

LAND
FOR SALE

SUNBURY RD
SHAMOKIN DAM, PA 17876



Amber Corbo
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📍 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

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SUNBURY RD

PROPERTY DETAILS

FOR SALE

\$1,500,000

OFFERING SUMMARY

Sale Price	\$1,500,000
Lot Size	113.36 Acres

PROPERTY SUMMARY

Address	Sunbury Road Shamokin Dam, PA 17876
Municipality	Shamokin Dam Borough
County	Snyder County
Tax Parcel #	16-06-026, 16-06-132, 16-06-127

PROPERTY DESCRIPTION

Development opportunity! Perched on the hillside just north of the heavily traveled North Susquehanna Trail, +/- 113 acres of prime land is available for sale. Enjoy a quiet escape from the hustle and bustle of Shamokin Dam with views of the town, forest and minutes from the Susquehanna River. PennDOT's Central Susquehanna Valley Transportation Project (CSVT), scheduled to be completed in 2027 which will connect Route 15 (CSVT's Northern Section) south of Winfield to Routes 11/15 North of Selinsgrove.

LOCATION DESCRIPTION

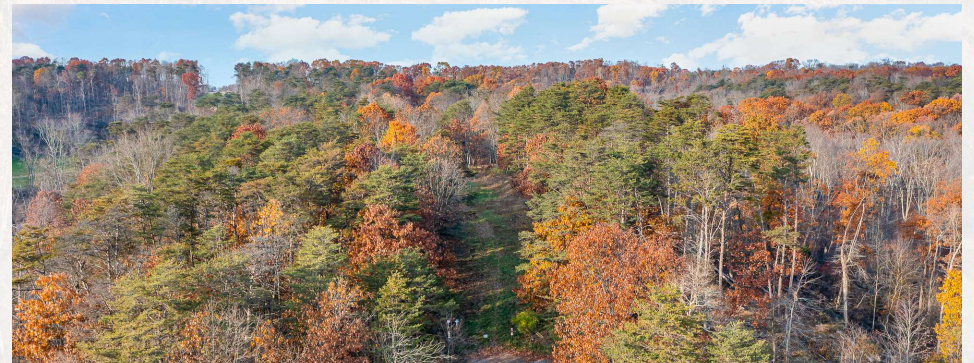
Located within minutes to all national and regional retailers and businesses along Route 11/15 and North of the heavily traveled Susquehanna Trail.

PROPERTY HIGHLIGHTS

- +/- 113 acres of land available for sale
- Zoned Residential-Suburban; permits single-family houses and planned residential developments
- Water, sewer, gas, and electric are all stubbed to the entrances
- Proposed development plans available upon request
- Located within minutes to all national and regional retailers and businesses along Rt 11/15


UTILITIES & ZONING

Zoning	Residential Suburban
Water & Sewer	Public
Gas	UGI
Electric	PPL



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LOCATION MAP

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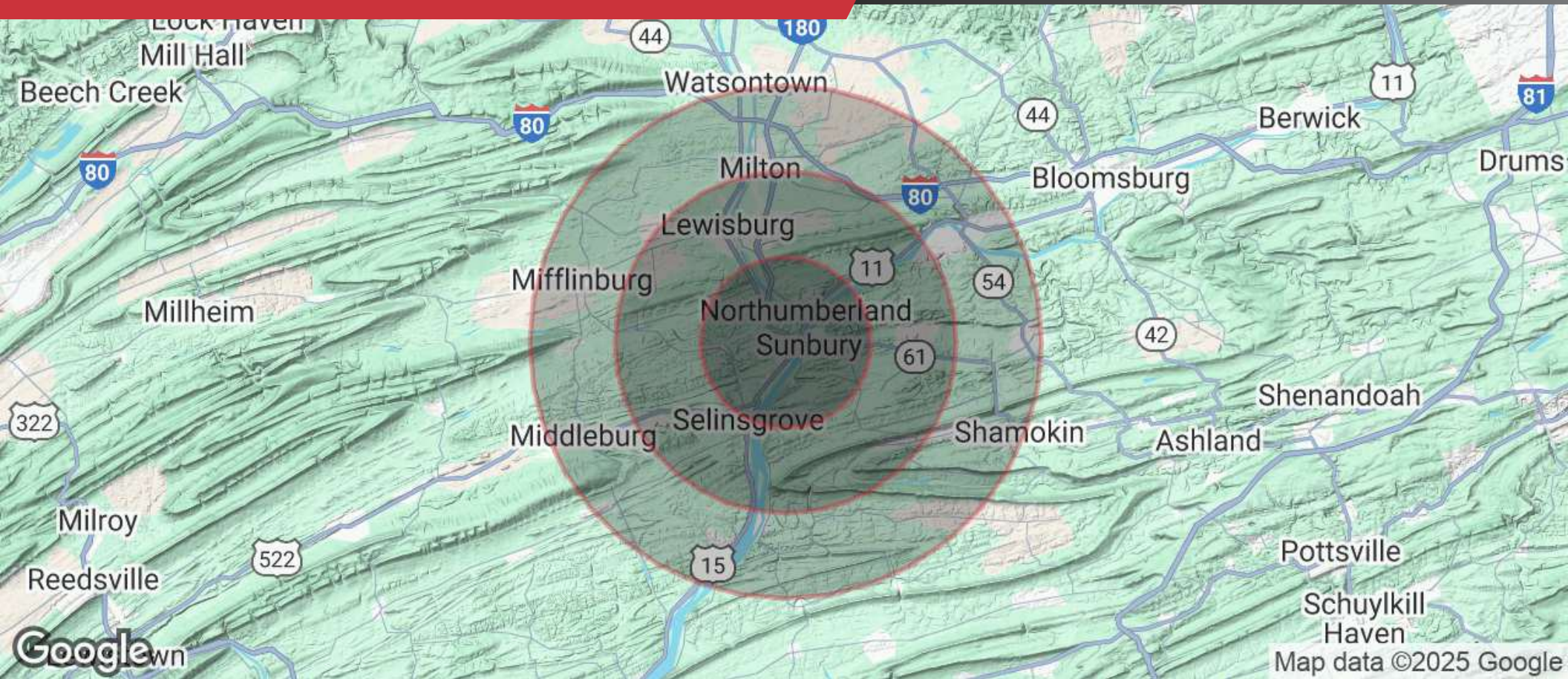
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SUNBURY RD

DEMOGRAPHICS

FOR SALE
\$1,500,000



POPULATION

5 MILES	10 MILES	15 MILES
29,443	69,888	139,917



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
12,432	26,758	55,361




INCOME

5 MILES	10 MILES	15 MILES
\$87,930	\$100,743	\$95,051

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