

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.

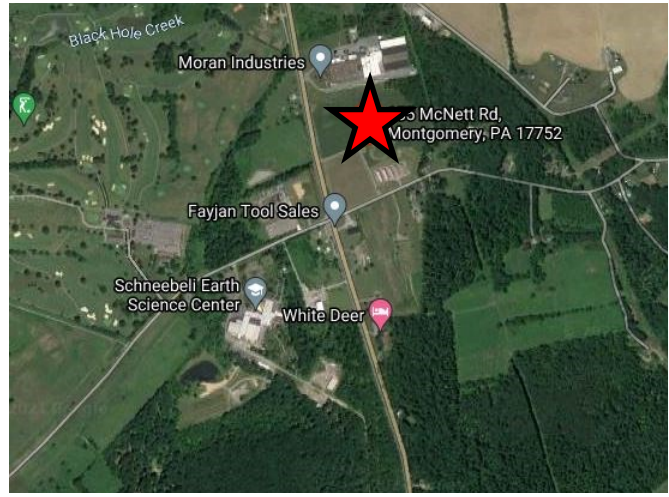
LATITUDE: 41.173430 LONGITUDE: -76.907170

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)
- 2024 Taxes - TBD Upon Subdivision
- AADT - 14,627 on Route 15 (PennDOT TIRe 2021)



For Information Contact:

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2024 DEMOGRAPHICS	5 MILE	10 MILES	15 MILES
POPULATION	11,849	89,910	140,396
HOUSEHOLDS	3,068	35,888	56,083
MEDIAN HH INCOME	\$64,534	\$62,357	\$63,530

Source: Esri

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