LAND DEVELOPMENT OPPORTUNITY
BOALSBURG TECHNOLOGY PARK

VACANT LAND AVAILABLE

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> **ZONING OVERVIEW**

ZONING ORDINANCE NO. ####-## 18

INVESTMENT HIGHLIGHTS

> 5.692 acres of vacant land ready for immediate site development.

> Great location along US Route 322/US Route 22 on the outskirts of the growing Downtown State College market.

> Condominium Association allows for flexibility on site size and multiple development opporutnities on one (1) parcel

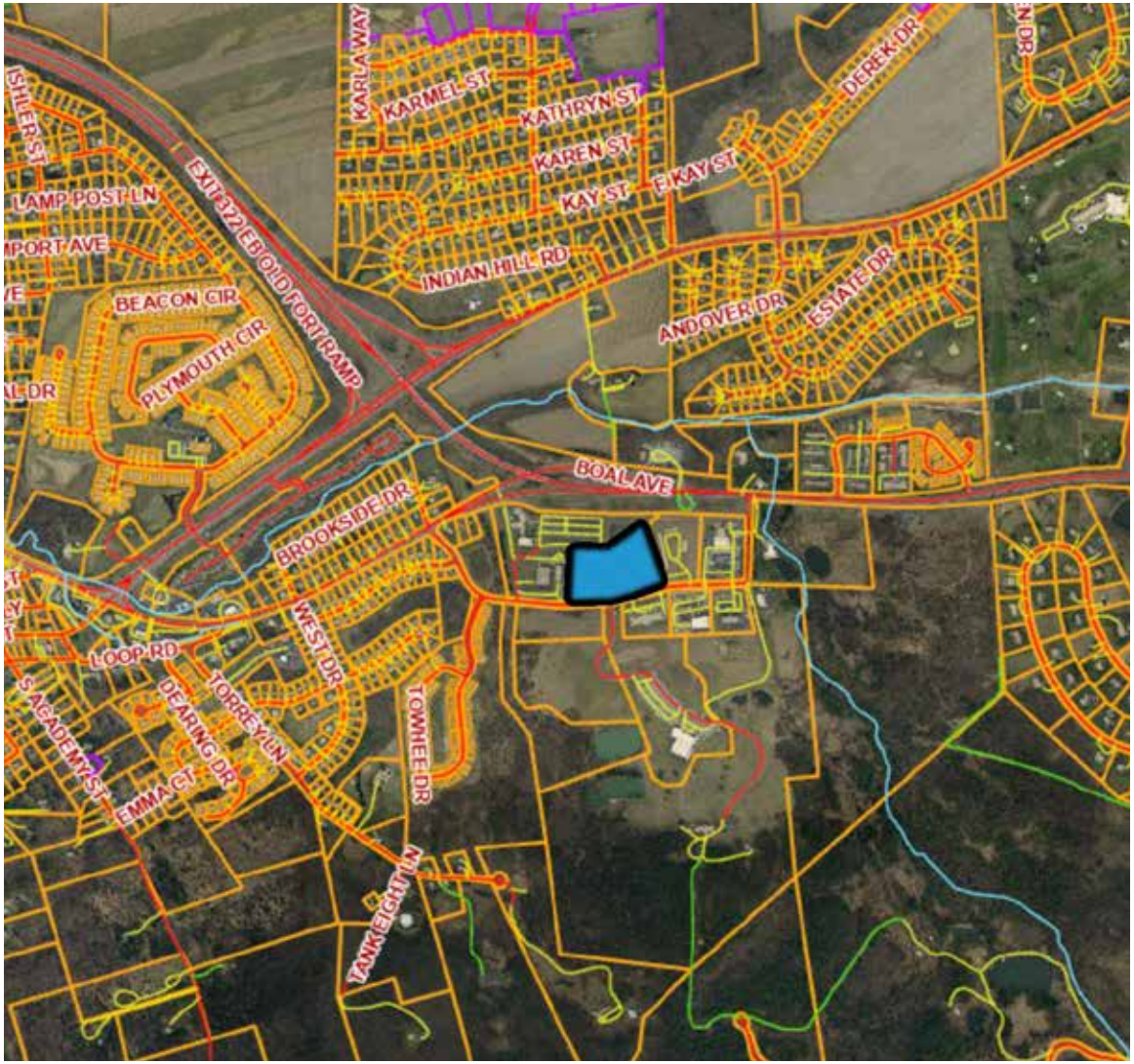
> Shared common-area striped parking with pole lighting and stormwater facilities in place to help reduce overal site development costs and shortened development timeframe.

> Zoning: General Industrial (with Corridor Overlay District)

CALL FOR PRICING INFORMATION

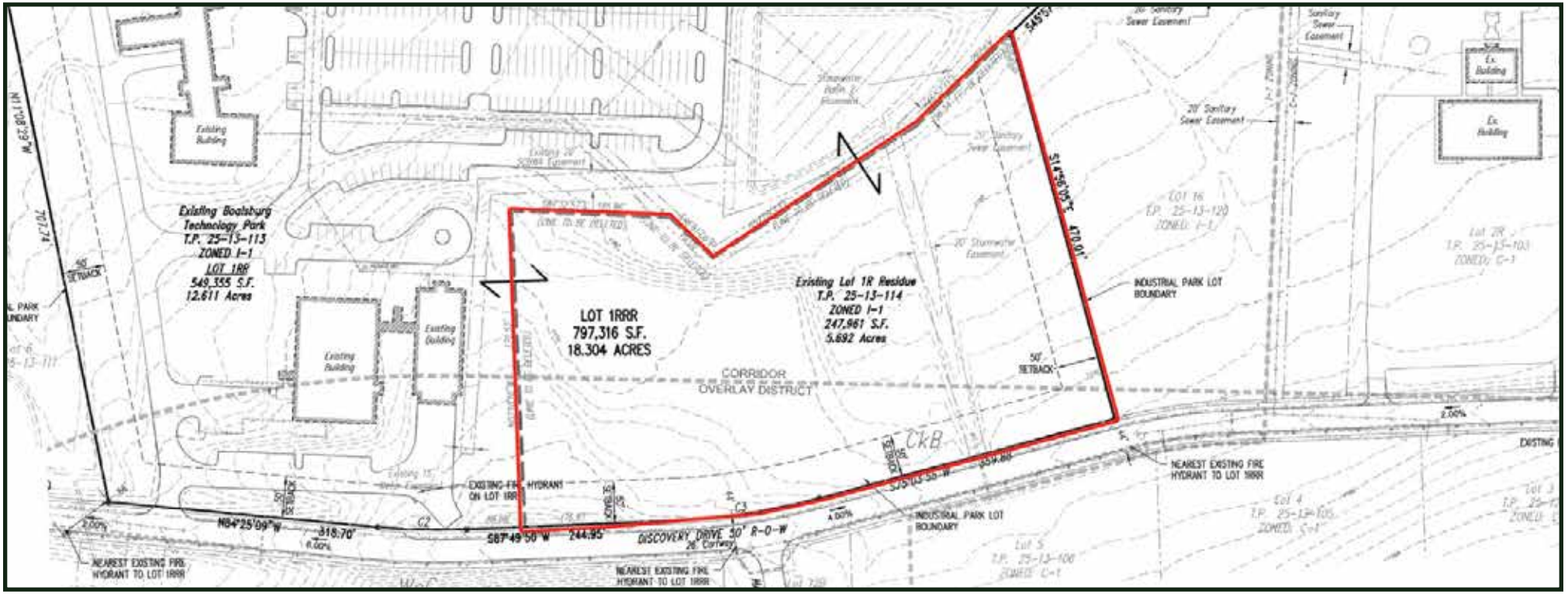
LOCATION OVERVIEW

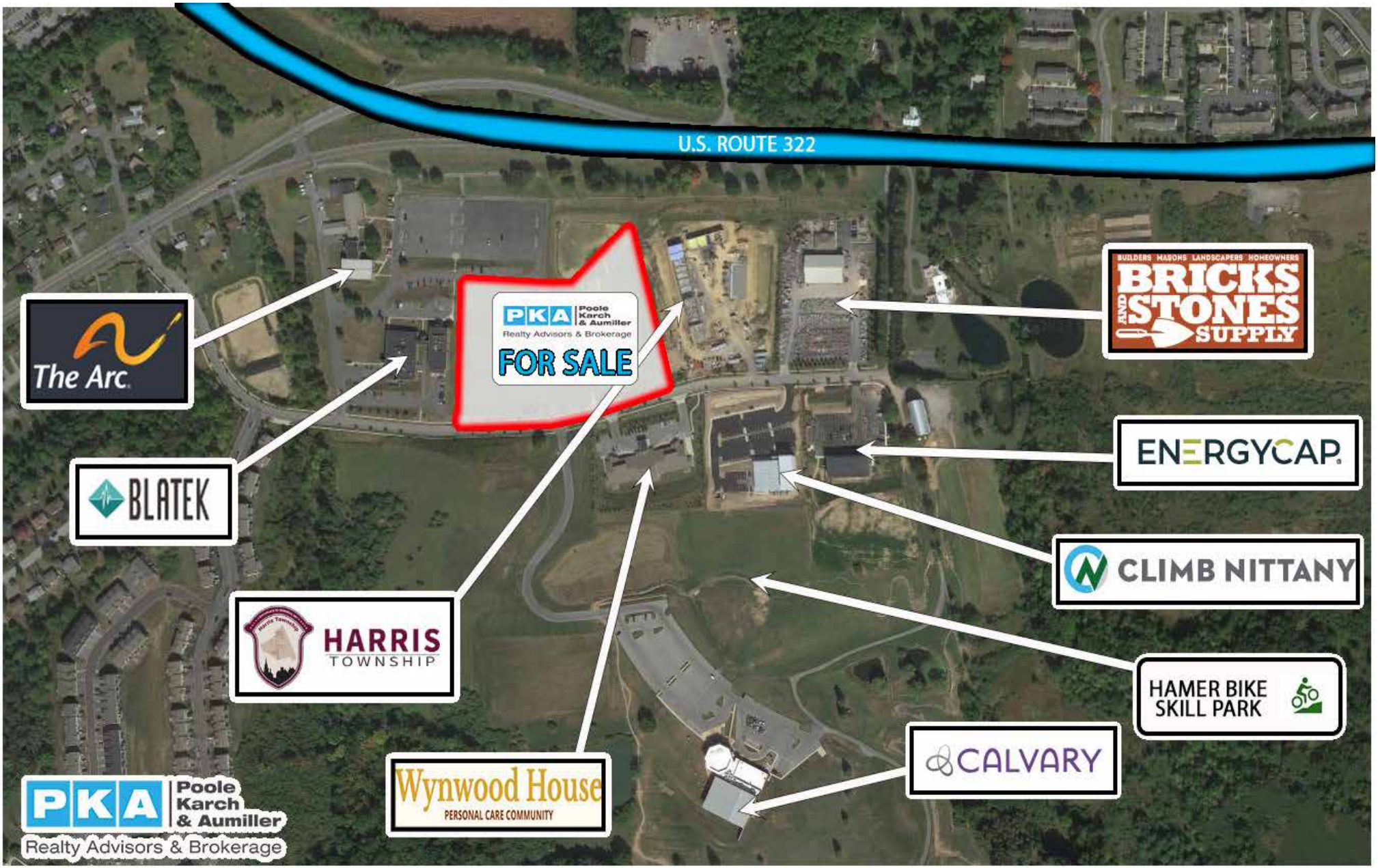
The Property is located in the Harris Township along Discovery Drive in the Boalsburg Technology Park, southeast of downtown State College, Pennylvania State University, and nearby historic downtown Boalsburg. The subject porperty is located at the Boalsburg exist of U.S. Route 322/U.S. Route 22 highway system. The available vacant land offers a rare opportunity to purchase vacant land for development within a condominium association where various site features are already in place, including pad-ready status of land, available stormwater facilities and storm water basis presently constructed, and common-area striped parking with pole lighting. The area is served by the Interstate 99, Unviersity Park Airport, and the Centre Area Transportation Authority ("CATA"). The site is between Pittsburgh and Philadelphis markets and their corresponding international airports.



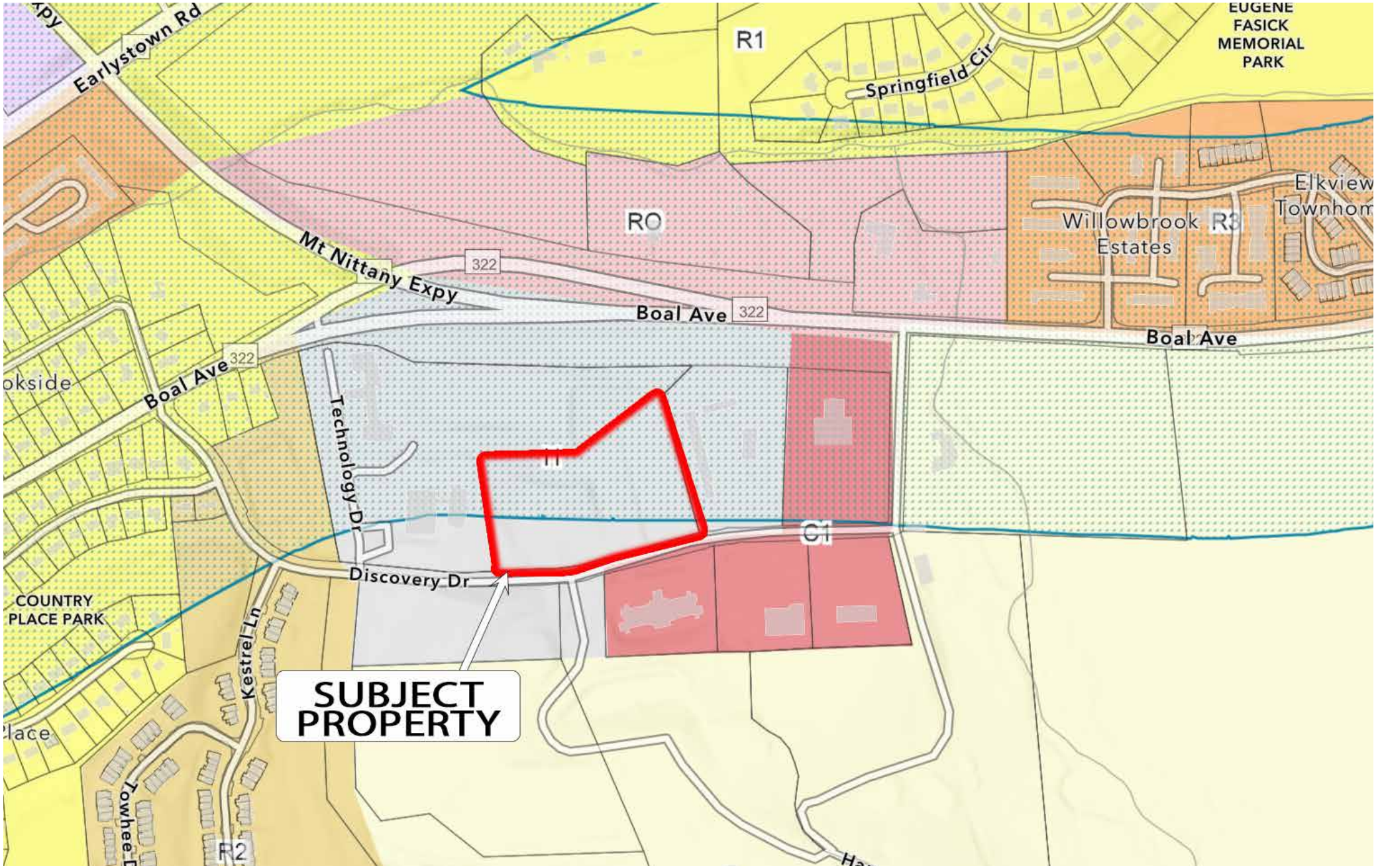
NEARBY CITIES	DISTANCE	DRIVING TIME
Philadelphia	191 miles	3 h 16 min
Pittsburgh	139 miles	2 h 32 min
Harrisburg	86 miles	1 h 31 min
New York City	236 miles	3 h 55 min

SUMMARY OF PROPERTY DETAILS			
PROPERTY ADDRESS	DISCOVERY DRIVE BOALSBURG, PA	TAX PARCEL NO.	PART OF: 25-013-,113-,0001-, 0002-, & 0003-
PROPERTY TYPE	VACANT LAND	ZONING	INDUSTRIAL
PRICE	$1,100,000	NOTES	PART OF BOALSBURG TECHNOLOGY PARK CONDOMINIUM UNIT (SEE AVAILABLE CONDONIMIUM DOCUMENTS
LAND SIZE	5.692 +/- ACRES (NEGOTIABLE)		




U.S. ROUTE 322
PKA Poole Karch & Aumiller
Realty Advisors & Brokerage
FOR SALE
The Arc
BLATEK
HARRIS TOWNSHIP
Wynwood House
PERSONAL CARE COMMUNITY
BUILDERS MASONS LANDSCAPERS HOMEOWNERS
BRICKS AND STONES SUPPLY
ENERGYCAP
CLIMB NITTANY
HAMER BIKE SKILL PARK
CALVARY
PKA Poole Karch & Aumiller
Realty Advisors & Brokerage

HILLS PLAZA
Giant
OLLIE'S
KISH
expect more
SHERWIN WILLIAMS.
Jersey Mike's
PKA Poole Karch & Aumiller
Realty Advisors & Brokerage
WYNDHAM GARDEN
State College
MOUNTAIN VIEW
COUNTRY CLUB
3 MILE
2 MILE
1 MILE
SHEETZ
KFC
BOAL CITY BREWING
Kelly's
PKA Poole Karch & Aumiller
Realty Advisors & Brokerage
FOR SALE
Tussey Mountain


Earlystown Rd
R1
Springfield Cir
EUGENE
FASICK
MEMORIAL
PARK
RO
Willowbrook
Estates
R3
Elkview
Townhom
Mt Nittany Expy
322
Boal Ave
322
Boal Ave
Boal Ave
322
Technology Dr
I1
C1
Discovery Dr
COUNTRY
PLACE PARK
Kestrel Ln
SUBJECT
PROPERTY
R2

Permitted Uses Land and structures may be used for only the following:	Lot Requirements The following lot requirements shall be met for each primary use.			Yard Setback Requirements The following yard requirements shall be met.			Maximum Height (feet)
	Minimum Size	Minimum Width (feet)	Maximum Coverage*	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
Primary Uses							
1. All uses permitted in the Light Industrial District except business, professional, and financial offices; medical and dental offices and clinics; and child day-care centers	The minimum lot size shall be determined on the basis of the minimum width, maximum coverage yard setback, parking, and other requirements contained in § 12-6.1 and this chapter	150	50%	25	50	30%	35
2. Auto wrecking, junk, and scrap establishments							
3. Freight and trucking terminals							
4. The manufacturing, processing, or bulk storage of natural gas, petroleum, gasoline, and other petroleum derivations and explosives							
5. Moving and storage, parcel delivery and express transfer stations							
6. Public and private garages for the storage and maintenance of motor vehicles							
7. Public utility facilities							
8. Refractories							
9. Rendering plants							
10. Incinerators							
11. Wholesale distribution; warehouses							

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	Minimum Size	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
12. Assembly from electrical components, including the assembly of radios, television, and other electronic products	The minimum lot size shall be determined on the basis of the minimum width, maximum coverage yard setback, parking, and other requirements contained in § 12-6.1 and this chapter	150	50%	25	50	30%	35
13. Fabricating of models or test equipment used in research							
14. Newspaper publishing							
15. Optical instrument systems development							
16. Plastics assembly							
17. Printing and binding							
18. Radio and television studios, transmitters and towers							
19. Research, engineering, or testing laboratories							
20. Public utility facilities							
21. Business, professional, and financial offices							
22. Medical and dental offices and clinics, including animal hospitals and veterinary offices							
23. Self-storage facilities							
24. Industrial parks	10 acres	150, except industrial parks		50		25% (50% maximum impervious coverage)	
25. Designated well sites, potable water well pump station facilities, water treatment facilities, and water storage tanks	1 acre	150 at the building setback line; 50 at street line		50; 100 as water tank	75		

AREA OVERVIEW

ABOUT STATE COLLEGE PENNSYLVANIA

State College, PA, is the largest borough in the State of Pennsylvania and centers primarily around Penn State University, one of the largest universities in the country; Penn State boasts an overall enrollment of just shy of 100,000 students, with over 45,000 students calling Main Campus in State College their home. Penn State combines the academics of a top-tier reasearch university with the atheltic programs for mens and womens sports that rival any other university, most famously their Blue & White Nittany Lion Football Team that draws over 100,000 fans to Beaver Stadium, making State College the third most populated city in the state on home-game Saturdays in the fall.

CENTRE COUNTY LARGEST EMPLOYERS	
COMPANY	PRODUCT/SERVICE
The Pennsylvania State University	University
Mount Nittany Medical Center	Medical
State Government	Government
State College Area School District	School District
Glenn O. Hawbaker, Inc.	Industrial
Wal-Mart Associates, Inc.	Retail Services
County of Centre	Government
Mount Nittany Medical Center Health Services	Medical
Weis Markets, Inc.	Food Services
Geisinger Clinic	Medical
Federal Government	Government
Bellefonte Area School District	School District
Wegman's Food Markets, Inc.	Food Services
AccuWeather, Inc.	Commercial
Shaner Operating Corporation	Hospitality
Restek Corporation	Manufacturing

AREA OVERVIEW

CENTRE COUNTY ECONOMY

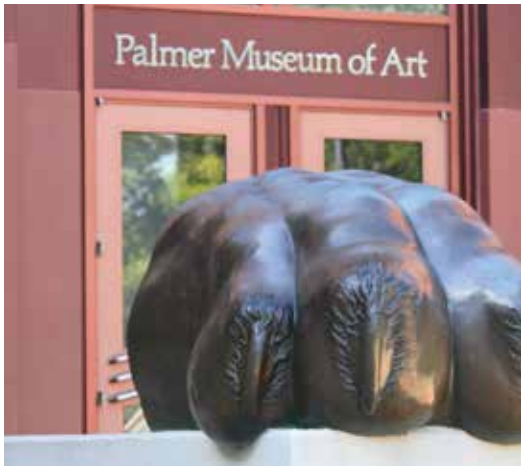
The economy of Centre County was originally built around Penn State University. However, State College has grown to be more than simply a "college town," but instead as deveoped into one of the densest cities of its population size in the entire U.S. Newly constructed high rises continue to be sandwiched between College Avenue and Beaver Avenue, adding to the population center that drives Centre County.

Over the last ten years, the area has seen a construction boom, with several mixed-use towers being developed, including the 12-story Metropolitan building in 2017 and the 12-story mixed-use building The Rise in 2018. Penn State University continues to be the largest employer in the area, providing significant academic and technological research for private firms, government agencies, and the public.

Additionally, Centre County has seen employment and population growth of 9% and 13.9%, respectively, with each barometer outpacing the rest of the State of Pennsylvania by roughly 4%. Such robust growth continues to increae the economic outlook for State College and Centre County for years to come.

DEMOGRAPHIC SNAPSHOT (2018 Estimates)

Population	Housing Units	Median Income
162,805	**67,144**	**$58,055**



LOCAL AMENITIES

1. Penn State University Campus
2. Downtown State College Nightlife
3. Mount Nittany
4. Whipple Dam State Park
5. State College Spikes Minor League Team
6. Multiple 18-Hole Golf Courses
7. Beaver Stadium & Penn State Football
8. Millbrook Marsh Nature Center
9. Tussey Mountain Ski Resort
10. Penn State Berkey Creamery
11. Pennsylvania Military Museum
12. Local Breweries and WIneries
13. The Arboretum at Penn State
14. Fisherman's Paradise Fishing Area
15. Greenwood Furnace State Park
16. Palmer Art Museum

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