

COMMERCIAL LAND ALONG I83

989 Potosi Rd

Glen Rock, PA 17327



PROPERTY OVERVIEW

Property Description

High visibility Commercial land located directly off I83 and Glen Rock Exit 8, in Southern York County. Land is 36 acres with half of land in Commercial Highway Zoning in Springfield Township, and half of land in Ag Zoning. Commercial Highway zoning permits a broad range of uses including gas station, mini storage, retail, Truck Terminal, Sales of RVs, Auto and Construction Equipment. Potential for billboard with 2,200' frontage along I83 before exit. The land is mostly open and usable, with two buildings on site that have on site sewer and well water. There is no public sewer capacity available in township. Traffic Counts along I83 are 54,000 CPD, and just to the other side of I83 the site borders the Industrial area for the township.

Property Highlights

- Great visibility along I83
- Directly off Glen Rock exit 8
- 36 Acres – half Commercial Highway zoning
- Two buildings provide income
- Variety of flexible Commercial uses



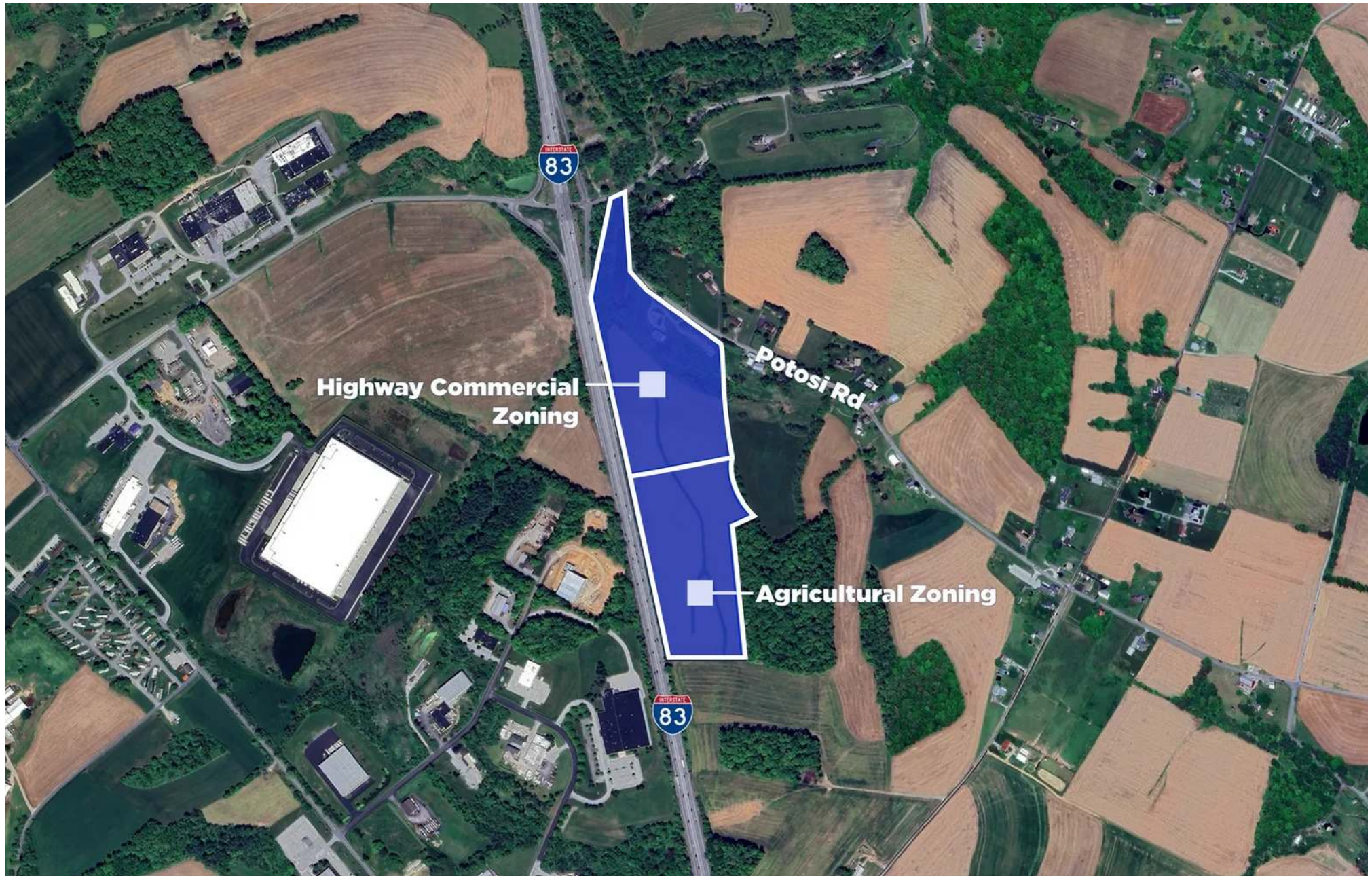
Offering Summary

Sale price:	Unpriced
Lot Size:	36 Acres
Zoning:	Commercial Highway Agricultural
APN:	47-000-EI-0036-A0-00000
Municipality:	Springfield Twp
County:	York

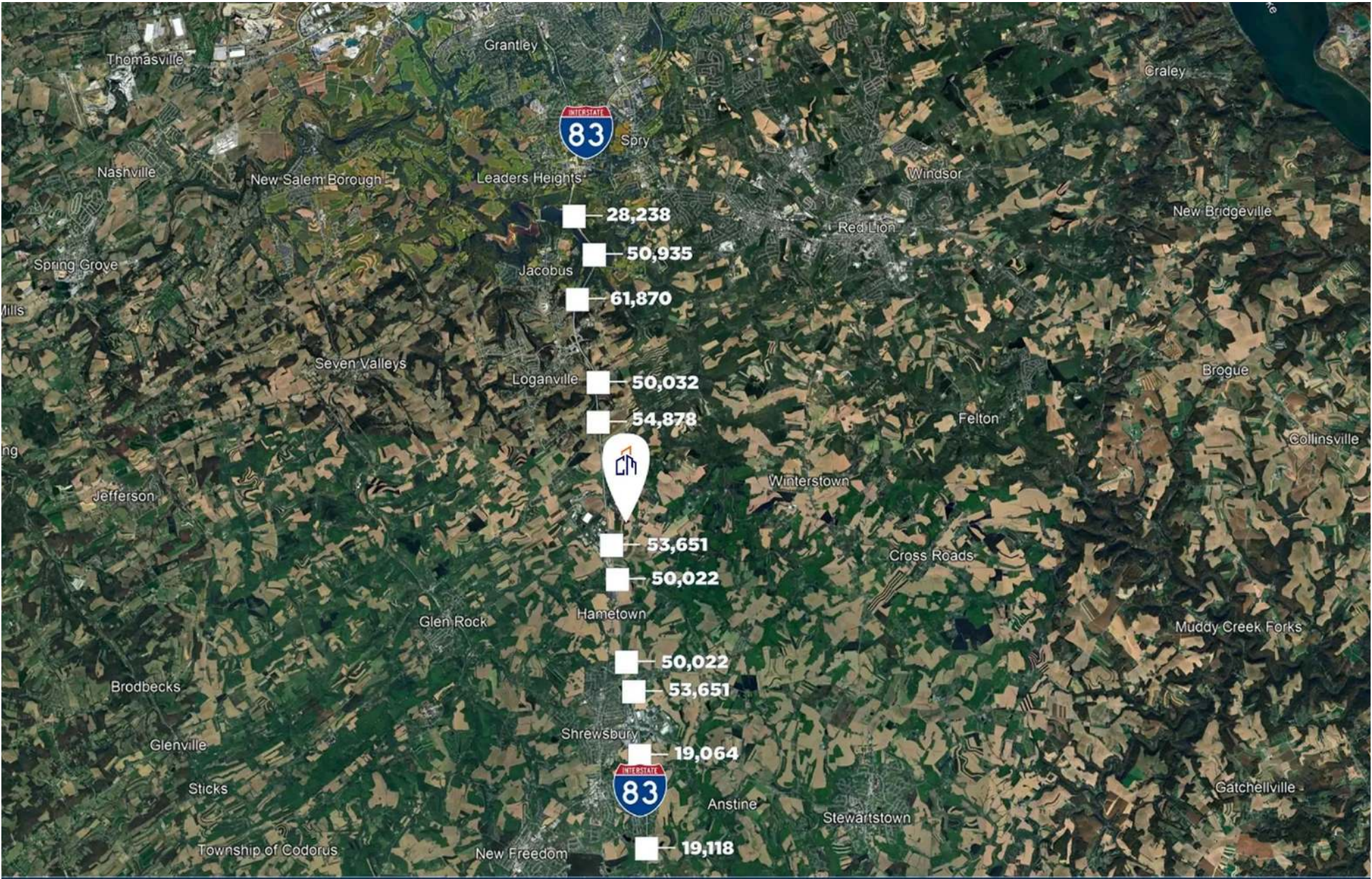
Property Photos



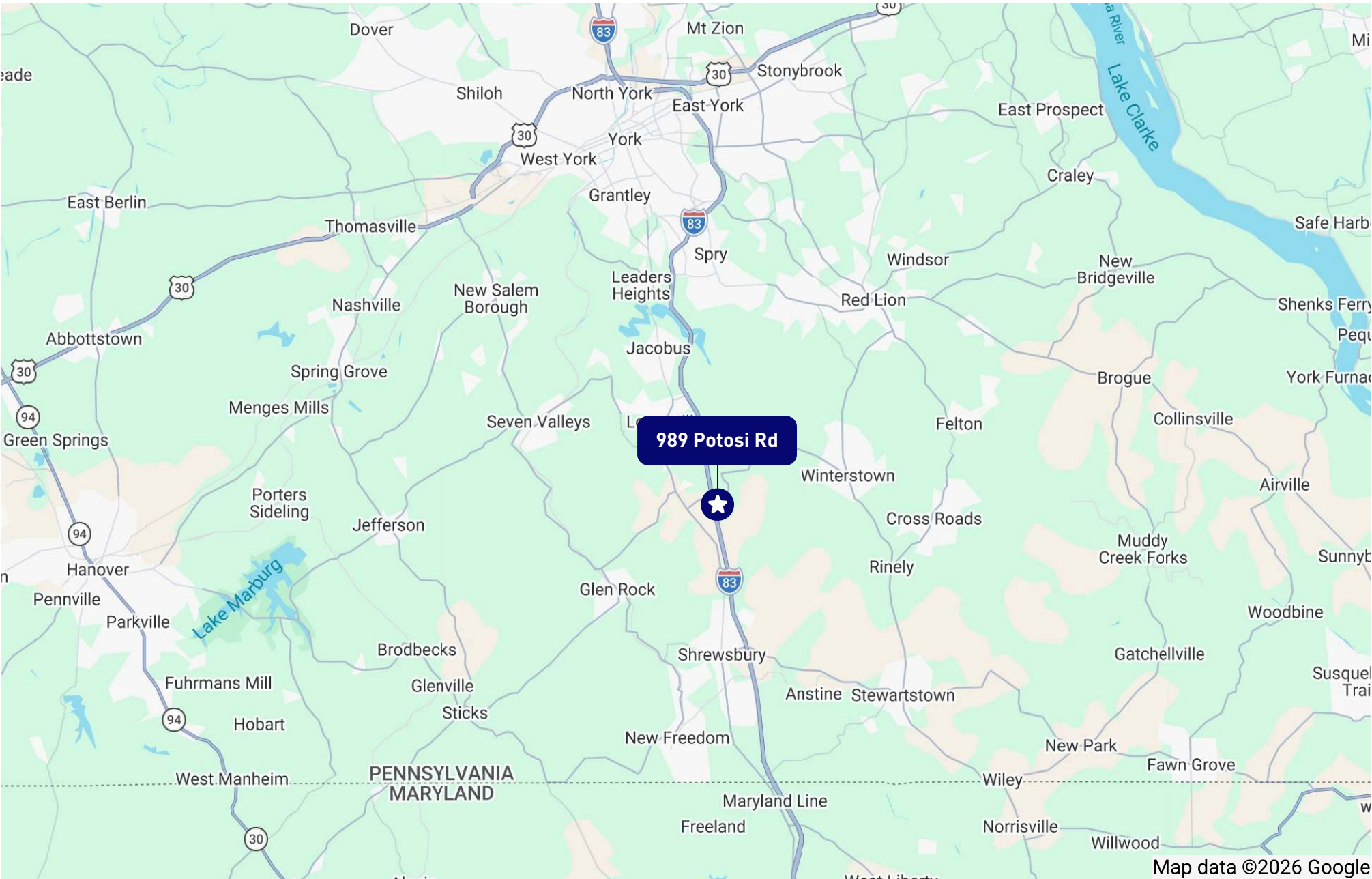
ZONING



Traffic counts



Area Map



York-Hanover, PA

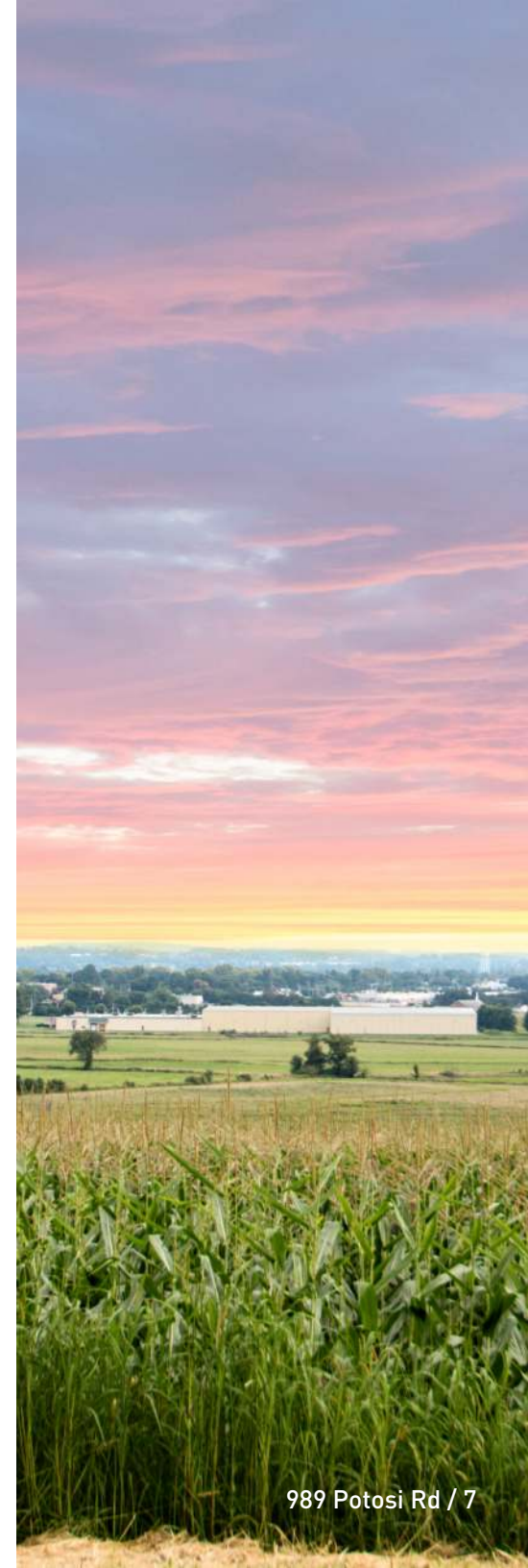
York-Hanover, PA, located in south-central Pennsylvania, is a vibrant metro area known for its rich history and culinary prominence. Home to notable companies like Utz Brands and Snyder's of Hanover, it's recognized as the 'Snack Food Capital of the World.' With a blend of charming boroughs, including Hanover and York, this area offers both historical significance—being near the site of the Battle of Gettysburg—and a diverse community. It embodies a unique combination of brilliant agricultural vistas and modern amenities, attracting families and history buffs alike.

Recreational Delights

York-Hanover, PA, is brimming with outdoor activities and scenic parks. Codorus State Park, located just outside Hanover, features breathtaking views and waterways perfect for boating, fishing, and hiking. The park's vast trails and picturesque lake invite visitors to embrace nature and enjoy a serene atmosphere. Additionally, the Hanover Community Park offers sports fields, walking paths, and a playground, making it a fantastic spot for families. York also boasts several local sites, including the York City Park, perfect for picnics and outdoor gatherings. For those interested in more organized recreation, the area has community sports leagues and facilities for basketball, soccer, and tennis, providing ample opportunities for fitness and teamwork.

Culinary Scene

The culinary scene in York-Hanover is diverse, ranging from classic American fare to international cuisine. Hanover is famed for its local snack food giants, with Utz and Snyder's being household names. Food enthusiasts flock to the downtown Hanover area, known for its vibrant food culture characterized by eateries serving everything from artisanal sandwiches to traditional German dishes, reflecting its rich heritage. York features a variety of dining options, including farm-to-table restaurants and historic taverns. Unique food scenes include food festivals and markets showcasing local produce and gourmet products, attracting many visitors every year. In neighborhoods such as the downtown York area, bustling eateries and vibrant food trucks offer delicious bites, making it a true foodie destination.



ADVISOR BIO



Naomi Brown **CCIM**

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Naomi Brown is the Broker of Record for Clear Multifamily. Since entering Real Estate in 2014, Brown has become an local expert in land and investments. Naomi leverages local market data to ensure each client's investment property value is maximized, both on the holding period and at sale. Naomi has a strong track record of results-oriented service for each client based on her keen eye for value. Her strong negotiation skills have contributed to millions in closed properties since her licensure. Raised in Lancaster County, PA in a hardworking Mennonite farming family, Brown learned the principals of hard work and serving others from a young age. This has served her well in real estate, working to grow both in transactions and knowledge from the start. Naomi became a Realtor in 2014, a Broker in 2018, and CCIM (Certified Commercial Investment Member) in 2020.

Vision

Our vision is to change the way multifamily brokerage is done by putting the power back into the hands of the investors.

We provide the knowledge, platform and tools to empower Multifamily sellers to professionally market their apartment listings themselves. By handling the logistics of property showings and negotiations with buyers, sellers save massive commissions while selling their building for more money.

- We provide high value brokerage services to help apartment building owners sell for the best price. Because our services are completely virtual, we are able to offer expansive marketing for competitive fees.
- Owners who sell with us benefit from incredible marketing and competitive brokerage fees, but access to our ongoing free education, and a suite of services provided to help them transition to their next investment.
- We provide referral services to loan, title, 1031 Exchange services, and options for them to purchase like 1031 exchange and DSTs.

LEGAL

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