

Theater Drive
DUNCANSVILLE, PA 16635

LAND
FOR SALE



Unleash the full potential of this exceptional 15.55-acre parcel, a rare find presenting a blank canvas for development aspirations. Situated in a highly desirable location, this expansive tract boasts a relatively flat topography.

FOR MORE INFORMATION:

ADARRYL DREHER

Director

+1 412 564 3344

adarryl.dreher@cushwake.com

15.55 ACRES

PARCEL ID: 02.00-12..-017.21-000

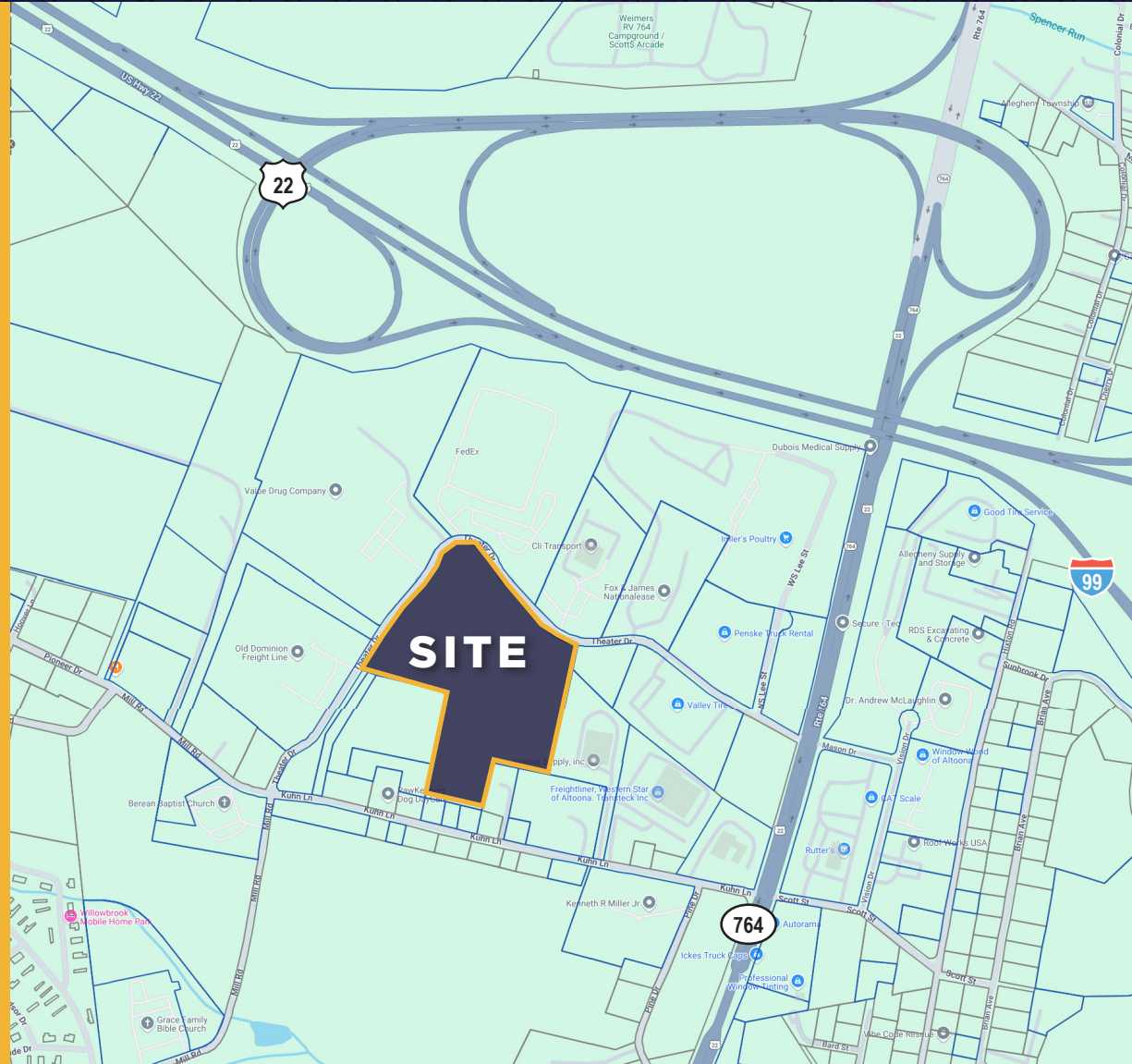


Theater Drive

DUNCANSVILLE, PA 16635

OPPORTUNITY AWAITS

- Located just 6 miles (10-12 minute drive) southwest of Altoona, PA, making it an ideal suburban satellite for commuters.
- Direct access to major highways including US-22, I-99, and PA-764.
- Zoning: Residential - Vacant Land
- Plank Road serves as a key commercial arterial connecting Duncansville to Altoona.
- Easy reach to major retail (Logan Valley Mall, Walmart Supercenter, AMC Classic Theater), diverse dining, and service businesses along the shared Plank Road corridor.
- Benefit from proximity to major employers like UPMC Altoona, Norfolk Southern, Value Drug Co., and Sheetz HQ (nearby Claysburg).
- Very limited new construction in Duncansville borough creating significant opportunity for infill or a planned development.
- Located within the highly regarded Hollidaysburg Area School District, a key driver for residential appeal.
- All public utilities are available streamlining development feasibility.
- A balanced market appealing to young families, aging homeowners, and blue-collar commuters seeking more affordable housing options than Altoona proper.



LAND FOR SALE ~ 15.55 ACRES
BLAIR COUNTY



Theater Drive
DUNCANSVILLE, PA 16635

LAND
FOR SALE

15.55
ACRES

FOR MORE INFORMATION CONTACT:



ADARRYL DREHER

Director

+1 412 564 3344

adarryl.dreher@cushwake.com



**CUSHMAN &
WAKEFIELD**