

FOR SALE

**± 19.8 ACRES OF INDUSTRIAL LAND
EAST HEMPFIELD TOWNSHIP**

Stony Battery Road

Nolt Road

791 Stony Battery Road, Lancaster, PA 17538



U.S. COMMERCIAL REALTY

www.uscommercialrealty.net

SALIENT INFORMATION

LOCATION: 791 Stony Battery Road, East Hempfield Township, Lancaster County, PA 17538

TAX ID: 290-85515-0-0000

DEED REFERENCE: 6225260, dated September 14, 2015

LOT SIZE: ± 19.8 Acres of industrial land

ZONING: Enterprise District (E): *Permitted uses include: agricultural wholesale, convenience stores, industrial, offices, lodging, self-storage, heavy equipment sales, commercial sports facilities, and more.*

WATER: Public system East Hempfield Water Authority

SEWER: Public system Lancaster Area Sewer Authority has hook-ups available near site

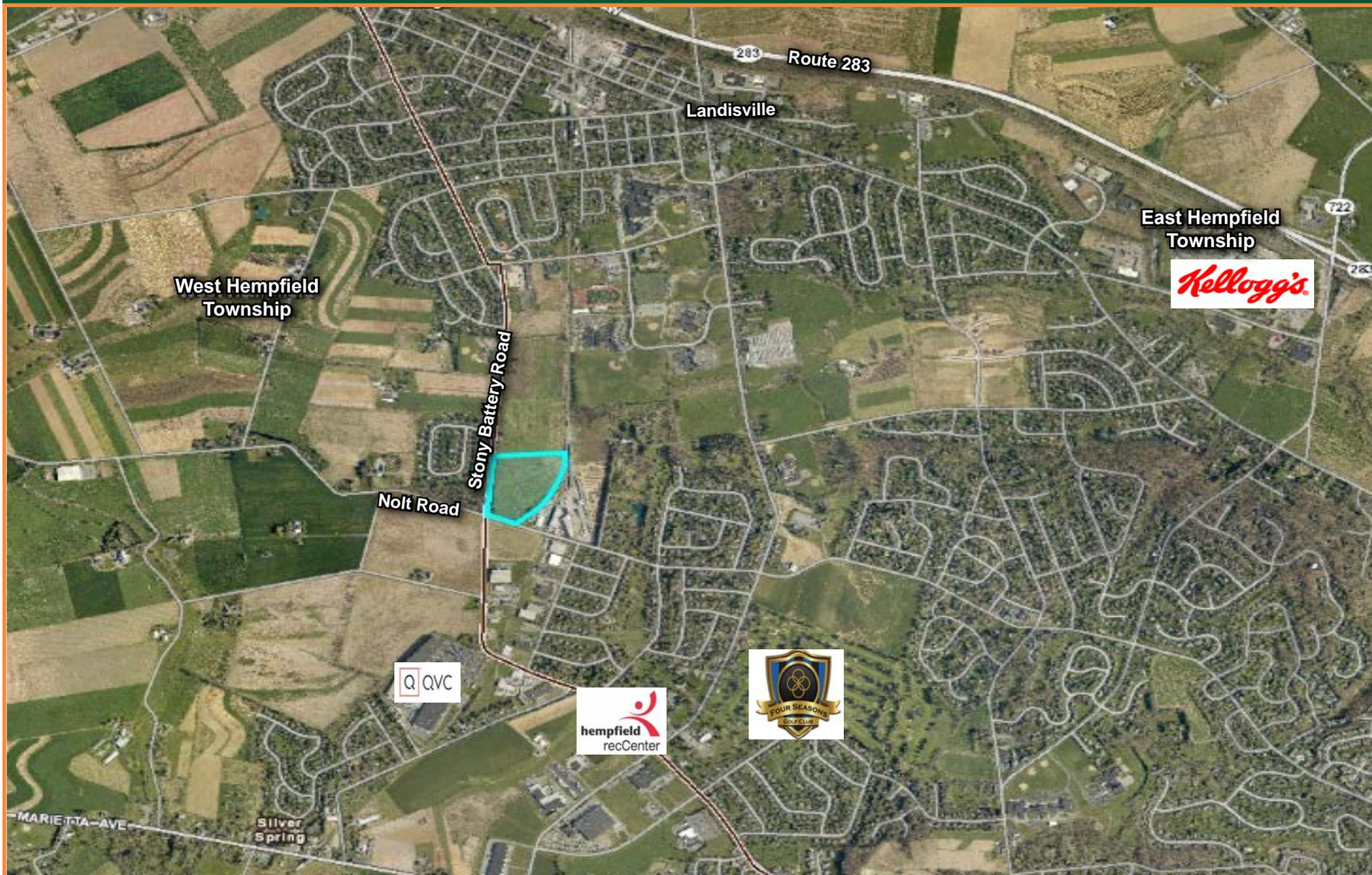
TRAFFIC COUNTS: Stony Battery Road: 6,186 Vehicles Per Day (both directions)

DEMOGRAPHICS:	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	3,088	30,892	79,036
Households	1,110	11,809	31,712
Average HH Income	\$112,358	\$103,646	\$91,374

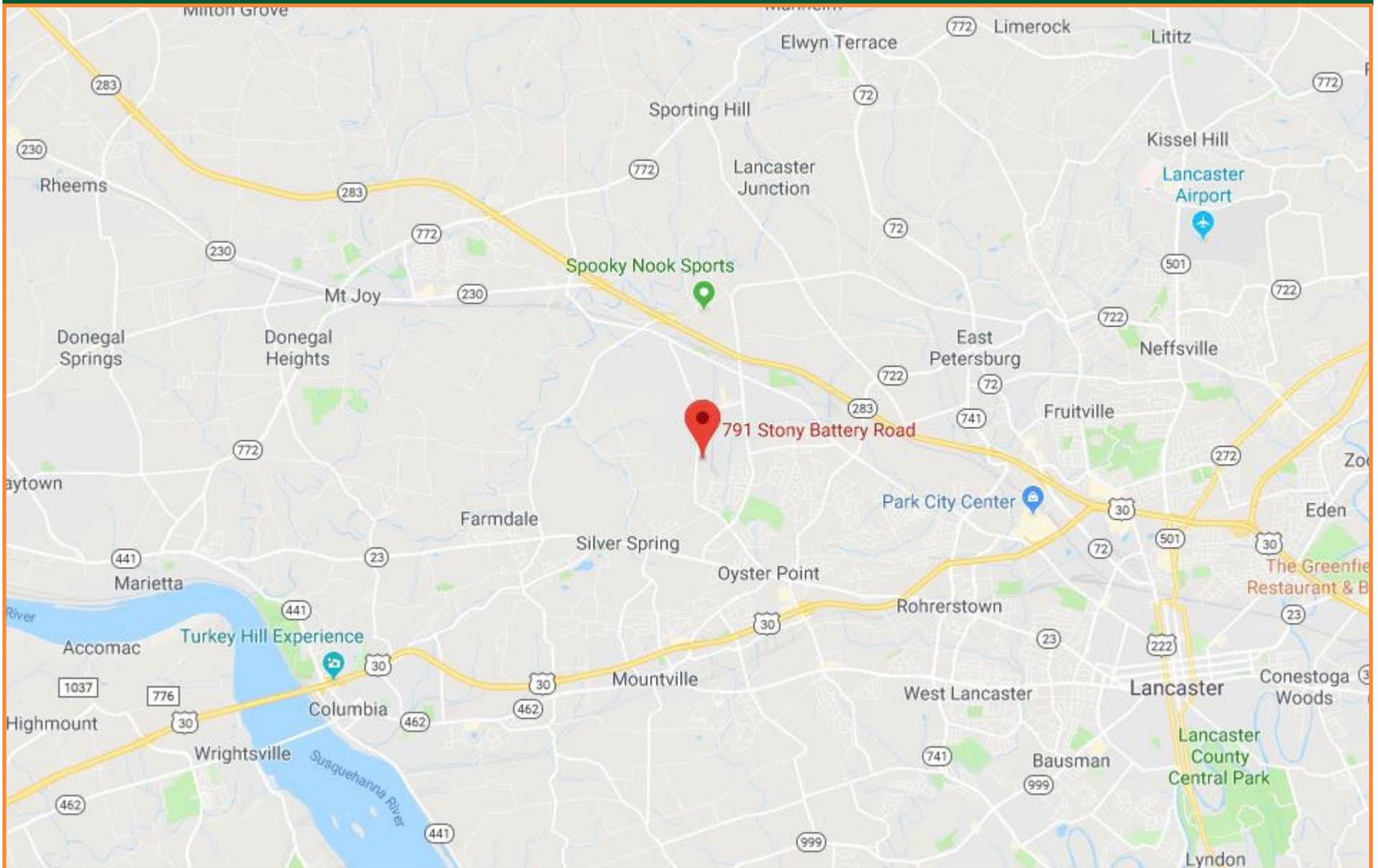
LIST PRICE: \$1,980,000.00



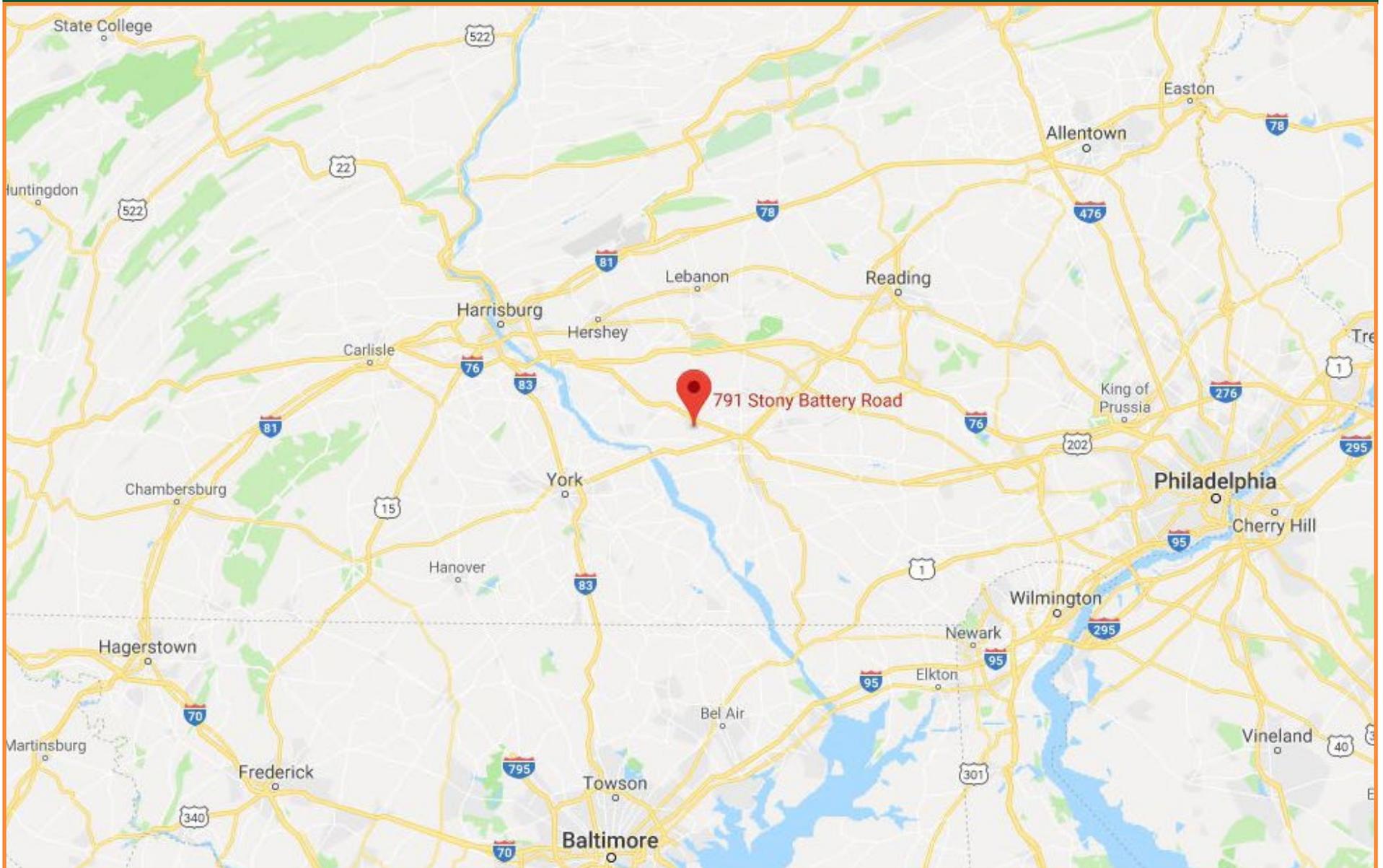
AERIAL



LOCAL MAP



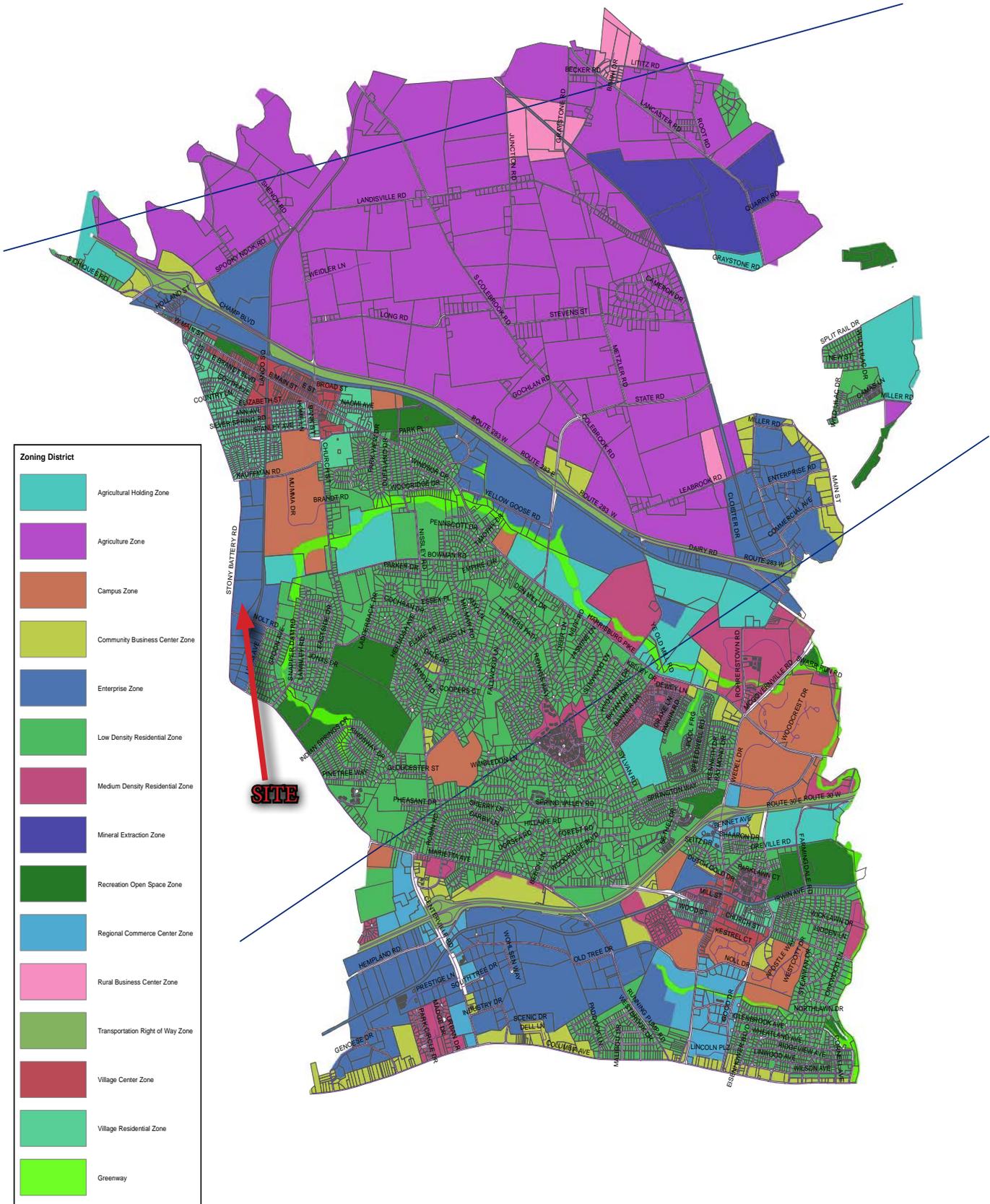
REGIONAL MAP



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ZONING MAP



Zoning District	
	Agricultural Holding Zone
	Agriculture Zone
	Campus Zone
	Community Business Center Zone
	Enterprise Zone
	Low Density Residential Zone
	Medium Density Residential Zone
	Mineral Extraction Zone
	Recreation Open Space Zone
	Regional Commerce Center Zone
	Rural Business Center Zone
	Transportation Right of Way Zone
	Village Center Zone
	Village Residential Zone
	Greenway

ZONING

§ 270-3.12. Enterprise Zone (E).

- A. Statement of intent: Areas of the community that are prime for business enterprise due to vehicle and/or rail access, utilities and infrastructure. The uses within this zone, due to their size, scale, potential environmental impacts, truck traffic, rail access, and type of activity, are appropriately located at a desirable distance from neighborhoods, schools, parks and recreation areas. These business areas provide essential benefits to the Township including employment and economic/financial stability that help to create a more sustainable community.
- B. Permitted uses: The following are uses permitted by right, subject to all other applicable standards of this chapter, including but not limited to specific use provisions in Article 5.
- (1) Agricultural uses:
 - (a) Agricultural wholesale operations.
 - (b) Forestry activities.
 - (c) Horticultural operations, including one single-family detached dwelling contained on the site, subject to the requirements of Article 5 (single-family dwellings).
 - (2) Residential uses:
 - (a) None.
 - (3) Business uses:
 - (a) Auction, automobile.
 - (b) Auction, wholesale.
 - (c) Contractor business and storage.
 - (d) Convenience stores.
 - (e) Heavy equipment sales, service and repair.
 - (f) Industrial, light and general.
 - (g) Lodging and overnight accommodations.
 - (h) Office.
 - (i) Motor vehicle fueling station.
 - (j) Motor vehicle storage.
 - (k) Professional, scientific and technical offices.

ZONING

§ 270-3.12

§ 270-3.12

- (l) Regional commercial sports facilities.
- (m) Self-storage facilities.
- (n) Motor vehicle sales, leasing and service. [**Added 6-17-2015 by Ord. No. 2015-07**]
- (o) Day-care services, commercial. [**Added 11-16-2016 by Ord. No. 2016-05**]
- (4) Civic/social/utility uses:
 - (a) Municipal use.
 - (b) Park and recreation facilities, private and/or commercial.
 - (c) Park and recreation facilities, public.
 - (d) Public utilities.
- (5) Accessory uses customarily incidental to the above permitted uses:
 - (a) Alternative energy systems, accessory.
 - (b) Home-based business, no-impact.
 - (c) Personal communication devices.
- C. Conditional uses: The following uses require conditional use approval from the Board of Supervisors. See regulations in Article 9 and specific use provisions in Article 5.
 - (1) Adult businesses.
 - (2) Alternative energy systems, principal.
 - (3) Community rehabilitation facilities.
 - (4) Correctional facilities.
 - (5) Industrial, heavy.
 - (6) Legalized gambling establishments.
 - (7) Recycling facilities.
- D. Special exceptions: The following uses require special exception approval from the Zoning Hearing Board. See regulations in Article 9 and specific use provisions in Article 5.
 - (1) Communication antenna and towers.
- E. Design standards (see also Article 4 for modifications and exceptions):

ZONING

§ 270-3.12

§ 270-3.12

- (1) Minimum lot area: None.
- (2) Minimum setbacks for principal and accessory uses:

Setbacks	Principal (feet)	Accessory (feet)
Front	50	Not permitted in front yard
Side	25	15
Rear	35	20

- (3) Minimum lot width: 200 feet.
- (4) Maximum lot coverage: 70%.
- (5) Maximum building height:
 - (a) Principal structures: 60 feet.
 - (b) Structures for a regional commercial sports facility may exceed the maximum permitted height so long as they are set back from all lot lines at least the horizontal distance equal to their height, plus an additional 50 feet provided that the maximum height of the structure shall not exceed 85 feet. Furthermore, the portion of the structure exceeding the maximum permitted height shall not be used for habitable occupancy.
- (6) All uses shall meet all state and federal regulations.
- (7) Off-street loading: Off-street loading shall be provided as specified in Article 8 of this chapter.
- (8) Off-street parking: Off-street parking shall be provided as specified in Article 8 of this chapter.
- (9) Signs: Signs shall be permitted as specified in Article 7 of this chapter.
- (10) Driveway and access drive requirements: All driveways and access drives shall be in accordance with the East Hempfield Township Road Ordinance.¹
- (11) Screening: A visual screen must be provided along any adjoining lands within any of the residential zones, regardless of whether or not the residentially zoned parcel is developed. (See Article 4 of this chapter.)
- (12) Landscaping: Any portion of the site not used for buildings, structures, parking lots, loading areas, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings. (See Article 4 of this chapter.)
- (13) Public sewer and water: All uses in this zone shall connect to public sewer and water facilities unless it is shown by a professional engineer and approved by the appropriate authority that such connection is not feasible.
- (14) Waste products: Dumpsters may be permitted in accordance with the provisions of Article 4 of this chapter.
- (15) All uses (except public uses) permitted within this zone shall also comply with the general provisions contained within Article 4 of this chapter.

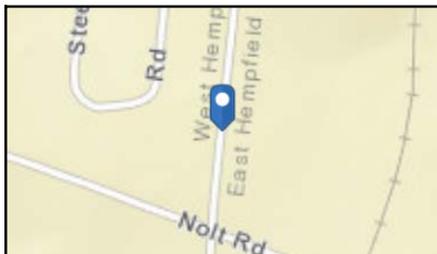
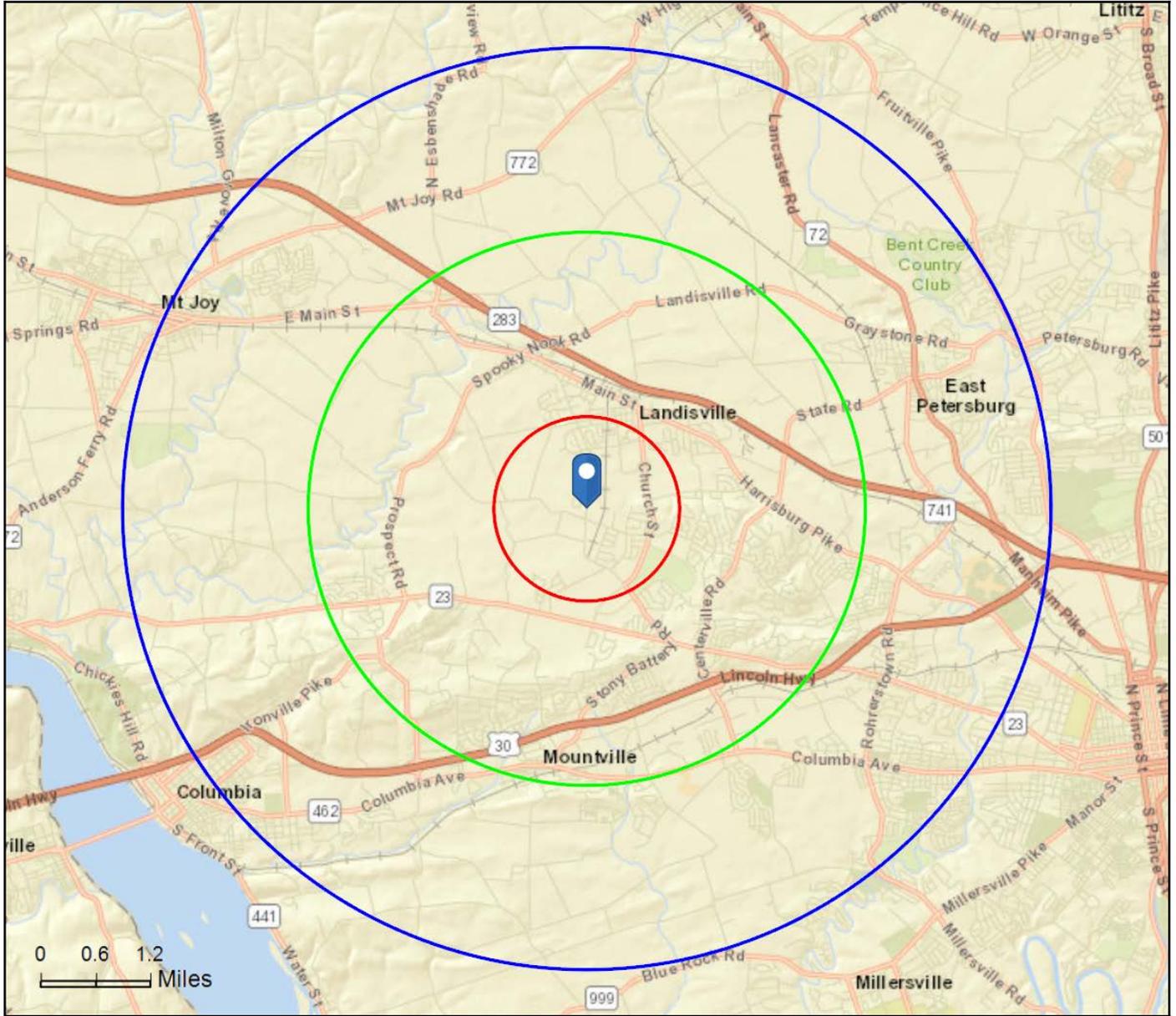
DEMOGRAPHICS



Site Map

791 Stony Battery Rd, Landisville, Pennsylvania, 17538
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 40.07932
Longitude: -76.42085



July 31, 2019



DEMOGRAPHICS



Executive Summary

791 Stony Battery Rd, Landisville, Pennsylvania, 17538
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 40.07932
Longitude: -76.42085

	1 mile	3 miles	5 miles
Population			
2000 Population	2,869	26,891	64,805
2010 Population	2,821	29,164	73,529
2019 Population	3,088	30,892	79,036
2024 Population	3,217	31,816	81,798
2000-2010 Annual Rate	-0.17%	0.81%	1.27%
2010-2019 Annual Rate	0.98%	0.62%	0.78%
2019-2024 Annual Rate	0.82%	0.59%	0.69%
2019 Male Population	49.7%	49.2%	48.6%
2019 Female Population	50.3%	50.8%	51.4%
2019 Median Age	44.9	45.5	44.0

In the identified area, the current year population is 79,036. In 2010, the Census count in the area was 73,529. The rate of change since 2010 was 0.78% annually. The five-year projection for the population in the area is 81,798 representing a change of 0.69% annually from 2019 to 2024. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 44.9, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	91.7%	88.9%	85.9%
2019 Black Alone	2.3%	2.8%	3.7%
2019 American Indian/Alaska Native Alone	0.2%	0.1%	0.2%
2019 Asian Alone	3.0%	4.1%	3.8%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Other Race	0.9%	2.0%	3.6%
2019 Two or More Races	1.9%	2.1%	2.7%
2019 Hispanic Origin (Any Race)	5.3%	6.1%	9.7%

Persons of Hispanic origin represent 9.7% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 38.9 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	153	139	110
2000 Households	997	9,916	25,350
2010 Households	1,015	11,193	29,568
2019 Total Households	1,110	11,809	31,712
2024 Total Households	1,155	12,140	32,807
2000-2010 Annual Rate	0.18%	1.22%	1.55%
2010-2019 Annual Rate	0.97%	0.58%	0.76%
2019-2024 Annual Rate	0.80%	0.55%	0.68%
2019 Average Household Size	2.78	2.60	2.47

The household count in this area has changed from 29,568 in 2010 to 31,712 in the current year, a change of 0.76% annually. The five-year projection of households is 32,807, a change of 0.68% annually from the current year total. Average household size is currently 2.47, compared to 2.46 in the year 2010. The number of families in the current year is 21,814 in the specified area.



DEMOGRAPHICS



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U.S. Commercial Realty
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Longitude: -76.42085

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	12.3%	14.4%	14.9%
Median Household Income			
2019 Median Household Income	\$100,445	\$83,046	\$71,312
2024 Median Household Income	\$106,756	\$90,232	\$77,910
2019-2024 Annual Rate	1.23%	1.67%	1.79%
Average Household Income			
2019 Average Household Income	\$112,358	\$103,646	\$91,374
2024 Average Household Income	\$125,035	\$114,176	\$101,271
2019-2024 Annual Rate	2.16%	1.95%	2.08%
Per Capita Income			
2019 Per Capita Income	\$41,371	\$39,556	\$36,700
2024 Per Capita Income	\$45,985	\$43,480	\$40,653
2019-2024 Annual Rate	2.14%	1.91%	2.07%

Households by Income

Current median household income is \$71,312 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$77,910 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$91,374 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$101,271 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$36,700 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$40,653 in five years, compared to \$36,530 for all U.S. households

Housing

2019 Housing Affordability Index	171	146	139
2000 Total Housing Units	1,007	10,074	26,139
2000 Owner Occupied Housing Units	908	8,558	19,169
2000 Renter Occupied Housing Units	89	1,358	6,181
2000 Vacant Housing Units	10	158	789
2010 Total Housing Units	1,042	11,529	30,840
2010 Owner Occupied Housing Units	919	9,479	21,807
2010 Renter Occupied Housing Units	96	1,714	7,761
2010 Vacant Housing Units	27	336	1,272
2019 Total Housing Units	1,141	12,173	33,082
2019 Owner Occupied Housing Units	991	9,801	22,647
2019 Renter Occupied Housing Units	119	2,008	9,066
2019 Vacant Housing Units	31	364	1,370
2024 Total Housing Units	1,188	12,509	34,170
2024 Owner Occupied Housing Units	1,029	10,062	23,305
2024 Renter Occupied Housing Units	126	2,078	9,502
2024 Vacant Housing Units	33	369	1,363

Currently, 68.5% of the 33,082 housing units in the area are owner occupied; 27.4%, renter occupied; and 4.1% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 30,840 housing units in the area - 70.7% owner occupied, 25.2% renter occupied, and 4.1% vacant. The annual rate of change in housing units since 2010 is 3.17%. Median home value in the area is \$217,136, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.00% annually to \$239,703.



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