

REDUCED!

LOT 1: \$450,000
LOT 2: \$375,000
ENTIRE SITE: \$825,000



Drawing depicts the approximate location of lands. Refer to survey for exact locations.

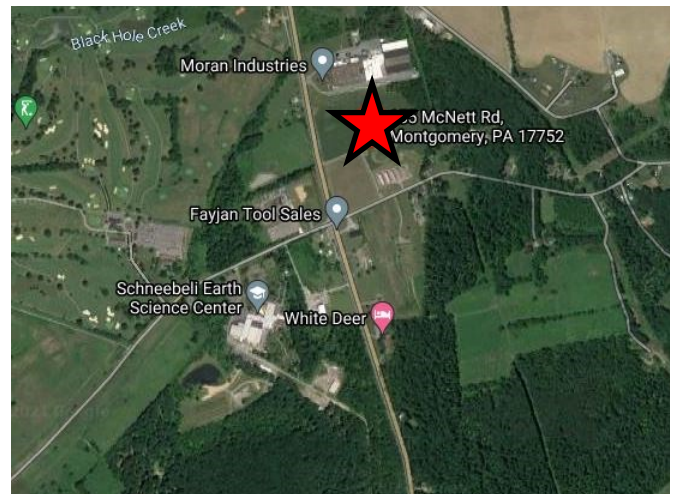
LATITUDE: 41.173430 LONGITUDE: -76.907170

155 MCNETT ROAD, MONTGOMERY, PA 17752

4.99+/- Acres For Sale with proposed subdivision plan available for Lot 1 (2.74 Acres) and Lot 2 (2.25 Acres). To be subdivided from a larger parcel. This well located level property has exposure on US 15. It is located at the corner of US 15 and McNett Road, across from the entrance to White Deer Golf Course.

PROPERTY DETAILS:

- 4.99+/- Acres
- PIN: p/o 07-411-169.C
- 235.42 ft. and 224.58 ft. of Frontage
- Zoned C-2 (Hwy Commercial & Mfg)
- 2023 Taxes - TBD Upon Subdivision
- AADT - 14,627 on Route 15 (PennDOT TIRe 2021)



For Information Contact:

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2023 DEMOGRAPHICS

	5 MILE	10 MILES	15 MILES
POPULATION	12,444	91,013	141,074
HOUSEHOLDS	3,146	36,115	56,061
MEDIAN HH INCOME	\$58,577	\$57,258	\$58,083

Source: Esri

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.

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