



Cherry Street (Lot 9) & Walnut Street Highspire, PA 17034 Dauphin County, Highspire Borough Township

Over 7 acres of land available for sale tucked away in a predominately residential area with quick access to the 76/283 interchange. The property consists of three parcels total and has public utilities located in the adjacent site.

The Borough has indicated it would consider a text amendment that would permit long-term care facilities, assisted living units or other similar type uses as part of a text amendment.

Total Acres Available	7.77
Topography	Ranges from level to sloping
Date Available	Immediately
Price	\$283,600

Zoning

Residential Low Intensity (RL), which permits group homes, single-family detached dwellings, single family semi-detached dwelling (special exception), two-family detached dwelling (special exception), cemetery, place of worship (special exception) and more.

Demographics

Radii	Population	Households	Household Income
1	5,282	2,428	\$67,852
3	25,108	10,298	\$76,537
5	103,573	42,991	\$77,986
Traffic Count:		35,119	

Land Information

Acres	7.770
Total Acres Available	7.77
Land SF	338,461
Topography	Ranges from level to sloping
Flood Zone	A portion of 30-032-003 property (eastern side) is in flood zone A (100-year).
Tax Parcel Number	30-032-003, 30-030-005, 30-030-007, 30-030-008
Max Contiguous AC	7.770

Utilities

Water	Public available in adjacent lot
Sewer	Public available in adjacent lot
Gas	Available. Approximately 600' from the end of Cherry Street.

Sales Information

For Sale	Yes
For Lease	No
Price	\$283,600
Real Estate Tax	Approximately \$1,100 annually (2020)
Transfer Tax	To be split equally between Buyer and Seller
Financing	Cash or conventional
Date Available	Immediately
Additional Information	Acreage is approximate.

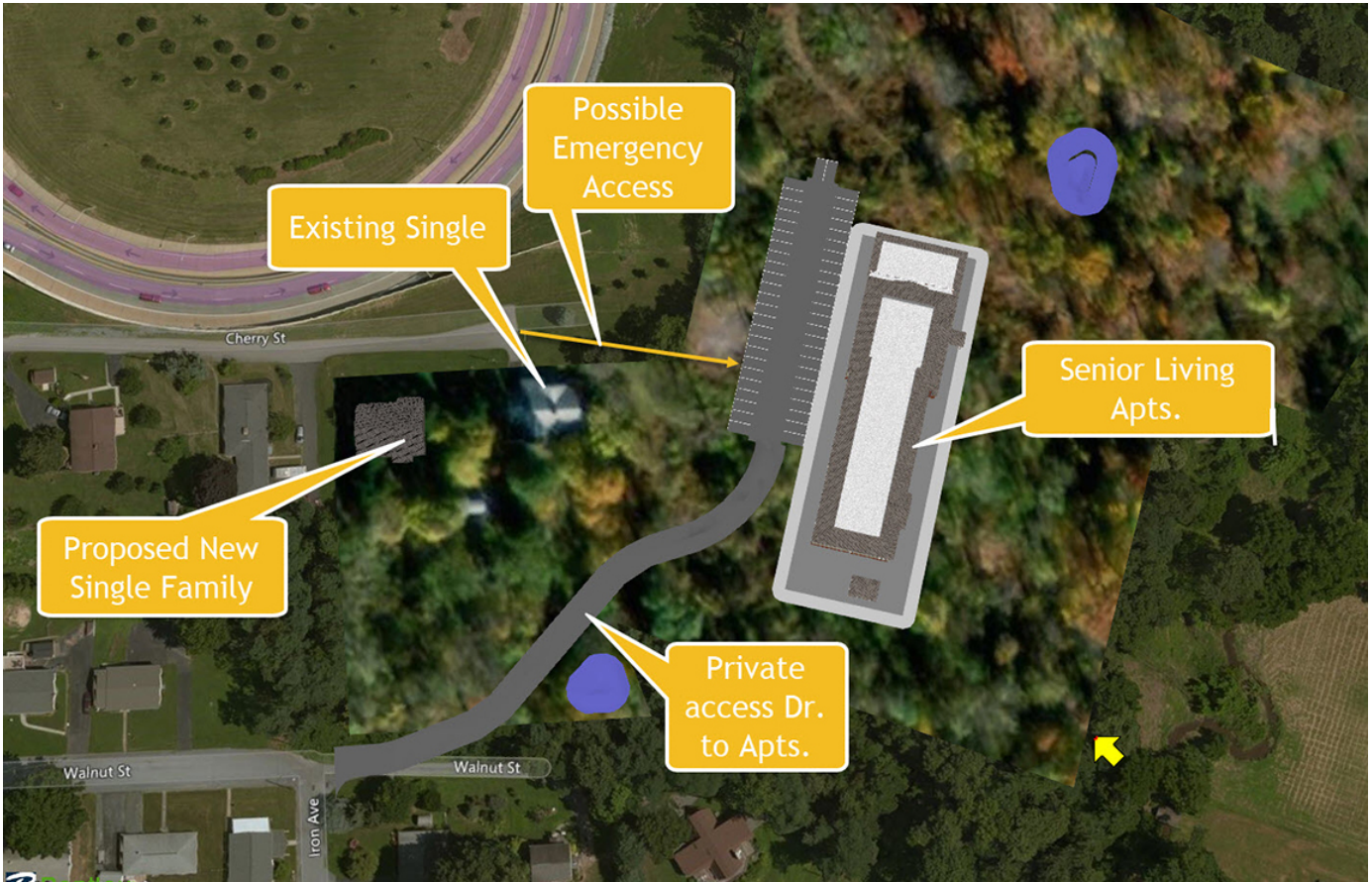




Highspire

SITE
7.77 AC





Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate.