# Theater Drive DUNCANSVILLE, PA 16635

#### LAND FOR SALE



FOR MORE INFORMATION:

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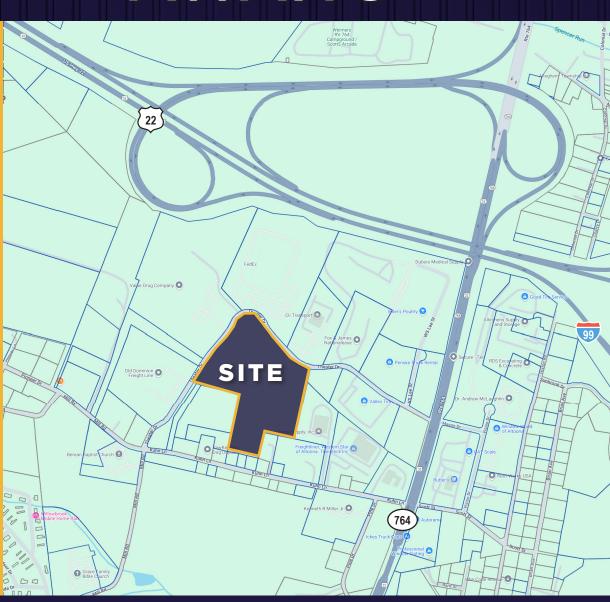
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#### OPPORTUNITY AWAITS

- 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.



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