



BERKSHIRE HATHAWAY

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EXECUTIVE SUMMARY:

69.8 +/- Acres, 121 Country Club Road Middlesex Township, Cumberland County, Pennsylvania

- Land for future development (no buildings)
- Located along Country Club Road between Route 81 and the proposed TND development of 503 acres – near the Harrisburg Pike interchange of Route 81 – includes significant frontage / visibility along Route 81
- Located next to Township public water plant which then connects to the interchange area via an existing road plus existing frontage along Country Club Road
- The area is experiencing significant growth in industrial uses especially big box users
- Highly regarded Cumberland Valley School District
- Public utilities are along Country Club Road – available sewer capacity will be dependent on the proposed development
- Zoned RF – Rural Farm and RC – Residential Country, with a UDA overlay Unified Development Area on the RF zone
- Owner has not started engineering or surveying
- Presently used for farming purposes – Owner wishes to sell and is open for creative approaches to achieve maximum value
- Listed at \$2,000,000 “as is” – value will be determined by the proposed development and timing and future uses

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