

Asking Price
\$899,000

Property Features

- 3.946 acres total with effective size of 3.51 acres located along heavily travelled US Route 15
- Average daily traffic count of 11,007 vehicles northbound and 10,554 vehicles southbound
- Generally level site at street grade. The northern boundary slopes down towards Buffalo Creek. A small water trench divides the two main parcels of land
- Good visibility with over 700' frontage along US Route 15
- Public water and sewer
- Commercial Highway Zoning District



www.appraisalandmarketing.com

For more information please contact:

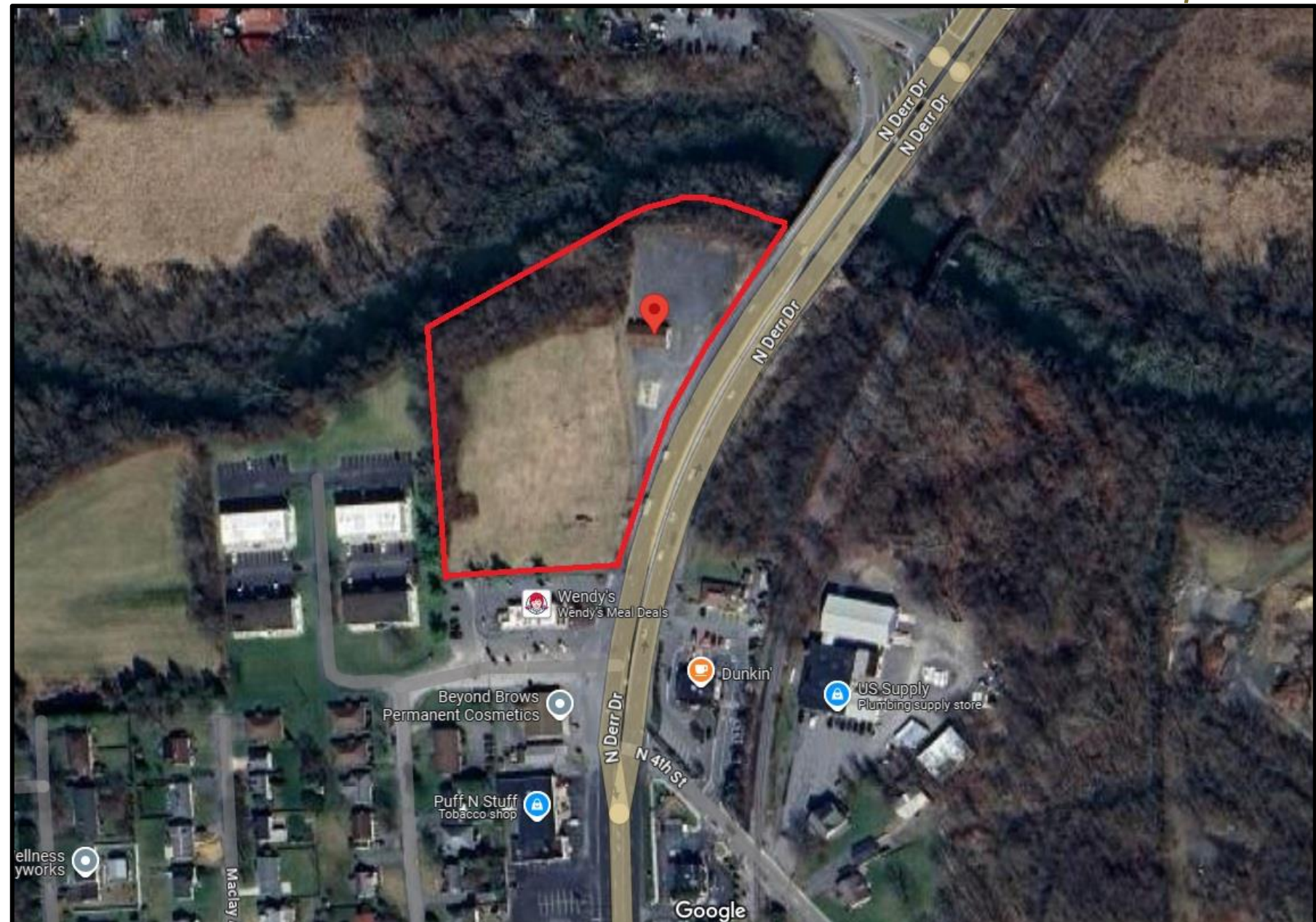
Richard J. Drzewiecki
Broker
570-988-1900
richard@amaincpa.com

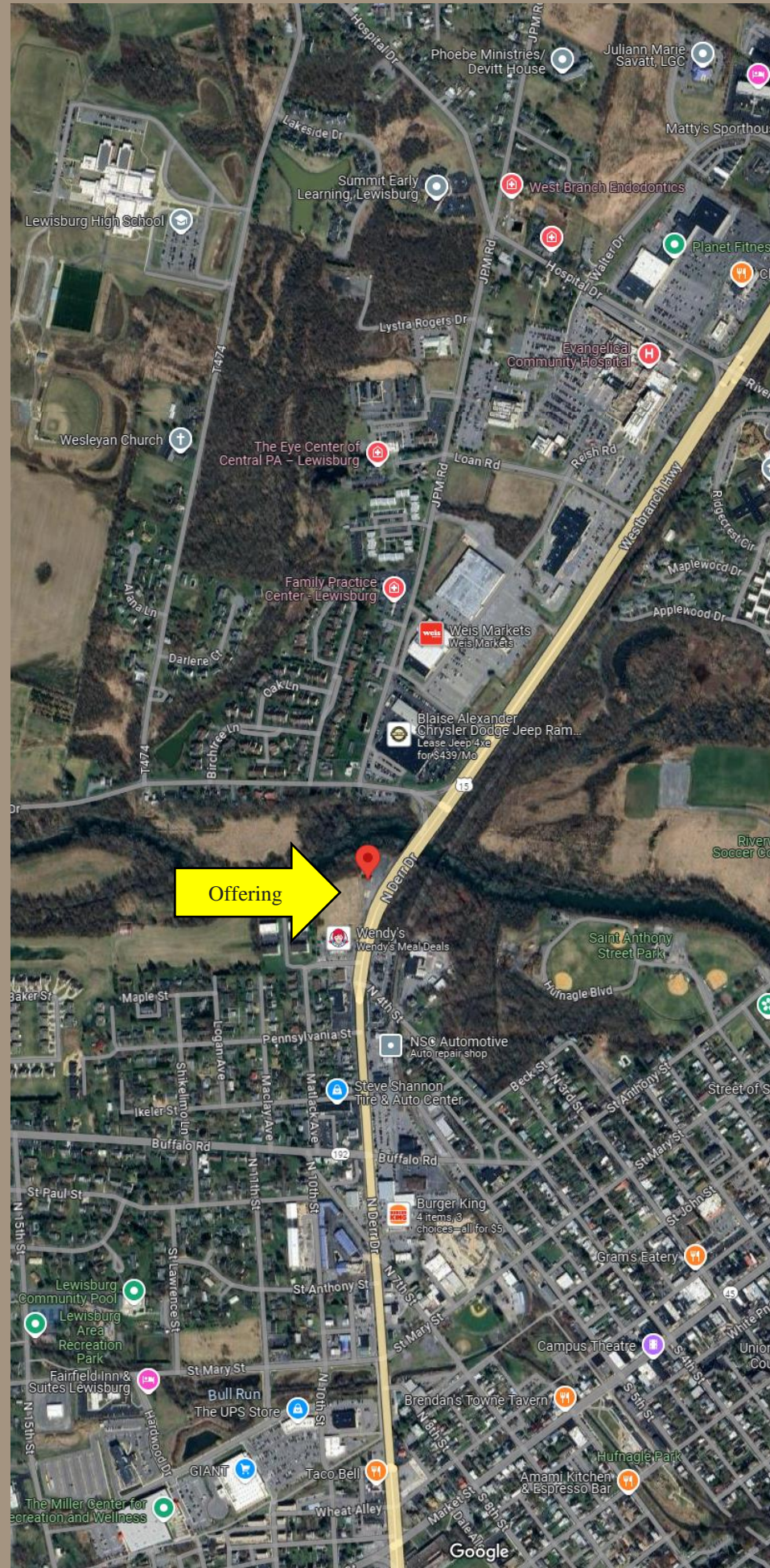
Dean S. LaCrosse
Associate Broker
570-847-5040
dean@amaincpa.com

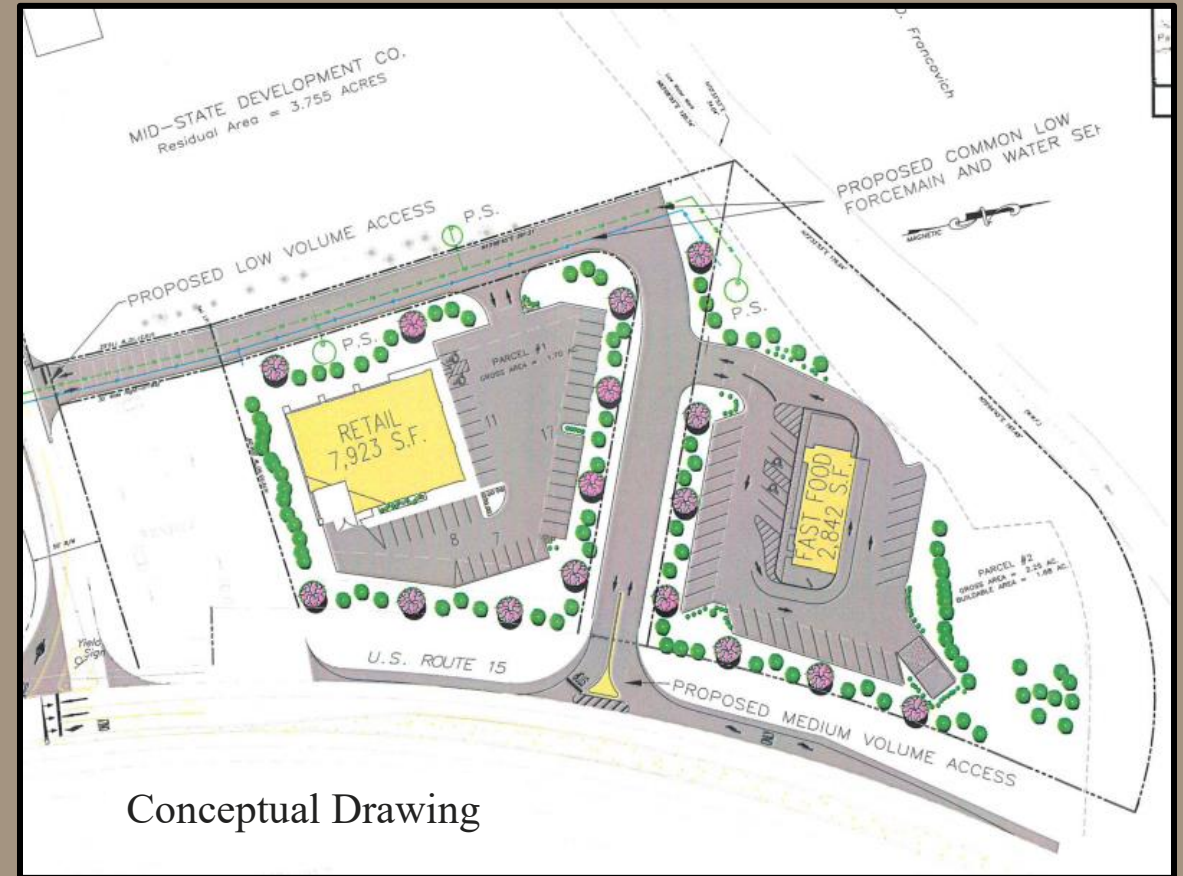
Land For Sale

749 N. Derr Drive (US Route 15), Lewisburg,
Union County, PA

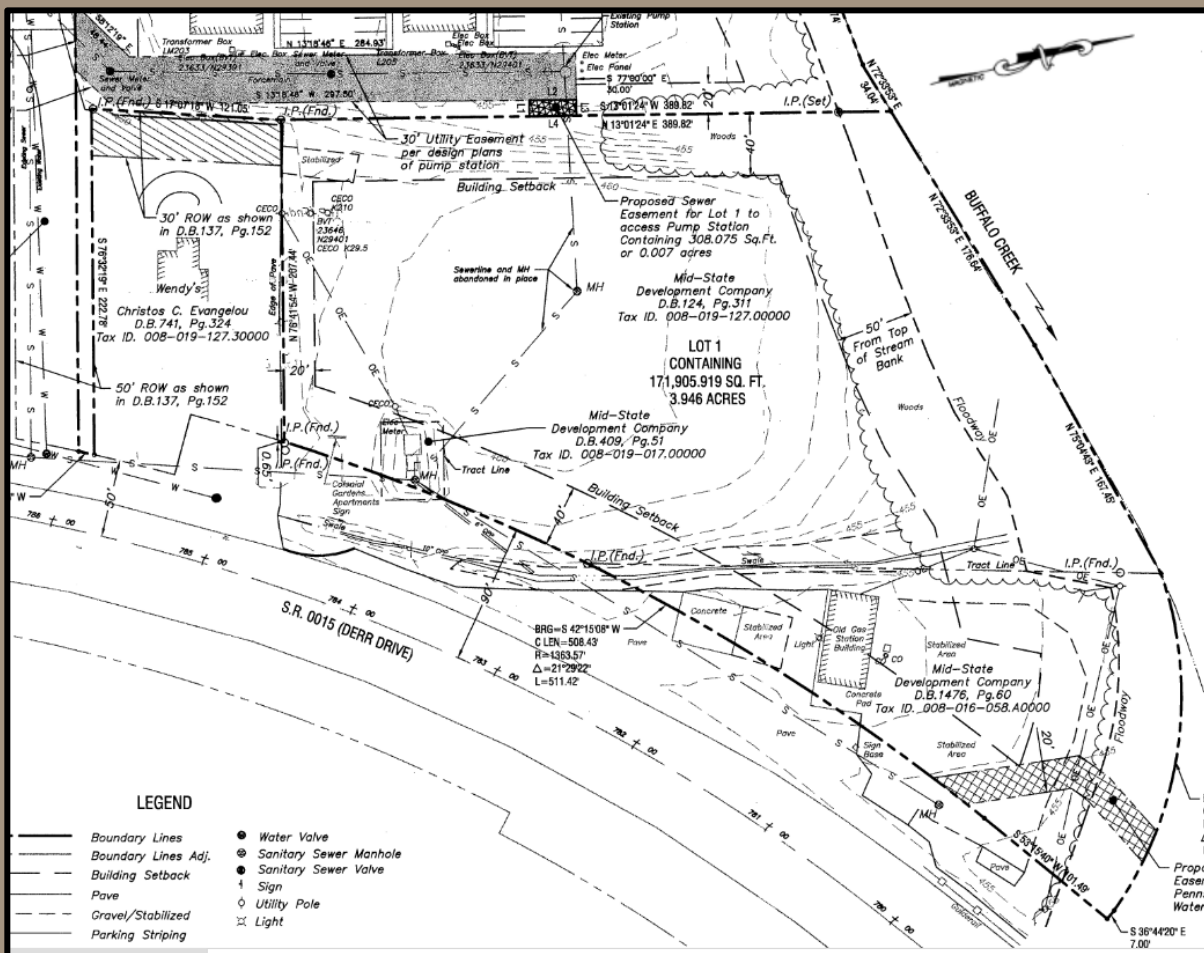
3.946 Acres Available for Development







Conceptual Drawing



The property is located in Flood Zone AE with the northern boundary in the Floodway.

Notes from Surveyor:

Cross Section "A" for Buffalo Creek runs through the property. Based on the Data Sheet the 100 year flood elevation for Section "A" is 460.50' (NAVD88). Map attached shows elevations we took throughout the site.

Graphically, the site is located entirely within the 100 year flood plain. The floodway line runs through the property, but only covers a small portion on the north end. You are not allowed to place fill in the floodway area, but you can potentially place fill within the floodplain. Therefore, most of the site could potentially be filled. From a site development standpoint, any new buildings that would be located on the parcel would need to be built 1.5 feet above the flood elevation of 460.50'. Any new buildings would need to be above 462.00'. That would include basements, electric panels, structural supports, etc. As a point of reference, the existing building out there now is at 457.78'. Any future parking areas would need to be above the flood elevation of 460.50', but would not need to be above 462.00'. Although it may be a good idea to do so.

Lewisburg is home to **Bucknell University** located approximately 1½ miles south. *Excerpt from University website:* Bucknell is a 450-acre campus with more than 100 facilities. 2023-24 enrollment is 3,846 undergraduates and 46 graduate students representing most states and 57 counties. Applications have been received from 11,010 candidates for the Class of 2027. The University employs 366 full time faculty and has over 56,000 alumni.

Nearby Commercial Development

- Wendy’s – Next Door
- Dunkin Donut – Across Route 15
- Jersey Shore State Bank – Approximately 500’ south
- Blaise Alexander Auto Dealership – Approximately 350’ north
- Weis Markets – Approximately 700’ north
- Fairfield Chevrolet Cadillac – Approximately 0.25 mile south
- Burger King – Approximately 0.25 mile south
- Penn House Commons Home-retail center including Giant Foods & CVS – Approx. 0.50 mi south
- WellSpan Evangelical Community Hospital – Approximately 0.50 mile north
- Silver Moon Shopping Center – Walmart, Sheetz, Perkins, Applebee’s & a retail center, Approximately 1.3 miles north
- **New Arby’s & Popeye’s Under Construction** -Land Sold for \$1.3 Million December 2021 for 2.5 acres 1.3 miles north
- **New Wawa Under Construction** – Land sold for \$2.173 Million in May 2024 for 5 acres Approximately 2 miles north

Property is approximately 6 miles south of the I-80 interchange

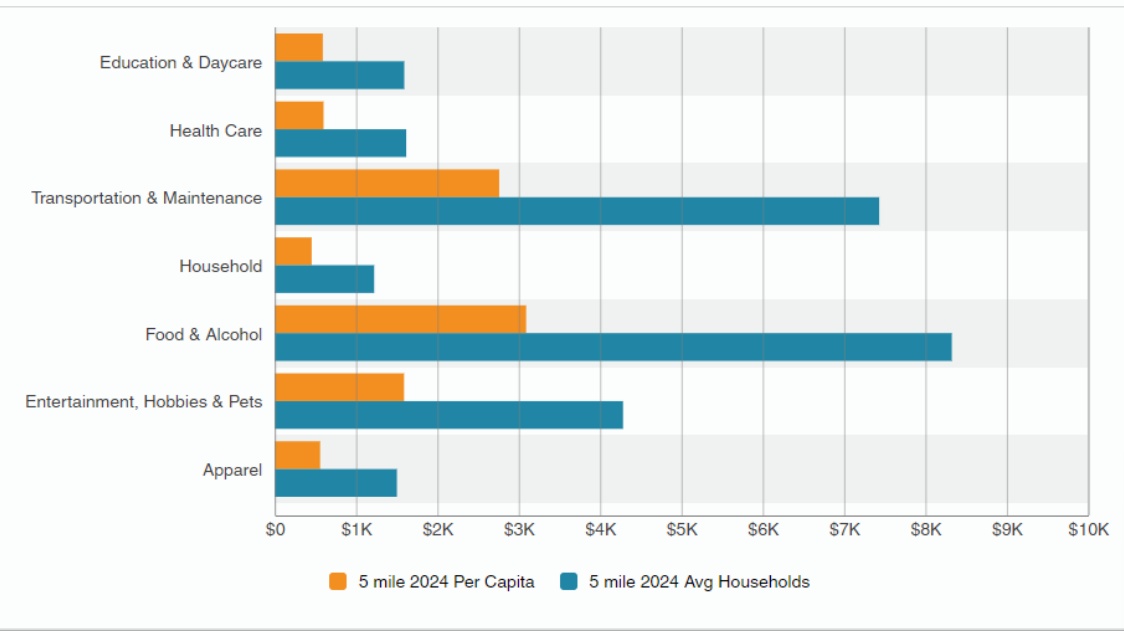
Households

	2 mile	5 mile	10 mile
2020 Households	4,442	11,350	31,298
2024 Households	4,745	11,451	30,634
2029 Household Projection	4,778	11,389	30,282
Annual Growth 2020-2024	1.7%	0.7%	0.2%
Annual Growth 2024-2029	0.1%	-0.1%	-0.2%
Owner Occupied Households	2,664	7,338	20,307
Renter Occupied Households	2,114	4,051	9,975
Avg Household Size	2.1	2.3	2.3
Avg Household Vehicles	1	2	2
Total Specified Consumer Spending (\$)	\$135M	\$334.9M	\$891.1M

Income

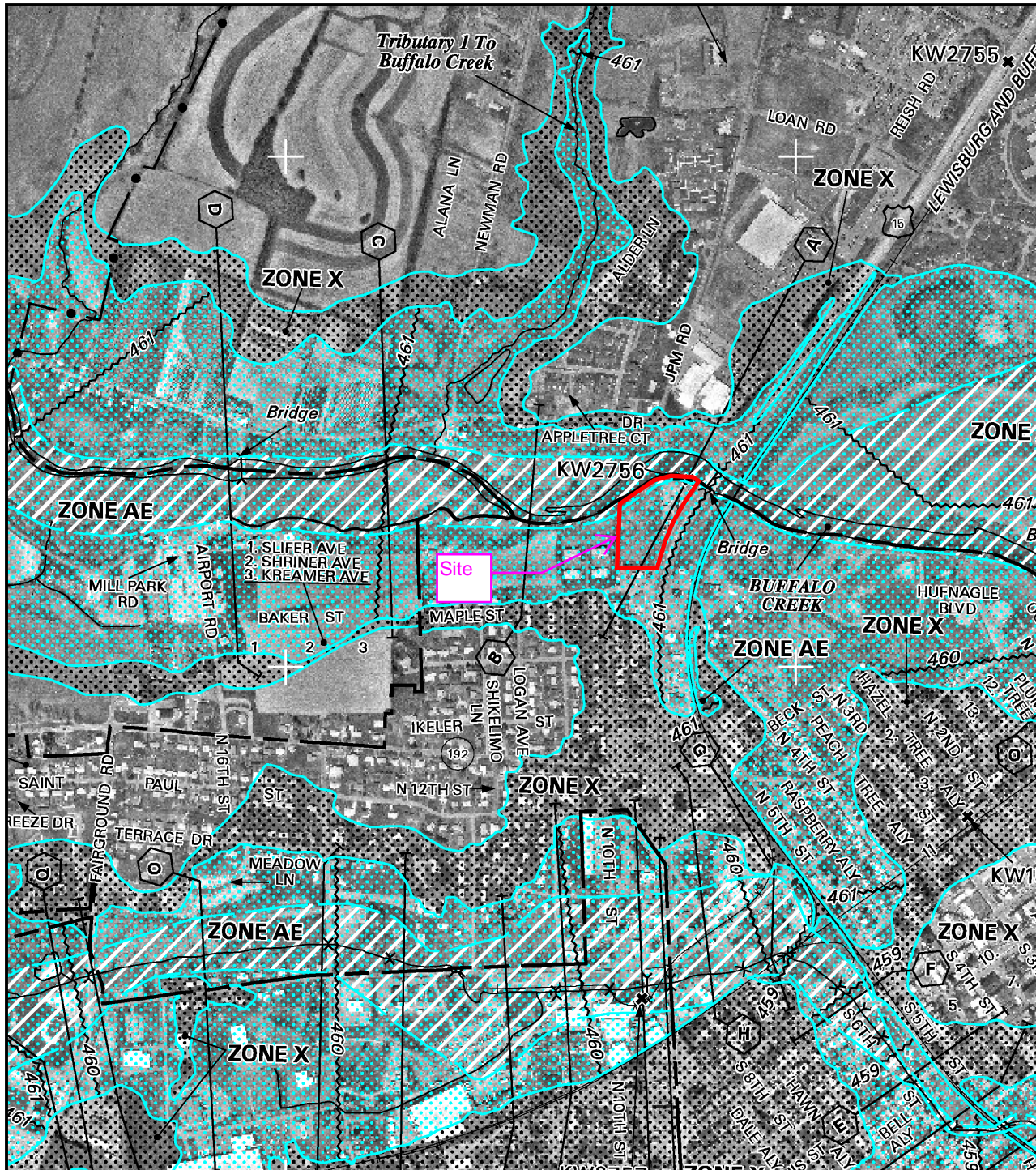
	2 mile	5 mile	10 mile
Avg Household Income	\$82,596	\$79,903	\$78,104
Median Household Income	\$50,405	\$56,032	\$57,833
< \$25,000	1,104	2,254	5,636
\$25,000 - 50,000	1,258	3,082	7,877
\$50,000 - 75,000	572	1,730	5,607
\$75,000 - 100,000	536	1,361	3,702
\$100,000 - 125,000	381	1,037	3,154
\$125,000 - 150,000	283	714	1,521
\$150,000 - 200,000	185	545	1,492
\$200,000+	425	726	1,647

Per Capita & Avg Household Spending

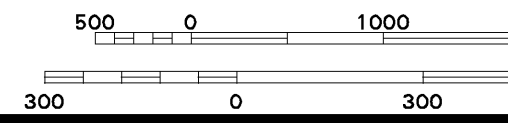


Population

	2 mile	5 mile	10 mile
2020 Population	13,577	30,522	78,826
2024 Population	14,332	30,841	77,490
2029 Population Projection	14,398	30,704	76,735
Annual Growth 2020-2024	1.4%	0.3%	-0.4%
Annual Growth 2024-2029	0.1%	-0.1%	-0.2%
Median Age	33	39.6	42.7
Bachelor's Degree or Higher	42%	31%	24%
U.S. Armed Forces	0	0	8



MAP SCALE 1" = 1000'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0210E

FIRM
FLOOD INSURANCE RATE MAP
 UNION COUNTY,
 PENNSYLVANIA
 (ALL JURISDICTIONS)

PANEL 210 OF 350
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BUFFALO, TOWNSHIP OF	421237	0210	E
KELLY, TOWNSHIP OF	422103	0210	E
LEWISBURG, BOROUGH OF	420831	0210	E
EAST BUFFALO, TOWNSHIP OF	421011	0210	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



MAP NUMBER
 42119C0210E
MAP REVISED:
 OCTOBER 16, 2009

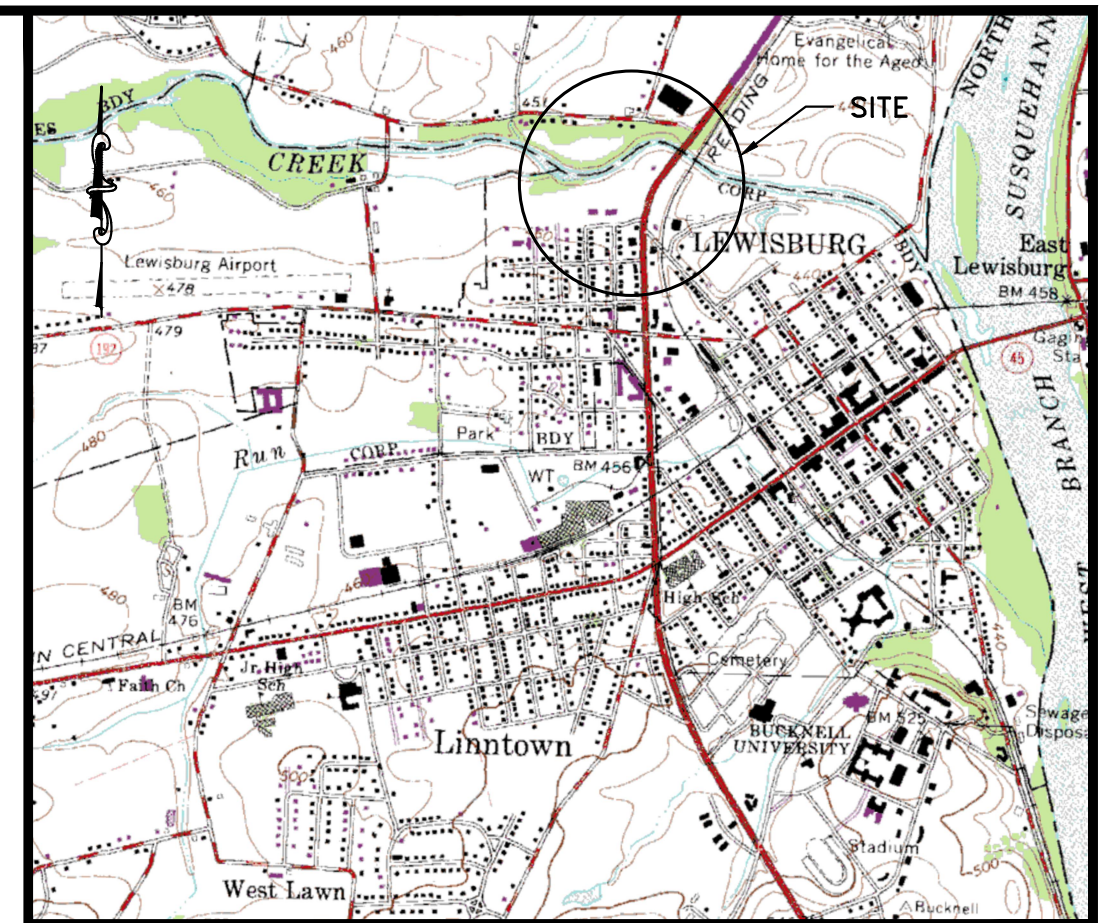
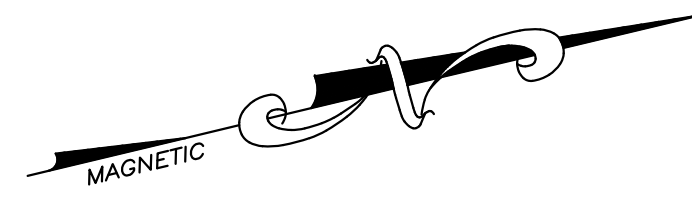
Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.

MACLAY AVENUE (40' R/W)

I.P.(Fnd.)

I.P.(Fnd.)



LOCATION MAP
LEWISBURG QUADRANGLE
1" = 2000'

SEWER PUMP STATION EASEMENT

LINE	BEARING	DISTANCE
L1	N 77°00'00" W	10.34'
L2	N 13°18'46" E	30.00'
L3	S 77°00'00" E	10.19'
L4	S 13°01'24" W	30.00'

MATLACK AVENUE (50' R/W)

LOT 2
CONTAINING
164,337.749 SQ. FT.
3.773 ACRES

LOT 1
CONTAINING
171,905.919 SQ. FT.
3.946 ACRES

Carol A. Metzger
D.B.162, Pg.607
Tax ID. 008-019-127.B0000

40' ROW as shown
in D.B.137, Pg.152

Christos C. Evangelou
D.B.741, Pg.318(Parcel 2)
Tax ID. 008-019-016.00000

Christos C. Evangelou
D.B.741, Pg.324
Tax ID. 008-019-016.00000

Christos C. Evangelou
D.B.741, Pg.324
Tax ID. 008-019-127.30000

50' ROW as shown
in D.B.137, Pg.152

LEGEND

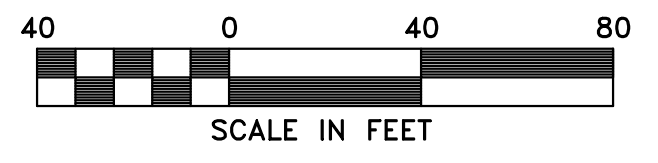
- Boundary Lines
- - - Boundary Lines Adj.
- Building Setback
- Pave
- Gravel/Stabilized
- Parking Striping
- Overhead Electric
- Water Line
- Sewer Line
- Right of Way
- Storm Pipe
- Curb
- Stream/Swale
- Floodway
- 100 Year Flood Plain
- Guide Rail
- ⊙ Water Valve
- ⊙ Sanitary Sewer Manhole
- ⊙ Sanitary Sewer Valve
- ⊙ Sign
- ⊙ Utility Pole
- ⊙ Light

General Notes:

- Record Owner:
Mid-State Development Company
- Source of Title:
Deed Book 2942 Page 247
Tax ID: 008-019-127.00000
Deed Book 1476 Page 60
Tax ID: 008-019-058.A0000
Deed Book 409 Page 51
Tax ID: 008-019-017.00000
- As per FEMA FIRM #42119C0210E, Lot No. 1 lies within the 100 year flood plain. The Flood Elevation for the site is 460.50'(NAVD88)
- This plan is intended to show spot elevations on lands of Mid-State Development Company.

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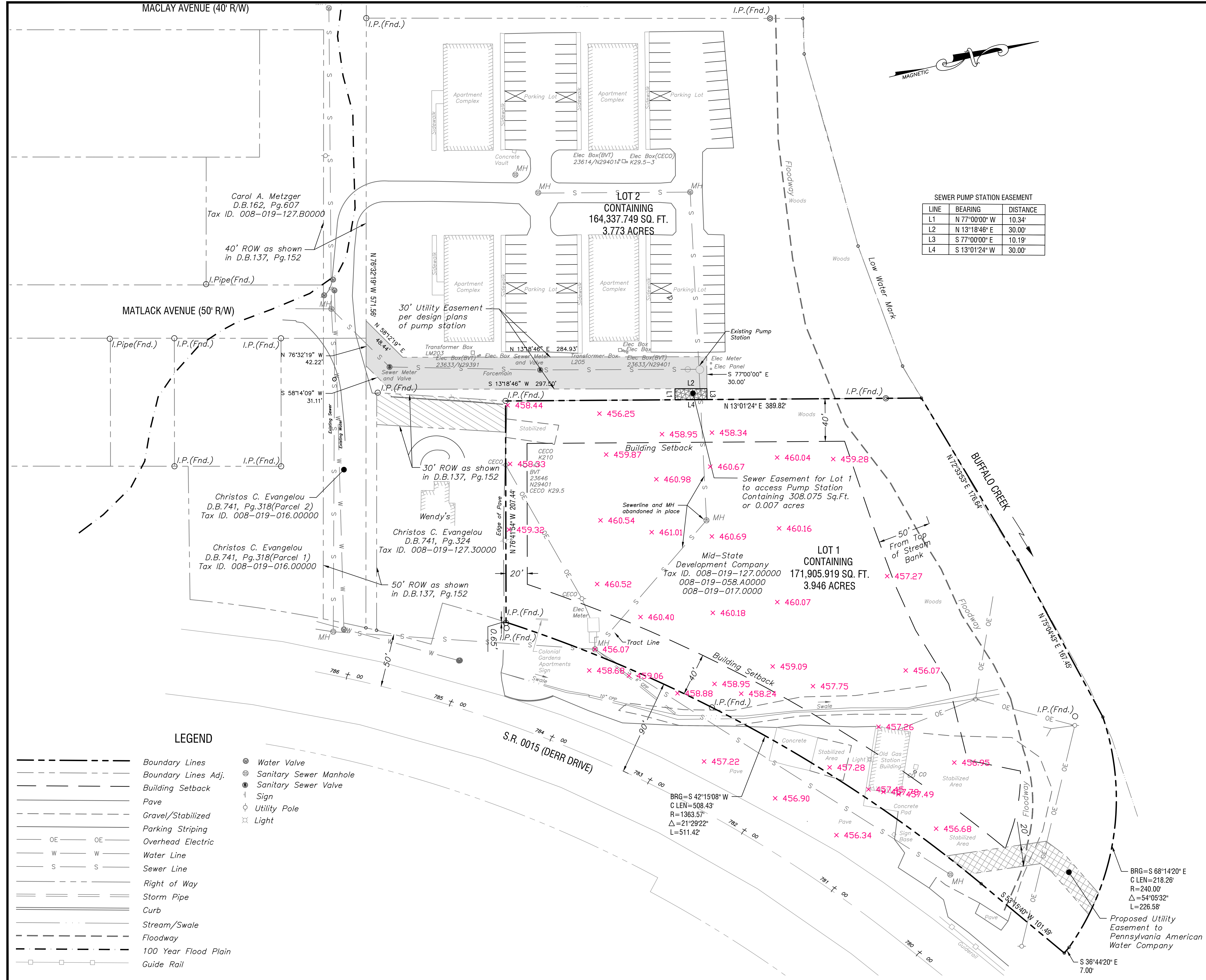
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NO.	DATE	DESCRIPTION	BY
REVISIONS			
PLAN SHOWING SITE ELEVATIONS ON LANDS OF MID-STATE DEVELOPMENT COMPANY LEWISBURG BOROUGH UNION COUNTY, PENNSYLVANIA			
MID-PENN ENGINEERING CORP. CONSULTING ENGINEERS & SURVEYORS 2049 WEST MARKET STREET LEWISBURG, PENNSYLVANIA 17837 TELEPHONE: (570) 524-2214 • EMAIL: info@mid-pennengineering.com			
JOB NO. 60P959- 24-9.9	DRAWN BY: J.R.W.	SCALE: 1" = 40'	SHEET NO. 1 OF 1
CHECKED BY: J.R.W.	DATE: AUGUST 23, 2024	DWG. NO. S-1	

BRG=S 68°14'20" E
C LEN=218.26'
R=240.00'
Δ=54°05'32"
L=226.58'

BRG=S 42°15'08" W
C LEN=508.43'
R=1363.57'
Δ=21°29'22"
L=511.42'



FLOODING SOURCE		FLOODWAY			BASE FLOOD WATER SURFACE ELEVATION			
CROSS SECTION	DISTANCE ¹	WIDTH (FT.)	SECTION AREA (SQ. FT.)	MEAN VELOCITY (F.P.S)	REGULATORY	WITHOUT FLOODWAY (NAVD)	WITH FLOODWAY (NAVD)	DIFFERENCE (FT.)
Buffalo Creek								
A	3,630	213	2,641	6.4	460.5	446.0 ^c	446.6	0.6
B	4,810	501	4,819	3.5	460.5	447.6 ^c	448.1	0.5
C	5,885	511	4,579	3.7	460.5	448.2 ^c	448.9	0.7
D	6,885	207	2,689	6.3	460.5	449.5 ^c	450.0	0.5
E	11,300	558	3,309	5.1	460.5	452.0 ^c	452.8	0.8
F	15,975	284	2,690	6.3	460.5	459.0 ^c	459.7	0.7
G	20,285	153	1,643	9.1	463.7	463.7	463.9	0.2
H	22,430	395	3,319	4.5	466.6	466.6	467.4	0.8
I	25,070	541	4,406	3.4	467.9	467.9	468.7	0.8
J	27,140	331	2,968	5.0	469.3	469.3	470.1	0.8
K	30,150	723	4,595	3.2	472.4	472.4	472.9	0.5
L	34,820	378	2,856	5.2	479.2	479.2	479.5	0.3
M	38,940	569	3,427	4.3	483.2	483.2	484.0	0.8
N	42,010	501	3,290	3.6	489.5	489.5	489.9	0.4
O	42,380	391	2,125	5.6	490.6	490.6	491.4	0.8
P	44,630	630	3,623	3.3	494.4	494.4	495.4	1.0
Q	47,810	917	3,209	3.7	499.8	499.8	500.6	0.8
R	52,010	500	1,933	6.1	508.7	508.7	509.7	1.0
S	55,920	375	3,970	3.0	524.7	524.7	525.1	0.4
T	59,945	729	6,390	1.8	525.9	525.9	526.4	0.5
U	62,300	1,045	7,450	1.6	526.3	526.3	526.9	0.6
V	64,355	658	3,274	3.6	526.9	526.9	527.6	0.7
W - AE ³								

¹ Feet above Township of Kelly Corporate Limits

² Elevation computed without consideration of backwater effects from West Branch Susquehanna River

³ No floodway data computed

TABLE 5

FEDERAL EMERGENCY MANAGEMENT AGENCY
UNION COUNTY, PA
(ALL JURISDICTIONS)

FLOODWAY DATA

BUFFALO CREEK