

120± AC. LAND FOR SALE BECKETT WOODS

2301 SPRINGWOOD ROAD • YORK, PA 17402
YORK COUNTY • CENTRAL PENNSYLVANIA



Blaze Cambruzzi

Cell: 717.850.8702

blaze@truecommercial.com

Marisa Benjamin

Cell: 717.615.1665

marisa@truecommercial.com

Darin R. Wolfe

Cell: 717.669.1187

drwolfe@truecommercial.com



For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



PROPERTY INFORMATION



SITE & MARKET OVERVIEW

TRUE Commercial Real Estate is excited to present a unique and strategically-located residential development opportunity for investors and developers. This offering encompasses over 120 acres of land distributed across nine individual parcels in the rapidly growing York Township, York County, Pennsylvania.

The property is zoned for high-density residential, mixed residential and commercial, providing various options for potential use and ROI. Its prime location in suburban York County, combined with strong infrastructure and accessibility, enhances its appeal for ongoing housing growth in York Township, continuing to expand as an extension of the Baltimore housing market. Additionally, potential for complementary commercial development exists, to serve both the future residents of this project and the wider York suburban market.

We invite you to explore this exceptional opportunity!

TABLE OF CONTENTS

Property Information:.....	Pg. 2
Parcel Information:	Pg. 3
Zoning:.....	Pg. 4-5
Preliminary Land Development Plan:	Pg. 6
Regional Area Map:.....	Pg. 7
Demographics:.....	Pg. 8-10
Area Highlights:.....	Pg. 11-13
Housing Data:.....	Pg. 14-16
Aerial Drone Photos:.....	Pg. 17-18

LISTING AGENTS



Blaze Cambuzzi

Cell: 717.850.8702

Email: blaze@truecommercial.com



Marisa Benjamin

Cell: 717.615.1665

Email: marisa@truecommercial.com



Darin R. Wolfe

Cell: 717.669.1187

Email: drwolfe@truecommercial.com

PROPERTY DETAILS

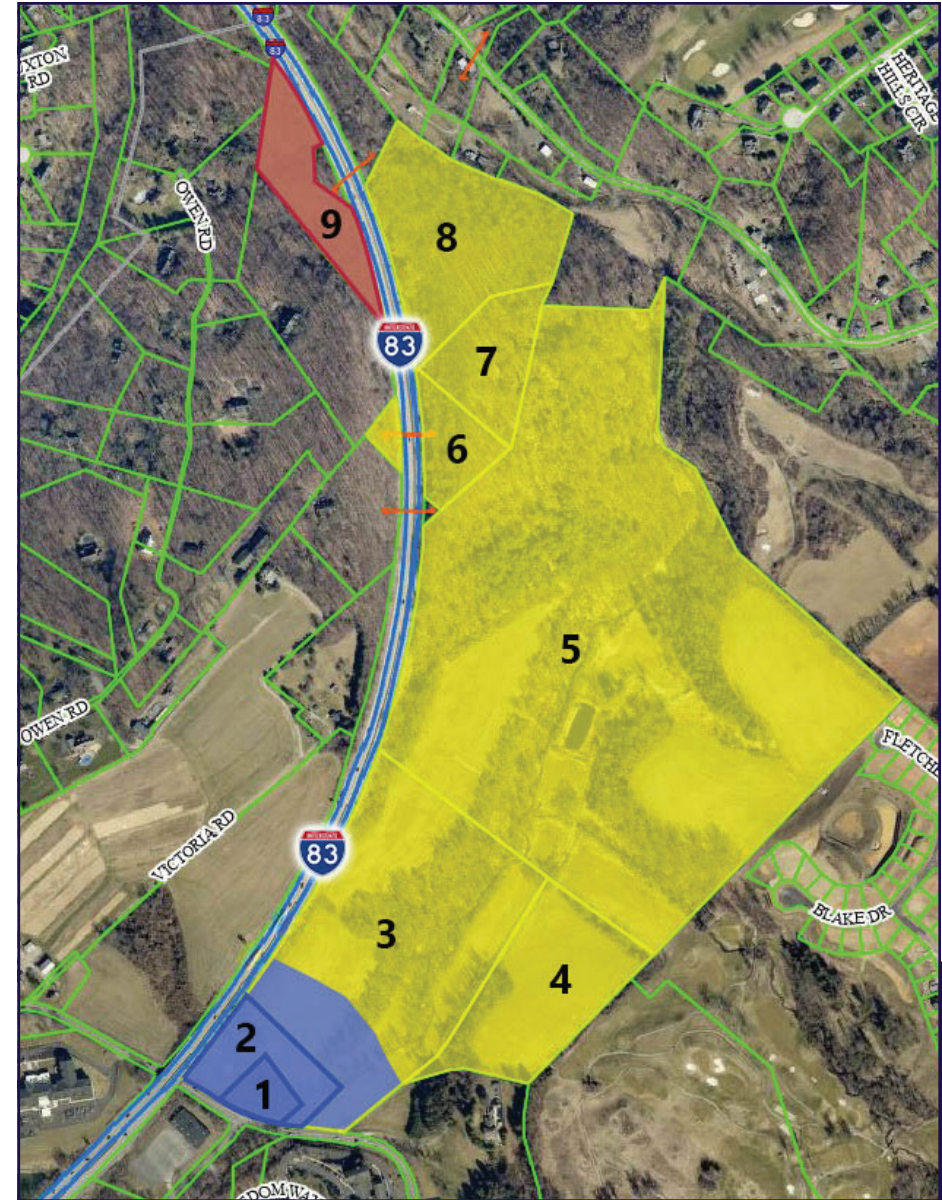
- Total Land Acreage:..... 122.78 acres
- Total Parcels:..... 9 lots
- Municipality:..... York Township
- Zoning:..... Varies
*Mixed Residential/Commercial (MRC);
Residential - High Density (RH);
Residential - Low Density (RL)*
- School District: Dallastown Area
- Topography: Varies; Sloped; Level

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PARCEL INFORMATION: BECKETT WOODS

Parcel Ref. #	Parcel ID	Address	Acres
1	54-000-II-0026.00-00000	2305 Springwood Rd., York Twp.	0.55
2	54-000-II-0026.A0-00000	2301 Springwood Rd., York Twp.	2.33
3	54-000-IJ-0263.B0-00000	Springwood Rd., York Twp.	20.28
4	54-000-IJ-0269.00-00000	Springwood Rd., York Twp.	7.20
5	54-000-IJ-0263.00-00000	2335 Springwood Rd., York Twp.	69.60
6	54-000-IJ-0266.00-00000	Camp Betty Washington Rear Rd., York Twp.	3.78
7	54-000-IJ-0265.00-00000	Camp Betty Washington Rd., York Twp.	3.96
8	54-000-IJ-0264.C0-00000	Camp Betty Washington Rd., York Twp.	9.17
9	54-000-IJ-0264-00-00000	Owen Rd., York Twp.	5.91
TOTAL ACRES			122.78
Mixed Residential/Commercial - ACRES			7.95
Residential - High Density - ACRES			108.92
Residential - Low Density - ACRES			5.91



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ZONING & SALDO ORDINANCE: BECKETT WOODS

GOVERNING BODY: YORK TOWNSHIP, YORK COUNTY PA
**SUBJECT PROPERTY ZONING: MIXED RESIDENTIAL-COMMERCIAL (MRC),
RESIDENTIAL-HIGH DENSITY (RH) & RESIDENTIAL-LOW DENSITY (RL)**

ABOUT YORK TOWNSHIP

York Township is a suburban community just southeast of the City of York. Settled in 1748 and incorporated in 1753, it covers approximately 25.3 square miles and includes both rural and increasingly suburban areas. As of the 2020 Census, the population stood at 29,740 and is estimated to have grown to about 30,485 by 2023. The township operates under a Board of Supervisors and features a Planning Commission that meets monthly to guide development, infrastructure, and land-use growth. Public meetings for zoning matters are conducted by the Zoning Commission (first Thursday each month) and the Board of Zoning Appeals (typically second Thursday as needed).

ZONING

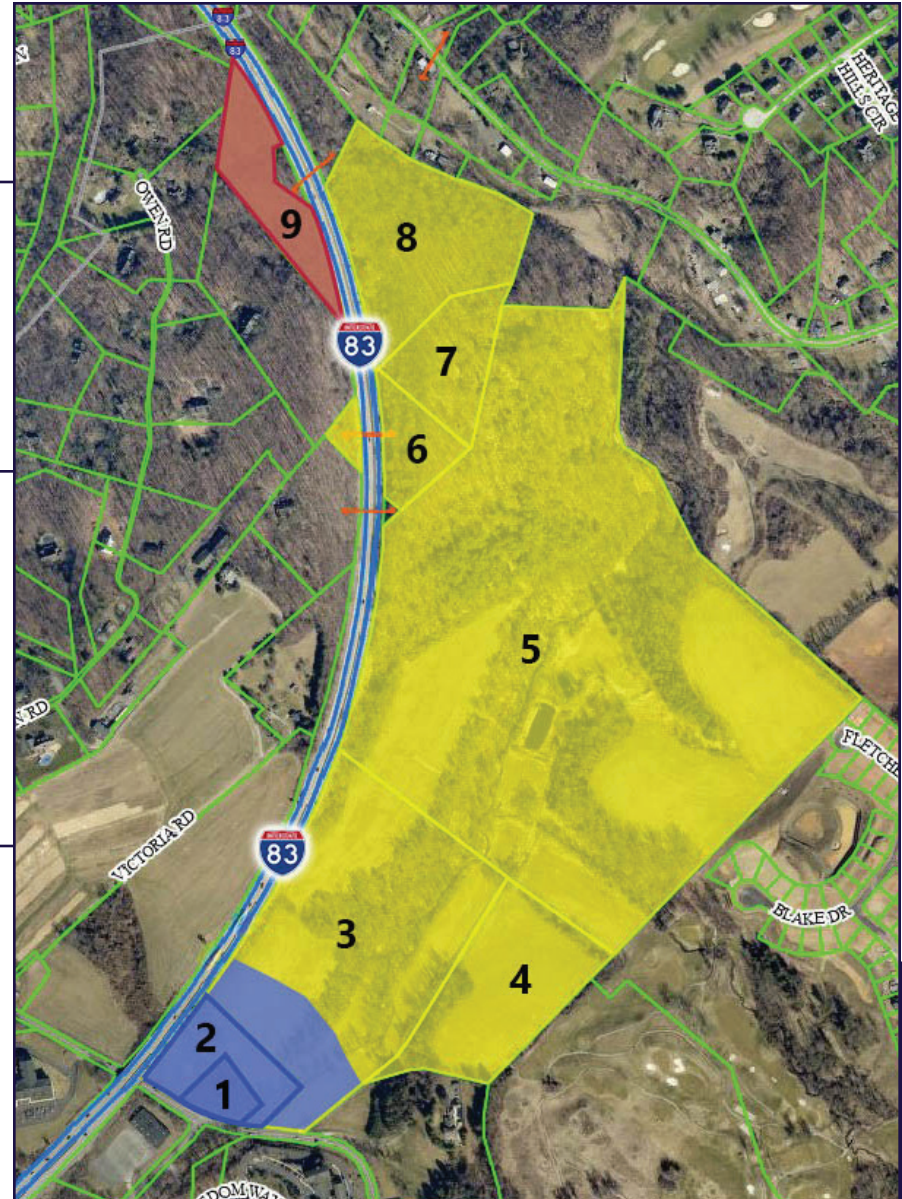
York Township maintains a comprehensive zoning ordinance updated through August 2024. The ordinance divides the township into numerous zoning districts - including low-, medium-, and high-density residential; residential-agricultural; commercial (office, shopping, industrial); mixed-use; and industrial zones. In order to build, enlarge, or alter structures - including pools, fences, signs, homes, additions, accessory buildings, and commercial facilities - a zoning permit must be obtained, accompanied by a detailed plot plan and supporting documents. The Zoning Inspector oversees permitting, while the Zoning Commission and Board of Zoning Appeals handle variance, conditional use, and ordinance amendment requests.

YORK TOWNSHIP ZONING ORDINANCE: [HTTPS://TINYURL.COM/2KBTPYE5](https://tinyurl.com/2kbtpye5)

SUBDIVISION AND LAND-DEVELOPMENT PROCESS

York Township follows the York County Subdivision and Land Development Ordinance (SALDO), authorized under the Pennsylvania Municipalities Planning Code. The process begins with a pre-application meeting, followed by submission of detailed plans - plots, grading, drainage, streets, utilities - for review by the Township Planning Commission and York County Planning Commission. After reviews and any approvals or revisions, a recorded final plan and assurances (improvement agreements or bonds) must be in place before any lot sales or building permits are issued. Throughout this process, infrastructure standards - such as roadways, sewer, storm-water, street lighting, sidewalks, and environmental protections - are required to meet county and municipal specifications. The Planning Commission holds public meetings and makes ordinance and map amendment recommendations when necessary.

YORK TOWNSHIP SALDO ORDINANCE: [HTTPS://TINYURL.COM/3UX8P6N9](https://tinyurl.com/3ux8p6n9)



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ZONING - Uses: BECKETT WOODS

MIXED RESIDENTIAL-COMMERCIAL DISTRICT

The purpose of the MRC District is to provide standards for the development of neighborhood commercial uses intermixed with residential uses, designed to meet the daily needs of Township residents in areas which are or could feasibly be supplied with public facilities, to provide for the general welfare of Township residents and to otherwise create conditions conducive to carrying out the purposes of the Section.

PERMITTED USES

- Single-Family Dwelling
- Two-Family Dwelling; Detached
- Bank or Financial Institution
- Coffee or Tea Shop
- Day-Care Center, Child or Adult
- Funeral Home
- Group Home
- House of Worship
- Laundromat/Dry Cleaning
- Medical Office
- Municipal Park, Playground
- Offices - Professional, Business
- Personal Services

- School, Public or Private
- Recreation Facility (Indoor)
- Retail Store
- Veterinary Office

SPECIAL EXCEPTION USES

- Assisted Living/Personal Care/Skilled Nursing/Senior Living

- Facility
- Bed & Breakfast
- Commercial Greenhouse, Nursery, Garden Center
- Communications Antenna
- Essential Services
- Farm Market/Farm Co-op
- Golf Course/Facility

- Hotel/Motel
- Public/Semi-Public Building and Use
- Recreation Facility (Outdoor)
- Rooming House

RESIDENTIAL-HIGH DENSITY DISTRICT

The purpose of the RH District is to provide for the orderly expansion of urban-type residential development at a maximum density of nine (9) dwelling units per acre (based on Net Lot Area) in areas which are or could feasibly be supplied with public facilities, to provide for the general welfare through the application of higher residential densities and to otherwise create conditions conducive to carrying out the purposes of this Section.

PERMITTED USES

- Dwelling, Single-Family Detached
- Dwelling, Single-Family Semidetached (each dwelling on individual lot)
- Dwelling, Two-Family (both dwellings on one lot)
- Dwelling, Single-Family Attached
- (townhomes on individual lots)
- Residential Conservation Development
- Cemetery
- Forestry (Timber Harvesting)
- Group Home
- House of Worship

- Municipal Park, Playground and/or Recreation Area
- School, Public/Private

SPECIAL EXCEPTION USES

- Age Restricted Community
- Assisted Living/Personal Care/Skilled Nursing/Congregate

- Senior Living Facility
- Bed-and-Breakfast Inn
- Communications Antenna
- Conversion Apartment
- Day-Care Center, Child or Adult
- Dwelling, Multi-Family (on a single lot)

- Essential Services
- Farm Market / Roadside Market
- Golf Course/Facility
- Manufactured/Mobile Home Park
- Public/Semi-Public Building and Use
- Recreation Facility (Outdoor)

RESIDENTIAL-LOW DENSITY DISTRICT

The purpose of the RL District is to provide low-density residential standards at maximum densities of three (3) dwelling units per acre (based on the Net Lot Area) for the orderly expansion of suburban-type residential development in sections of the Township within the Urban Growth Boundary where the installation of public facilities can be supplied; to provide areas for single-family construction designed to preserve environmentally sensitive areas and open space for those who prefer to reside in such an environment; to prevent the overcrowding of land; to exclude activities not compatible with residential development; and to otherwise create conditions conducive to carrying out the purposes of this Section

PERMITTED USES

- Dwelling, Single-Family Detached
- Residential Conservation Development
- Cemetery
- Forestry (Timber Harvesting)
- Group Home
- House of Worship
- Municipal Park, Playground and/or Recreation Area
- School, Public/Private

SPECIAL EXCEPTION USES

- Bed-and-Breakfast Inn
- Communications Antenna, Tower and Equipment
- Essential Services
- Farm Market/Farm Co-op

- Golf Course/Facility
- Public/Semi-Public Building and Use
- Recreation Facility (Outdoor)
- Roadside Market

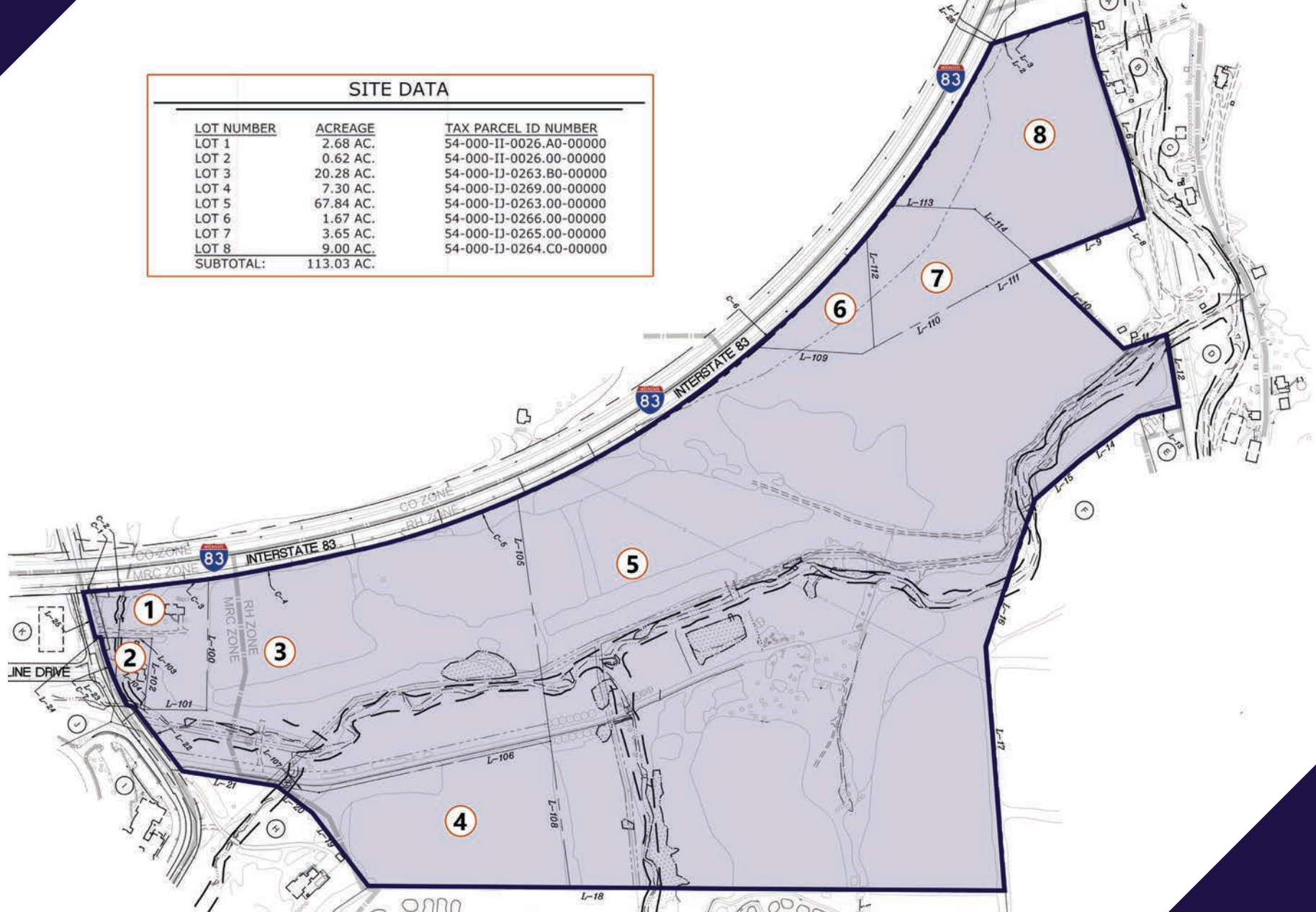
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PRELIMINARY LAND DEVELOPMENT PLAN

SITE DATA

LOT NUMBER	ACREAGE	TAX PARCEL ID NUMBER
LOT 1	2.68 AC.	54-000-II-0026.A0-00000
LOT 2	0.62 AC.	54-000-II-0026.00-00000
LOT 3	20.28 AC.	54-000-IJ-0263.B0-00000
LOT 4	7.30 AC.	54-000-IJ-0269.00-00000
LOT 5	67.84 AC.	54-000-IJ-0263.00-00000
LOT 6	1.67 AC.	54-000-IJ-0266.00-00000
LOT 7	3.65 AC.	54-000-IJ-0265.00-00000
LOT 8	9.00 AC.	54-000-IJ-0264.C0-00000
SUBTOTAL:	113.03 AC.	



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ESTABLISHED REGIONAL AREA MAP



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DEMOGRAPHIC SUMMARY: YORK TOWNSHIP

DEMOGRAPHIC SUMMARY

York Township, PA

Geography: County Subdivision

KEY FACTS

30,793

Population



12,661

Households

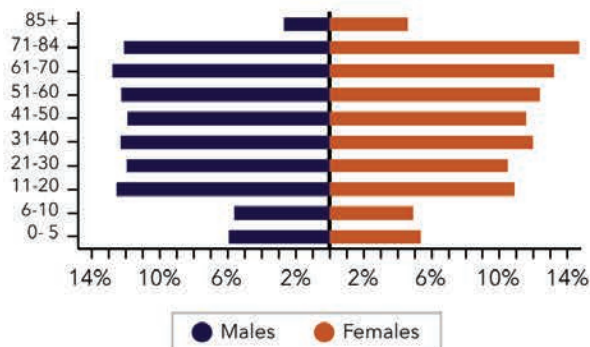
44.4

Median Age

\$67,893

Median Disposable
Income

AGE PYRAMID



INCOME



\$84,257
Median
Household
Income

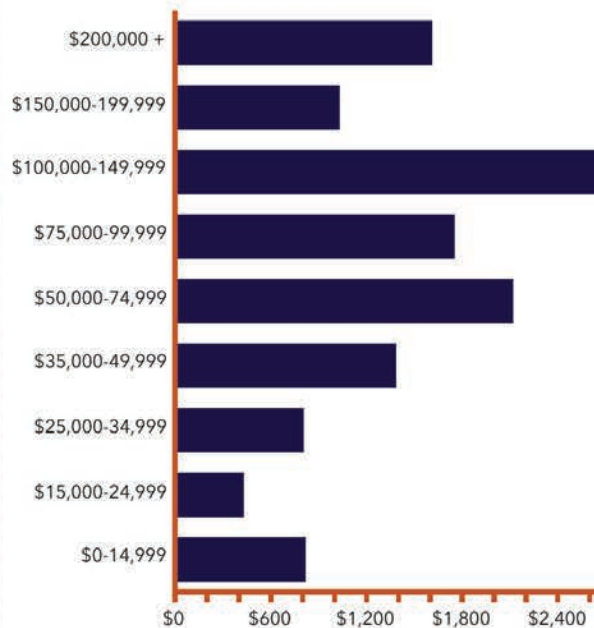


\$45,769
Per Capita
Income

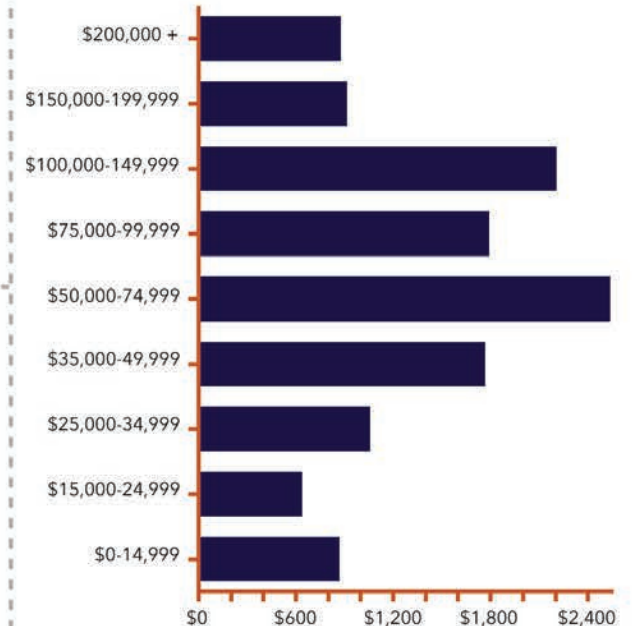


\$295,762
Median Net
Worth

HOUSEHOLD INCOME



DISPOSABLE INCOME



HOUSING STATS



\$326,998

Median
Home
Value



\$12,896

Average Spent
on Mortgage &
Basics



\$1,139

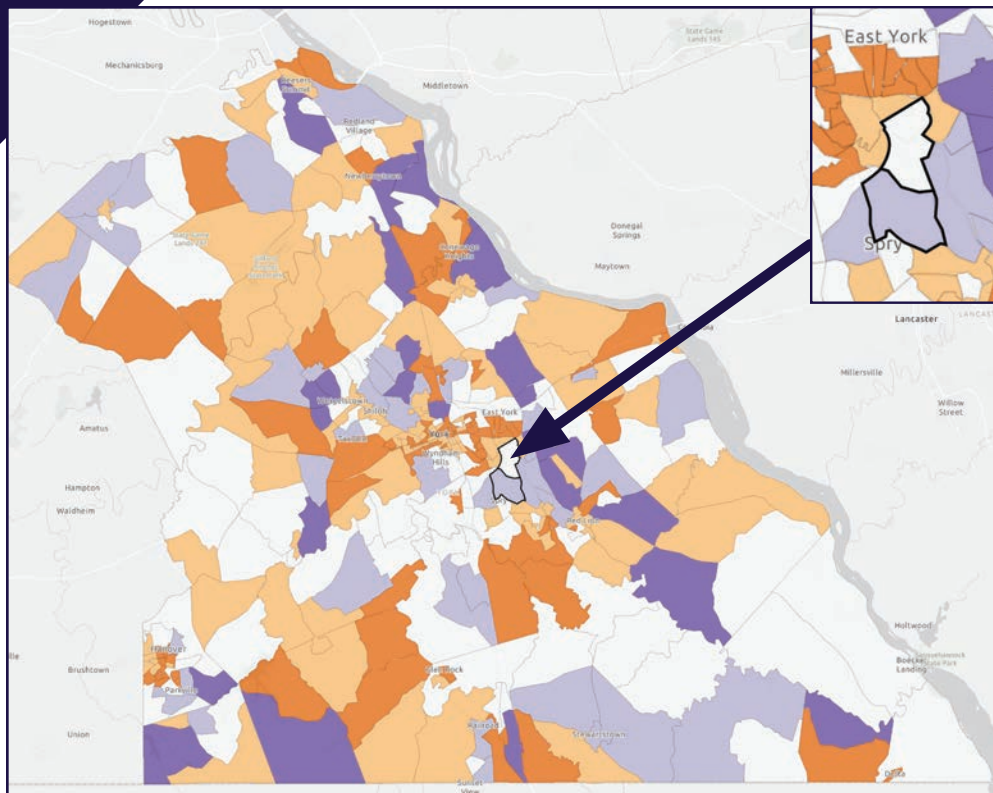
Median
Contract
Rent

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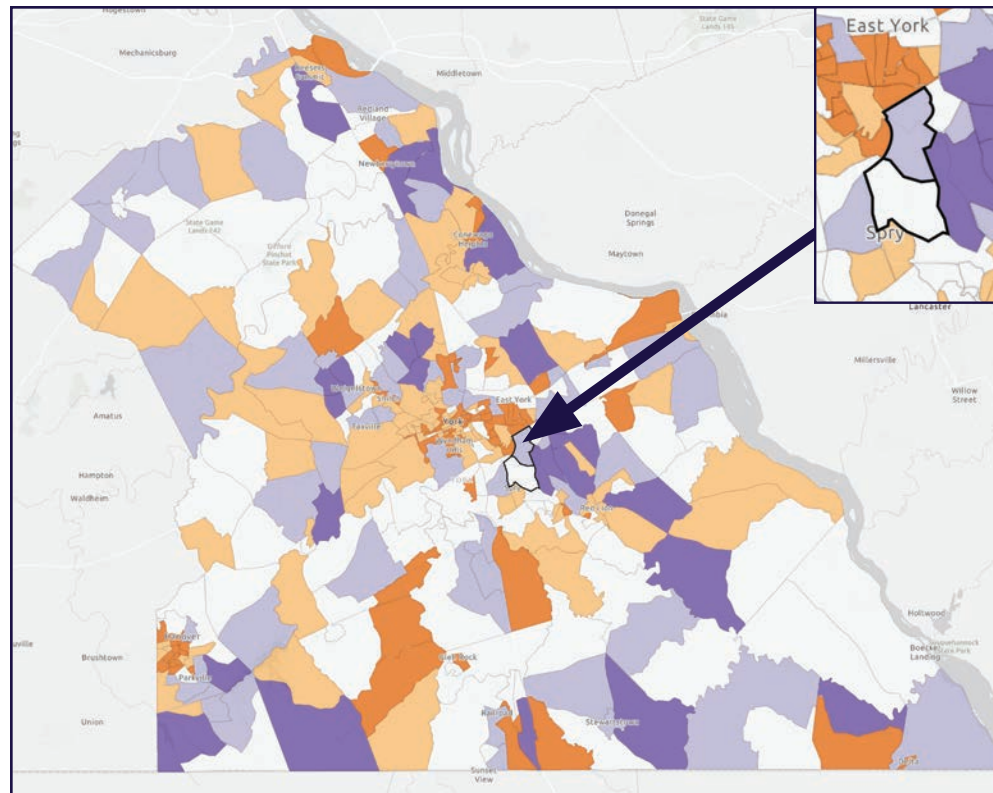
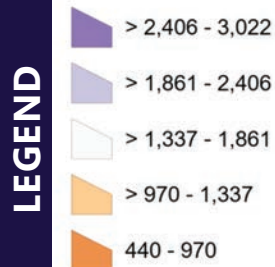
NOTABLE BLOCK GROUP DEMOGRAPHICS

YORK COUNTY (OFFERING PARCELS HIGHLIGHTED)



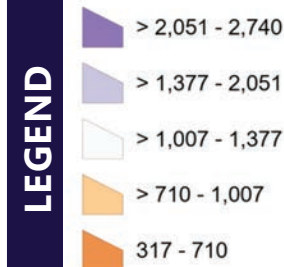
2024 TOTAL POPULATION

Total Population includes population living in households, on active duty in the Armed Forces, and living in group quarters such as correctional facilities, skilled nursing facilities, juvenile facilities, college dorms, and military barracks.



2024 FAMILY POPULATION

Family Population consists of a householder (person in whose name the housing unit is owned, mortgaged, or rented) and one or more persons living in a shared household who are related to the householder by birth, marriage, or adoption; excludes non-relatives living in the household.



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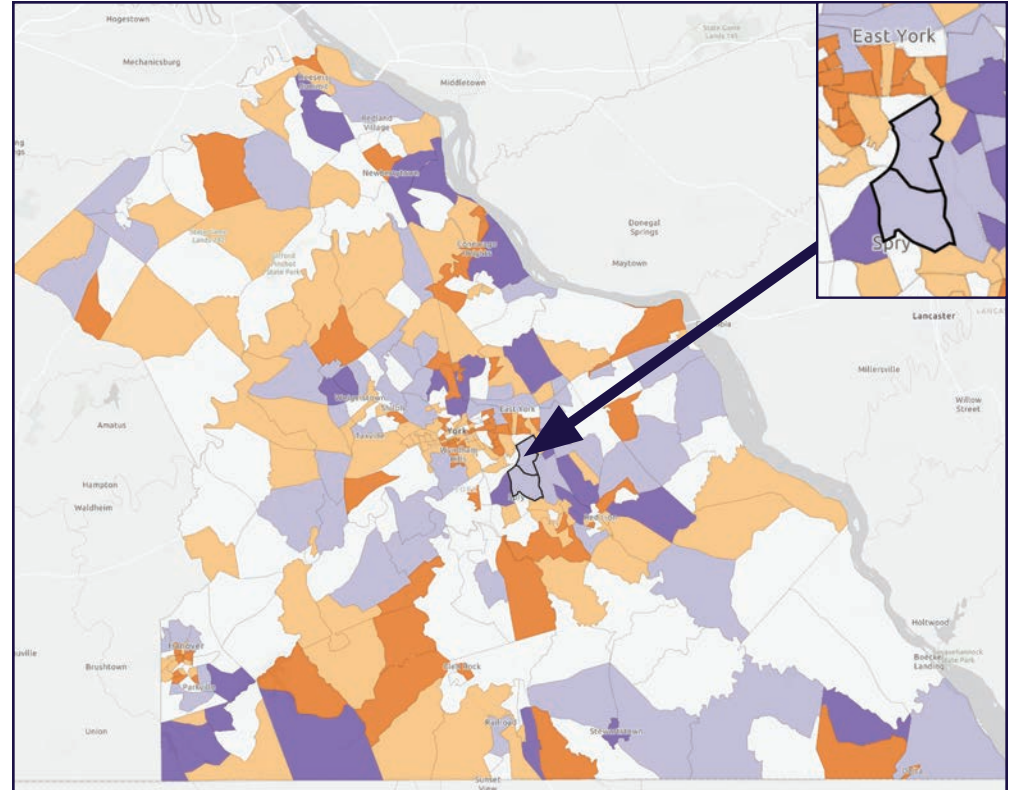
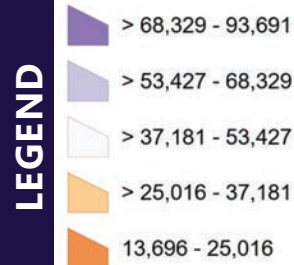
NOTABLE BLOCK GROUP DEMOGRAPHICS

YORK COUNTY (OFFERING PARCELS HIGHLIGHTED)



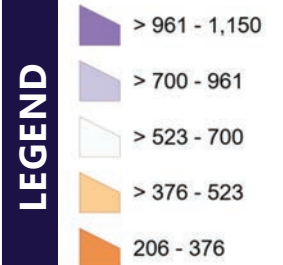
2024 PER CAPITA INCOME

Per Capita Income is calculated by dividing Aggregate Income by the Total Population for the area.



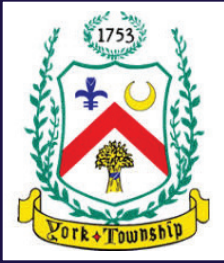
2024 TOTAL HOUSING UNITS

Total Housing Units, a housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Occupants can be individuals, roommates, families who live together, related or unrelated.



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SURROUNDING YORK AREA HIGHLIGHTS



Nestled in the heart of **York Township**, the property at **Beckett Woods / 2301 Springwood Road** represents a rare opportunity to develop in one of York County's most balanced and desirable sub-markets. This location offers the perfect blend of accessibility, livability, and long-term growth potential—backed by strong demand for residential housing and convenient commercial services.

Just minutes from **Interstate-83**, the site connects easily to York's urban core as well as regional employment hubs in **Harrisburg**, **Lancaster**, and even **Baltimore**, which is just under an hour south. That connectivity has helped drive sustained residential growth in the area, with well-established communities such as **Hunter Creek** and **Springwood Estates** setting the tone for quality suburban living. Each of these neighborhoods has demonstrated market demand for well-built, thoughtfully planned homes, ranging from single-family residences to higher-end executive properties.

A short distance from the site are the **Bennett Run** and **Kensington** communities, further illustrating the appetite for modern housing in a semi-rural setting. Newer developments like **The Views at Bridgewater** - anchored by a golf course - and **Hudson Ridge** show the area's

DALLASTOWN AREA SCHOOL DISTRICT

Dallastown Area School District is located in York County, 34 miles south of Harrisburg, in the south central part of the Commonwealth of PA. The district's 52.5 square miles of Susquehanna Valley rolling countryside includes a diverse population of manufacturing, agriculture, and service industries. Due to its proximity to Maryland, many of this suburban district's residents commute to Baltimore area jobs.

SCHOOL DISTRICT CONSISTS OF:

- 2 Townships (Springfield, and York Township)
- 4 Boroughs (Dallastown, Jacobus, Loganville, and Yoe)
- 6,416 Students
- 734 Employees
- 5 Elementary Schools (K-3)
- 1 Intermediate School (4-6)
- 1 Middle School (7-8)
- 1 High School (9-12)



capacity to support both entry-level and luxury options, while still retaining the pastoral charm that residents value.

Importantly, the property sits within the highly regarded **Dallastown Area School District**, a consistent driver of residential demand. Families are drawn to the district's strong academic programs, extensive extracurricular offerings, and active community involvement. This makes the area especially attractive to home-buyers seeking both lifestyle and long-term value.

EST. RESIDENTIAL COMMUNITIES



Hunter Creek, a 129 home community since 2004 located in Conewago Township, York County. Hunter Creek features rolling hills and tree-lined property boundaries.



CHARTER

Homes & Neighborhoods

SPRINGWOOD ESTATES

SpringWood is a single family community to fit a modern lifestyle in York Township. Featuring spacious homesites with creek views.



BENNETT RUN

Bennett Run consists of 250+ single family homes, twin homes and townhouses. It sits in North York surrounded by rolling farm hills and is close to major cities and routes.



Kensington is a vibrant community of over 200 homesites, ranging up to 0.25 acres in size. Nestled in Red Lion, surrounded by lush greenery and rolling hills. New Phase Coming Soon!



The Views at Bridgewater has 165 single-family homesites community offering plenty of opportunities for entertainment, dining and recreation. Located in the Dallastown School District, and just minutes from I-83.



Hudson Ridge is a thoughtfully designed community of 534 townhouses, combining the best of small town life, with city conveniences. Hudson Ridge is just minutes away from great outdoor activities, as well as the area's top ranking school districts.

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SURROUNDING YORK AREA HIGHLIGHTS



520,000 in south central Pennsylvania.

The hospital offers services and programs that feature highly skilled clinical staff, life-saving technology and state-of-the-art facilities to address some of the most complex medical, surgical and behavioral health conditions.

WellSpan York Hospital is a nationally recognized teaching hospital with nine residency programs, six allied health schools and other training programs. More than 700 physicians and other professionals are members of the hospital's staff.

WellSpan York Hospital is the region's leader in advanced specialty care. What began in 1880 has grown to a 593-bed community teaching hospital that employs more than 5,000 people and serves a population of more than



Beyond housing, the broader Springwood Road corridor is supported by a growing network of commercial and civic infrastructure. Retail centers such as **Queensgate Towne Center** and **South York Plaza** provide residents with daily necessities, while nearby medical facilities - including **WellSpan York Hospital** - offer access to regional healthcare services. These amenities create a seamless blend of suburban convenience and cultural connection.

York's revitalized city center is only a 10-15 minute drive, offering vibrant dining, art, and entertainment scenes centered around landmarks like the **Appell Center for the Performing Arts**, **Central Market**, and a growing community of galleries and shops. Seasonal events, festivals, and farmer's markets foster an inclusive and energetic environment that appeals to families, professionals, and retirees alike.

Outdoor recreation also plays a central role in the area's appeal. **William H. Kain County Park / Lake Redman** and **Rocky Ridge County Park** offer expansive hiking, fishing, biking, hunting and boating options,

WILLIAM H. KAIN COUNTY PARK



Established in 1977, William H. Kain County Park encompasses 1,637 acres and includes two beautiful lakes: Lake Williams, which is 220 acres in size, and Lake Redman, covering 290

acres. The park is operated under a 50-year lease agreement between The York Water Company and York County, ensuring its preservation and accessibility for future generations.

- Fishing
- Boating
- Launching
- Pavilion Rentals
- Hunting
- Horseshoe Pits
- Playground
- Volleyball
- Kain Memorial
- Multi-Use Trails
- Radio Controlled Airplanes



For the last 45 years, the Appell Center for the Performing Arts (formerly known as the Strand Capitol Performing Arts Center) has served as the cultural hub of downtown York. It has presented national touring performers and films. It has served as a center for education and community engagement. And it has provided a performance space for the York Symphony Orchestra, Dance It Forward/Greater York Dance, the York County Honors Choirs and many more.

While its architectural footprint has expanded over the years, the heart of the organization is its two historic theaters - the Capitol Theatre and the Strand Theatre.

CENTRAL MARKET



Standing at North Beaver and Philadelphia Streets for over 125 years, Central Market is a reminder of York's storied history and the anchor of the revitalization of Downtown York. More than just a beautiful historic building, Central Market is both a grassroots commercial operation and a community gathering place.

Market shoppers enjoy the finest in locally grown flowers and produce, baked goods, fresh seafood, meats, deli products and

many specialty items while sellers network and hawk their wares in a bustling, supportive environment. Locals and visitors alike find fresh local flavor at the many prepared food vendors, with tons of seating for mingling and making the rounds.



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SURROUNDING YORK AREA HIGHLIGHTS

YORK COUNTY HERITAGE RAIL TRAIL PARK

Established in 1992 and covering 176 acres, the Heritage Rail Trail County Park is 27 miles long and runs north from the Mason Dixon line just south of the Borough of New Freedom through Glen Rock, Hanover Junction, and Seven Valleys, through the Howard Tunnel to the Colonial Courthouse in the City of York. The trail continues through



the City of York on the Northern Extension to John Rudy County Park. The trail connects to Maryland's 20-mile long Torrey C. Brown Trail.

The ADA trail is a 10-foot wide compacted stone surface designed for hiking, bicycling, running, horseback riding, as well as winter sports such as cross-country skiing and snow shoeing. The park is open year round, dawn until dusk, and is patrolled by York County Park Rangers.

while the nearby **Heritage Rail Trail Park** links York to Maryland with miles of scenic paths perfect for hiking, walking and cycling.

With public water and sewer available and modern broadband infrastructure already in place, the site is ready to support new development. Its position - between established neighborhoods and active retail corridors - makes it ideally suited for a mix of **residential housing** and **modest commercial uses**, such as professional offices, boutique services, or health and wellness spaces.

In short, **Beckett Woods / 2301 Springwood Road** sits at the confluence of quality-of-life living and thoughtful regional growth. Surrounded by successful housing communities and supported by strong schools, job access, and rich cultural offerings, it is a natural next chapter in York Township's residential evolution—a prime setting for a sustainable, community-driven development.

ROCKY RIDGE COUNTY PARK

The park spans 750 acres, with 90% of its area covered by a mature oak forest. Established in 1968 as the first county park, it rests on a rocky hilltop near Hellam. The park's main highlights include its picnic pavilions, a network of multi-use trails, and breathtaking views of the Susquehanna Valley, offering a perfect blend of nature and recreation.



- Multi-Use Trails
- Horseshoe Pits
- Hawkwatch Program
- Fitness Trail
- Nature Fun Zone
- Open Space Field
- Hunting
- Scenic Observation Decks
- Pavilion Rentals
- Christmas Magic

Explore
YORK®

yorkpa.org

have it made hereSM

WELCOME TO YORK COUNTY, PA

York County, located in South-Central Pennsylvania, beautifully blends history, innovation, and natural beauty. Explore vibrant downtown districts filled with unique shops and delicious dining options. Enjoy the peaceful rolling countryside, featuring picturesque parks and scenic trails for outdoor enthusiasts.

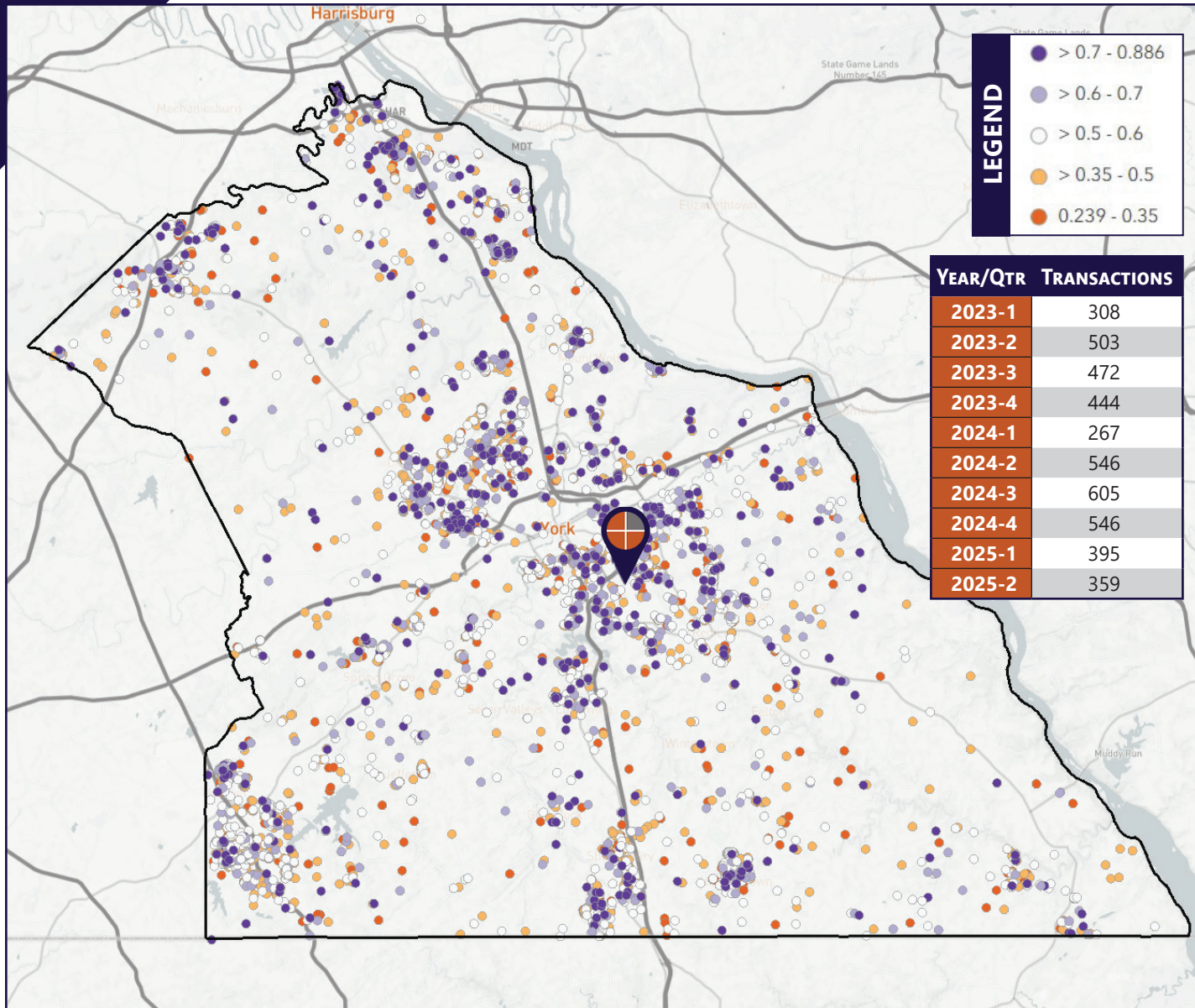
As the birthplace of the Articles of Confederation, York County is rich in American history, with attractions that highlight its heritage. The county offers over 4,500 acres of state and county parks, along with numerous biking and hiking trails.

While shopping, discover farm-fresh produce at local markets and find antiques and artisan creations in trendy boutiques. York County is a fantastic place to create lasting memories.

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HOUSING DATA: TRANSACTION SCORES



The illustration presents recent housing sales transactions as an indicator of housing market strength across York County for homes priced between \$299,999 to \$850,000. By incorporating Days on Market and the Percentage of Sale Price to the Original List Price, the model generates a transaction score, which is then represented as a data point on the map.

Houses that sell quickly (having fewer Days on the Market prior to a contract) and those that sell closer to or above their asking prices receive higher scores (represented in Dark Purple). In contrast, homes that remain on the market longer and sell for lower prices relative to their asking prices receive lower scores (represented in Orange). A Legend is included to illustrate the color coding and composite scoring scale.

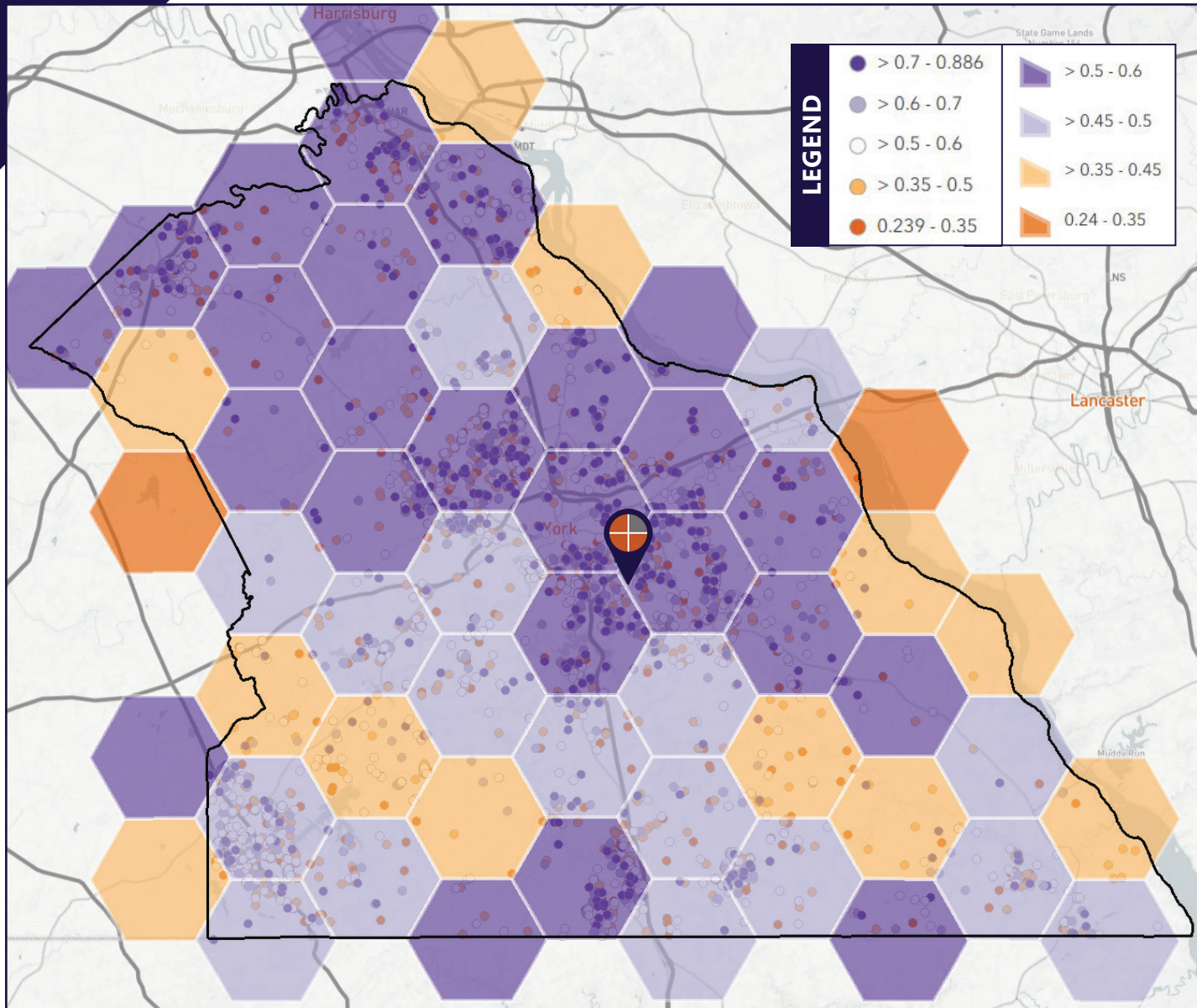
According to the illustration, Beckett Woods is well positioned in a vibrant market area, evidenced by shorter sales times and transactions at or near asking prices.

Transactions in Dataset.....	4,445
# of New Construction.....	831
Market	York County
Min. Sale Price	\$299,999
Max Sale Price	\$850,000
Max Lot Size	3 Acres
Date Range.....	Jan. '23 - May '25

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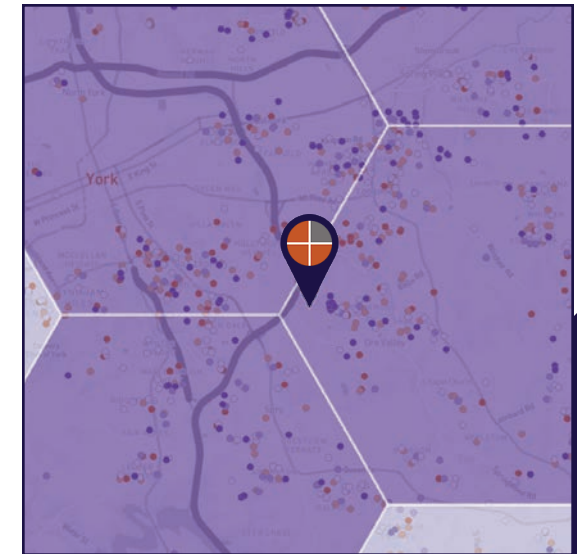


HOUSING DATA: MARKET STRENGTH



This expanded analysis builds on the previous page by dividing sales activity into market segments or hexagons, each covering a 5-mile radius. These hexagons link together to create more cohesive connections with neighboring areas. Using a color-coded scoring system, the illustration provides a geographically-based overview of the market. It offers insights into the extent of these markets and presents an interconnected view of market strength across York County, based on metrics like Days on Market and Sale Price versus List Price (with Dark Purple indicating higher values and Orange indicating lower values).

Beckett Woods is situated firmly within the stronger market regions.

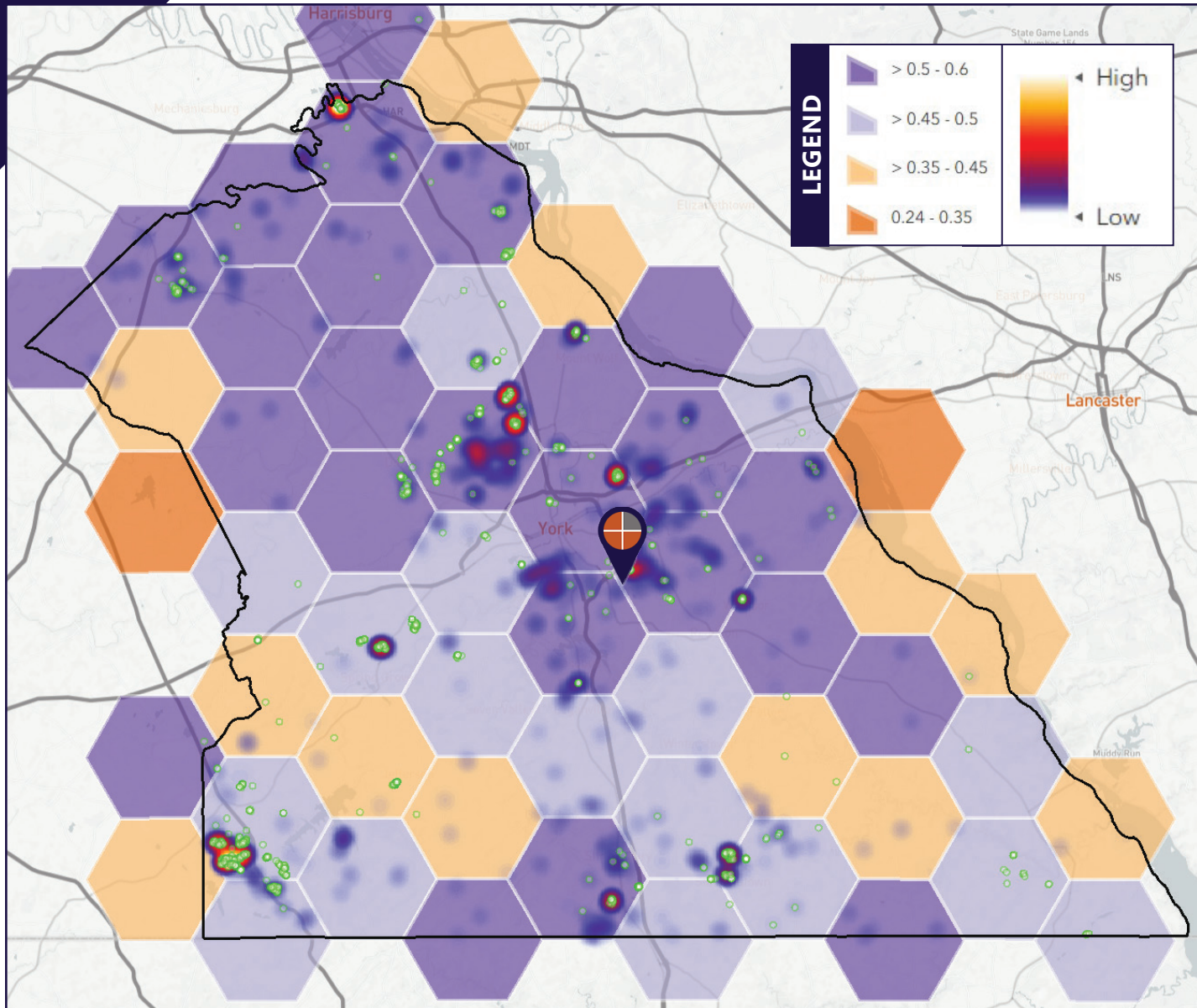


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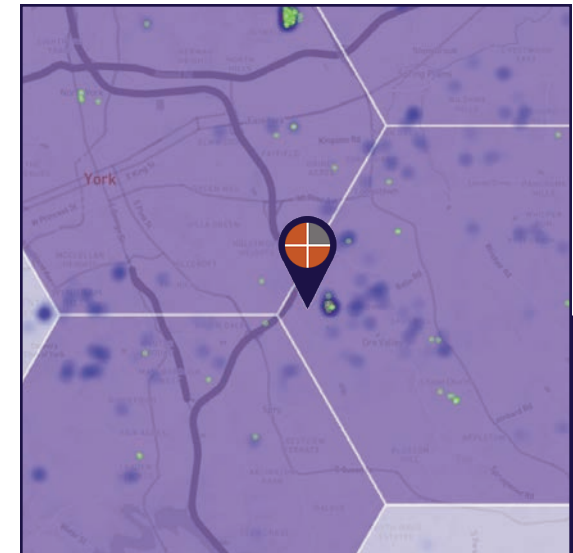


HOUSING DATA: STRENGTH & NEW CONSTRUCTION



This illustration displays areas of new construction highlighted in green dots, within a heat map representing recent home sales of \$500,000 and above. The heat map uses a color scale that ranges from low home value (Purple) to high value (White).

The illustration emphasizes the key market dynamics of the Beckett Woods site, indicated by the presence of new construction and robust trends in sales and pricing.



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AERIAL DRONE PHOTOS



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AERIAL DRONE PHOTO



DRONE VIDEO

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