



For sale

49.97 Acre Residential Development Opportunity
Pinkerton Road, Mount Joy, PA

Property Highlights:

Current zoning:

- Mount Joy: LDR (Light Density Residential)
- East Donegal: Urban Extension District (Residential Zoning, multitude of uses)

For sale

Price: \$8,500,000

Parcel #150-67394-0-0000

High Barrier to Market Entry:

- Property is the only significant residentially zoned acreage available in Mount Joy and surrounding region.

Lower Infrastructure Costs:

- Gently sloping build-friendly land, exceptional Lancaster County top soil.
- Convenient access to public utilities (water, electric, sewer).
- Municipal water reclamation facility down slope from site, easy connection.

Ideal Location:

- Mount Joy has become one of Lancaster Counties best places to live and raise a family.
- Walk to Amtrak station; easily commute to Harrisburg, Philadelphia and points in between.
- Walk to Main Street in quaint downtown Mount Joy for shopping, dining and nightlife.
- Easy access to Route 283 connecting the area to Lancaster (10 miles) and Harrisburg (25 miles).



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