

# 3.98 ACRES | FOR SALE

Buck Street Harrisburg, PA 17111



## PROPERTY OVERVIEW

3.98-acre vacant parcel – great for a residential single-family home with utilities nearby. Situated among neighboring residential communities, North from Derry Street in Harrisburg, PA. Single family zoning offers a mix of single family dwellings, group home, funeral home, plant nursery, nursing home, place of worship and many more.

## OFFERING SUMMARY

Sale Price:	\$100,000
Lot Size:	3.98 Acres
Price / Acres:	\$25,126
Taxes	\$25,126
Zoning:	R-S: Single Family Residential
Taxes:	\$699.93 (2022)



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# AREA OVERVIEW

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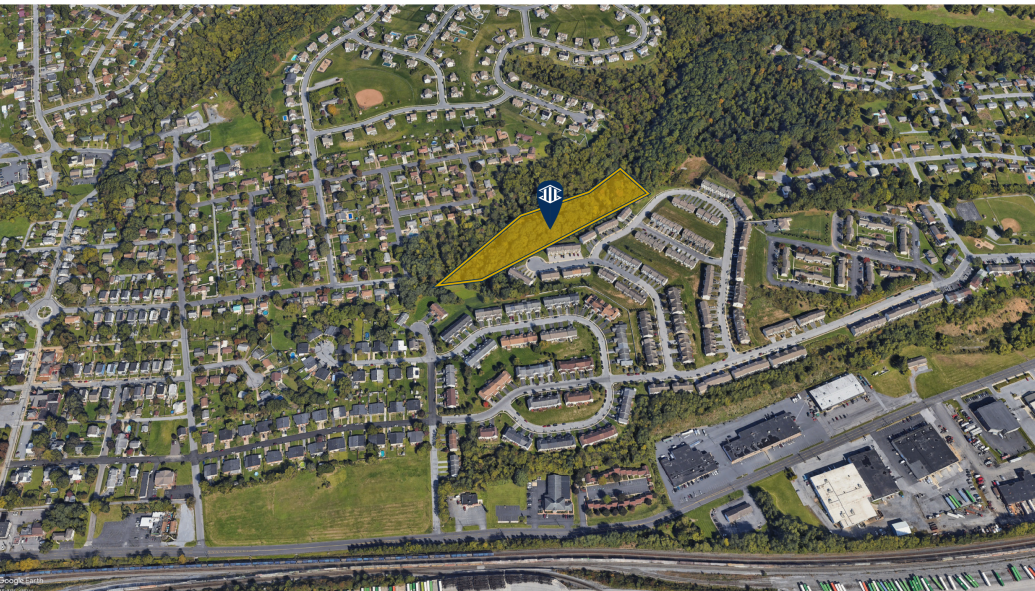


## LOCATION DESCRIPTION

Nestled into the heart of the East Coast, Central Pennsylvania ranks as one of the best places to live in the state.

The region's strategic location, dependable economy, and supportive business environment make it a logical location for the Capital City. Serving as a central transportation hub for the Eastern Seaboard and boasting a workforce of over 319,000 employees in the Harrisburg-Carlisle MSA, Central Pennsylvania is a prime destination for companies looking to grow their footprint and expand their customer base.

Established on the beautiful mile-wide Susquehanna River, Harrisburg has held the title of Pennsylvania's Capital since 1812. The region's economy has long been supported by the presence of the State Capital with Dauphin County ranking as the #1 employment county in Pennsylvania. Furthermore, Central Pennsylvania has a robust highway network surrounding the Capital Beltway and serves as a major distribution hub within hours of the Port of Baltimore (+/- 1.5 hours) and Port of New York (+/- 3 hours). Likewise, the Capital Beltway serves as a major artery for residents and businesses with several major cities within a 3.5 hour drive including New York City, Philadelphia, Pittsburgh, and Washington DC.



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# DEMOGRAPHICS

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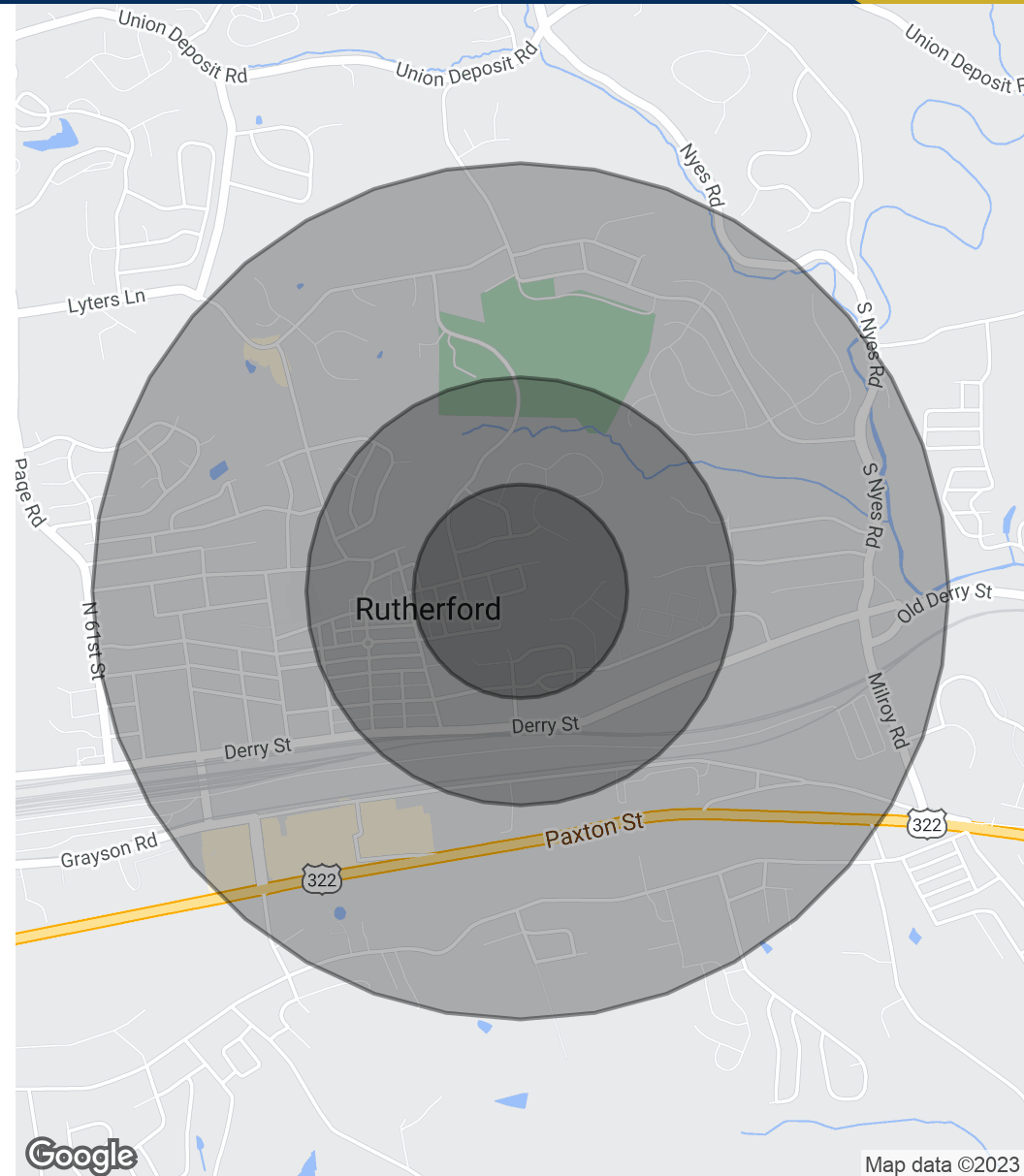
## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	800	2,719	7,420
Average Age	36.9	37.8	39.6
Average Age (Male)	35.4	35.6	36.9
Average Age (Female)	39.0	39.3	40.6

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	315	1,092	3,126
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$76,229	\$79,774	\$84,909
Average House Value	\$145,920	\$156,589	\$177,374

\* Demographic data derived from 2020 ACS - US Census



# DISCLAIMER

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