

±98.9 AC

# MUNICIPAL DRIVE

DUNCANSVILLE, PA 16635

LAND  
FOR SALE



## Project Description

A residential, development opportunity of +98.9 acres on Municipal Drive, Duncansville, PA sits just off of I-99 and minutes south of Altoona and Hollidaysburg. Of the almost 100 acres, there is 55.9 buildable acres that make a great fit for a residential development as this rolling property boasts excellent views of the Duncansville community. There are no zoning regulations in Duncansville, making this an even more attractive offer. This parcel is just off of I-99 to the west, and down the street from bustling Plank Road, which has National brand retailers such as Sheetz, McDonalds, and Wendy's to name a few. Water, sewer, and gas is all available on the property.

## Surrounding Retail



**Kandy Weader**

For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

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## Location Overview

This property is in Duncansville, which is a borough in Blair County, PA. It is part of the Altoona, PA Metropolitan Statistical Area. Duncansville is one of the communities that comprises the Altoona Urban Area. The population was 1,258 at the 2020 census. It is just minutes from both Altoona (43,963 population) and Hollidaysburg (5,641 population). Major highways in Duncansville are I-99, PA Rt 220 and PA Rt 22.

## Property Highlights

- Almost 100 acres of land minutes from Altoona & Hollidaysburg
- 55.9 buildable acres of prime residential land
- Just off of busy Plank Road
- No zoning in Duncansville Borough
- Great views
- Rolling hills
- Just off of interstate 99

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
TOTAL POPULATION	2,960	24,722	46,227
TOTAL EMPLOYEES	3,257	14,215	25,938
AVERAGE HHI	\$75,187	\$84,138	\$81,263
TOTAL HOUSEHOLDS	1,332	10,769	19,890

TRAFFIC COUNTS: **Municipal Dr ±6,573 VPD** |  
**Old Route 220 ±14,196 VPD**



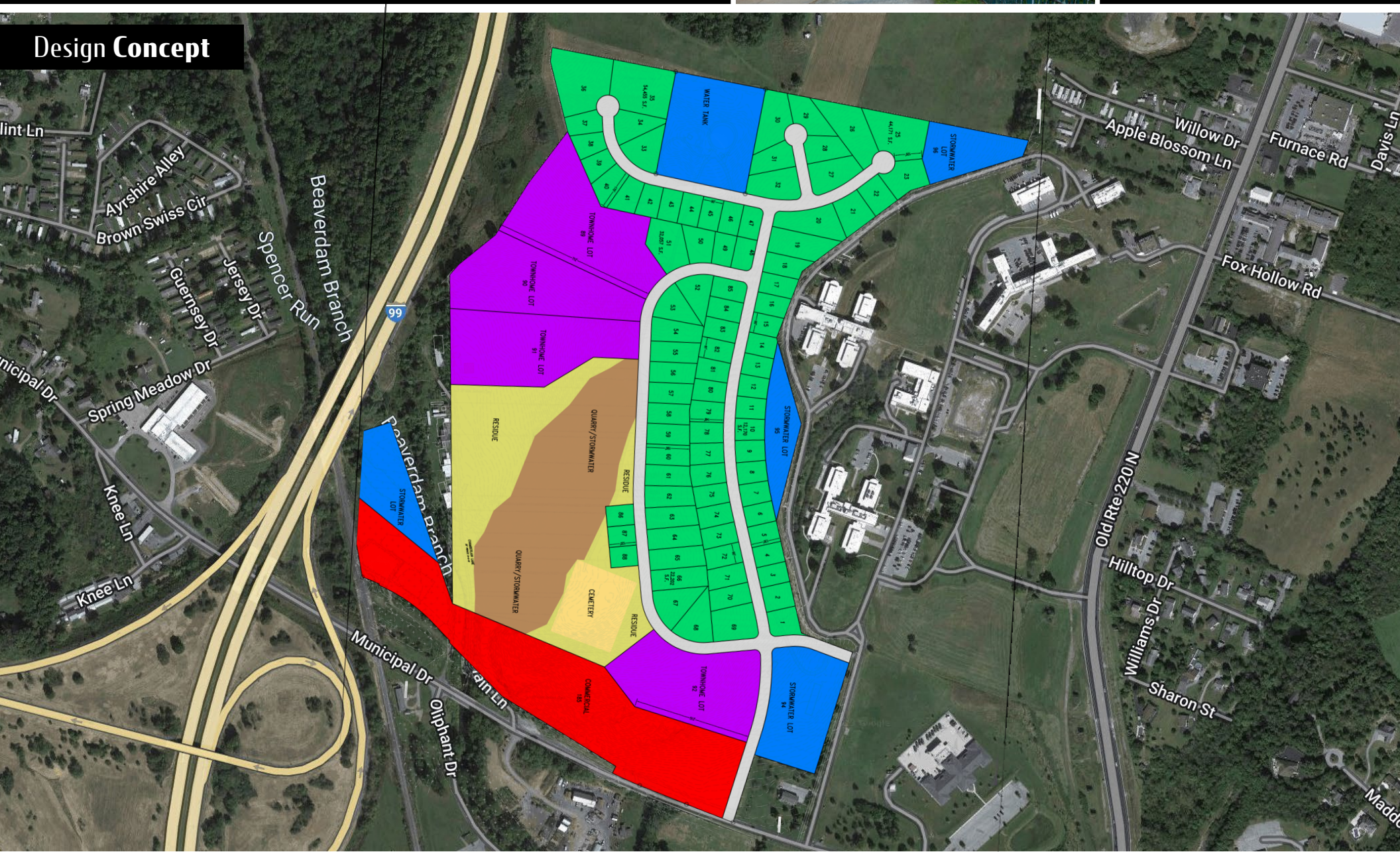
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## Design Concept



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### Market Overview



# About Bennett Williams



Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.



## LISTING AGENTS:

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