

55+ COMMUNITY DEVELOPMENT SITE

142 AWOL RD | JONESTOWN, PA | 17038

**±38 AC
FOR SALE**



JOSHUA MILLER | TOM TROCCOLI

For Sale Information: 717.390.9858 | Learn more online at www.bennettwilliams.com

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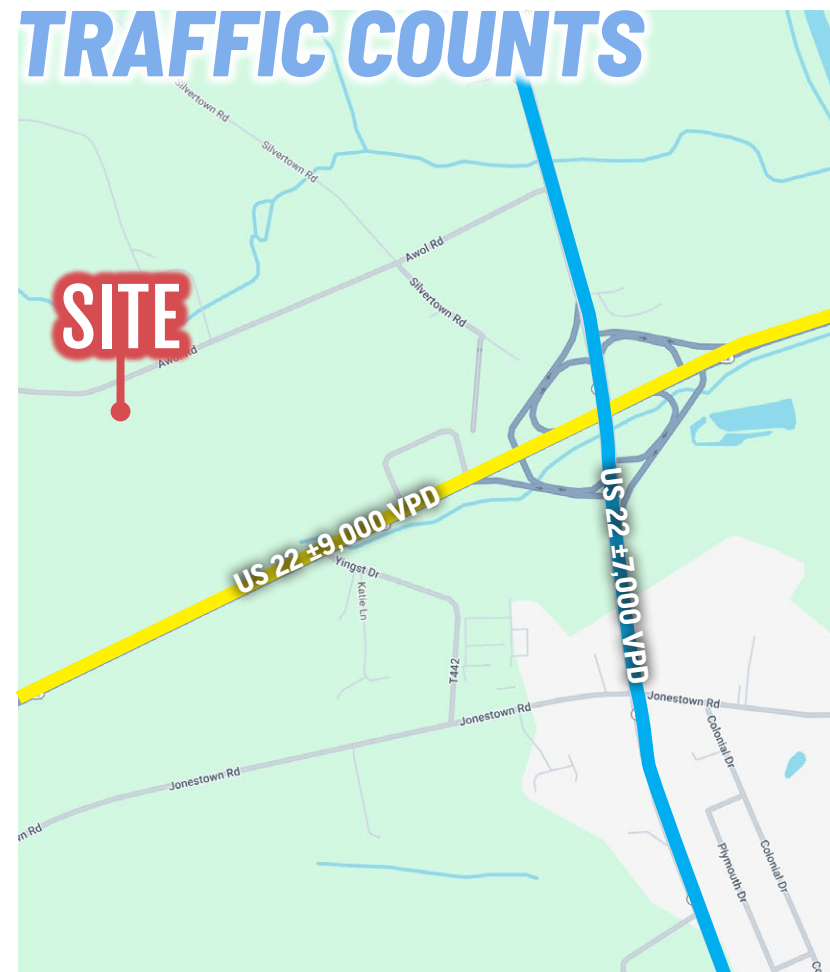
PROPERTY OVERVIEW

This 38-acre property in Jonestown, Pennsylvania, presents a prime opportunity for the development of a single-family, 55+ age-restricted community. The site benefits from a recently approved text amendment that allows for R1 zoning with R2 setbacks, lot frontage, and lot size requirements. This unique zoning arrangement is designed specifically for a 55+ development, optimizing land use and infrastructure efficiency while maintaining a single-family residential character.

All major infrastructure requirements have been addressed. The property has secured full access to public sewer and water, with all necessary easements in place, including a 30-foot sewer easement across adjacent parcels. A comprehensive traffic study has been completed, and all requirements for a Highway Occupancy Permit for the main entrance on Route 22 have been met, with no anticipated issues regarding permit acquisition. In addition to the primary entrance on Route 22, a secondary access point on AWOL Road has been incorporated into the development plan, providing enhanced ingress and egress for future residents. Environmental due diligence has been completed, with no issues related to protected species or native artifacts identified.

The site's strategic location offers immediate access to major highways and is in close proximity to Hershey and Harrisburg, making it an attractive option for active adults seeking convenience and connectivity within Central Pennsylvania. Comprehensive engineering plans have been completed, detailing utility infrastructure and access points, ensuring a streamlined path to development. With all major entitlements, infrastructure, and regulatory requirements addressed, this property stands out as a compelling opportunity for developers looking to meet the growing demand for 55+ housing in a desirable and accessible location.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
 POPULATION	8,326	17,270	54,089
 TOTAL EMPLOYEES	2,428	5,187	12,851
 AVERAGE HHI	\$90,602	\$96,824	\$89,930
 TOTAL HOUSEHOLDS	3,187	6,599	20,613



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MARKET AERIAL



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NEW JERSEY OFFICE:

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



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About Bennett Williams

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