



RAW COMMERCIAL LAND: DEVELOPMENT OPPORTUNITY

490 Alexander Drive, Muncy, PA 17756

±12.56 Acres
Available For Sale



PRESENTED BY:

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490 Alexander Drive, located off Route 180 (Susquehanna Beltway), presents an exceptional opportunity with 12.56 acres of vacant land in Muncy, PA. This expansive lot offers a strategic location neighboring the FedEx facility and Blaise Alexander Chevrolet Dealership, making it ideal for various commercial, industrial, or development ventures.

Situated with convenient access to major thoroughfares, the property provides excellent visibility and accessibility, perfectly suited for businesses seeking a prime location in a growing area. The surrounding infrastructure supports heavy traffic, ensuring a steady flow of potential clients, partners, or tenants. With its proximity to key transportation routes and neighboring established businesses, 490 Alexander Drive is an ideal canvas for developments in logistics, retail, or corporate facilities, offering ample space for large-scale projects or multi-purpose use.

Whether envisioning a warehouse, office complex, or a commercial hub, this property combines size, access, and location, presenting a valuable investment in a thriving commercial corridor.

490 ALEXANDER DRIVE

Parcel ID:	12-352.0-0119.J-000
Property Type:	Vacant Land
Land Acreage:	±12.56 Acres / 547,114 SF
Zoning:	CL 300 – Commercial Vacant Land
County:	Lycoming
Proximity:	Williams Regional Airport - 6.8 miles Harrisburg - 85 miles Philadelphia - 177 miles New York - 188 miles

SALE PRICE

\$950,000.00

Sold As-Is, Where-Is

AERIAL MAP

