



# AMESBURY

PHASE I TOWNHOUSE LOTS

COLONIAL PARK, HARRISBURG, PA 17110



**PHASE I - NOW AVAILABLE**  
**5 TOWNHOUSE LOTS**

*COMING SOON*  
*PHASE II ± 11 AC*

COMMONS DRIVE



**FOR SALE**

[WWW.LANDMARKCR.COM](http://WWW.LANDMARKCR.COM)

(717) 731.1990



# MULTIPLE TOWNHOUSE LOT INVESTMENT OPPORTUNITY

## AMESBURY PHASE I COLONIAL PARK, HARRISBURG, PA

### EXECUTIVE SUMMARY

Landmark Commercial Real Estate is pleased to present a golden investment opportunity tailor-made for visionary builders and developers. This unique opportunity to acquire an already fully-approved lot, allows the purchaser to build five upscale town homes within Phase I of the esteemed Amesbury community in Harrisburg, PA.

Architecture and plans have been completed for a builder to seamlessly construct a collection of luxury town homes with attached garages in a minimal maintenance, active adult community in Central PA.



### OFFERING SUMMARY

COMBINED SALE PRICE	\$250,000
PRICE PER TOWNHOUSE LOT	\$50,000
TAX ID	35-134-004, 005, 006, 007, 008-000-0000
ZONING	R1 - Residential
COMMUNITY	Amesbury, 55+
MUNICIPALITY	Lower Paxton Township
SUB MARKET	Colonial Park, Harrisburg, PA

### CLOSE TO ALL MAJOR AMENITIES IN THE AREA



LANDMARK COMMERCIAL REALTY  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P : 717.731.1990

CHUCK HELLER, SIOR  
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ADAM BOUSSATTA, MBA  
ASSOCIATE  
ADAM@LandmarkCR.com  
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### LOCATION



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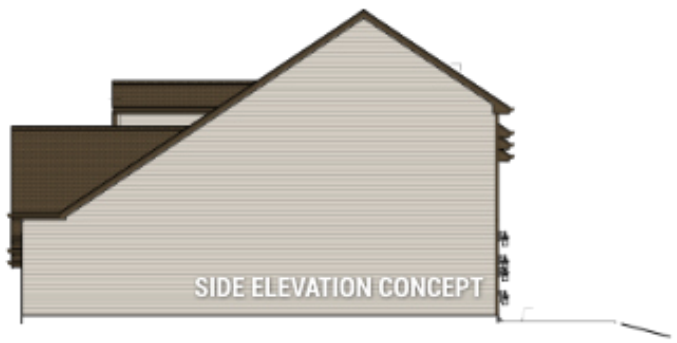
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### AREA OVERVIEW



**EXISTING UNIT STYLE**





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### AREA OVERVIEW

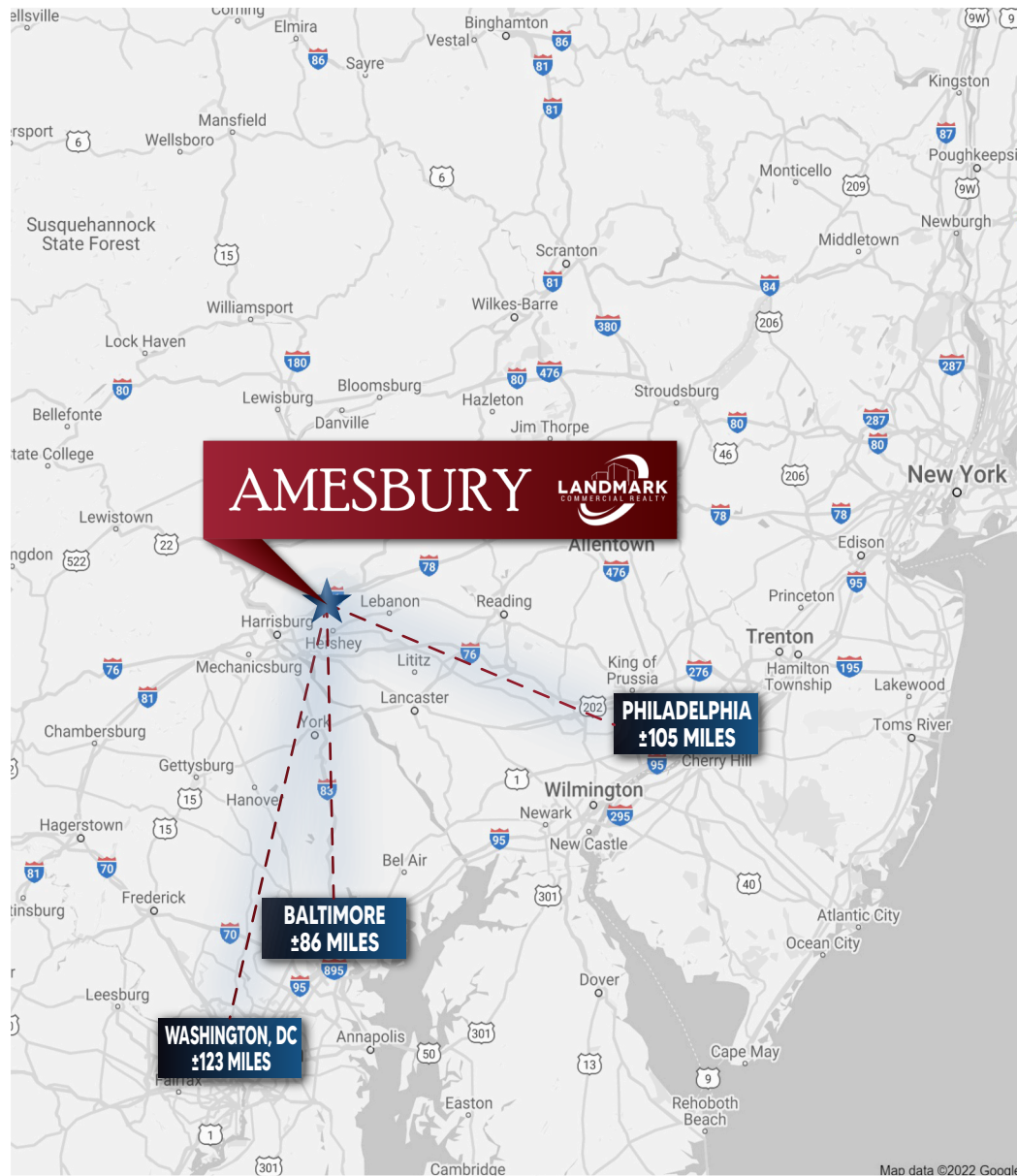
**COLONIAL PARK** - The community of Colonial Park is situated in Lower Paxton Township in Dauphin County, providing residents with a convenient 15-minute commute to the State Capitol, Hershey, and well-regarded hospitals and universities. This location offers a harmonious blend of urban and small-town conveniences.

The appeal of gently sloping terrain and its proximity to State game lands enhances the area's charm. Residents can enjoy various parks and recreation facilities, including City Island and Beach, Riverfront Park, Wildwood Lake Park, Reservoir Park, Capital Area Greenbelt, and Italian Lake, a 9.4-acre park nestled in the Uptown neighborhood. Additionally, the Colonial Park Mall presents a diverse range of retail options for residents.

Colonial Park, as a larger census-designated place, provides housing choices catering to individuals of diverse lifestyles. It is an ideal option for those employed in the Harrisburg area who prefer suburban living while having convenient access to the amenities of a nearby city.

**LOWER PAXTON TOWNSHIP** - Lower Paxton strikes an ideal balance between the intimacy of a small town and the conveniences of urban living with a population of 50,000. Recognized for its top-notch schools, welcoming neighborhoods, and scenic parks, Lower Paxton stands as a perfect haven for families.

This township holds a rich historical legacy dating back to colonial times, featuring several noteworthy landmarks. Additionally, Lower Paxton Township hosts a variety of shopping centers, restaurants, and entertainment venues, ensuring its residents have ample recreational opportunities. With easy access to major highways and public transportation, exploring nearby attractions such as Hersheypark and the State Capitol Building is both convenient and enjoyable.



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COLONIAL PARK, HARRISBURG, PA

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.

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