

± .94 acres

Tules Run Development

Confair Blvd, Montoursville, PA

For Sale



Available
7 townhome lots
FOR SALE

Property Overview

Residential contractors wanted! Here's a unique opportunity to buy the remaining townhome lots in an established residential development. The 7 parcels on Confair Blvd, Montoursville, PA, total .94 acres. There are 6 buildable lots at .11 acres and 1 lot at .28 acres.

The lots are in the Montoursville School District and part of the Tules Run Development, which is high-end, single-family and townhomes ranging from \$150,000 - \$575,000. The lots are nestled in the rear of the development off Hampton Way. The development is just a short distance from the Fairfield exit off I-180, where multiple sites are also aimed for development. National and local retailers are located just a short distance in either direction of the property. Water, sewer, and gas are all available to the property.



Kandy Weader | Luke Higgins

For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



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Location

The property is located in Lycoming County, and only 3.7 miles from the entrance to I-180. It is halfway between Muncy and Montoursville off Lycoming Mall Drive (6,283), making it an attractive site for those needing to travel in either direction. Montoursville has been a highly sought-after neighborhood and school district in Lycoming County due to its commerce, convenience to I-180, and quaint charm.



Property Highlights

- 7 townhouse lots totaling .94 acres
- In the Tules Run Development with middle to high-end homes
- Convenient to I-180
- Between Muncy and Montoursville
- In the Montoursville School District
- Off Lycoming Mall Drive
- Water, sewer, and gas available

DEMOGRAPHICS

3 MILE

5 MILE

7 MILE

TOTAL POPULATION

6,725

17,820

41,058

TOTAL EMPLOYEES

5,507

12,699

21,755

AVERAGE HHI

\$96,869

\$95,448

\$88,759

TOTAL HOUSEHOLDS

2,933

7,055

17,079

TRAFFIC COUNTS: **Lycoming Mall Dr** - ±7,867 VPD
& **I-180** - ±29,347 VPD



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MARKET AERIAL



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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.

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