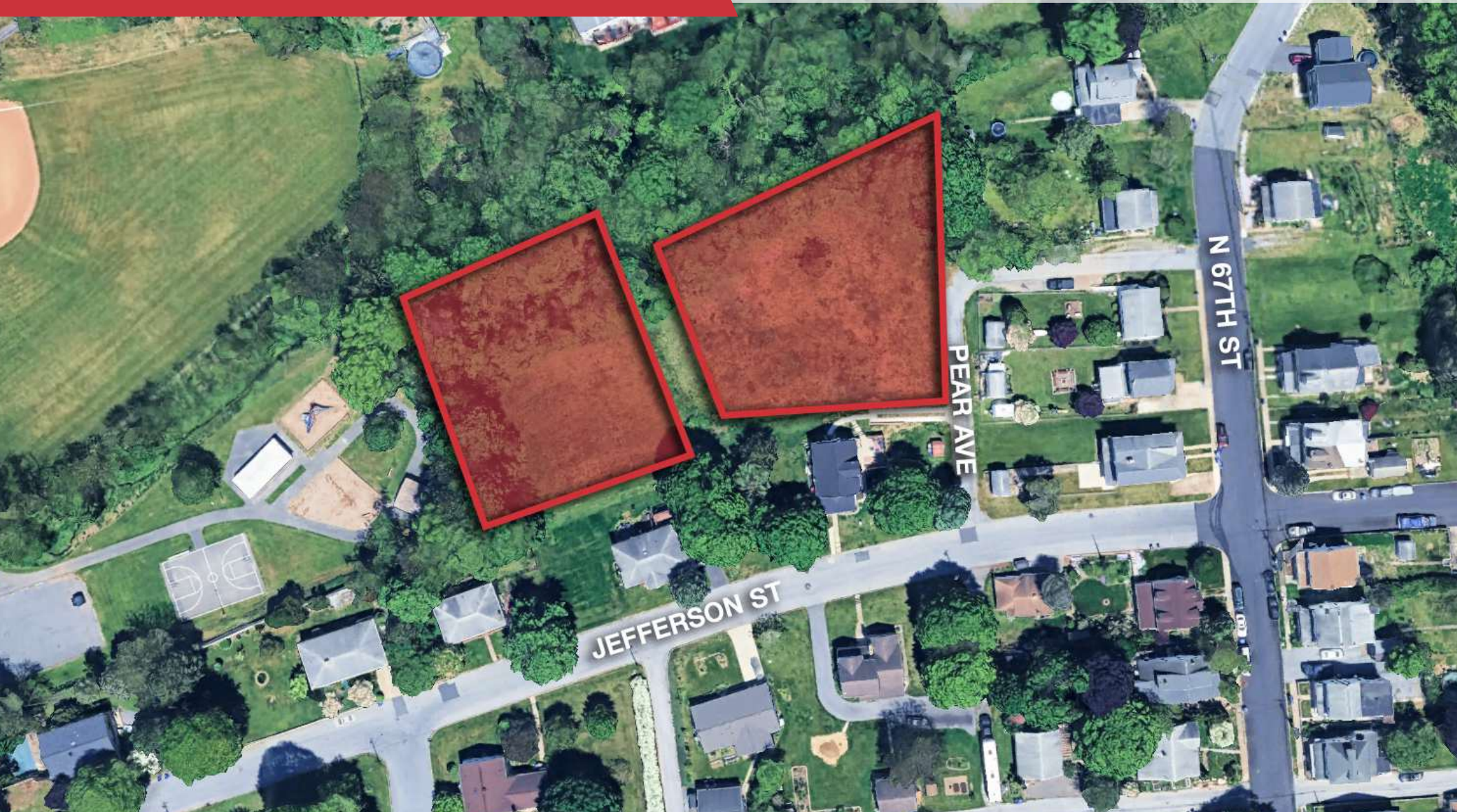


POTENTIAL MULTI-FAMILY DEVELOPMENT
FOR SALE

425 PEAR AVENUE
HARRISBURG, PA 17111



Chris Wilsbach
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1015 Mumma Road
Lemoyne, PA 17043
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NAICIR

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425 PEAR AVENUE

PROPERTY DETAILS

FOR SALE
\$150,000

OFFERING SUMMARY

Sale Price	\$150,000
Lot Size	0.98 Acres

PROPERTY SUMMARY

Address	425 Pear Avenue Harrisburg, PA 17111
Municipality	Swatara Township
County	Dauphin County
Tax Parcel #	63-019-001 & 63-018-058
Zoning	R-ML; Medium Density Limited Residential District

PROPERTY DESCRIPTION

Two (2) parcels totaling 0.98 acres of residential land for sale near Rutherford Heights in Harrisburg, PA. This site is the perfect location for residential development with already existing concept plans to build 12-13 townhomes. Quick access to Interstate 83 and Route 322. Close proximity to neighborhood shopping center anchored by retailers such as Walmart, Sam's Club, Aldi, GIANT and Starbucks.

It is hereby disclosed that the owner is a PA Licensed Real Estate Agent affiliated with NAI CIR.

PROPERTY HIGHLIGHTS

- Two (2) parcels totaling 0.98 acres for sale
- 189' of frontage on Pear Avenue
- Potential development site for multi-family residential townhomes or apartments
- Located in a residential neighborhood near Rutherford Heights with close proximity to neighborhood shopping center, anchored by major retailers
- Average household income as high as \$89,000 within three (3) miles of site



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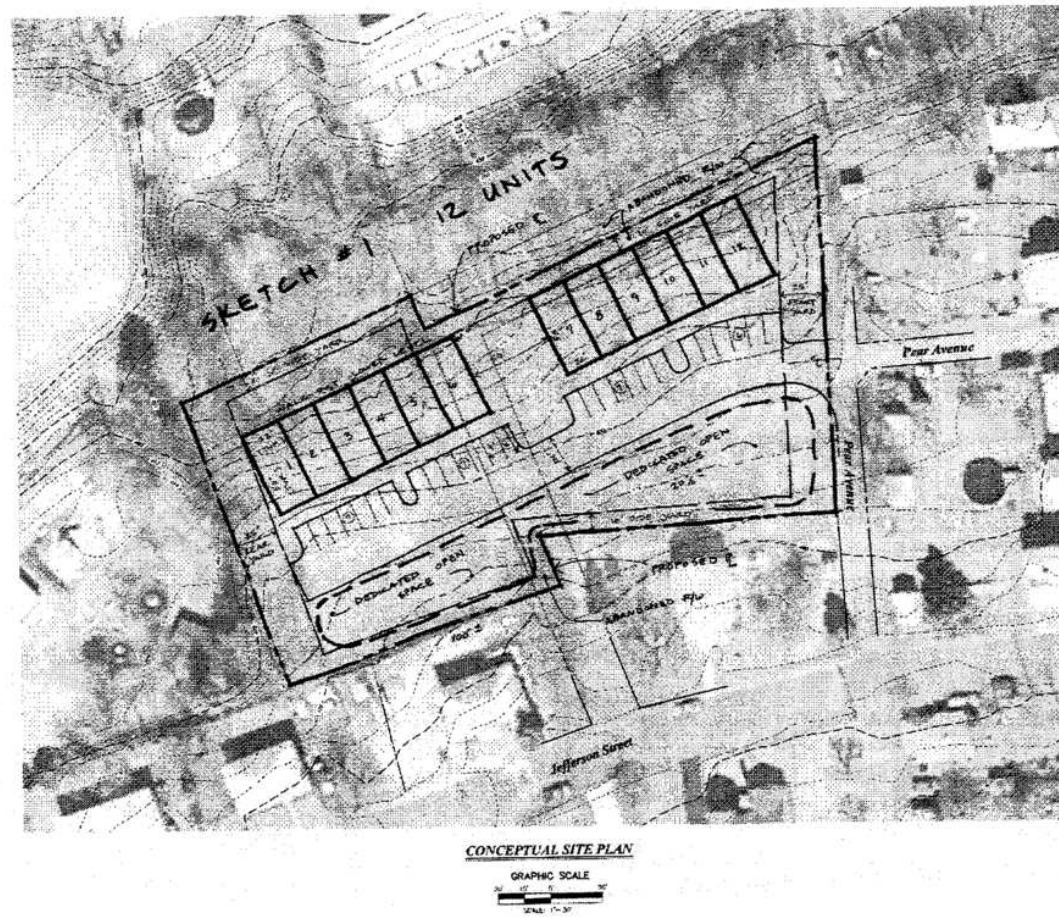
425 PEAR AVENUE

ADDITIONAL PHOTOS

FOR SALE
\$150,000

Proposed Townhome Development
FOR
425 PEAR AVENUE
FOR

SWATARA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA



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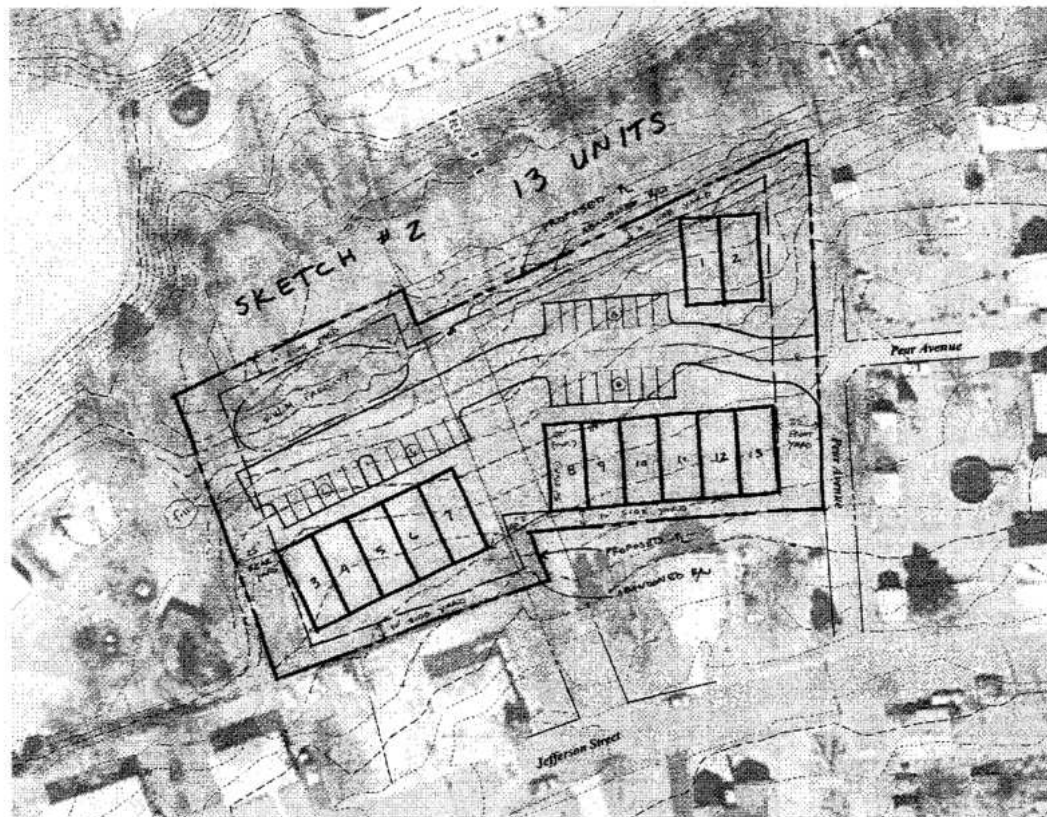
425 PEAR AVENUE

PROPOSED DEVELOPMENT

FOR SALE
\$150,000

Proposed Townhome Development
FOR
425 PEAR AVENUE
FOR

SWATARA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA



CONCEPTUAL SITE PLAN



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425 PEAR AVENUE

LOCATION MAP

FOR SALE
\$150,000



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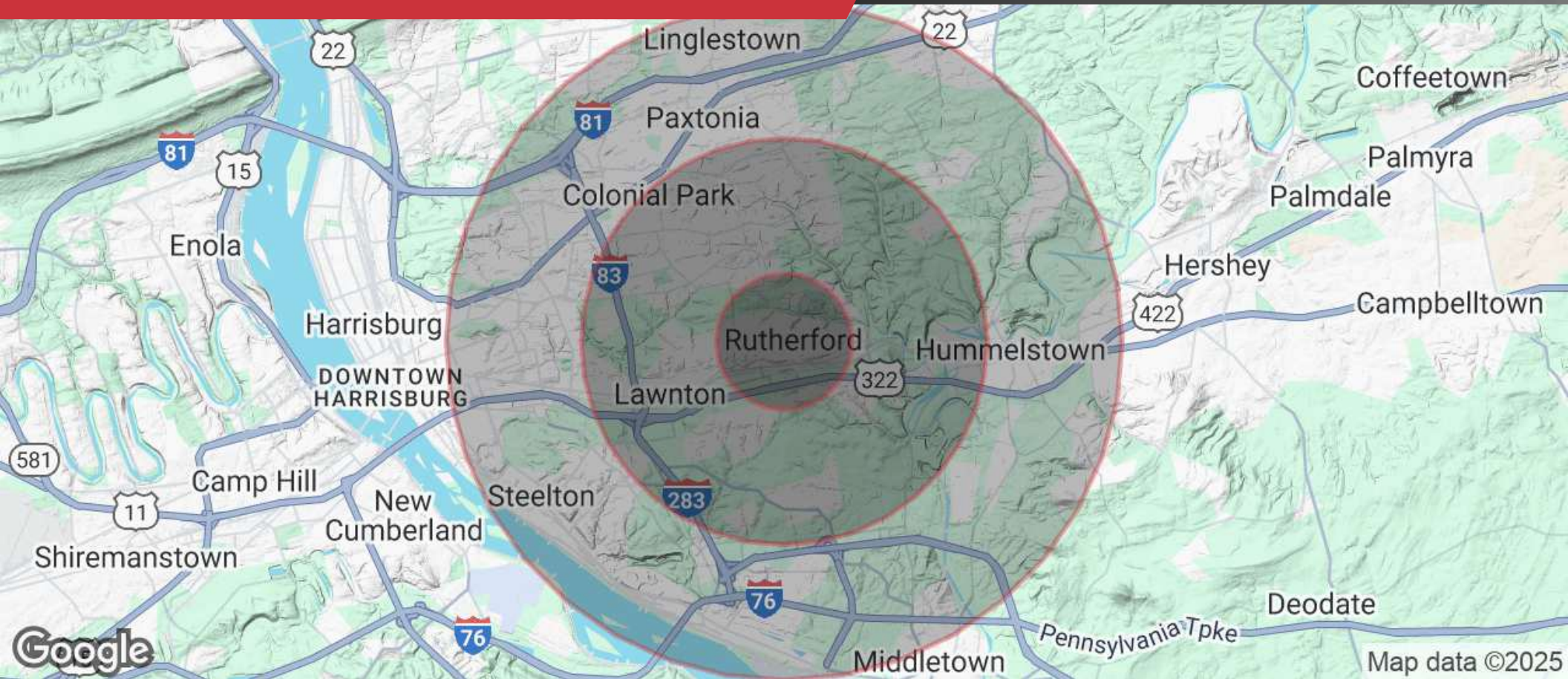
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425 PEAR AVENUE

DEMOGRAPHICS

FOR SALE
\$150,000



POPULATION

1 MILE	3 MILES	5 MILES
6,994	40,456	115,898



HOUSEHOLDS

1 MILE	3 MILES	5 MILES
2,822	16,609	48,105



INCOME

1 MILE	3 MILES	5 MILES
\$69,018	\$73,822	\$69,024

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