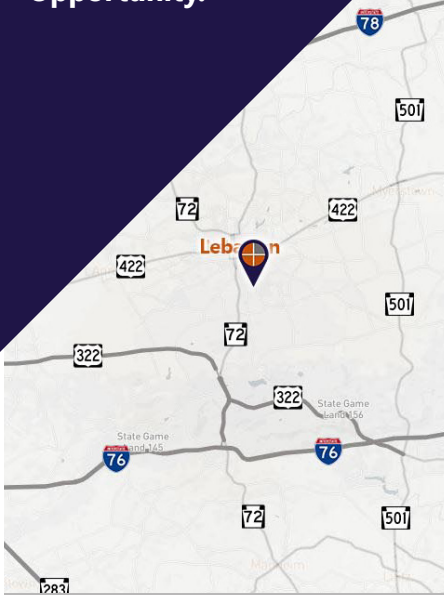


FOR SALE

35.1 +/- Acres of Land
Available with a Proposed
Residential Development
Opportunity.



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RESIDENTIAL DEVELOPMENT OPPORTUNITY

DEMOGRAPHICS

Variable	Residential Development Opportunity Wilhelm Ave. & S. Lincoln Ave. Lebanon, PA 17042		
Radius from Site	1 mile	Township	School Dist.
Total Population	4,010	39,072	10,555
Population Density (Pop per Sq. Mile)	2,690.2	595.3	486.8
Total Households	1,554	15,749	4,006
Per Capita Income	\$36,523	\$43,291	\$40,073
Average Household Income	\$83,877	\$106,639	\$103,740
Average Disposable Income	\$65,768	\$82,384	\$80,400
Average Home Value	\$266,089	\$332,886	\$332,069
Owner Occupied Housing Units	1,148	12,240	3,122
Home Value \$250,000-\$299,999	173	1,663	516
Home Value \$300,000-\$399,999	121	3,120	808
Home Value \$400,000-\$749,999	168	3,032	559

Sourced: ESRI US Demographics | ArcGIS Platform

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

TRUE Commercial is pleased to market this residential development opportunity located in South Lebanon Township and Cornwall-Lebanon School District. At 35.1 acres, the site offers a continuation of existing luxury residential development in this highly desirable market area of Lebanon County. Favorable demographics, reputable schools and parks, as well as convenient access to nearby health care providers including Wellspan Health, Penn Medicine, UPMC-Pinnacle, and the top-ranked Lebanon VA Hospital provide additional quality of life amenities which foster continued new housing construction and growth.

Property is zoned R-1 (Low Density Residential) and is directly adjacent to the recently-completed Strathford Meadows residential development by Garman Homes, featuring attractive 1 and 2-story homes with both front and side-load garages and sidewalks. Bordering the Property to the West is a section of the Lebanon Valley Rails to Trails. The area is served by gas, electric and public water and sewer.

The conceptual site of 46 home sites included in this Offering Memorandum has been prepared by Chrisland Engineering at Seller's request and for discussion purposes only. It is based on a conceptual lot yield study, incorporating municipality input and discussion, FEMA flood plain and SWM analyses and PA DEP inquiry and feedback. Additional details and discussion regarding engineer's scope of analyses are available upon request. The concept assumes access connections to, and a continuation of lot sizes and similar home footprints to those consistent with the R-1 Zoning (Low Density Residential) found in the adjacent Strathford Meadows residential development.

PROPERTY DETAILS

- Sale Price: \$2,950,000
- Parcel Size: 35.1 +/- Acres
- School District: Cornwall-Lebanon
- Municipality: South Lebanon Township
- Natural Gas: Available
- Electricity: Available
- Water/Sewer: Public
- Topography: Flat/Sloping



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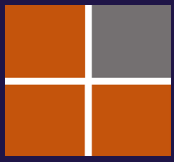


ESTABLISHED REGIONAL MAP



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The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



AERIAL DRONE W/ CONCEPTUAL LAYOUT



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LEBANON COUNTY, PENNSYLVANIA

ABOUT LEBANON COUNTY



First settled in 1723, Lebanon County was created by an Act of Assembly in 1813 from portions of Dauphin and Lancaster Counties. The original German settlers tilled the valley's fertile soil, creating an economic base that continues today and blends with the residential, commercial and industrial development presently occurring. Also reflective of Lebanon County's "Pennsylvania Dutch" heritage are its pastoral landscape, attractive farms and outstanding dairy and pork products, especially Lebanon Bologna. Lebanon County also is blessed with an abundance of open space and conservation lands that provide numerous recreational opportunities.



The Lebanon Valley Rail Trail is a National Recreation Trail. The rail trail extends from the southwestern border of Lebanon County and goes through Colebrook, Mt. Gretna, Cornwall, and the city of Lebanon.

Lebanon County's leading conference and event destination, the Lebanon Valley Exposition Center & Fairgrounds has 75,000 square feet of indoor display space within eight connecting buildings, 70+ acres of beautiful fairgrounds, and state of the art livestock and equestrian amenities. They have many different halls and open areas around the fairgrounds that makes Lebanon Valley Exposition Center ideal for banquets, sporting events, trade shows, animal shows and sales, equipment displays, and more.



Mount Gretna is a beautiful summer resort area popular for its well-known summer theater, summer art show, and active Chautauqua cultural programs. The Whitaker Center, Giant Center, Lebanon Community Theater and the Hershey Theater offer cultural arts and entertainment. Lebanon Valley College and Harrisburg Community College (Lebanon campus) also offer educational opportunities, within a short driving distance of our district.

ABOUT CORNWALL-LEBANON SCHOOL DISTRICT



Cornwall-Lebanon School District is located in the south-central part of Lebanon County, Pennsylvania, and encircles the city of Lebanon. The district consists of 70 square miles inhabited by more than 31,000 residents, including those living in several planned retirement communities. Cornwall-Lebanon School District is composed of the townships of South Lebanon, North Cornwall, West Cornwall, and North Lebanon, in addition to the boroughs of Cornwall and Mount Gretna, and a portion of the city of Lebanon known as Fairview Heights Annex.

With a student population of approximately 4,798, Cornwall-Lebanon School District is the largest of six school districts in Lebanon County. Along with the other Lebanon County districts, it is a member of the Lancaster-Lebanon Intermediate Unit 13. The Lebanon County Career and Technology Center is located within District boundaries.

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