

For Sale

717.697.2422



► *Prime Commercial Location*



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*Clear Spring Crossing
North Annville Township
Annville, PA 17003*

Available Acreage:

23+/- Acres

Sale Price:

Negotiable

Description:

Excellent hotel development opportunity, located between Annville and Palmyra. Site benefits from visitors to nearby Flight Path Park (250,000 + annually) and the events in Hershey and Lebanon County.

LAND INFORMATION

Total Acres Available	23+/- Acres
Zoning	Commercial
Municipality	North Annville Township/Lebanon County
Tax Map & Parcel #	Map #39, Parcel #25-039-200
Road Access	Route 422 and Clear Spring Road
Front Feet On	1,200 feet on Route 422
Visibility	Excellent
Topography	Good
Present Use	Vacant land
Surrounding Use	Residential, industrial, commercial

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Possible Uses

Retail, commercial

Restrictions

Building structure can be 50% of site

Real Estate Taxes

To be determined

Utilities

Sewer

North Annville Township Authority

Water

PA American Water

Gas

UGI

Electric

Med Ed

Traffic Count

Traffic Count

ADT 16,531 @ Route 422

Demographics

1 Mile

3 Mile

5 Mile

Population

1,178

15,806

44,133

Households

556

5,978

17,363

Avg. HH Income

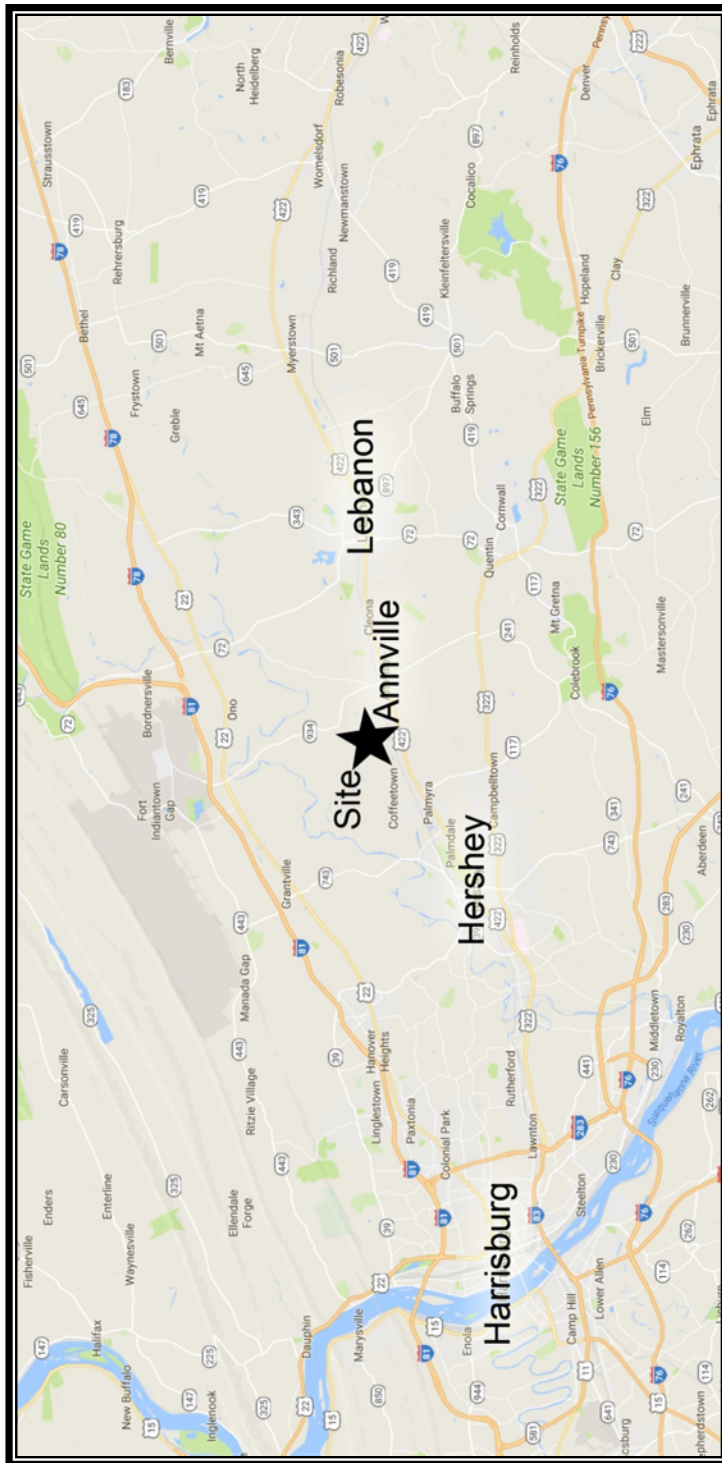
\$62,582

\$81,354

\$82,773

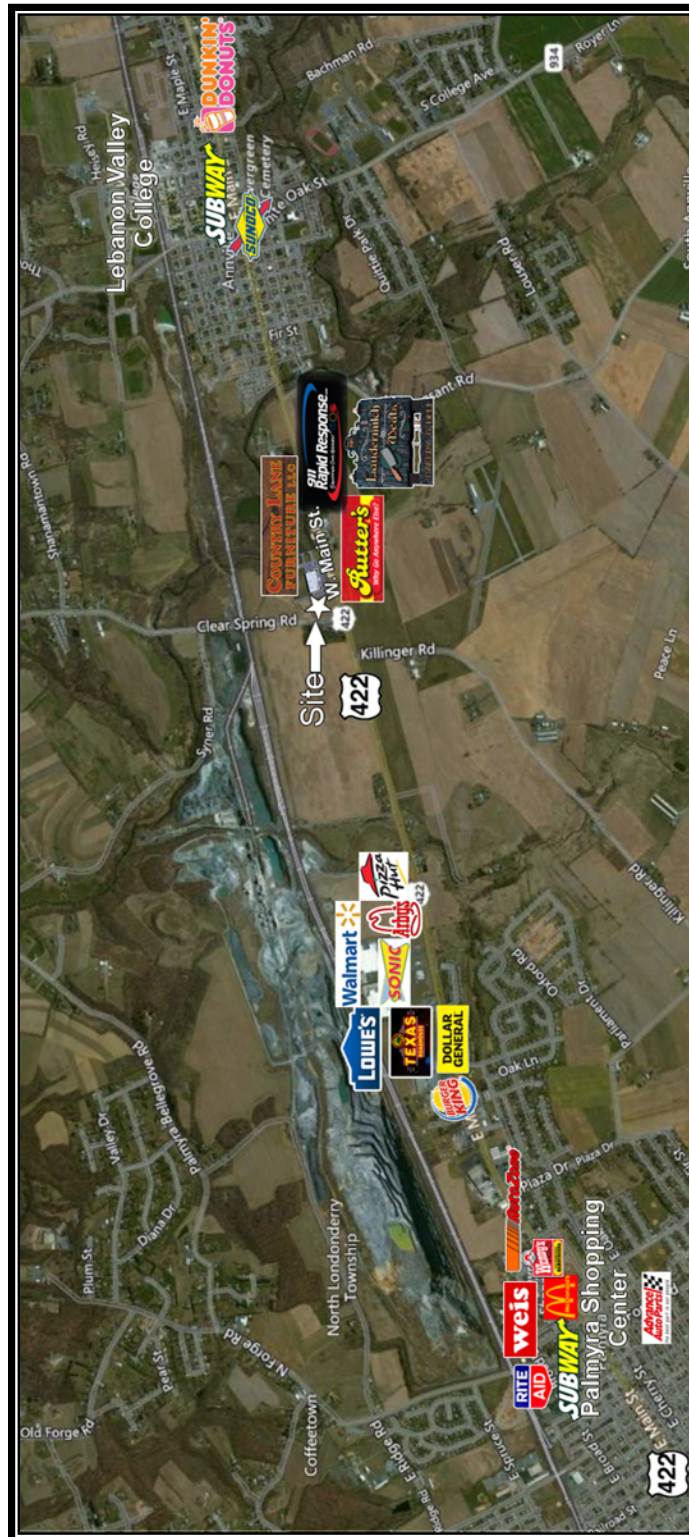
Location Map

Clear Spring Crossing
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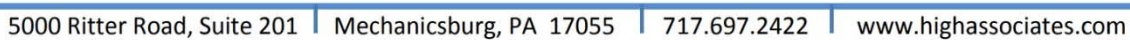


Retail Map

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Annville, PA 17003



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