

FOR SALE

MIXED-USE LAND IN GETTYSBURG DEVELOPMENT OPPORTUNITY





PALACE DRIVE, GETTYSBURG, PA 17325

MIXED-USE LAND IN GETTYSBURG

FOR SALE

OFFERING SUMMARY

Sale Price \$500,000

Price per Acre \$84,459.46

Property Taxes \$2,356.40

APN 09-F11-0141-000

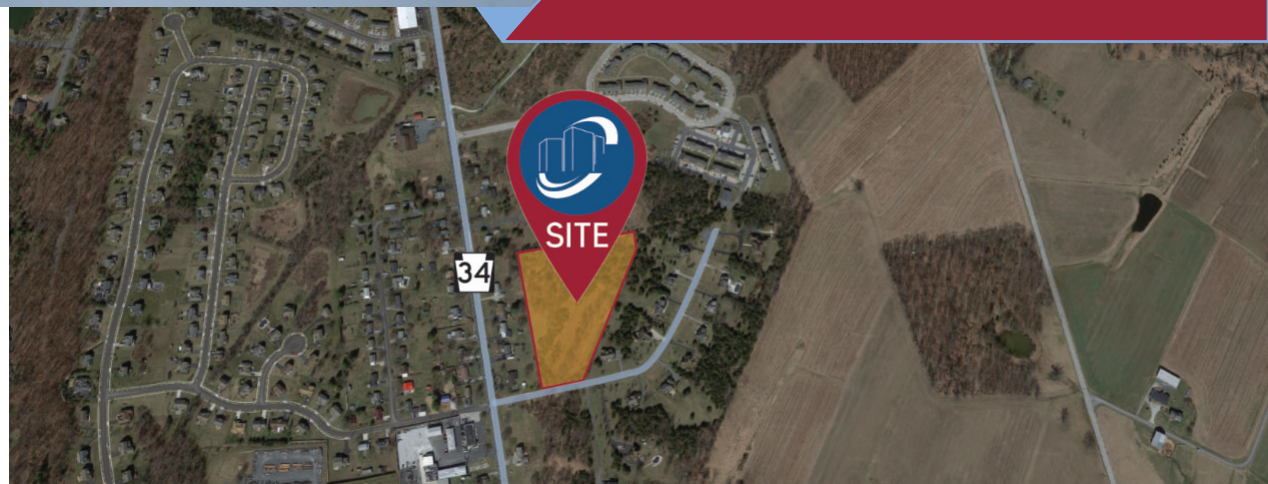
Cross Streets Biglerville Rd (Rte 34) & Palace Drive

Traffic Count at Intersection 4,727 ADT

Zoning Mixed-use

Municipality Cumberland Township

County Adams County



PROPERTY OVERVIEW

Landmark Commercial Realty is proud to present a development opportunity in historic Gettysburg. Discover the potential of this 5.92-acre vacant land zoned MX, offering a myriad of permitted uses such as multi-family dwellings, bed & breakfast establishments, hotels, motels, inns, nursery schools, daycare centers, and more. Perfectly positioned just 2.5 miles from downtown Gettysburg and less than 15 miles from the PA/MD border, this prime location combines convenience with versatility, making it an ideal investment opportunity.

PROPERTY HIGHLIGHTS

- Prime development opportunity as Mixed-use zoning allows for multiple residential uses
- Located within 2.5 miles of major tourist area with over 1.5M visitor per year and 15 minutes to the Maryland border
- Strong demographics for retailers & businesses within a 2.5 mile radius

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LOCATION



Mixed-Use Zoning - Permitted Uses

Stores & personal services dealing directly with customers	Not-for-profit museums, libraries or other educational, cultural, religious, civic or philanthropic uses of a similar nature
Restaurants or other similar establishments, excluding drive-in facilities	Public and not-for-profit private recreation
Cinemas or similar recreational or cultural establishments	Single -family attached residential dwellings
Exercise or fitness establishments	Multi-family residential dwellings
Studios for dance, art, music, or photography	Residences, in mixed-use commercial residential or institutional buildings
Nursery schools or day care centers	Media operations
Hotels, motels, or inns	Forestry
Bed & breakfast establishments	Licensed gaming facility
Essential services	Planned use development single family attached townhouse dwellings
Operations designed to attract and serve customers or clients on the premises, such as the offices of physicians, lawyers, other professions, veterinarians (but excluding animal boarding facilities), insurance and stock brokers, travel agents, & government entities	Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use

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AREA



MARYLAND

GETTYSBURG

GETTYSBURG NATIONAL
MILITARY PARK

GETTYSBURG
BATTLEFIELD
HISTORIC DISTRICT

GETTYSBURG AREA
HIGH SCHOOL

ST. FRANCIS
XAVIER SCHOOL

GETTYSBURG SEVENTH-DAY
ADVENTIST CHURCH

GETTYSBURG SCHOOL
ADMINISTRATION
BUILDING

ETERNAL LIGHT
PEACE MEMORIAL

The Gardens
at Gettysburg

Adams Electric
Cooperative, Inc.

Half Pint
Creamery

BEYOND THE BATTLE
MUSEUM

weis

Walmart
Save money. Live better.

Hilton
Garden Inn

BUSSER
KING

SHEETZ

15

34



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DEMOGRAPHICS

POPULATION

1 MILE	1,725
2 MILE	15,544
3 MILE	24,575

HOUSEHOLDS

1 MILE	668
2 MILE	5,417
3 MILE	9,036

AVERAGE HOUSEHOLD INCOME

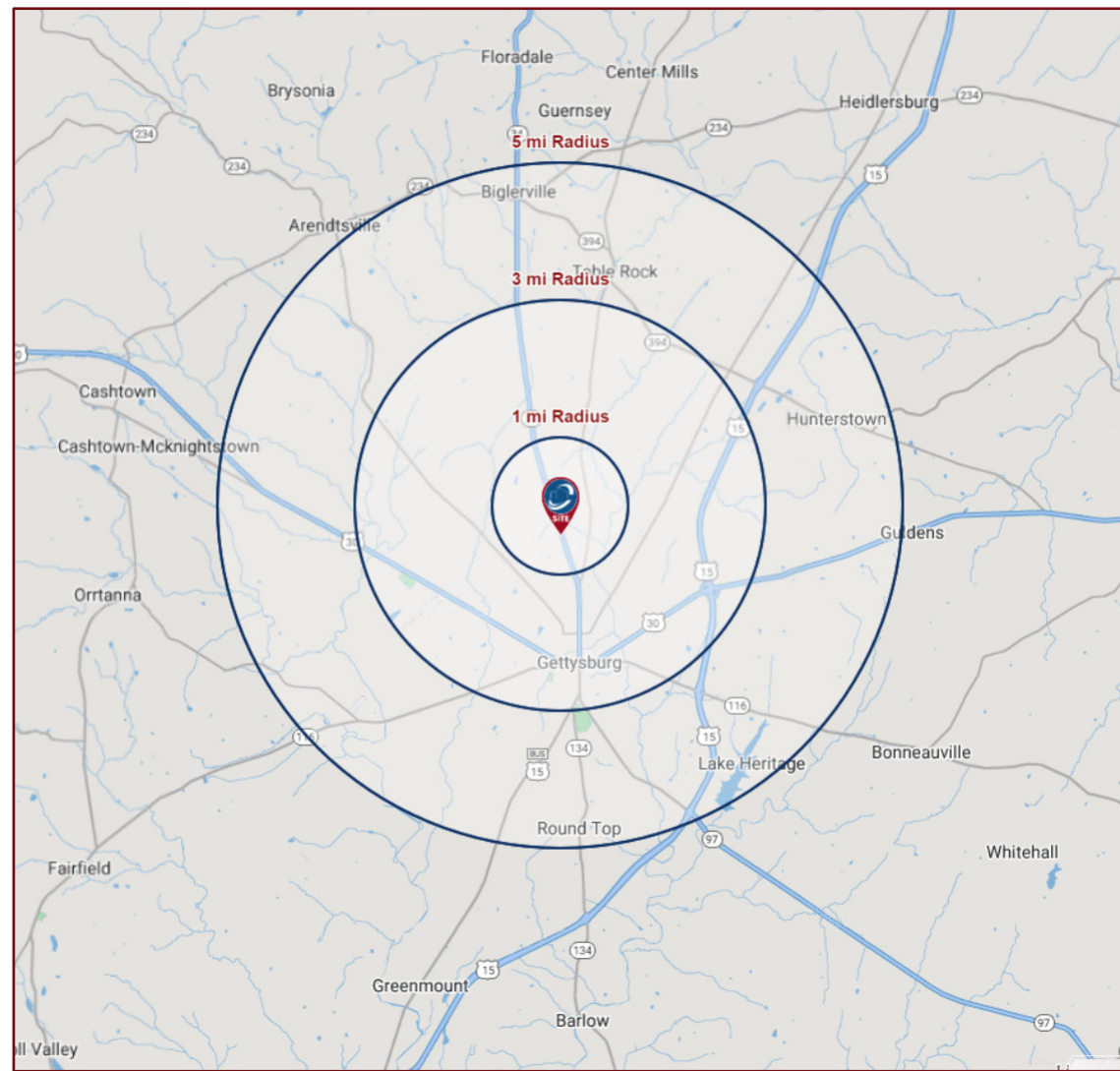
1 MILE	\$112,702
2 MILE	\$100,617
3 MILE	\$105,462

TOTAL BUSINESSES

1 MILE	30
2 MILE	839
3 MILE	1,169

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	476
2 MILE	8,469
3 MILE	11,348





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AREA OVERVIEW

Nestled amidst the rolling hills of Pennsylvania, **GETTYSBURG** stands as an emblem of historic significance and contemporary vitality. As the site of one of the most pivotal battles in American history, it exudes an undeniable allure that attracts visitors from across the globe. In Gettysburg, businesses find a unique blend of tradition and modernity. Historic buildings stand as testaments to the town's rich heritage, while bustling commercial districts pulse with the energy of entrepreneurship. Strategically located at the crossroads of major transportation routes, Gettysburg offers unparalleled accessibility for businesses looking to expand their reach. With a robust infrastructure and a skilled workforce, the town provides a solid foundation for growth and success. Moreover, Gettysburg's vibrant community fosters collaboration and support among businesses. Networking events, business associations, and entrepreneurial initiatives abound, creating opportunities for partnership and mutual enrichment.



GETTYSBURG NATIONAL MILITARY PARK

GETTYSBURG NATIONAL MILITARY PARK offers visitors the opportunity to immerse themselves in the history and culture of the 1863 Battle of Gettysburg and the Civil War. Each year, nearly one million visitors explore the site of this pivotal Civil War battle and the place where President Abraham Lincoln outlined the future of the nation in his Gettysburg Address. Visitors who experience Gettysburg National Military Park leave with an understanding of the scope and magnitude of the sacrifices made by soldiers and civilians alike, which ultimately gave way to a new birth of freedom for our country.

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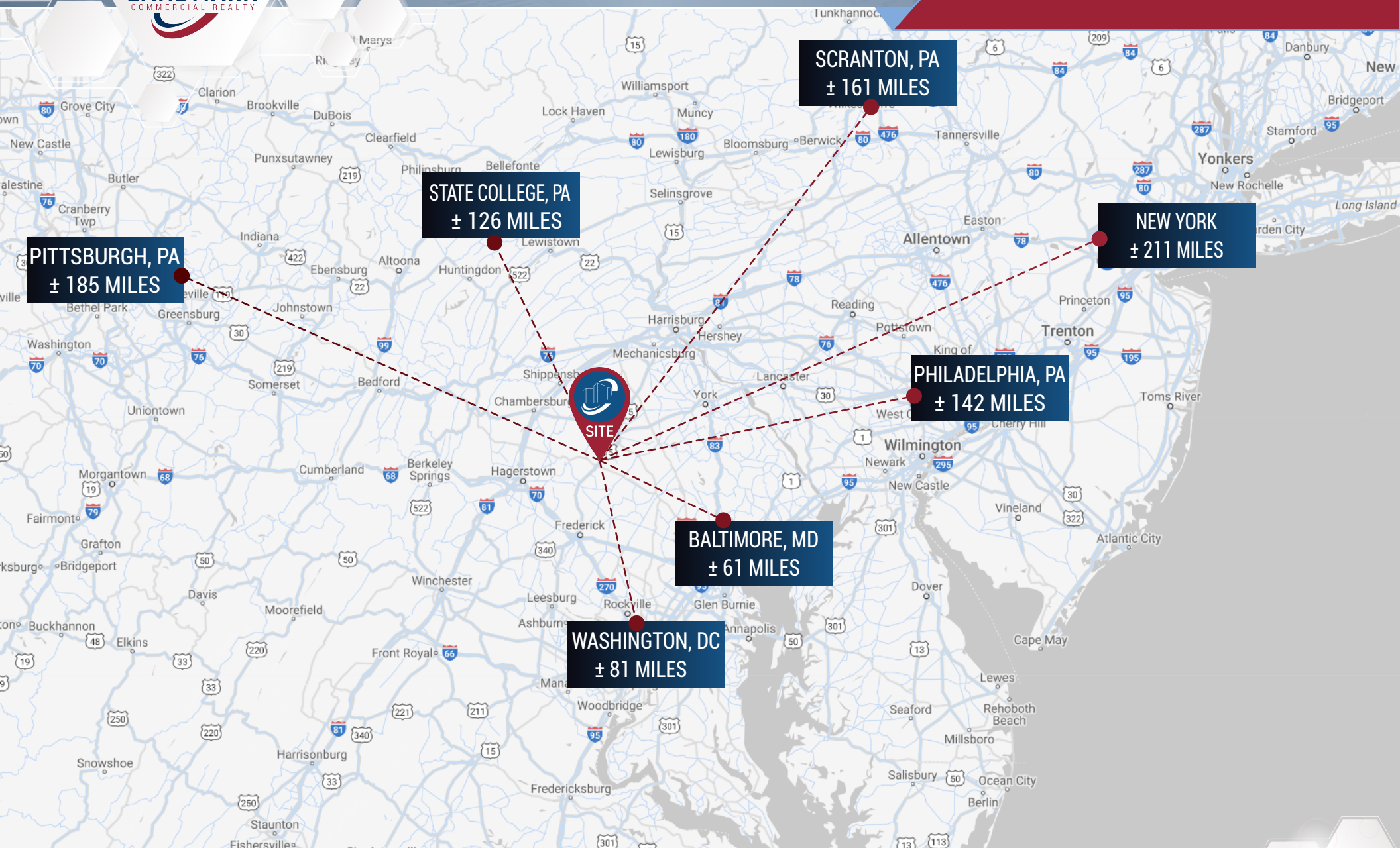
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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 Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.

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