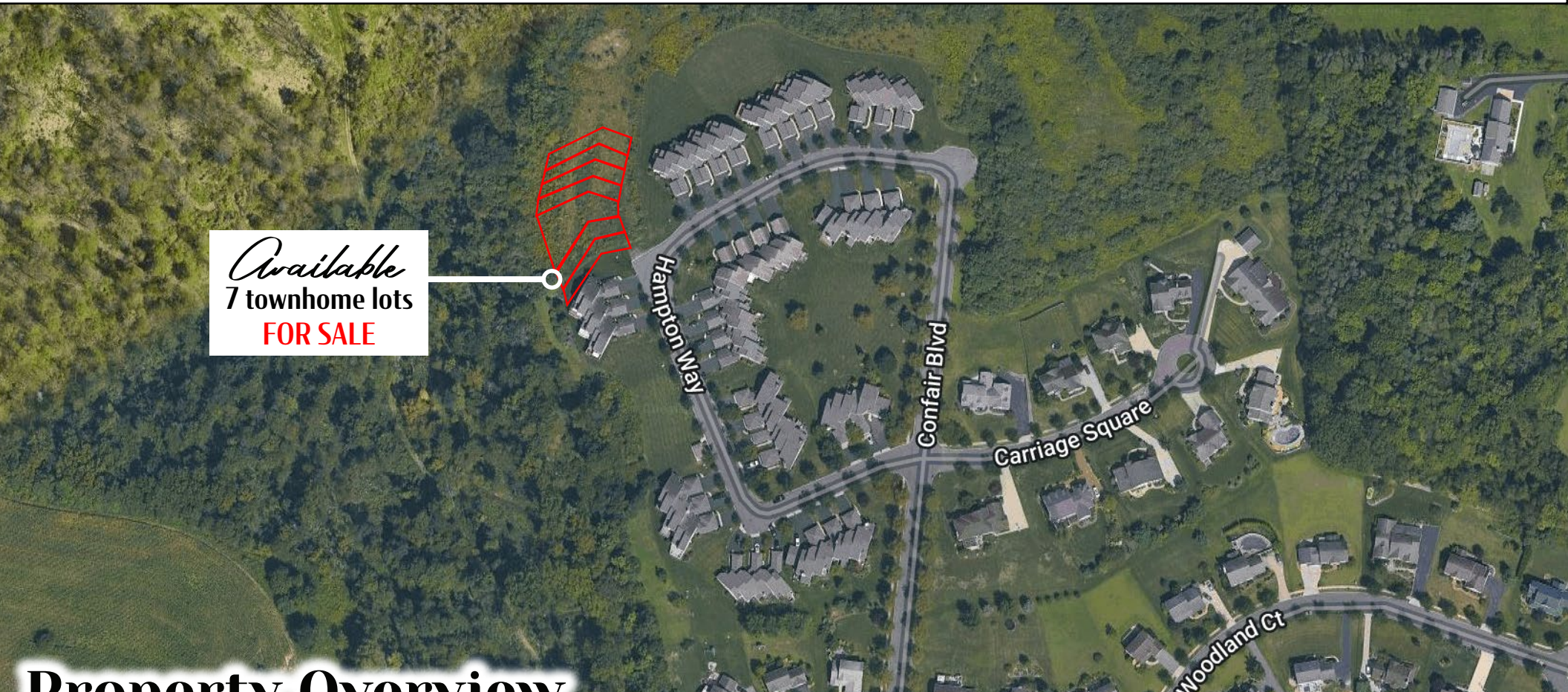


± .94 acres

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

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



COMMERCIAL BROKERAGE. *Redefined.*

Tules Run Development

Confair Blvd, Montoursville, PA

± .94 acres For Sale

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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ACTIVE MEMBER OF:

COMMERCIAL BROKERAGE. *Redefined.*

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



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REPRESENTATION

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INVESTMENT
SALES

PROPERTY
MANAGEMENT



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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

