

DERRY CROSSROADS

Westmoreland County, PA

—For Sale By Owner—

Prime Development Site

Commercial | Industrial | Residential



CRIPPLE CREEK TRAIL, LLC

Len McBroom, Manager

Derry Crossroads

Prime 96.2-acre site, which can be subdivided from 1 acre to 64.6 acres, located in Derry Township, Westmoreland County, PA. Property is suitable for most any commercial, industrial and residential uses, including craft brewer/distiller, manufacturing, senior housing, and land leased manufactured housing.

Contact:

Len McBroom
 Licensed Broker (CO, CA),
 acting as Principal

1401 Delgany Street, Unit 206
 Denver, Colorado 80202

303.893.6655
 info@mcbroomcompany.com



Location: PA-982, Derry, Pennsylvania



Gross Site Area: 96.2 Acres



Daily Traffic: 7,500 Cars on Rte. 982



Number of Households: 5,986



Median Household Income: \$51,127



Population: 14,037



Offering Price: TBD By Market; Call for a Quote



Comercial Lots: 8.4 Acres Total

Lot 1: 1.3 Acres	Lot 4: 1.0 Acres
Lot 2: 1.4 Acres	Lot 5: 2.0 Acres
Lot 3: 1.4 Acres	Lot 6: 1.3 Acres



Industrial Lots: 17.6 Acres Total

Lot 1: 5.6 Acres
Lot 2: 12.0 Acres



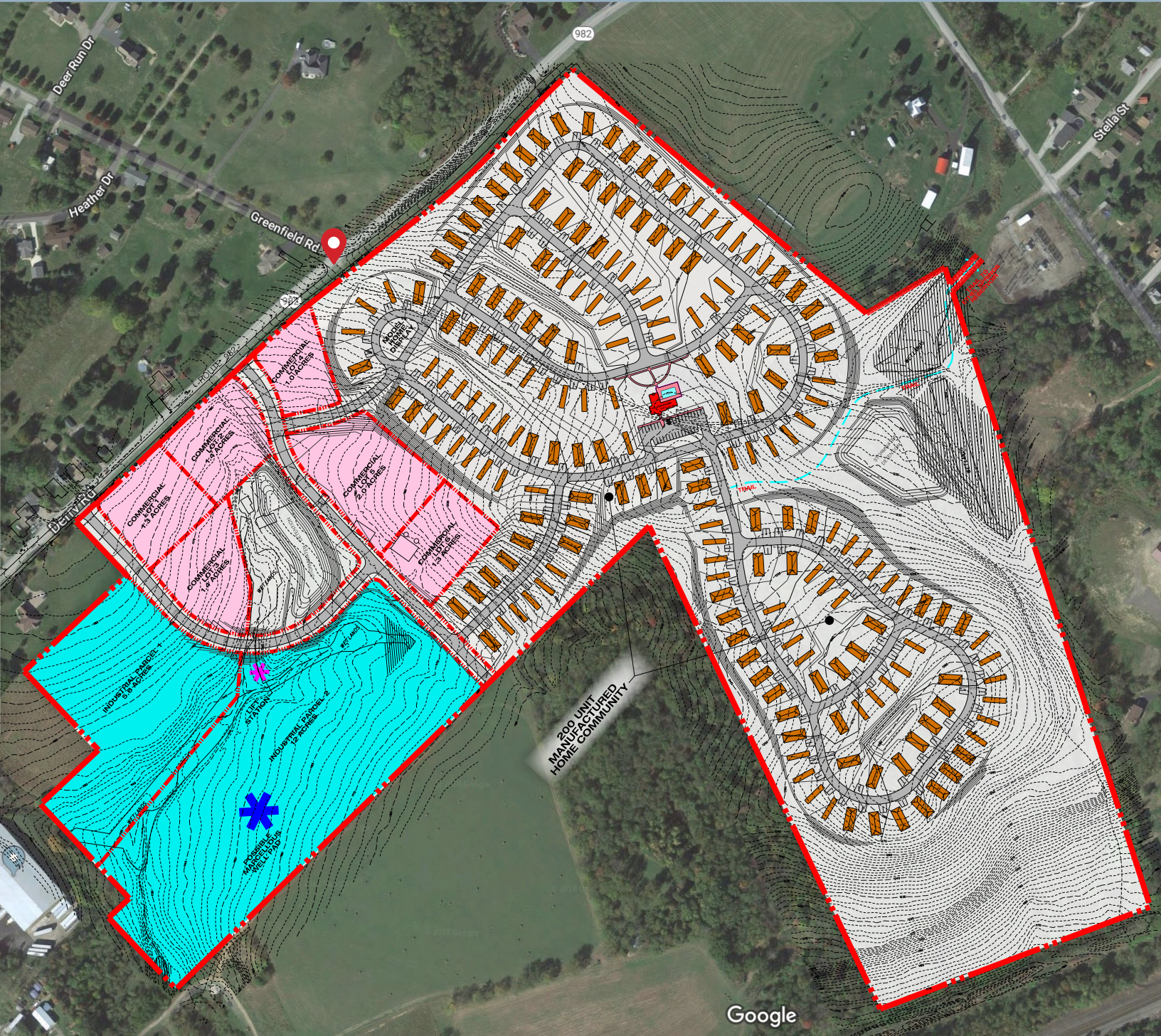
Manufactured Housing: 200 Total Units

Units per Acre: $200/64.6 = 3.1$
Single-wide Lots: $93/200 = 46\%$
Double-wide Lots: $107/200 = 54\%$

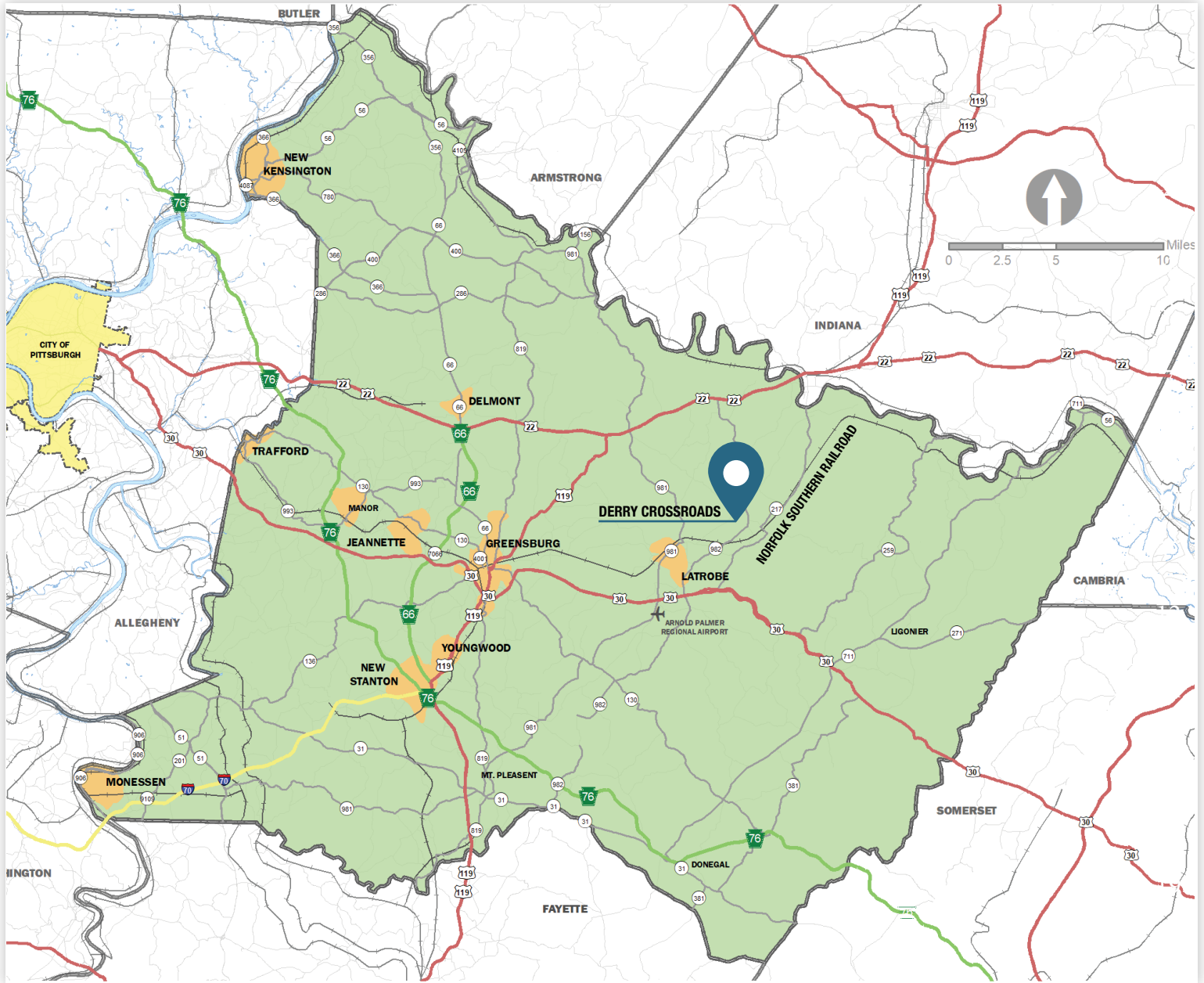
Property and Nearby Features

- Commercial, industrial and residential uses qualify for Local Economic Revitalization Tax Assistance Act ("LERTA") tax benefits through the local school district, township, county and state
- Utilities to the site include: domestic water, sanitary sewer, gas, electric, cable and phone
- No zoning land use provisions of Derry Township supports numerous uses by right; Westmoreland County and State environmental protection (DEP) and transportation (DOT) development regulations apply
- 1,800 feet of frontage on State Route 982; site access through two full movement accesses to be permitted through PADOT
- 800 feet of frontage on Norfolk Southern Railroad
- Gently sloping grades currently planted in field crops with significant wooded area; great views of Chestnut Ridge
- Known as Stemmler Farm, the property has been operated continuously as a farm for 125 years by the same family—includes house, spring house, equipment building and barn foundation with two silos
- Walking distance to Derry Area School Campus serving Pre-K through 12 and Derry Borough
- Easy access to Arnold Palmer Regional Airport and local commercial along Route 30 and Route 22
- Three onsite water sources (domestic, well and spring) support unique high-volume water manufacturing uses such as craft brewer and distiller
- Mineral rights are retained by owner, excluded from any sale and subject to development access reservation agreement

DERRY CROSSROADS, WESTMORELAND COUNTY, PA



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The property is being offered "For Sale by Owner." The managing member of the Owner is a licensed real estate broker in the states of Colorado and California, and said managing member is acting as a principal in any negotiations conducted and transaction completed for the property.

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change in price, rental or other conditions, withdrawal without notice, and to any special offering conditions imposed by the property Owner. As applicable, no representation as to the condition of the property in question is made.