

Marketing Package

for the sale of

Vintage Business Park Industrial Lots

27 South Vintage Road
Paradise, PA 17562



Prepared by
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Senior Vice-President

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SALIENT INFORMATION

LOCATION: 27 South Vintage Road, Paradise Township, Lancaster County, Paradise, PA 17562

TOTAL BUILDING SITES: 20

DISTANCE TO:	Route 30	-	0.6 Miles	Route 10	-	10.5 Miles
	Route 741	-	0.7 Miles	Route 1	-	23.1 Miles
	Route 41	-	8.4 Miles	PA Turnpike	-	20.8 Miles

ZONING: **C-I COMMERCIAL-INDUSTRIAL DISTRICT** - *permitted uses include:* Business or professional office, bank and other financial institutions, fire and ambulance houses and similar public buildings, research, engineering or testing laboratory, warehouses and parking lots, motor vehicle sales and service establishments with or without gasoline dispensing facilities, retail stores, shops, restaurants, motels, hotels and theaters, funeral homes, lumber, coal yards, building material storage and contractor's equipment storage, commercial greenhouses, municipal services.

DEMOGRAPHICS:		<u>1 Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>
	Population:	1,048	8,620	22,268
	Average HH Income:	\$93,011	\$88,727	\$88,600

ELECTRIC: 3-Phase provided by Pennsylvania Power and Light (PPL).

SEWER: Public sewer provided by Paradise Township Sewer Authority.
Cost per EDU: \$4,300.00

WATER: On-site wells

LOT COVERAGE: Paradise Township permits up to 80% impervious lot coverage.

BUILDERS: E.H. Beiler Industrial Services LLC
Scenic Ridge Construction
Hoover Construction
Keystone Steel Structures



AVAILABLE LOTS

PHASE 1 LOTS

ACRES

PRICE

1	1.21	Under Contract
2	1.62	Under Contract
3	1.67	Under Contract
4	1.86	\$368,280.00
5	1.87	\$370,260.00
6	2.59	\$479,150.00
7	2.66	\$492,100.00
14	2.83	\$523,550.00
15	2.85	\$527,250.00

PHASE 2 LOTS

8	2.69	TBD
9	2.81	TBD
10	3.13	TBD
16	2.98	TBD
17	3.12	TBD
18	3.74	TBD

PHASE 3 LOTS

11	3.13	TBD
12	3.45	TBD
13	2.33	TBD
19	3.75	TBD
20	3.50	TBD

APPROVED BUILDERS

E. H. Beiler Industrial Services LLC
1278 East Earl Road, East Earl, PA 17519
717-354-5334



Scenic Ridge Company
48 Queen Road, Gordonville, PA 17529
717-768-7522



Hoover Building Specialists, LLC
5010 Horseshoe Pike, Honey Brook, PA 19344
(610) 273-4240



Keystone Steel Structures
3010 Compass Road, Honey Brook, PA 19344
(484) 722-8274

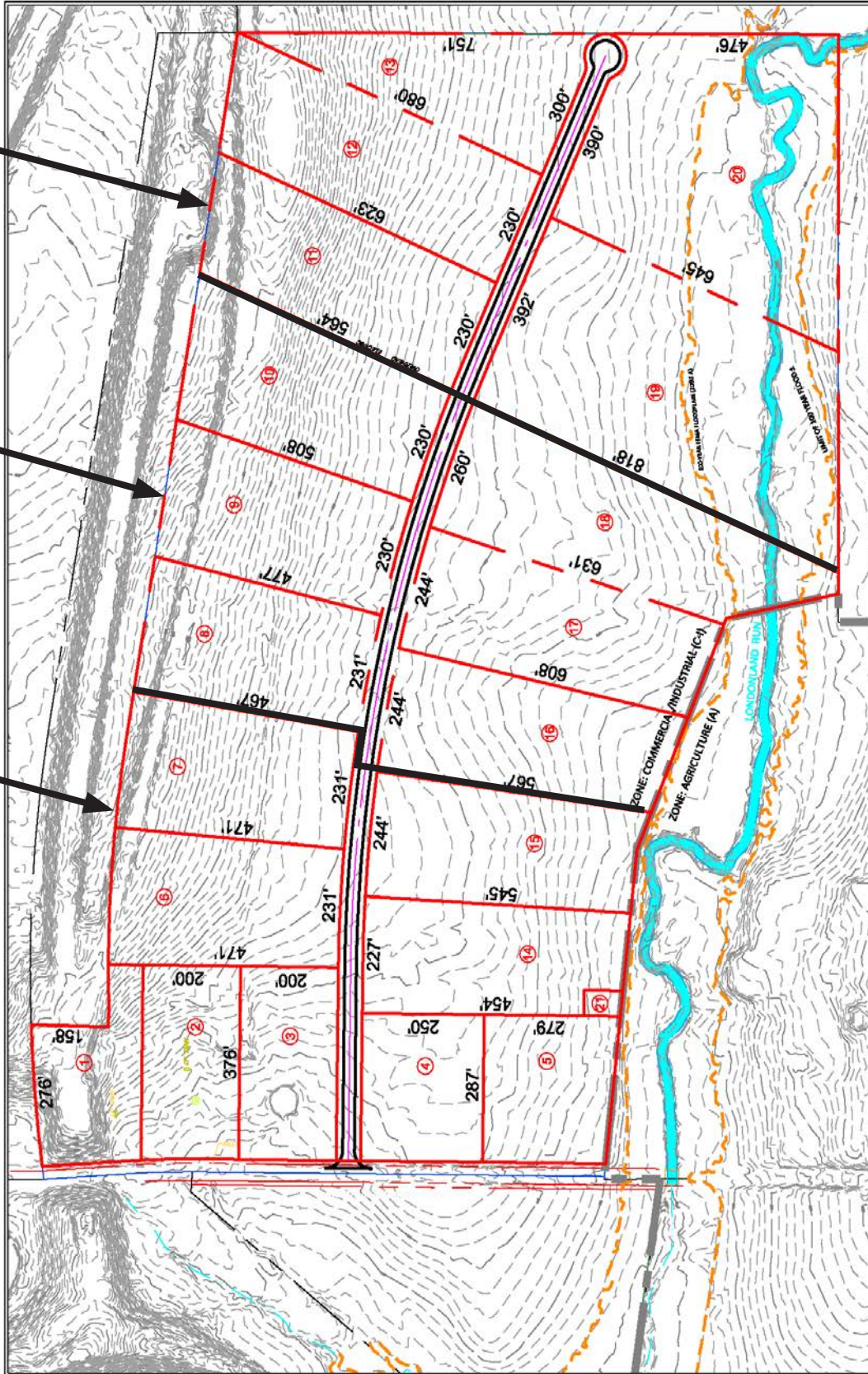


SITE PLAN

Phase 3
(5 Lots)

Phase 2
(6 Lots)

Phase 1
(9 Lots)



Chrisland Engineering
2016 State Drive, Suite 4
Lebanon, PA 17042
717.954.6513
josh@chrislandengineering.com
www.chrislandengineering.com



BRENNEMAN
SITE CONSTRUCTION SERVICES
CONSULTING • ESTIMATING • PROJECT MANAGEMENT
1702 VALETTE DRIVE • LANCASTER, PA 17602
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VINTAGE BUSINESS PARK
PARADISE TOWNSHIP, LANCASTER COUNTY

VINTAGE BUSINESS PARK SKETCH PLAN



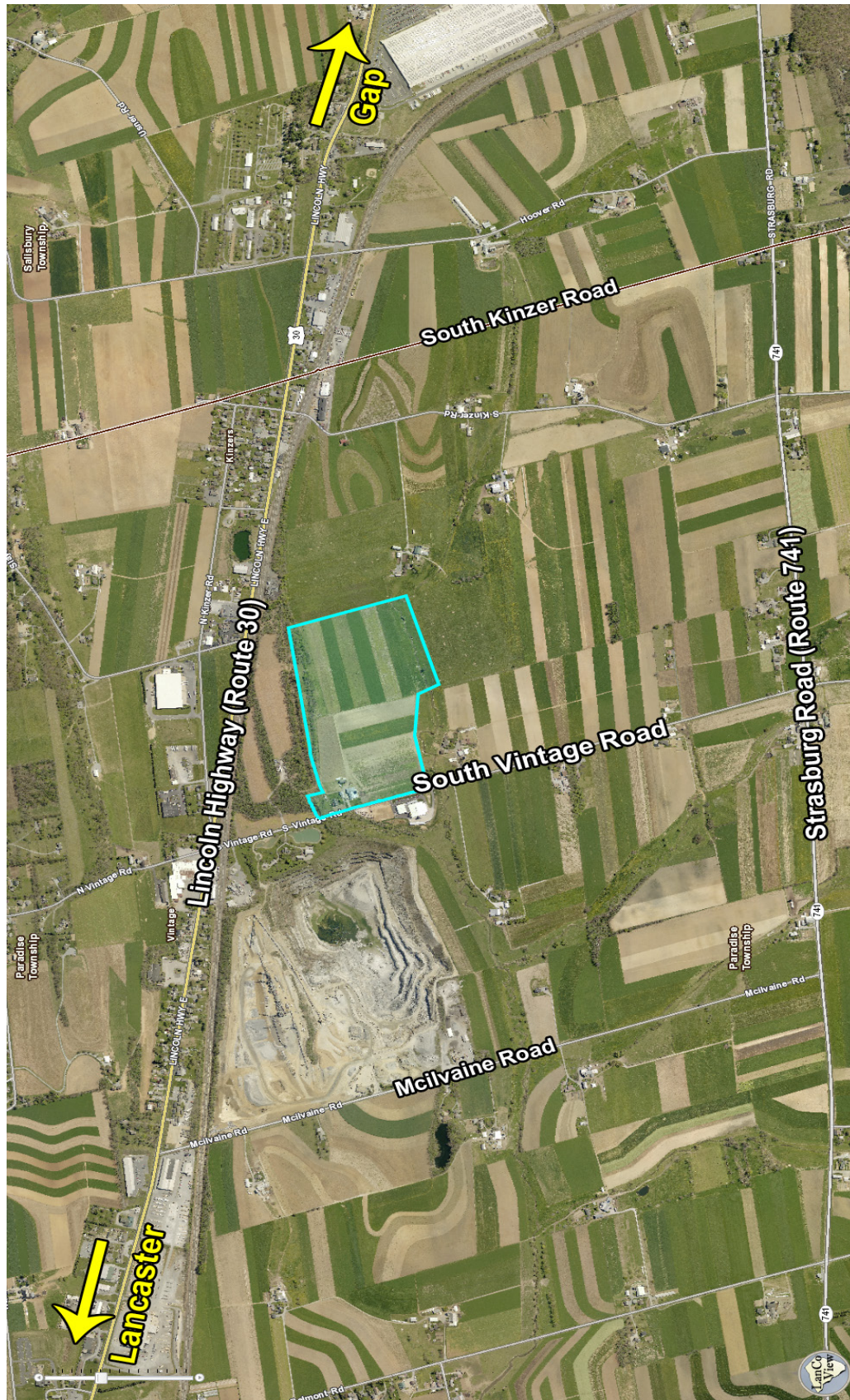
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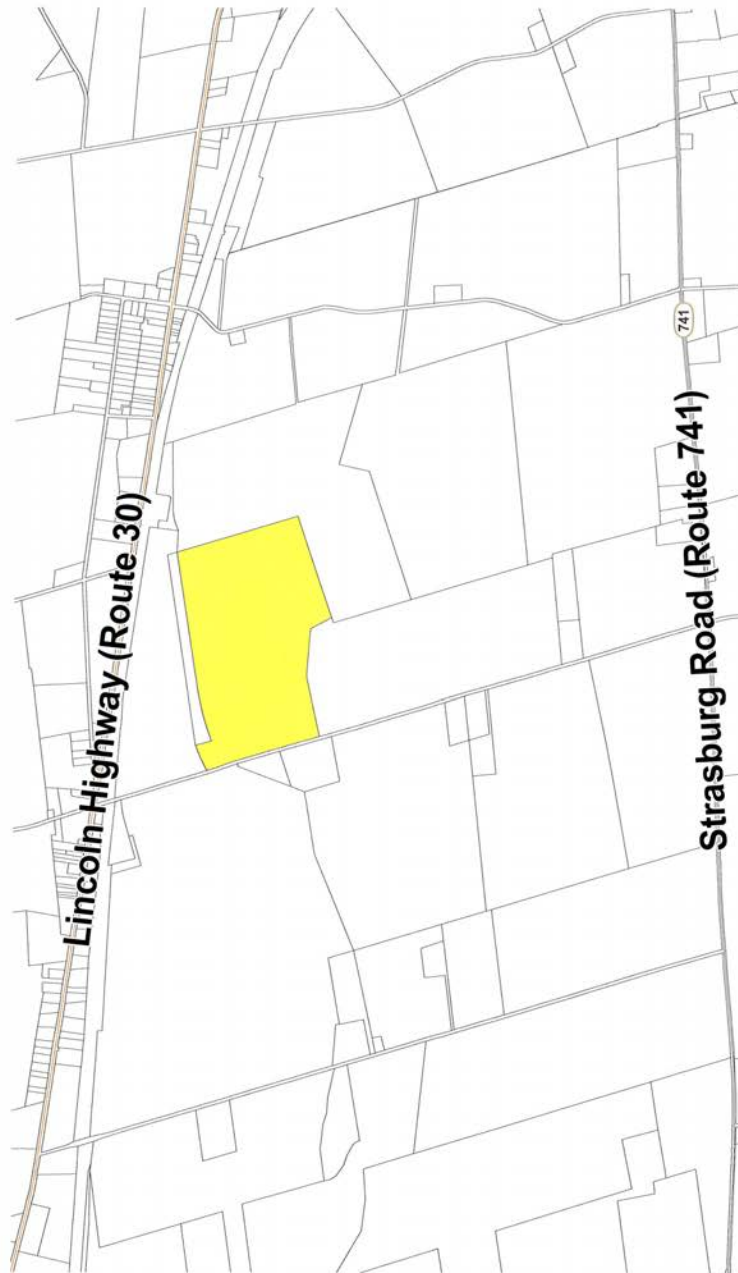
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VINTAGE BUSINESS PARK
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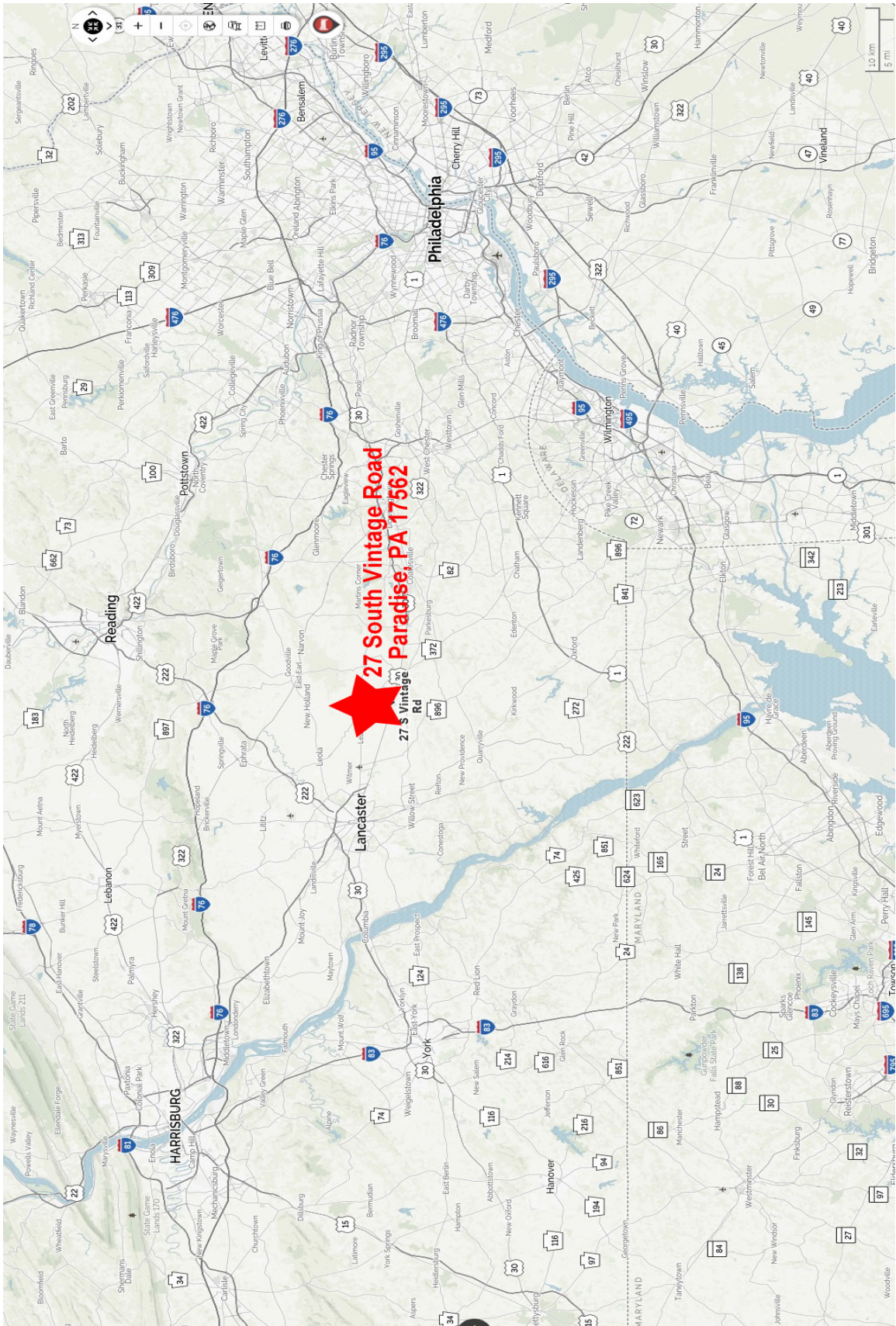
AERIAL



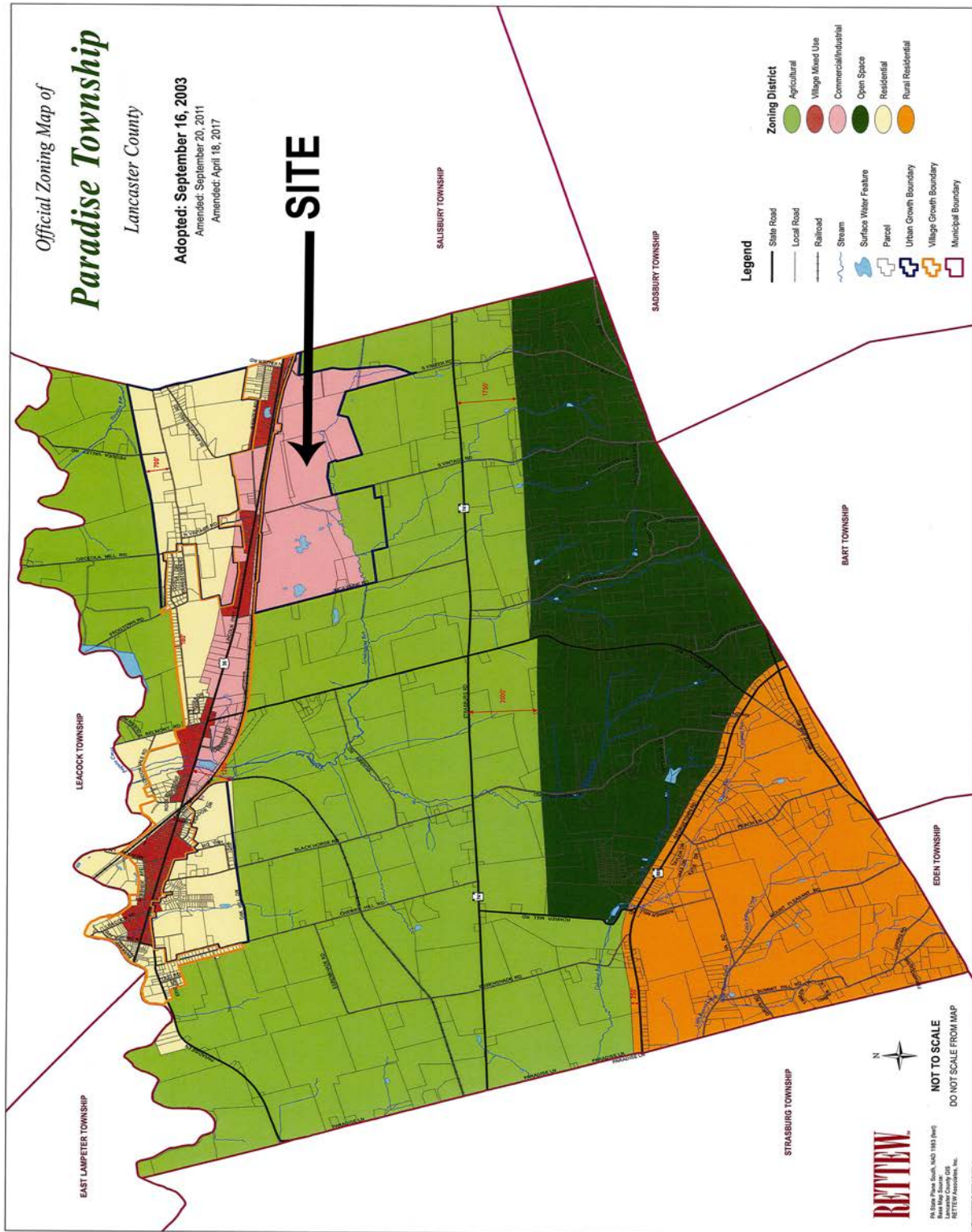
TAX MAP



REGIONAL MAP



ZONING MAP



ZONING PARASIDE TOWNSHIP

ARTICLE XI

C-1 — COMMERCIAL-INDUSTRIAL DISTRICT

1100. PERMITTED USES

Land, buildings and structures in the Commercial-Industrial District shall be used for the following purposes and no others:

1. Any form of agriculture or horticulture and related buildings and uses subject to the provisions of Section 1402 of this Ordinance.
2. Public utility service buildings.
3. Municipal Services.
4. Fire and ambulance houses and similar public buildings subject to the provisions in Section 1408 of this Ordinance.
5. Business or professional office.
6. Research, engineering or testing laboratory.
7. Bank and other financial institutions.
8. Warehouses and parking lots.
9. Dwellings in combination with a business use when located in the same building and occupied by the owner or manager of the business.
10. Motor vehicle sales and service establishments with or without gasoline dispensing facilities.
11. Roadside Stands not exceeding 32 sq. ft. and subject to the provisions of Section 1417 of this Ordinance.
12. Retail stores, shops, restaurants, motels, hotels and theaters.
13. Funeral homes.
14. Lumber, coal yards, building material storage and contractor's equipment storage.
15. Commercial greenhouses.
16. No-Impact Home-Based Occupations subject to the provisions of Section 1415 of this Ordinance.
17. Accessory buildings and uses customarily incidental to the above permitted uses when located on the same lot.
18. Communications Antennas mounted on an existing Public Utility Transmission Tower, existing Building or other Structure, and existing Communications Equipment Buildings.
19. Existing residential uses subject to the design standards listed in Article VIII.



ZONING

PARASIDE TOWNSHIP

1101. SPECIAL EXCEPTIONS

The following uses may be permitted by the Zoning Hearing Board as a special exception in accordance with Section 1400:

1. Neighborhood shopping center subject to the provisions of Section 1414 of this Ordinance.
2. Industrial production, processing, manufacturing and assembly, storage and distribution of any non-hazardous materials.
3. Quarries and mines for the extraction of stone and minerals subject to the provisions of Section 1412.
4. Veterinary facilities.
5. Home Occupations subject to the provisions of Section 1415 of this Ordinance.
6. Roadside Stands greater than 32 sq. ft. and subject to the provisions of Section 1417 of this Ordinance.
7. Radio and television transmitting towers.
8. Motion picture drive-in theatres.
9. Mobile home parks subject to the provisions of Article XVII of this Ordinance.
10. Private and public recreational clubs and structures including pools, tennis and racquetball courts, skating rinks and similar recreational uses.
11. Use with potentially detrimental impact. It in the opinion of the Zoning Officer, any proposed commercial or industrial use could create a fire hazard, or emit smoke, noise, odor or dust, or could produce other results which could be obnoxious or detrimental to other properties either because of the productive process or the suitability of the site, he shall refer the proposed use to the Zoning Hearing Board. The Board shall determine if any of these conditions would or would not be created by the proposed use. If the Board determines that any of these conditions would be created, it shall require assurances, by means of special design of the structure or processing procedures or equipment, that the detrimental conditions will not be created. Upon submittal of these assurances, the Board shall direct the Zoning Officer to issue a permit for the proposed use. The Board may require the posting of a sufficient bond, with corporate surety, or such other assurances that it may deem satisfactory to guarantee that such conditions will not be created or, if created, will be eliminated.
12. Communications Towers subject to the Standards for Communications Towers As Special Exceptions set forth in Article XIV, Section 1406 and Communications Equipment Buildings.
13. Granny Flat.
14. Private schools.

ZONING

PARASIDE TOWNSHIP

1102. HEIGHT AND AREA REGULATIONS OF PRINCIPAL BUILDINGS

1. Minimum Lot Area: The minimum lot area shall be one (1) acre.
2. Minimum Lot Width: The minimum lot width at the minimum building setback line shall be one hundred seventy-five (175) feet.
3. Minimum Lot Depth: The minimum lot depth shall be two hundred (200) feet.
4. Minimum Front Yard:
 - A. The minimum building setback line from all streets shall be in compliance with the requirements of Article XIII, Section 1302; provided, however, that the minimum distance shall be seventy-five (75) feet from the centerline of the street. If the adjacent buildings have varying setback distances, the proposed building shall not be located closer to the street than the average setback distance of the two (2) existing adjacent buildings.
 - B. In developed areas where existing buildings are located closer to the street than is permitted by these regulations, a new building may be placed at the same setback distance as the adjacent buildings. If the adjacent buildings have varying setback distances, the proposed building shall not be located closer to the street than the average setback distance of the two (2) existing adjacent buildings.
5. Minimum Side Yard: There shall be two (2) side yards each to be a minimum of twenty (20) feet.
6. Minimum Rear Yard: The minimum rear yard shall be thirty (30) feet.
7. Maximum Coverage: Eighty (80) percent.
8. Height: An additional side yard setback of one (1) foot shall be provided for every two (2) feet, or fraction thereof, increase in height above thirty-five (35) feet. Buildings devoted to agricultural and horticultural uses shall be exempted from the height regulations set forth in this paragraph.

1103. HEIGHT AND YARD REQUIREMENTS OF ACCESSORY BUILDINGS

The following regulations apply to unattached buildings for accessory uses:

1. Maximum Height: Twenty (20) feet.
2. Front Yard Minimum Depth: The minimum building setback line from all streets shall be that distance as required for principal buildings plus an additional fifteen (15) feet.
3. Minimum Side Yard: Twenty (20) feet except ten (10) feet shall be permitted for rear corner placement.
4. Minimum Rear Yard: Ten (10) feet.

1104. SCREENING

Screening shall be provided in accordance with Section 1312.

1105. PARKING

Parking shall be provided in accordance with Section 1502.

1106. OFF-STREET LOADING

Off-street loading shall be provided in accordance with Section 1504.



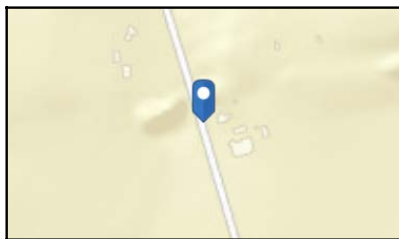
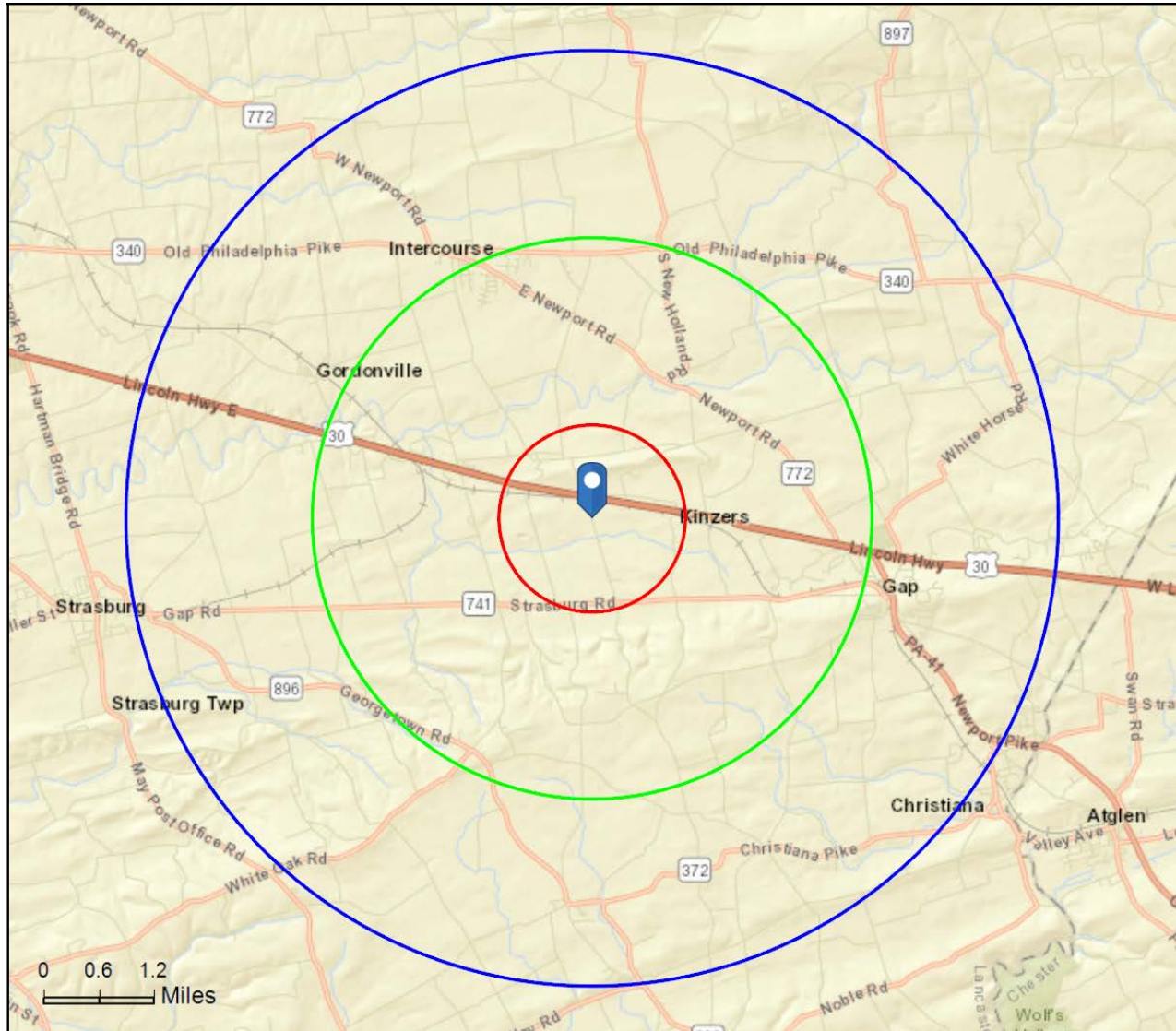
DEMOGRAPHICS



Site Map

27 S Vintage Rd, Paradise, Pennsylvania, 17562
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 39.99719
Longitude: -76.07833



January 21, 2020

DEMOGRAPHICS



Executive Summary

27 S Vintage Rd, Paradise, Pennsylvania, 17562
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 39.99719
Longitude: -76.07833

	1 mile	3 miles	5 miles
Population			
2000 Population	818	6,899	18,728
2010 Population	892	7,687	20,422
2019 Population	1,048	8,620	22,268
2024 Population	1,117	9,059	23,195
2000-2010 Annual Rate	0.87%	1.09%	0.87%
2010-2019 Annual Rate	1.76%	1.25%	0.94%
2019-2024 Annual Rate	1.28%	1.00%	0.82%
2019 Male Population	50.4%	50.5%	50.4%
2019 Female Population	49.5%	49.5%	49.6%
2019 Median Age	32.0	32.8	31.9

In the identified area, the current year population is 22,268. In 2010, the Census count in the area was 20,422. The rate of change since 2010 was 0.94% annually. The five-year projection for the population in the area is 23,195 representing a change of 0.82% annually from 2019 to 2024. Currently, the population is 50.4% male and 49.6% female.

Median Age

The median age in this area is 32.0, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	93.9%	95.2%	95.4%
2019 Black Alone	1.9%	1.1%	1.2%
2019 American Indian/Alaska Native Alone	0.2%	0.1%	0.2%
2019 Asian Alone	0.3%	0.7%	0.6%
2019 Pacific Islander Alone	0.0%	0.0%	0.1%
2019 Other Race	1.5%	1.3%	1.1%
2019 Two or More Races	2.2%	1.6%	1.5%
2019 Hispanic Origin (Any Race)	3.3%	3.3%	3.3%

Persons of Hispanic origin represent 3.3% 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 14.8 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	101	96	96
2000 Households	279	2,142	5,754
2010 Households	294	2,341	6,160
2019 Total Households	341	2,600	6,664
2024 Total Households	362	2,726	6,923
2000-2010 Annual Rate	0.53%	0.89%	0.68%
2010-2019 Annual Rate	1.62%	1.14%	0.85%
2019-2024 Annual Rate	1.20%	0.95%	0.77%
2019 Average Household Size	3.07	3.31	3.33

The household count in this area has changed from 6,160 in 2010 to 6,664 in the current year, a change of 0.85% annually. The five-year projection of households is 6,923, a change of 0.77% annually from the current year total. Average household size is currently 3.33, compared to 3.30 in the year 2010. The number of families in the current year is 5,218 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

January 21, 2020



DEMOGRAPHICS



Executive Summary

27 S Vintage Rd, Paradise, Pennsylvania, 17562
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
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	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	17.0%	19.6%	19.7%
Median Household Income			
2019 Median Household Income	\$71,267	\$68,417	\$66,731
2024 Median Household Income	\$86,062	\$83,031	\$79,940
2019-2024 Annual Rate	3.84%	3.95%	3.68%
Average Household Income			
2019 Average Household Income	\$93,011	\$88,727	\$88,600
2024 Average Household Income	\$102,053	\$103,609	\$104,756
2019-2024 Annual Rate	1.87%	3.15%	3.41%
Per Capita Income			
2019 Per Capita Income	\$27,818	\$27,295	\$26,983
2024 Per Capita Income	\$30,398	\$31,802	\$31,810
2019-2024 Annual Rate	1.79%	3.10%	3.35%
Households by Income			

Current median household income is \$66,731 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$79,940 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$88,600 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$104,756 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$26,983 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$31,810 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	126	110	109
2000 Total Housing Units	285	2,204	5,945
2000 Owner Occupied Housing Units	197	1,544	4,135
2000 Renter Occupied Housing Units	82	597	1,619
2000 Vacant Housing Units	6	63	191
2010 Total Housing Units	308	2,450	6,450
2010 Owner Occupied Housing Units	194	1,609	4,214
2010 Renter Occupied Housing Units	100	732	1,946
2010 Vacant Housing Units	14	109	290
2019 Total Housing Units	358	2,726	6,993
2019 Owner Occupied Housing Units	210	1,680	4,277
2019 Renter Occupied Housing Units	131	921	2,387
2019 Vacant Housing Units	17	126	329
2024 Total Housing Units	380	2,857	7,266
2024 Owner Occupied Housing Units	220	1,744	4,398
2024 Renter Occupied Housing Units	142	982	2,525
2024 Vacant Housing Units	18	131	343

Currently, 61.2% of the 6,993 housing units in the area are owner occupied; 34.1%, renter occupied; and 4.7% 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 6,450 housing units in the area - 65.3% owner occupied, 30.2% renter occupied, and 4.5% vacant. The annual rate of change in housing units since 2010 is 3.66%. Median home value in the area is \$268,699, 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 \$296,610.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

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