



Crums Mill Road & I-81
Harrisburg, PA 17110
Dauphin County, Lower Paxton Township

Position your next development in one of Lower Paxton Township's most visible corridors. This 6.5± acre property along Crums Mill Road offers exposure from I-81, creating an opportunity for a project that benefits from good visibility and convenient access. Located in one of the Harrisburg area's strongest growth markets, the site is well suited for investors, developers, or owner-users looking to capitalize on a high-profile location with good future potential.

Total Acres Available:	6.5 AC
Topography:	Sloped in some areas
Date Available:	Immediately
Price:	\$250,000

Zoning

Business Campus (BC) which permits animal day care, animal grooming facility, animal hospital/veterinarian, bank, assisted living facility, nursing home, day care (adult or child), educational institution, hotel, medical clinic or offices, business professional offices, personal services, place of worship, recreation facility, retail store, restaurant with drive-thru, and more.

Land Information

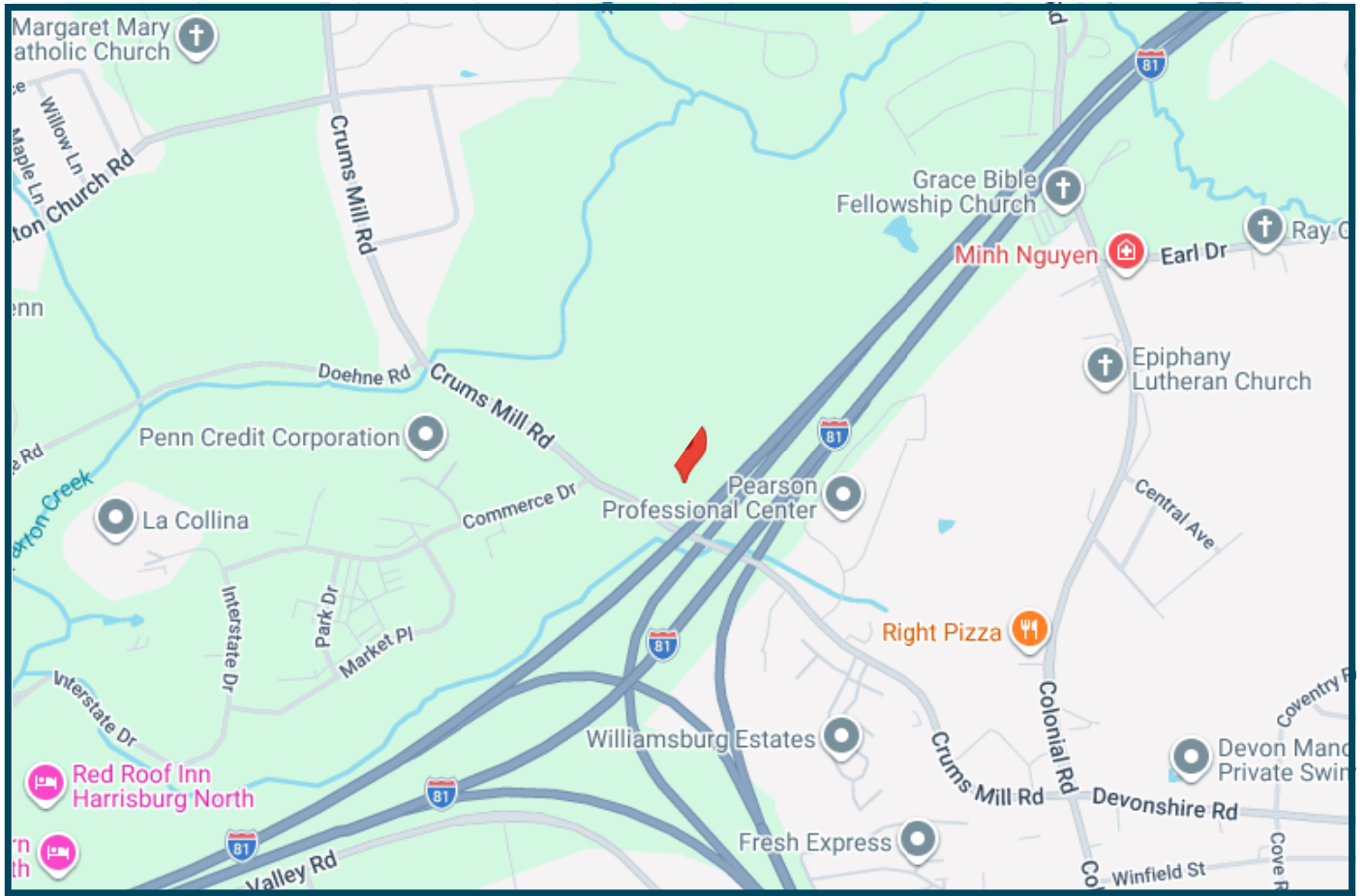
Acres	6.5
Land SF	283,140
Fencing	None
Frontage	Nearly 500' along Crums Mill Road
Parking	TBD
Topography	Sloped in some areas
Flood Zone	No
Tax Parcel Number	35-037-010

Utilities

Water	Well
Sewer	On Commerce Drive - will need to be extended.
Gas	Gas is in the area but a cost may be associated with obtaining service.

Sales Information

For Sale	Yes
For Lease	No
Price	\$250,000
Real Estate Tax	Approximately \$2,250 annually (2026)
Transfer Tax	To be split equally between Buyer and Seller
Insurance	Per Buyer's carrier
Financing	Cash or conventional
Date Available	Immediately
Additional Information	• An electric easement is present on the property. See listing agent for more details. • The topography is sloped in some areas, but the site should balance with existing cut and fill.





Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate.