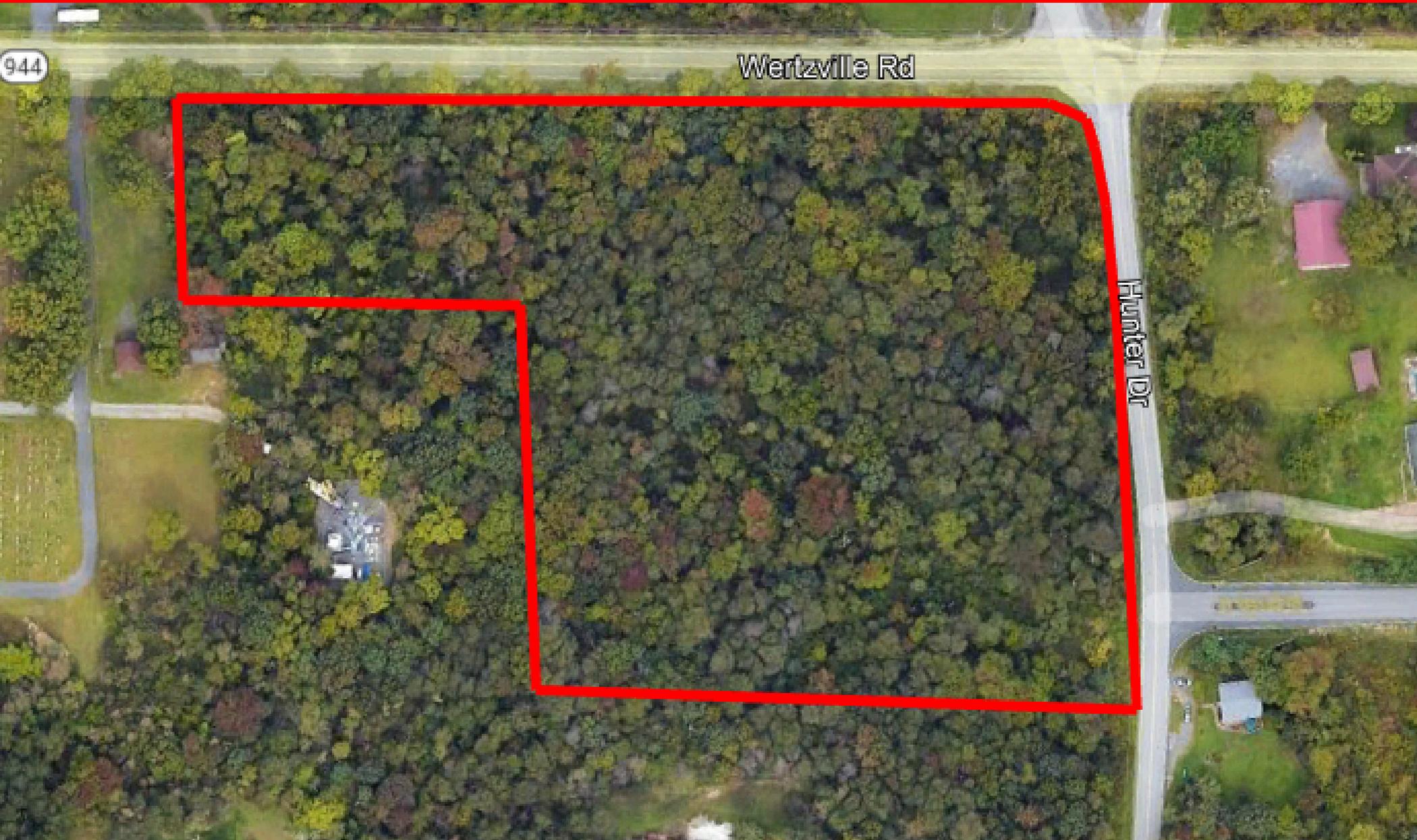


WERTZVILLE ROAD & HUNTER DRIVE

LAND FOR SALE



**CAMPBELL**  
Commercial Partners LLC

LARRY KOSTELAC  
717.645.9563  
larry@acampbell.net

ART CAMPBELL  
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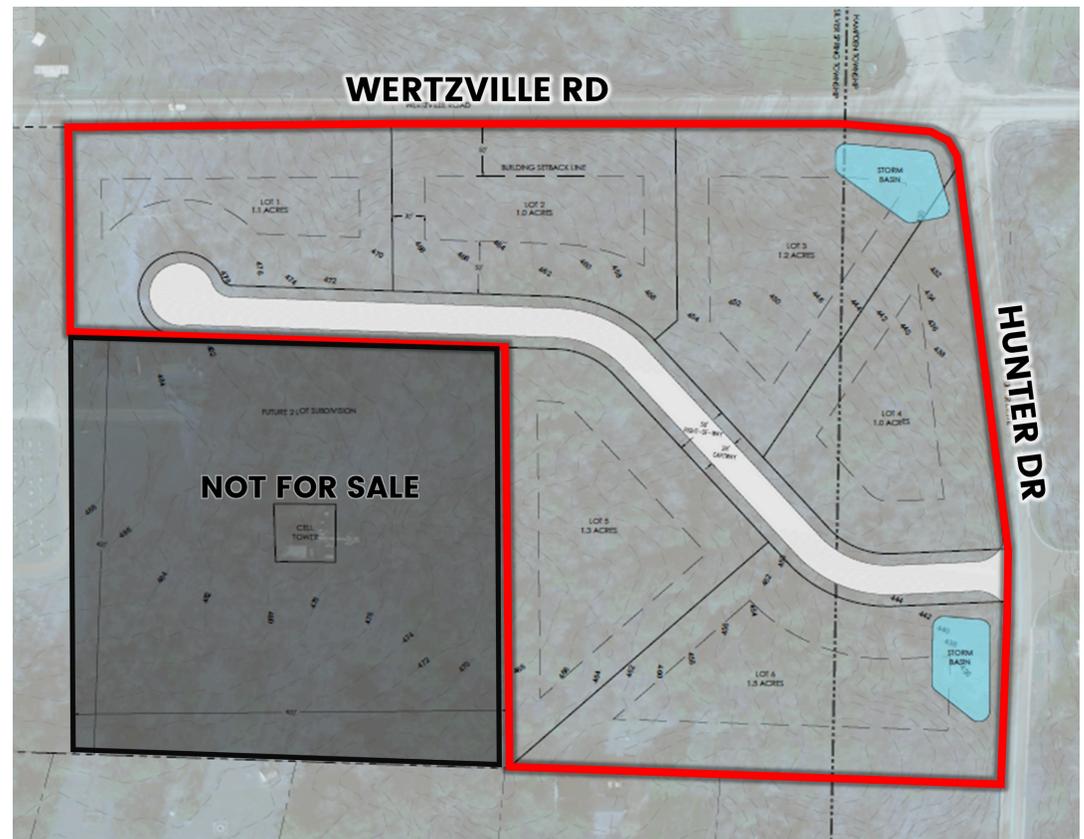
## OFFERING SUMMARY

### PROPERTY OVERVIEW

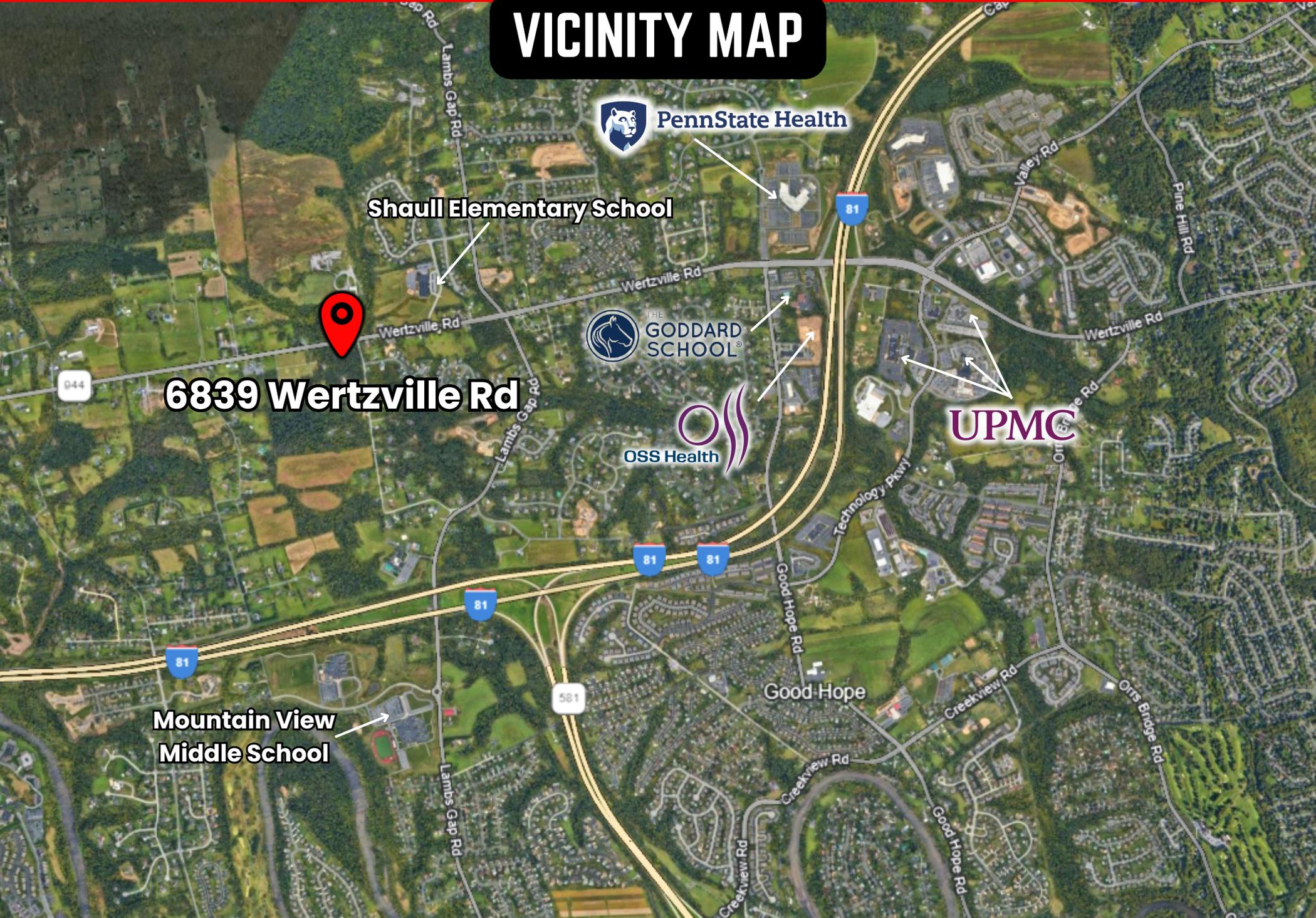
7 +/- acres to be subdivided for residential development. The land can be divided into minimum 1 +/- acre lots.

- Located in the Cumberland Valley School District, within the Shaull Elementary School and Mountain View Middle School boundaries.
- Easy access to Capital Beltway, area hospitals, schools, business services and restaurants
- Silver Spring and Hampden Townships are two of the fastest growing municipalities in Cumberland County

<b>Lot Size</b>	7 +/- ACRES
<b>Sale Price</b>	\$449,000
<b>Municipality/Zoning</b>	Silver Spring Twp/ <i>Rural Residential</i> Hampden Township/ <i>Residential County</i>



VICINITY MAP



**6839 Wertzville Rd**

**Shaull Elementary School**

**Mountain View Middle School**

**PennState Health**

**THE GODDARD SCHOOL**

**OSS Health**

**UPMC**

## CONFIDENTIALITY & DISCLAIMER

### DISCLAIMER

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Buyers of net leased property are responsible for confirming accuracy and completeness of all material during a due diligence period and before completing a purchase. A Marketing Brochure is not to be relied upon for a due diligence investigation of this investment opportunity. Campbell Commercial Partners does not have an obligation to conduct a due diligence investigation for a Buyer.

By accepting this Marketing Brochure, you agree to release Campbell Commercial Partners and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net lease property.

### CONFIDENTIALITY

The information contained in the following Marketing Brochure is proprietary and strictly confidential. Information concerning this property, pertaining to financial or other proprietary documents provided during due diligence regarding the potential purchase of said real estate, whether during or after review, shall not be divulged and held in strict confidence. The only exception shall be disclosure to advisors, attorneys, and lenders solely regarding efforts to purchase this property.

All information concerning this property, including financial, leases, business and customer information as well as any and all technical information or reports, shall be considered confidential except for information which is otherwise available to the public at large. In the event the Buyer does not purchase this property, all information shall be destroyed, deleted or returned to Campbell Commercial Partners.

Buyer may be held liable for any damage caused to the property owners due to their negligence for lack of confidentiality regarding the privileged information that they may deal with in the course of doing research.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

## INVESTMENT CONTACTS

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