

APPROVED LAND  
**FOR SALE**


**ATLANTIC AVE**  
MILROY, PA 17063



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**NAICIR**

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# ATLANTIC AVE

## PROPERTY DETAILS

# FOR SALE

## SUBJECT TO OFFER

### OFFERING SUMMARY

<b>Sale Price</b>	Subject to Offer
<b>Address</b>	Atlantic Ave Milroy, PA 17063
<b>Municipality</b>	Armagh Township
<b>County</b>	Mifflin County
<b>Tax Parcel #</b>	12-05-0103-000
<b>Lot Size</b>	16.96 Acres



### OFFERING HIGHLIGHTS

- Fully approved, shovel-ready ±80 Units (40 Duplexes)
- NPDES Permit issued 2023, valid through 2028
- ~\$1.5M in site improvements completed
- Utilities to site, including electric, water, sewer
- Stormwater infrastructure in place
- Expansion of proven 57-unit community
- Established rental demand on-site
- Minutes to State College & Pennsylvania State University

### OFFERING DESCRIPTION


Shalamar Gardens – Phase two (2) is a fully approved, shovel-ready residential development opportunity for ±80 units (40 duplexes). The site benefits from significant upfront improvements, including installed stormwater infrastructure and utilities brought directly to the development, representing approximately \$1.5 million in completed work. The NPDES permit, issued in 2023 and valid through 2028, further reduces entitlement risk and accelerates timing to construction.

As an extension of the established 57-unit Phase one (1) community, the project offers a proven product in a market supported by strong demand drivers, including proximity to State College and Penn State University. Phase two (2) provides a streamlined path to deliver new housing in a supply-constrained market with demonstrated performance.

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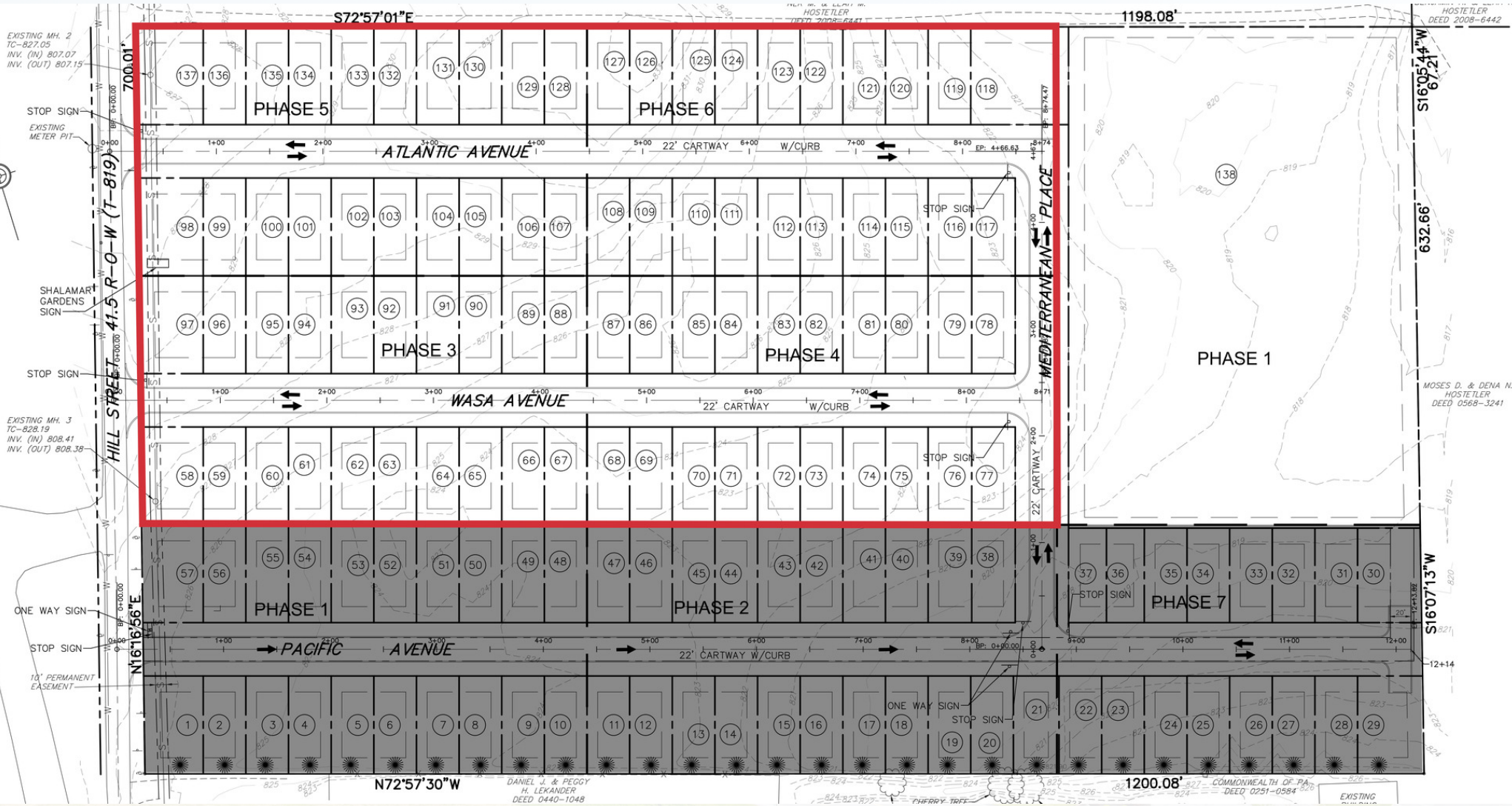
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# ATLANTIC AVE SITE PLAN

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# ATLANTIC AVE

## LOCATION MAP


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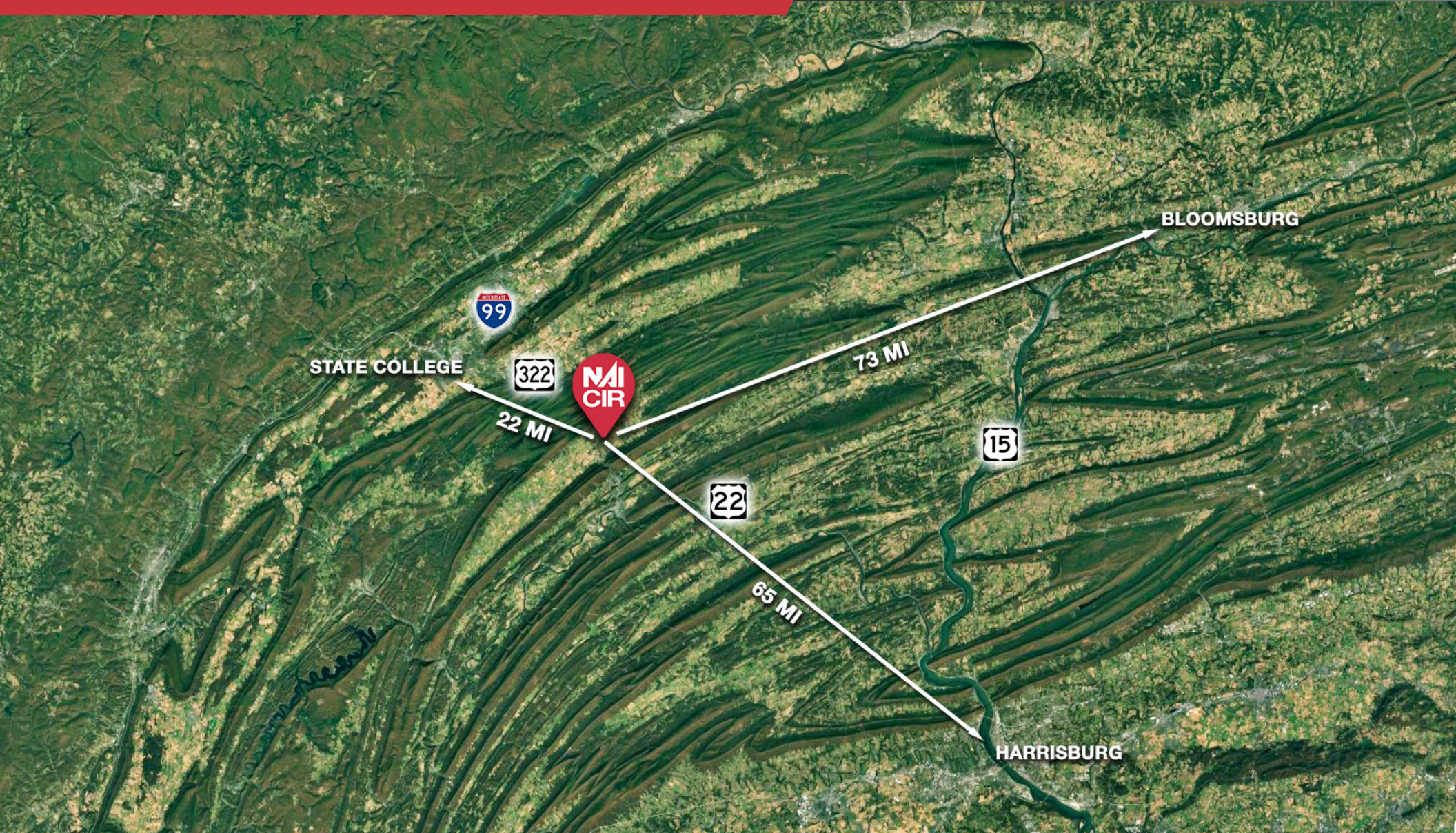
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# ATLANTIC AVE

PROXIMITY MAP


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# ATLANTIC AVE

## DEMOGRAPHICS

# FOR SALE

## SUBJECT TO OFFER

### DEMOGRAPHICS

#### POPULATION

10 MILE	20 MILE	30 MILE
39,194	195,549	293,193

#### HOUSEHOLDS

10 MILE	20 MILE	30 MILE
16,137	73,201	109,643

#### INCOME

10 MILE	20 MILE	30 MILE
\$78,195	\$90,816	\$90,731

### OVERVIEW

The State College region—anchored by Pennsylvania State University (Penn State)—is one of Pennsylvania’s most stable and resilient economic markets. Located within close proximity to State College, Shalamar Gardens benefits from a diverse and highly educated employment base driven by education, healthcare, government, and emerging technology sectors. This economic diversity supports consistent population stability and sustained rental demand, positioning the region as a reliable multifamily investment market.

### KEY AREA DRIVERS

- **Top-Tier Economic Anchor:** Pennsylvania State University supports a large and stable employment base
- **Healthcare Presence:** Mount Nittany Health and regional providers drive year-round demand
- **Diverse Employment Base:** Government, education, and growing private-sector industries
- **Strong Connectivity:** Access to U.S. Route 322 and regional highway network
- **Consistent Rental Demand:** Supported by workforce, university-affiliated, and professional tenants
- **Supply-Constrained Market:** Limited new inventory in surrounding submarkets

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