



19.7 ACRES LAND

3860 Old Harrisburg Pike | Landisville, PA | 17538

FOR SALE

PROPERTY OVERVIEW

Clean and green, 19.7 acres of land located in Landisville/Salunga in Lancaster County. Minutes away from Spooky Nook Sports with easy access to route 283. Property is zoned agricultural, clean and green with possible development possibilities, and is located within Hempfield school district. Currently being used as farmland.

PROPERTY SUMMERY

Sale Price:	\$1,995,000
Zoning:	Agricultural
Total Land Size:	19.7 Acres
County:	Lancaster
Municipality:	West Hempfield
Tax ID Number:	300-54060-0-0000
Available Utilities:	N/A
Taxes:	\$467.00

NEIGHBORS



York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

TOM TROCCOLI  
717-390-9858  
www.bennettwilliams.com



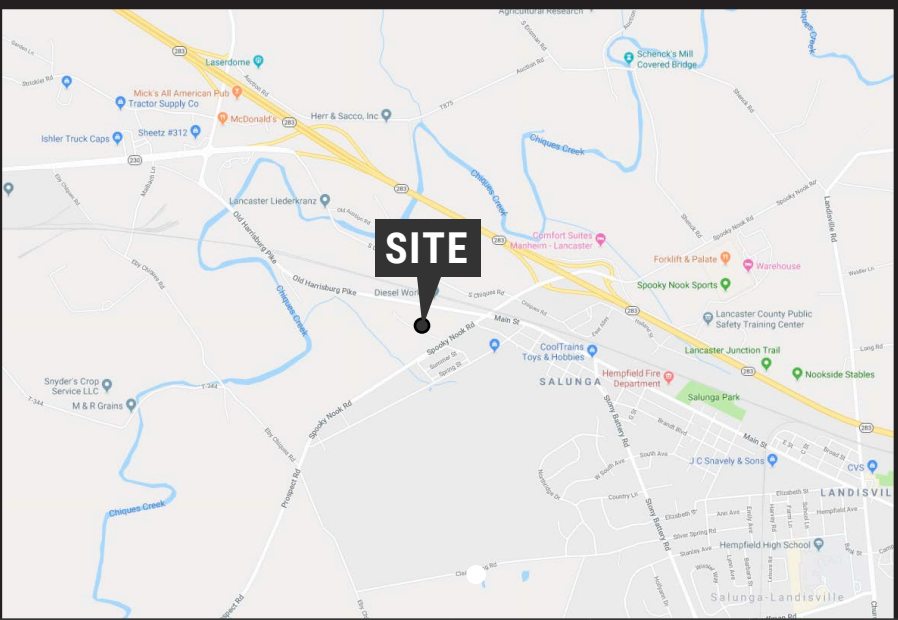
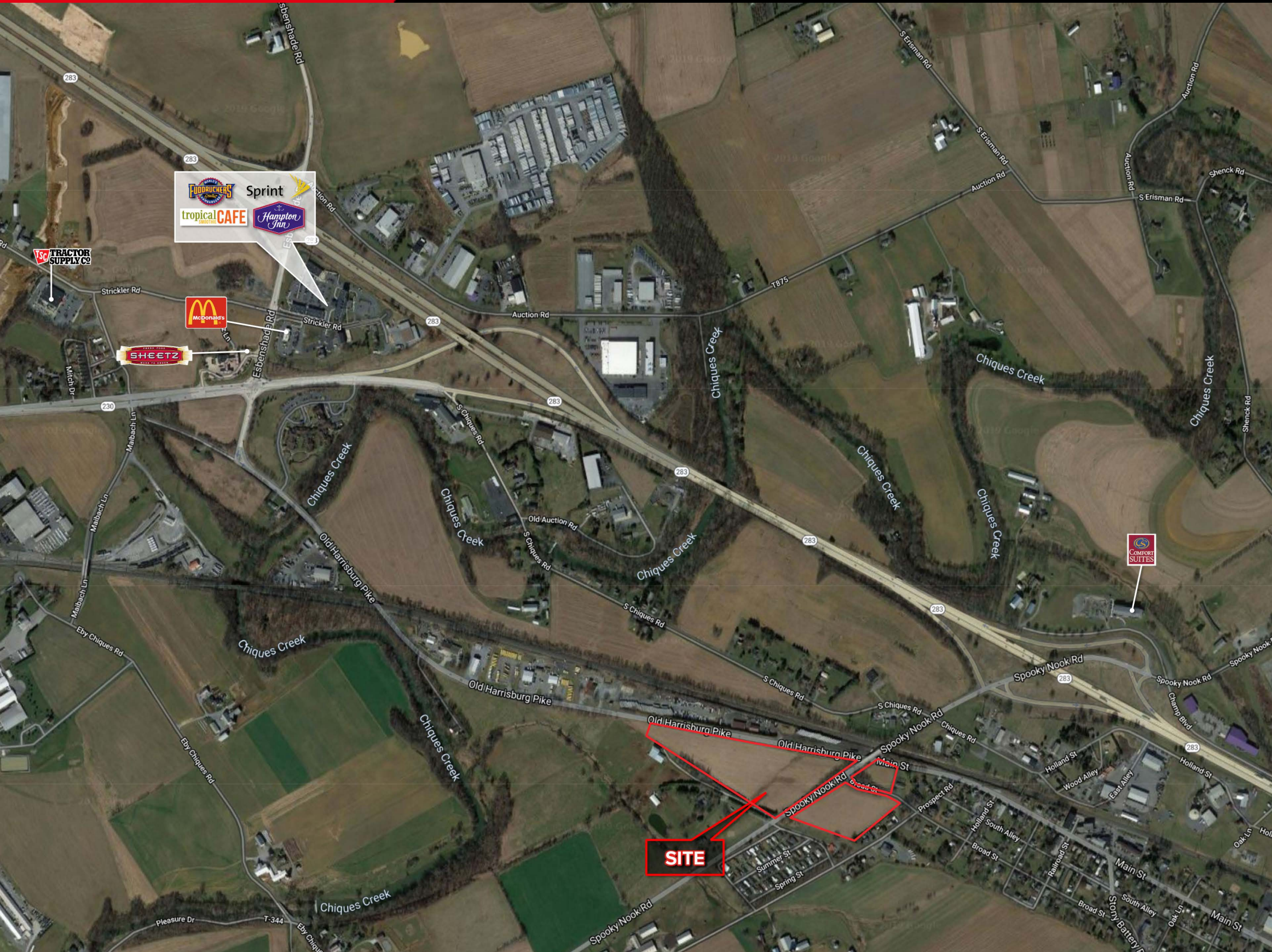
Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.



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DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	15,057	68,508	129,453
TOTAL EMPLOYEES	12,412	55,535	104,502
AVERAGE HHI	\$98,570	\$97,514	\$97,024
TOTAL HOUSEHOLDS	6,171	27,753	52,188

TRAFFIC COUNTS
OLD HARRISBURG 7,000 VPD    SPOOKY NOOK: 9,000 VPD



ACTIVE MEMBER OF:  
**RETAIL** BROKERS  
NETWORK

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**Bennett WILLIAMS**  
COMMERCIAL

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