

LAND FOR SALE

73 WOODLAND ROAD |
HALIFAX, PA 17032

Presented By:

Michael

Kushner, CCIM

SENIOR ADVISOR

mkushner@capstonecre.com

O: 717.820.1127 X707

C: 717.991.6384

Ida McMurray,

CCIM, SIOR

PRINCIPAL & SENIOR ADVISOR

imcmurray@capstonecre.com

O: 717.820.1127 X701

C: 717.443.5500



PROPERTY SUMMARY

73 Woodland Road | Halifax, PA 17032

PROPERTY DESCRIPTION

Capstone Commercial is pleased to present a rare opportunity to acquire a permitted Clean Fill Site situated on 38.8 acres in Dauphin County, PA. Currently operating on approximately 5 acres, this site offers a valuable income-generating business in a growing niche within the construction and environmental sectors. Located in Reed Township—a no-zoning municipality—the property supports a wide array of uses, including continued fill operations, residential development, recreational uses, or special-purpose commercial ventures.

With excellent access and proximity to the Susquehanna River, the site is favorably positioned for regional contractors and developers seeking an economical and compliant disposal option for uncontaminated fill material. The existing clean fill operation offers recurring revenue with minimal overhead, making this an ideal turnkey investment.

Confidential Information Available

Detailed financials, customer activity, and permitting documentation are available upon execution of a Confidentiality Agreement (CA). This is an exceptional opportunity for an investor or end-user to acquire an operational clean fill site with an established footprint and expansion capabilities.

PROPERTY HIGHLIGHTS

- Clean Fill Business in Operation - Income-generating with significant growth potential
- Fully Permitted Operation - Documentation available upon signing NDA
- Zoning-Free Municipality - All uses permitted in Reed Township
- Susquehanna River Access - Strategic location near transportation corridors
- Utilities & Infrastructure - Power available via PP&L; private well and septic
- Natural Features - Wooded acreage, river views, rail line access, and buildable terrain



OFFERING SUMMARY

Sale Price:	\$1,390,000
Lot Size:	38.8 Acres
APN:	52-002-058
Municipality:	Reed Twp
County:	Dauphin

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	83	1,403	5,406
Total Population	201	3,428	13,048
Average HH Income	\$85,117	\$111,951	\$101,339



Michael Kushner, CCIM

SENIOR ADVISOR

mkushner@capstonecre.com

O: 717.820.1127 X707 C: 717.991.6384

Ida McMurray, CCIM, SIOR

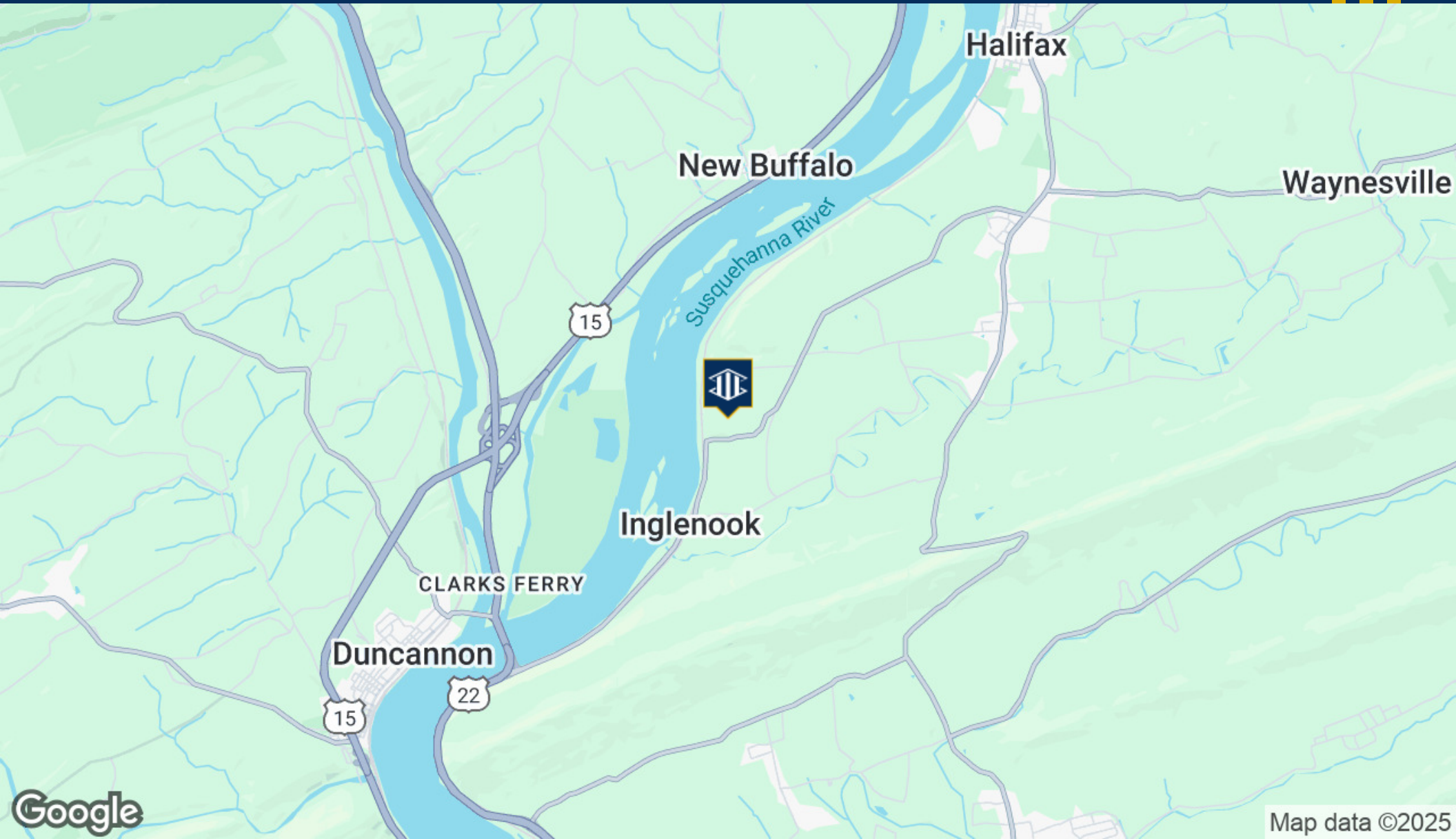
PRINCIPAL & SENIOR ADVISOR

imcmurray@capstonecre.com

O: 717.820.1127 X701 C: 717.443.5500

LOCATION

73 Woodland Road | Halifax, PA 17032



CAPSTONE
COMMERCIAL

Michael Kushner, CCIM

SENIOR ADVISOR

mkushner@capstonecre.com

O: 717.820.1127 X707 C: 717.991.6384

Ida McMurray, CCIM, SIOR

PRINCIPAL & SENIOR ADVISOR

imcmurray@capstonecre.com

O: 717.820.1127 X701 C: 717.443.5500

ADVISOR BIO

73 Woodland Road | Halifax, PA 17032



Michael Kushner CCIM

Senior Advisor

mkushner@capstonecre.com
(O) 717.820.1127 x707
(C) 717.991.6384

Mike entered commercial real estate in 1986, and soon developed a passion for helping businesses find their perfect space. That passion led him to create his own firm, Omni Realty Group, in 1998, and he has been exclusively practicing buyer/tenant representation ever since. Since his start, Mike has been directly responsible for the successful repositioning and redevelopment of over 500 apartment units and 8 million square feet of retail, office, industrial, and residential product in Central Pennsylvania, as well as closing sale and lease transactions in excess of \$100 million. Mike is committed to knowing his clients and their businesses on a more personal level, developing deep trust and detailed understanding of their business operation, financial position, and their risk profile. Mike joined our team in March of 2024, ready to offer his unique specialty with the highest level of service, loyalty, and confidence for each client.

Mike was raised in Central PA, and received his degree in Economics from the University of Pennsylvania.

Capstone Commercial is a values-driven commercial real estate firm with over 80 years of collective experience. We believe in a synergistic, client-centered approach that reinforces our team's ability to provide you with unparalleled value and expertise. Capstone offers comprehensive services to guide clients through all phases of the commercial real estate cycle, including investment analysis & sales, development land sales, specialty-use commercial property sales, business brokerage, and commercial or industrial sales and leasing. The expert advisors at Capstone Commercial include CCIM designees, Associate Brokers, Negotiation Experts, and GREEN Certified Realtors. With our unusually collaborative and supportive environment, the team is able to create a greater positive impact through the merging of their varied and unique skill sets. Capstone embodies the ideals of integrity, transparency, collaboration, and honesty. Our fresh take on the industry is setting a new standard where ethics are prioritized before profit. The well-being of our clients, associates, and communities is the center of our focus in everything we do.



Michael Kushner, CCIM

SENIOR ADVISOR

mkushner@capstonecre.com

O: 717.820.1127 X707 C: 717.991.6384

Ida McMurray, CCIM, SIOR

PRINCIPAL & SENIOR ADVISOR

imcmurray@capstonecre.com

O: 717.820.1127 X701 C: 717.443.5500

ADVISOR BIO

73 Woodland Road | Halifax, PA 17032



Ida McMurray **CCIM, SIOR**

Principal & Senior Advisor

imcmurray@capstonecre.com

(O) 717.820.1127 x701

(C) 717.443.5500

Ida started in the commercial real estate industry in 1995 as a property marketing specialist, which contributes to her strong understanding of the expectations of clients and customers. Building on 30 years of experience in sales, leasing, investment analysis and consulting, she is qualified to offer advice and services which go beyond the basics. Ida is well versed in sales and leasing of the industrial, commercial, office, retail, and land development market segments. Her attention to detail and in-depth market knowledge have earned the respect of clients and colleagues, allowing her to develop and maintain strong, long-term relationships both locally and nationwide. Additionally, Ida is intently focused on meeting client objectives, which enables her to expedite results with favorable outcomes for all parties.

Capstone Commercial is a values-driven commercial real estate firm with over 80 years of collective experience. We believe in a synergistic, client-centered approach that reinforces our team's ability to provide you with unparalleled value and expertise. Capstone offers comprehensive services to guide clients through all phases of the commercial real estate cycle, including investment analysis & sales, development land sales, specialty-use commercial property sales, business brokerage, and commercial or industrial sales and leasing. The expert advisors at Capstone Commercial include CCIM designees, Associate Brokers, Negotiation Experts, and GREEN Certified Realtors. With our unusually collaborative and supportive environment, the team is able to create a greater positive impact through the merging of their varied and unique skill sets. Capstone embodies the ideals of integrity, transparency, collaboration, and honesty. Our fresh take on the industry is setting a new standard where ethics are prioritized before profit. The well-being of our clients, associates, and communities is the center of our focus in everything we do.



Michael Kushner, CCIM

SENIOR ADVISOR

mkushner@capstonecre.com

O: 717.820.1127 X707 C: 717.991.6384

Ida McMurray, CCIM, SIOR

PRINCIPAL & SENIOR ADVISOR

imcmurray@capstonecre.com

O: 717.820.1127 X701 C: 717.443.5500

LEGAL

73 Woodland Road | Halifax, PA 17032

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Capstone Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Capstone Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Capstone Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Capstone Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Capstone Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or 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 Capstone Commercial in compliance with all applicable fair housing and equal opportunity laws.

Capstone Commercial
205 W Caracas Ave
Hershey, PA 17033



Michael Kushner, CCIM

SENIOR ADVISOR

mkushner@capstonecre.com

O: 717.820.1127 X707 C: 717.991.6384

Ida McMurray, CCIM, SIOR

PRINCIPAL & SENIOR ADVISOR

imcmurray@capstonecre.com

O: 717.820.1127 X701 C: 717.443.5500