

FOR SALE

28th Division Hwy



NARVON, PA 17555

**26.4 +/- ACRE SITE, MAJORITY
ZONED INDUSTRIAL**

LOCATED ALONG US 322

**LARGE INDUSTRIAL LABOR
POOL**

**LOCATED AT THE TRIPOINT OF
LANCASTER, BERKS, AND
CHESTER COUNTIES**

MICHAEL BOWSER BREE ROBINSON

717.293.4553

717.209.4089

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SALE INFORMATION

Sale Price:	\$1,850,000 (\$70,000 per acre)
County:	Lancaster
Municipalities:	Caernarvon & Salisbury
Acres:	26.4 Total Acres

PROPERTY OVERVIEW

The property consists of a 26.4 acre lot that spans two municipalities. The 18 acre portion is located in Caernarvon Township and zoned Industrial. The 8.4 acre portion is located in Salisbury Township and zoned Open Space.

OFFERING SUMMARY

Water:	Public water is in the process of being brought to the site
Sewer:	None
Zoning:	18 Acres: Industrial 8.4 Acres: Open Space
Tax Account Number:	18 Acres: 050-12769-0-0000 8.4 Acres: 560-23569-0-0000

Total Taxes:	\$5,565
Deed Reference:	6519084

ADDITIONAL COMMENTS

The wooded area has been cleared of trees and public water will soon be brought to the site.



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ACCESSIBILITY

ROUTE	DISTANCE	CITY	DISTANCE
US Route 30	10.6 miles	Philadelphia	55.2 miles
US Route 222	9.5 miles	Harrisburg	58.2 miles
Interstate 76	7.4 miles	Baltimore	82.0 miles

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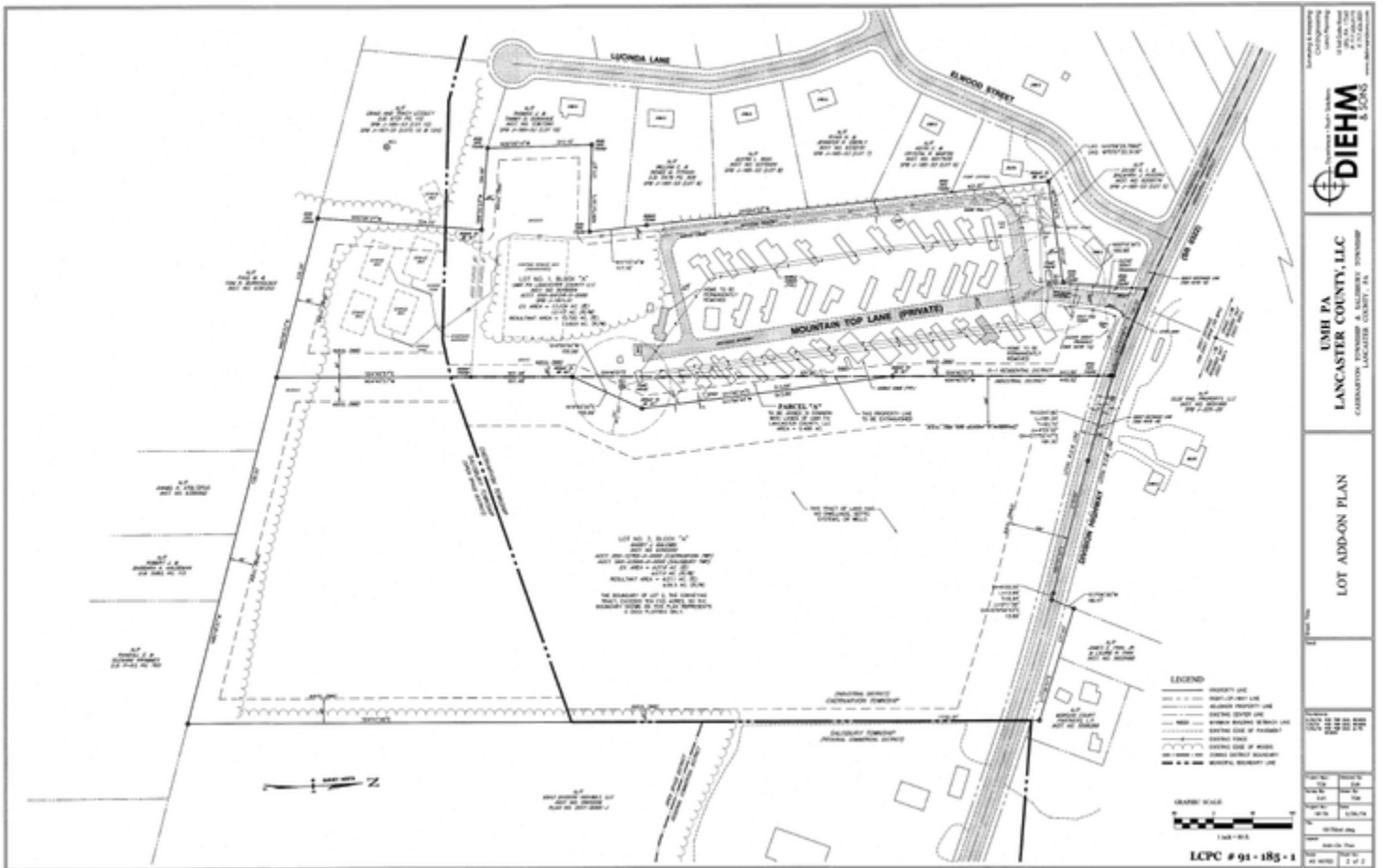
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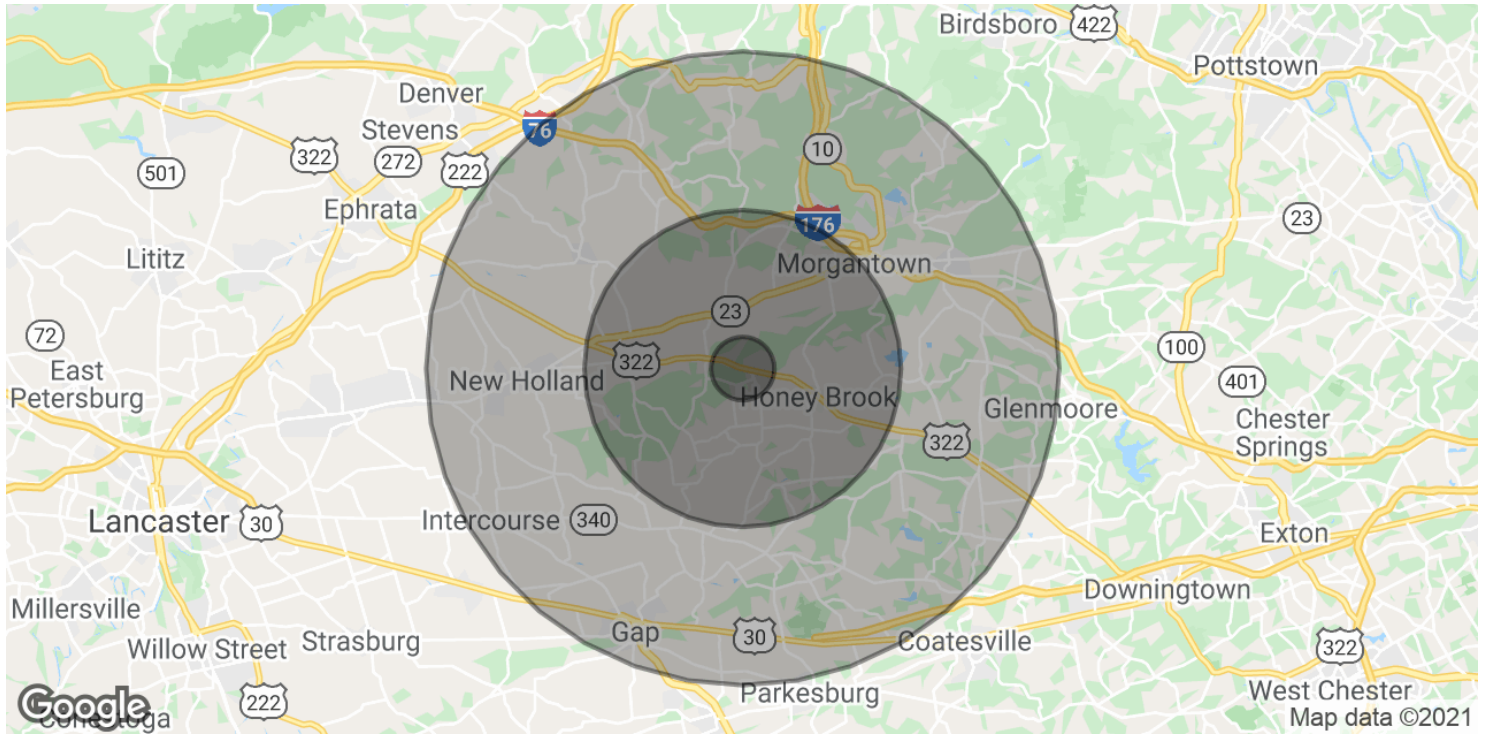
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	751	19,641	95,657
Average age	35.7	33.8	36.5
Average age (Male)	36.9	33.3	35.1
Average age (Female)	35.1	34.5	37.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	242	6,175	32,424
# of persons per HH	3.1	3.2	3.0
Average HH income	\$71,103	\$74,343	\$74,380
Average house value	\$275,497	\$301,435	\$263,043

* Demographic data derived from 2010 US Census

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An Affiliate of High Real Estate Group LLC

*Every Company dreams its dreams and sets its standards
These are ours . . .*

We are committed to two great tasks:

1. BUILDING TRUSTWORTHY RELATIONSHIPS.

- Valuing our customers and meeting their needs.
- Respecting the dignity of all co-workers and their families.
- Energizing our teamwork with participative management.
- Recognizing and rewarding the accomplishments of our co-workers.
- Strengthening our partnership with suppliers.
- Contributing to a world of beauty and prosperity and peace.

2. BEING INNOVATIVE LEADERS.

- Creating an environment for innovation since 1931.
- "Right the first time" - High quality products and services.
- Investing profits to secure our future.

WE GIVE GOOD MEASURE.

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