

An aerial photograph of a commercial property in Ephrata Township, Lancaster, PA. The property is outlined in yellow and contains a mobile home community. The surrounding area includes various commercial buildings, parking lots, and a road intersection. The text "FOR SALE" is written in orange, and "EASTGATE MOBILE HOME COMMUNITY" and "EPHRATA TOWNSHIP" are written in green with a white outline.

**FOR SALE**  
**EASTGATE MOBILE HOME COMMUNITY**  
**EPHRATA TOWNSHIP**

**881-885 E. Main Street, Ephrata Township, Lancaster, PA**



**U.S. COMMERCIAL REALTY**

**[www.uscommercialrealty.net](http://www.uscommercialrealty.net)**

# SALIENT INFORMATION

**LOCATION:** 881-885 E. Main Street, Ephrata Township, Lancaster County, PA 17522

**LOT SIZE:** ± 4.25 Acres

**IMPROVEMENTS:**

- 31 mobile home units all owned by the individuals
- One (1) single family dwelling
- Four (4) unit apartment building with two (2) one bedrooms and two (2) two bedrooms.

**UTILITIES:**

Water/Sewer: Public System  
Electric: Separately Metered

**ZONING:** Mixed Use (C-2): *These districts are designed to permit a mix of residential and commercial uses to locate in an existing older area already containing such a mix of uses. Includes uses and structures permitted by right and not by special exception in a Residential Low Density (RLD) and Commercial (C) zone.*

**TRAFFIC COUNT:** E. Main Street: 20,194 Vehicles Per Day (both directions)

<b>DEMOGRAPHICS:</b>	<b><u>1 Mile</u></b>	<b><u>3 Miles</u></b>	<b><u>5 Miles</u></b>
Population	1,924	28,181	53,822
Households	685	10,832	19,767
Average HH Income	\$77,995	\$70,838	\$77,078

**SALE PRICE:** \$1,850,000

**CAP RATE:** 6.43%



# AERIAL



# 2019 BUDGET

Budget	2019
<b><u>Revenue</u></b>	
Rent Income	210,305.00
<b><i>Total Sales</i></b>	<u>210,305.00</u>
<b><u>Operating Expenses</u></b>	
Utilities	43,750.00
Maintenance	17,600
General and Administration	29,540.00
<b><i>Total Operating Expenses</i></b>	<u>90,890.00</u>
<b><i>Net Income</i></b>	<u><u>119,415.00</u></u>

# FINANCIAL INFORMATION - 2018

## Year to Date Actual

<u>Revenue</u>	
Rent Income	\$200,053.60
<b>Total Sales</b>	<u>200,053.60</u>
<u>Operating Expenses</u>	
<b>Utilities</b>	
Electric	1,665.32
Oil (single family dwelling)	2,106.91
Water & Sewer	39,277.05
Trash Removal/Disposal	11,769.08
<b>Total Utilities</b>	<u>54,818.36</u>
<b>Maintenance</b>	
Repairs - Buildings	11,521.33
Repairs - Equipment	8,313.92
Maintenance - Improvement	1,643.04
Grounds Maintenance	174.96
Snow Removal	2,825.00
<b>Total Maintenance</b>	<u>24,478.25</u>
<b>General and Administration</b>	
Legal and Professional	1,043.36
Management Fee	4,000.60
Bad Debt	6,866.60
Bank Fees	1,760.04
Misc Operating	209.00
Real Estate Taxes	19,980.00
Insurance (prop/liab)	1,020.00
<b>Total General and Administration</b>	<u>34,879.60</u>
Total Expenses	114,176.21
<b>Net Operating Income</b>	<u><u>85,877.39</u></u>

\*Capital improvements for single family dwelling and 2 bedroom apartment incurred at a cost of approximately \$28,500 (improvement cost and lost rent due to improvements), fourth quarter 2017 and first quarter 2018

# FINANCIAL INFORMATION - 2017

## Year to Date Actual

### Revenue

Rent Income	\$217,771.00
<b>Total Sales</b>	<u>217,771.00</u>

### Operating Expenses

#### **Utilities**

Oil (single family dwelling)	489.36
Water & Sewer	34,650.59
Trash Removal/Disposal	9,188.50
<b>Total Utilities</b>	<u>44,328.45</u>

#### **Maintenance**

Repairs - Buildings	11,043.00
Repairs - Equipment	6,111.39
Maintenance - Improvement	2,058.15
Grounds Maintenance	308.54
Snow Removal	908.50
<b>Total Maintenance</b>	<u>20,429.58</u>

#### **General and Administration**

Legal and Professional	495.16
Management Fee	3,836.76
Bad Debt	9,441.64
Bank Fees	1,760.04
Misc Operating	174.08
Real Estate Taxes	19,992.00
Insurance (prop/liab)	1,020.00
<b>Total General and Administration</b>	<u>36,719.68</u>

Total Expenses	101,477.71
<b>Net Operating Income</b>	<u><u>116,293.29</u></u>

# FINANCIAL INFORMATION - 2016

## Year to Date Actual

### Revenue

Rent Income	\$180,987.29
<b>Total Sales</b>	<u>180,987.29</u>

### Operating Expenses

#### Utilities

Oil (single family dwelling)	103.82
Water & Sewer	29,748.79
Trash Removal/Disposal	8,702.00
<b>Total Utilities</b>	<u>38,554.61</u>

#### Maintenance

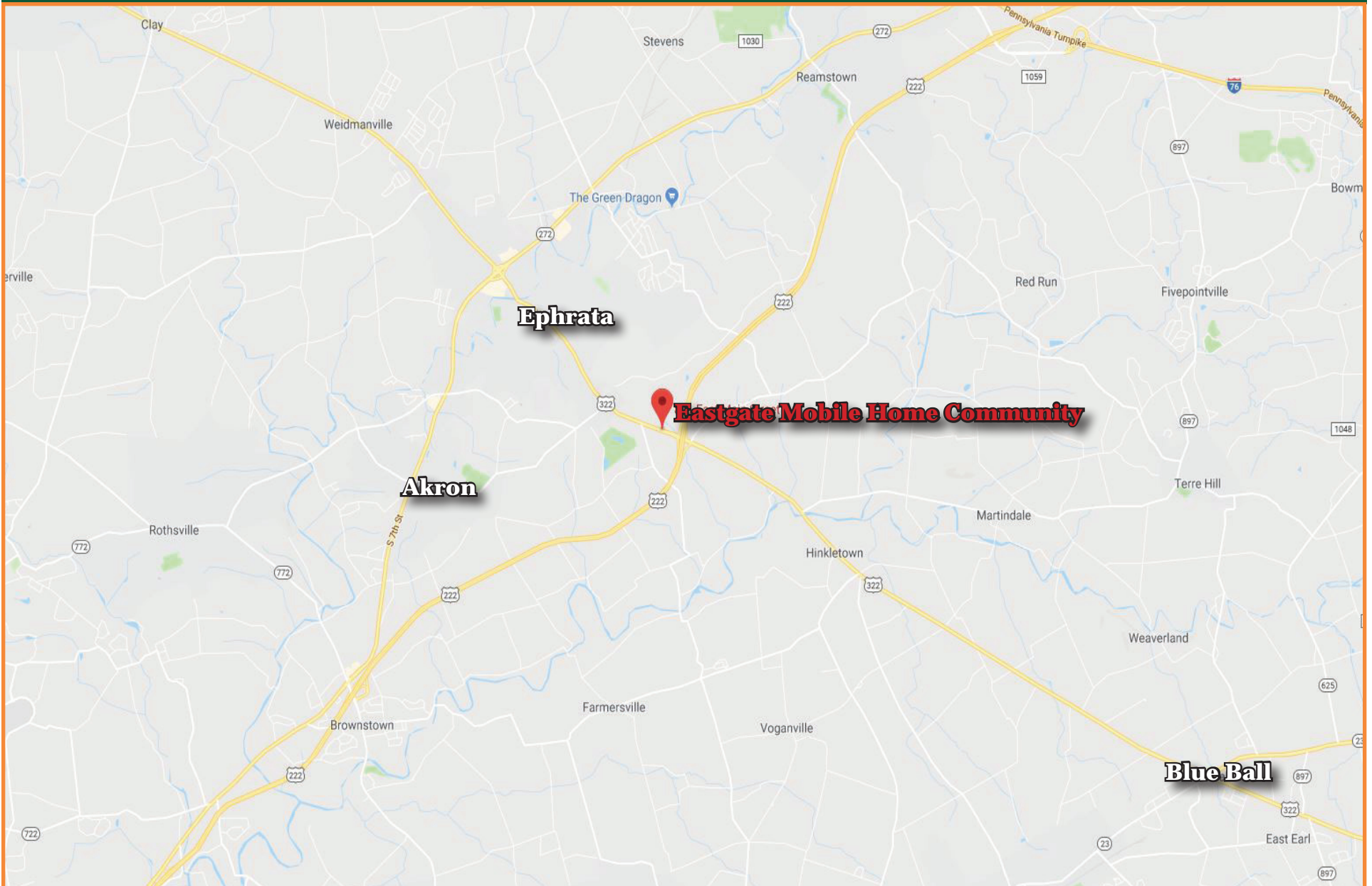
Repairs - Buildings	1,402.34
Repairs - Equipment	2,966.36
Maintenance - Improvement	3,022.20
Grounds Maintenance	15.28
Snow Removal	3,685.00
<b>Total Maintenance</b>	<u>11,091.18</u>

#### General and Administration

Legal and Professional	691.96
Management Fee	3,726.38
Bank Fees	1,760.04
Misc Operating	207.97
Real Estate Taxes	20,032.43
Insurance (prop/liab)	1,008.00
<b>Total General and Administration</b>	<u>27,426.78</u>

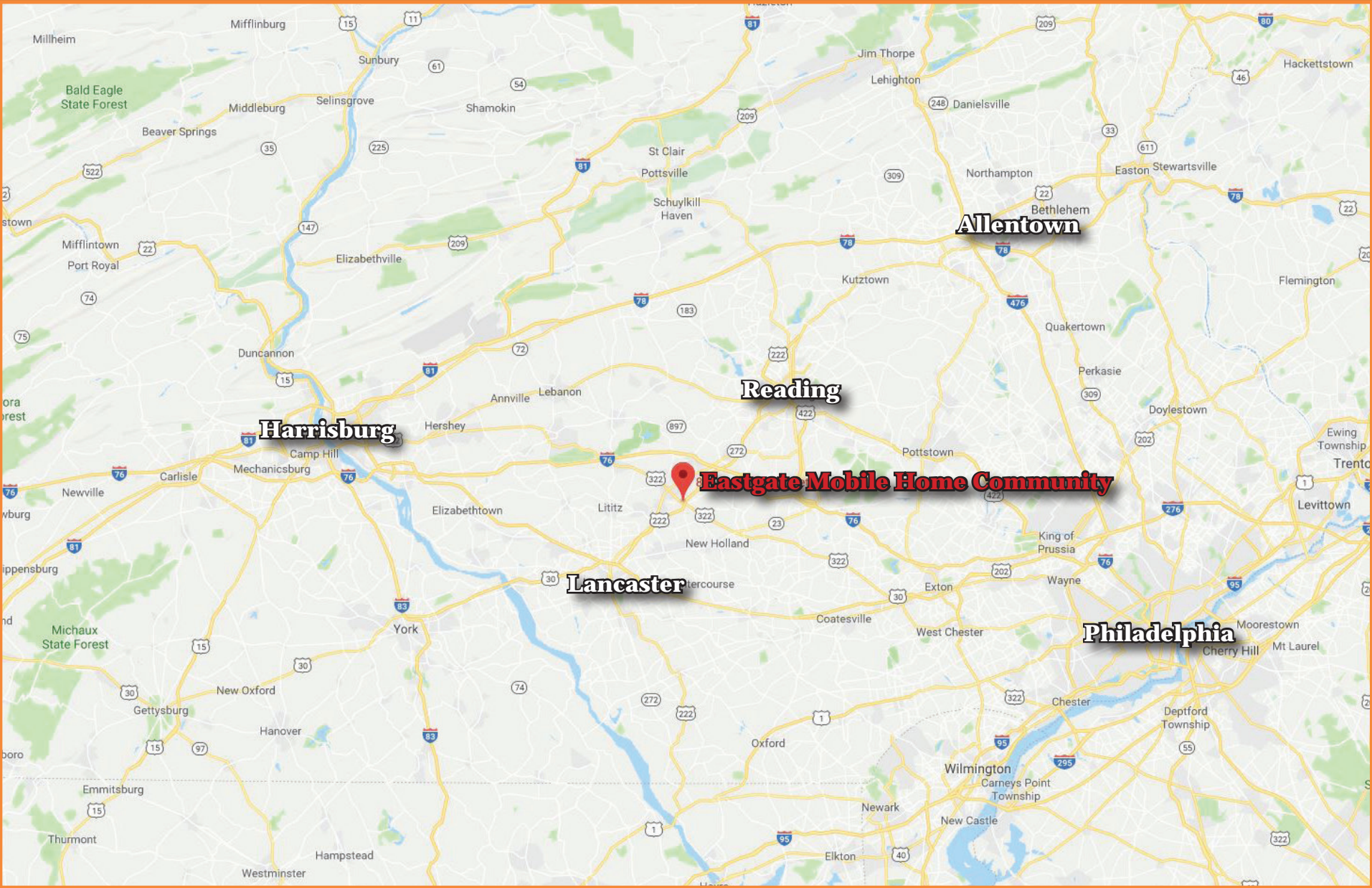
Total Expenses	77,072.57
<b>Net Operating Income</b>	<u><u>103,914.72</u></u>

# LOCAL MAP



















# REGIONAL MAP

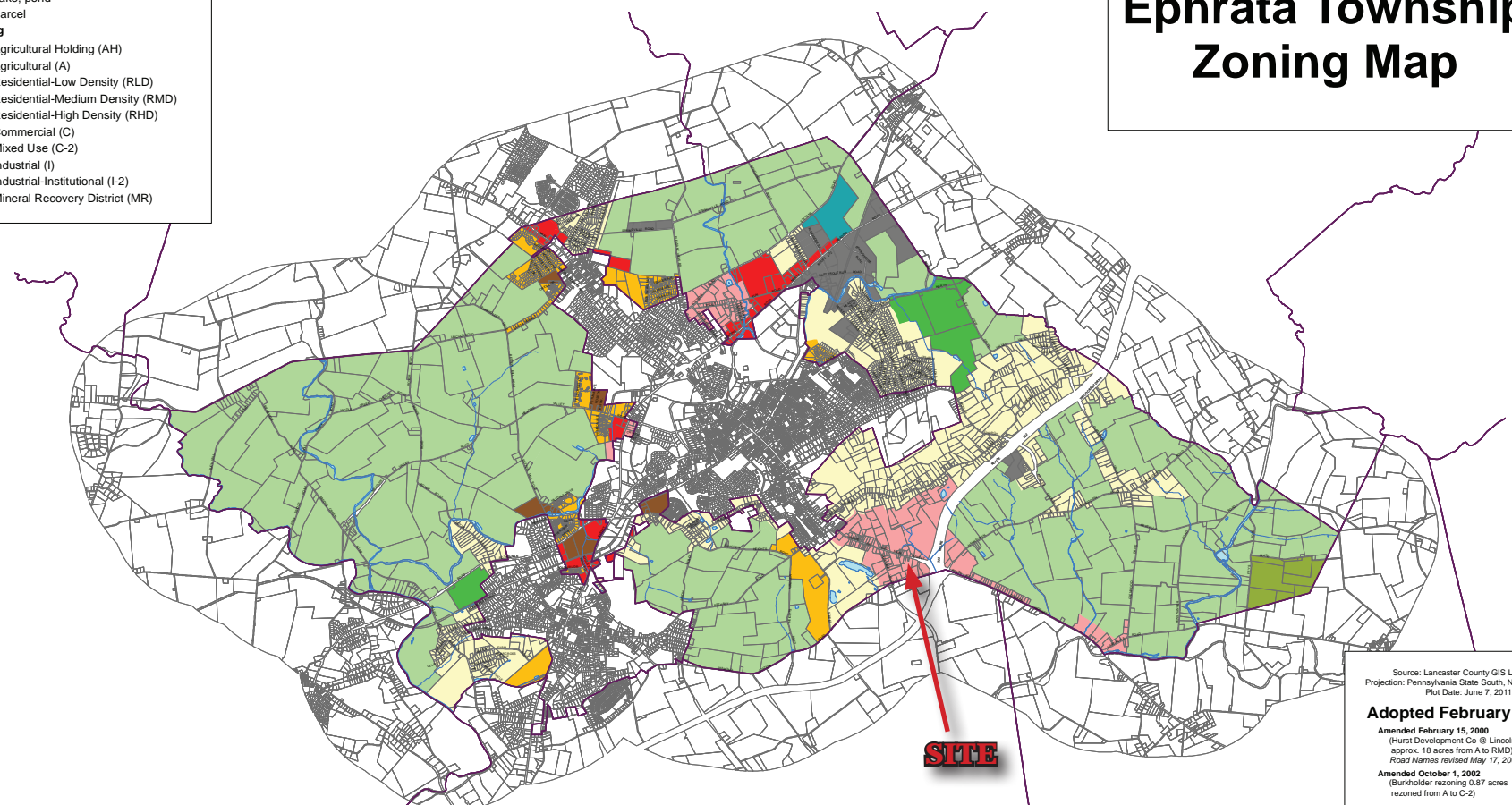


# ZONING MAP

## Ephrata Township Zoning Map

### Legend

-  Municipal Boundary
-  River, Stream
-  Lake, pond
-  Parcel
- Zoning**
-  Agricultural Holding (AH)
-  Agricultural (A)
-  Residential-Low Density (RLD)
-  Residential-Medium Density (RMD)
-  Residential-High Density (RHD)
-  Commercial (C)
-  Mixed Use (C-2)
-  Industrial (I)
-  Industrial-Institutional (I-2)
-  Mineral Recovery District (MR)



**SITE**



Scale: 1"=2000'  
 2,000 1,000 0 2,000 4,000 Feet

Source: Lancaster County GIS Landbase  
 Projection: Pennsylvania State South, NAD 83, US Feet  
 Plot Date: June 7, 2011

- Adopted February 8, 2000**
- Amended February 15, 2000**  
 (Hurst Development Co @ Lincoln Rezoned approx. 18 acres from A to RMD)  
 Road Names revised May 17, 2001
- Amended October 1, 2002**  
 (Burkholder rezoning 0.87 acres rezoned from A to C-2)
- Amended October 7, 2003**  
 (Rezoning of 289 North 11 St. to RLD)
- Amended October 18, 2005**  
 (Sico Co. rezoning 2.5 acres rezoned from RLD to C-1)
- Amended December 6, 2005**  
 (Rezoned approx. 5.02 acres rezoned from C-2 to RLD, and 3.53 Acres from RLD to C-2, southwest of Main/Pleasant Valley intersection.)
- Amended February 7, 2005**  
 (Rezoned approx. 1.36 acres at John F. Martin and Sons, Inc., from RLD to C-1)
- Amended May 2, 2006**  
 (Rezoned approx. 12.19 acres from RMD and C-2 to C, southwest of Meadow Valley/South Reading Intersection)
- Amended June 5, 2007**  
 (Rezoned approx. 17.91 acres from I to RMD and 63.17 acres from I to RLD, at the Nolt Tract)
- Amended May 3, 2011**  
 (Rezoned 10 tracts and 1 partial tract on the south side of West Main Street from RMD to C)



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# ZONING

## Section 406 MIXED USE (C-2) DISTRICT

### A. Specific Intent

These districts are designed to permit a mix of residential and commercial uses to locate in an existing older area already containing such a mix of uses.

### B. Uses and Structures

1. Permitted – including building that contain two (2) or more of the following permitted uses:
    - a. All those uses and structures listed as permitted by right and not by special exception in a Residential Low Density (RLD) District.
    - b. All those uses and structures listed as permitted by right and not by special exception in a Commercial (C) District.
    - c. Business conversions.
    - d. Home occupations and home businesses (see Section 632).
    - e. Agricultural production.
    - f. Accessory buildings, structures, and uses customarily incidental to the above uses when located on the same lot.
    - g. Accessory buildings and uses customarily incidental to Special Exception uses approved under 2. below.
  2. Special Exceptions
    - a. Public and private schools (see Section 638).
    - b. Commercial communications antennas (see Section 624).
    - c. Cemeteries (see Section 618).
    - c. Conversion apartments
    - d. Other uses determined by the Zoning Hearing Board to be of the same general character as those listed above and which will not be detrimental to any permitted uses and structures.
    - e. Shopping Centers (see Section 646)
- ### C. Lot, Yard and Height Requirements
1. The lot, yard and height requirements for properties containing only residential dwellings shall comply with the requirements of Section 403.C.
  2. The lot, yard and height requirements for properties containing commercial buildings shall comply with the requirements of Section 405.C.
  3. If the property contains both a residential and a commercial building, then the more restrictive requirements shall apply.

# ZONING

D. Parking and Loading Requirements

Off-street parking and loading requirements shall be provided in accordance with Section 508 of this Ordinance.

E. Signs

All proposed signs shall conform to the requirements of Section 507 of this Ordinance.

# ZONING

## Section 402. RESIDENTIAL LOW DENSITY (RLD) DISTRICT

### A. Intended Purpose

The regulations for this district are intended to provide suburban residential areas in the Township with limited public utility services where low-density single family residential development may occur. Higher densities at a future date would be contingent upon the provision of public water and sewer service.

### B. Uses and Structures

#### 1. Permitted Uses by Right

- a. Single-family detached dwellings.
- b. Essential services buildings and structures (see Section 627).
- c. New agricultural operations.
- d. Customary accessory uses and buildings incidental to the above permitted uses.
- e. Accessory buildings and uses customarily incidental to Special Exception uses approved under 2. below.
- f. Home occupations (see Section 632).

#### 2. Special Exceptions - The following uses are permitted subject to the issuance of a permit by the Zoning Hearing Board. (See Article VI)

- a. Public and private schools (see Section 638).
- b. Churches and related uses (see Section 619).
- c. Home businesses (see Section 632).
- d. Commercial communications antennas (see Section 624).
- e. Campgrounds (see Section 616).
- f. Life care facilities (see Section 634).
- g. Cemeteries (see Section 618).
- h. Golf courses, parks and recreational areas (see Section 639).
- i. Other uses determined by the Zoning Hearing Board to be of the same general character as those listed above and which will not be detrimental to any permitted uses and structures.

# ZONING

C. Lot, Yard, and Height Requirements

1. Basic dimensions as follows:

RLD	LOT REQUIREMENTS			YARD REQUIREMENTS		
	Minimum Lot Area	Minimum Lot Width	Maximum Lot Coverage	Front Yard Depth	Side Yard Depth	Rear Yard Depth
a. Any dwelling without public water and public sewer	One (1) acre per dwelling unit	120'	25%	25'	10'	25'
b. Single-family detached dwelling with public sewer only	15,000 s.f. per dwelling unit	100'	25%	25'	10'	25'
c. Single-family detached dwelling with public water and sewer	10,000 s.f. per dwelling unit	70'	30%	25'	10'	25'
d. Farm	10 acres	200'	10%	25'	25'	25'

2. Building Height

- a. Principal Building - Thirty-five (35) feet.
- b. Accessory Building - Twenty-five (25) feet.

D. Parking and Loading Requirements

Off-street parking and loading requirements shall be provided in accordance with Section 508 of this Ordinance.

E. Signs

All proposed signs shall conform to the requirements of Section 507 of this Ordinance.

F. Standards for Farms in Non-agricultural Districts

It is the intent of these requirements that new or existing farms in non-agricultural districts be regulated for the purpose of protecting the public health, safety, and welfare. The following restrictions shall apply on all lots of ten (10) or more acres in the RLD District.

- 1. No structure other than a dwelling or residential accessory use shall be constructed closer than fifty (50) feet to any property line.

# ZONING

2. Except as provided for below, no new building in which livestock are housed shall be located closer than two hundred (200) feet from any adjoining lot line, except that the distance shall be four hundred (400) feet from any adjoining residence or commercial building in which people are employed or work and shall be exhausted away from the closest residences or said commercial buildings. The location of manure storage and processing facilities shall conform to the requirements of the Pennsylvania Nutrient Management Act.

The spreading of manure is permitted, provided that when such procedure is employed within two hundred (200) feet of a property line of any adjoining residence or commercial building in which people are employed or work, the manure shall be incorporated with the soil within forty-eight (48) hours of spreading, weather permitting, and within a reasonable time after spreading in all other areas.

3. All grazing or pasture areas utilized for this purpose shall be fenced.
4. No manure storage shall be established closer than one hundred (100) feet to any property line.
5. Notwithstanding anything contained in this Ordinance to the contrary, all manure shall be managed in a manner to comply with the Clean Streams Law and the practices prescribed by the Manure Management Manual.

G. Setbacks from Agricultural Districts

No new dwelling unit or new principal non-agricultural building shall be located within fifty (50) feet of any land within any Agricultural District. In addition, no shrub or tree shall be planted within five feet (5') and twenty feet (20'), respectively, of any land within any Agricultural District.

# ZONING

## Section 405. COMMERCIAL (C) DISTRICT

### A. Specific Intent

These districts are designed for commercial uses that are dependent on highway traffic or need open areas for display of merchandise.

### B. Uses and Structures

1. Permitted land and buildings in a C District may be used for the following purposes and not others:
  - a. Business, professional or governmental office or studio (see Section 637).
  - b. Banks, savings and loan associations, finance companies and similar types of businesses (see Section 637).
  - c. Personal and household service establishments such as, but not limited to, barber shops, beauty shops, laundromats, laundry and dry cleaning shops, restaurants, tailor and seamstress shops, taverns, hotels, motels, and other places of lodging.
  - d. Offices of plumbers, masons, carpenters, heating contractors and similar personnel.
  - e. Retail business establishments for the sale of goods such as, but not limited to, antiques, appliances, audio/video, beverages, bicycles, books, clothing, confections, drugs, dry goods, flowers, food, furniture, gifts, hardware, jewelry, liquor, machinery, motorcycles, newspapers, notions, office equipment, paint, personal and household supplies, photographic supplies, sporting goods, stationery and tobacco (see Section 637).
  - f. Shops for the repair of goods permitted to be sold by letter e above. All activities shall be performed and all parts stored within the building or screened from view so as not to be visible from public streets or adjacent properties.
  - g. Motor vehicular and mobile home/modular dwelling sales agency (see Section 637).
  - h. Wholesaling businesses.
  - i. Automobile/truck service and repair facilities (see Section 612).



# ZONING

- j. Automobile filling stations (see Section 611).
  - k. Essential services buildings and structures (see Section 627).
  - l. Churches and related uses (see Section 619).
  - m. Existing agricultural operations.
  - n. Veterinary offices or animal hospitals (see Section 609).
  - o. Farm Equipment Sales and Service (see Section 629).
  - p. Customary accessory uses and buildings incidental to the above permitted uses.
2. SPECIAL EXCEPTIONS - the following uses are permitted subject to the issuance of a permit by the Zoning Hearing Board (See Article VI).
- a. Billboards (see Section 614).
  - b. Amusement arcades (see Section 608).
  - c. Recreation facilities including bowling alleys, miniature golf courses, driving ranges and similar uses (see Section 639).
  - d. Shopping centers (see Section 646).
  - e. Life-care facilities (see Section 634).
  - f. Nursing, rest, or retirement homes (see Section 641).
  - g. Commercial communications antennas (see Section 624).
  - h. Self-service storage facilities (see Section 649).
  - i. Golf courses, parks and recreational areas (see Section 639).
  - j. Other uses determined by the Zoning Hearing Board to be of the same general character as those listed above and which will not be detrimental to any permitted uses and structures.
3. CONDITIONAL USES - the following uses are permitted subject to the issuance of a Conditional Use permit by the Board of Supervisors (See Article VI).
- a. Commercial regional impact developments (see Section 623).

## C. Lot, Yard, and Height Requirements

### 1. Lot Requirements

# ZONING

- a. Minimum Lot Area - One (1) acre.
- b. Minimum Lot Width - Two Hundred (200) feet.
- c. Maximum Lot Coverage - Fifty percent (50%).
- d. Maximum Impervious Area - Seventy (70) percent - Impervious area may be increased to Eighty (80) percent if regional storm water management or underground storage is utilized as the primary means of meeting storm water management requirement

## 2. Yard Requirements

- a. Front Yard Depth - Twenty-five (25) feet.
- b. Side Yard Width - Ten (10) feet, except when adjacent to a residential district, a minimum side yard of twenty-five (25) feet is required.
- c. Rear Yard Depth - Twenty-five (25) feet.

## 3. Building Height

- a. Principal Building - Forty (40) feet.
- b. Accessory Building - Twenty-five (25) feet.

## 4. Building Separation - – New non-residential buildings shall be located not closer than seventy-five (75) feet from existing residential structures.

## D. Parking and Loading Requirements

Off-street parking and loading requirements shall be provided in accordance with Section 508 of this Ordinance.

## E. Signs

All proposed signs shall conform to the requirements of Section 507 of this Ordinance.



# DEMOGRAPHICS



## Executive Summary

881 E Main St, Ephrata, Pennsylvania, 17522  
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty  
Latitude: 40.16439  
Longitude: -76.15544

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	1,783	25,747	48,017
2010 Population	1,792	26,653	51,073
2018 Population	1,924	28,181	53,822
2023 Population	2,006	28,980	55,494
2000-2010 Annual Rate	0.05%	0.35%	0.62%
2010-2018 Annual Rate	0.87%	0.68%	0.64%
2018-2023 Annual Rate	0.84%	0.56%	0.61%
2018 Male Population	48.4%	48.5%	49.0%
2018 Female Population	51.6%	51.5%	51.0%
2018 Median Age	37.5	38.6	38.8

In the identified area, the current year population is 53,822. In 2010, the Census count in the area was 51,073. The rate of change since 2010 was 0.64% annually. The five-year projection for the population in the area is 55,494 representing a change of 0.61% annually from 2018 to 2023. Currently, the population is 49.0% male and 51.0% female.

### Median Age

The median age in this area is 37.5, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	93.8%	92.7%	93.1%
2018 Black Alone	1.1%	1.3%	1.2%
2018 American Indian/Alaska Native Alone	0.1%	0.1%	0.2%
2018 Asian Alone	1.0%	1.9%	2.1%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Other Race	2.2%	2.0%	1.7%
2018 Two or More Races	1.8%	2.0%	1.7%
2018 Hispanic Origin (Any Race)	6.0%	5.9%	5.0%

Persons of Hispanic origin represent 5.0% of the population in the identified area compared to 18.3% 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 21.4 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

2000 Households	603	9,697	17,315
2010 Households	642	10,318	18,897
2018 Total Households	685	10,832	19,767
2023 Total Households	712	11,104	20,314
2000-2010 Annual Rate	0.63%	0.62%	0.88%
2010-2018 Annual Rate	0.79%	0.59%	0.55%
2018-2023 Annual Rate	0.78%	0.50%	0.55%
2018 Average Household Size	2.75	2.57	2.70

The household count in this area has changed from 18,897 in 2010 to 19,767 in the current year, a change of 0.55% annually. The five-year projection of households is 20,314, a change of 0.55% annually from the current year total. Average household size is currently 2.70, compared to 2.68 in the year 2010. The number of families in the current year is 14,036 in the specified area.

# DEMOGRAPHICS



## Executive Summary

881 E Main St, Ephrata, Pennsylvania, 17522  
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty  
Latitude: 40.16439  
Longitude: -76.15544

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2018 Median Household Income	\$56,302	\$55,589	\$59,484
2023 Median Household Income	\$63,369	\$61,934	\$67,302
2018-2023 Annual Rate	2.39%	2.19%	2.50%
<b>Average Household Income</b>			
2018 Average Household Income	\$77,995	\$70,838	\$77,078
2023 Average Household Income	\$91,885	\$81,843	\$89,175
2018-2023 Annual Rate	3.33%	2.93%	2.96%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$27,895	\$27,312	\$28,652
2023 Per Capita Income	\$32,695	\$31,405	\$33,003
2018-2023 Annual Rate	3.23%	2.83%	2.87%

### Households by Income

Current median household income is \$59,484 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$67,302 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$77,078 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$89,175 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$28,652 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$33,003 in five years, compared to \$36,530 for all U.S. households

### Housing

2000 Total Housing Units	619	10,044	17,863
2000 Owner Occupied Housing Units	388	6,415	12,413
2000 Renter Occupied Housing Units	215	3,282	4,901
2000 Vacant Housing Units	16	347	549
2010 Total Housing Units	672	10,754	19,640
2010 Owner Occupied Housing Units	410	6,839	13,395
2010 Renter Occupied Housing Units	232	3,479	5,502
2010 Vacant Housing Units	30	436	743
2018 Total Housing Units	719	11,354	20,658
2018 Owner Occupied Housing Units	423	6,953	13,621
2018 Renter Occupied Housing Units	263	3,879	6,146
2018 Vacant Housing Units	34	522	891
2023 Total Housing Units	749	11,669	21,283
2023 Owner Occupied Housing Units	447	7,222	14,151
2023 Renter Occupied Housing Units	265	3,881	6,163
2023 Vacant Housing Units	37	565	969

Currently, 65.9% of the 20,658 housing units in the area are owner occupied; 29.8%, renter occupied; and 4.3% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 19,640 housing units in the area - 68.2% owner occupied, 28.0% renter occupied, and 3.8% vacant. The annual rate of change in housing units since 2010 is 2.27%. Median home value in the area is \$191,371, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.76% annually to \$208,814.

**Michael D. Wagner, CCIM**



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