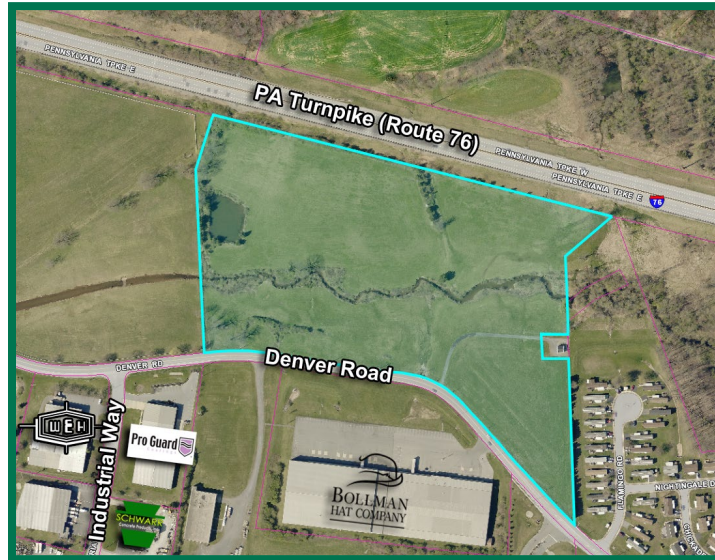


RESIDENTIAL LAND FOR SALE

19.5 ± Acres

DENVER ROAD, DENVER, PENNSYLVANIA 17517



- LIST PRICE:** \$725,000
- LOCATION:** Denver Road, East Cocalico Township, Lancaster County, PA 17517
- SITE SIZE:** 19.5 ± Acres
- ROAD FRONTAGE:** 1,360' ±
- TAXES:** \$4,836.10 (2018 - 2019)
- ZONING:** **High Density Residential (R-2)** - Permitted uses include: *duplexes, forestry, municipal services, public utility structures, multiple-family dwellings, parks and playgrounds, single-family detached dwellings, townhouses, and village overlay zone developments.*
- WATER:** East Cocalico Water Authority
- SEWER:** East Cocalico Sewer Authority
- DEMOGRAPHICS:**
- | | 1 Mile | 3 Mile | 5 Mile |
|----------------------|----------|----------|----------|
| Population | 2,896 | 18,126 | 45,066 |
| Households | 1,174 | 6,583 | 16,474 |
| Median Income | \$62,089 | \$66,104 | \$62,578 |
- TRAFFIC COUNTS:** **PA Turnpike (Route 76):** 68,204
Denver Road: 11,569
- REMARKS:** 19.5 ± Acres of R-2 residential land within close proximity to the PA Turnpike (Route 76) and Routes 222/272. Easy access to Lancaster, Reading, and Philadelphia area. Permitted uses include single family dwellings, duplexes, townhouses, and multi-family dwellings.

Daniel A. Berger, CCIM, SIOR **Daniel Berger, Jr.**



1650 Crooked Oak Drive, Suite 310, Lancaster PA 17601-4279

(717) 735-6000 (717) 735-6001 Fax

dan@uscommercialrealty.net danjr@uscommercialrealty.net

www.uscommercialrealty.net

Denver Road
Denver, PA
Multi-List Information

Agent Full

0 Denver Rd, Denver, PA 17517

Active

Land

\$725,000



MLS #: 1001922738
 Tax ID #: 080-31414-0-0000
 Ownership Interest: Fee Simple
 Type: Land
 Waterfront: No

Lot Acres / SQFT: 19.5a / 849,420sf / GIS Calculated
 Price/Acre: \$37,179.49
 Year Built: 0

Location

County: Lancaster, PA
 MLS Area: East Cocalico Twp - Lancaster County (10508)

School District: [Cocalico](#)

Taxes and Assessment

Tax Annual Amt / Year:	\$4,836 / 2018	Tax Assessed Value:	\$208,000
School Tax:	\$3,888	Land Assessed Value:	\$208,000
County Tax:	\$605 / Annually		
City/Town Tax:	\$342 / Annually		
Clean Green Assess:	Yes		
Zoning:	HIGH DENSITY RESIDENTIAL		
Zoning Description:	High Density Residential (R-2)		

Land Information

Lot Acres / SQFT: 19.5a / 849,420sf / GIS Calculated
 Current Use: Land/Lot Only
 Additional Parcels: No

Utilities

Utilities: Water Source: Public, Sewer: Public Sewer

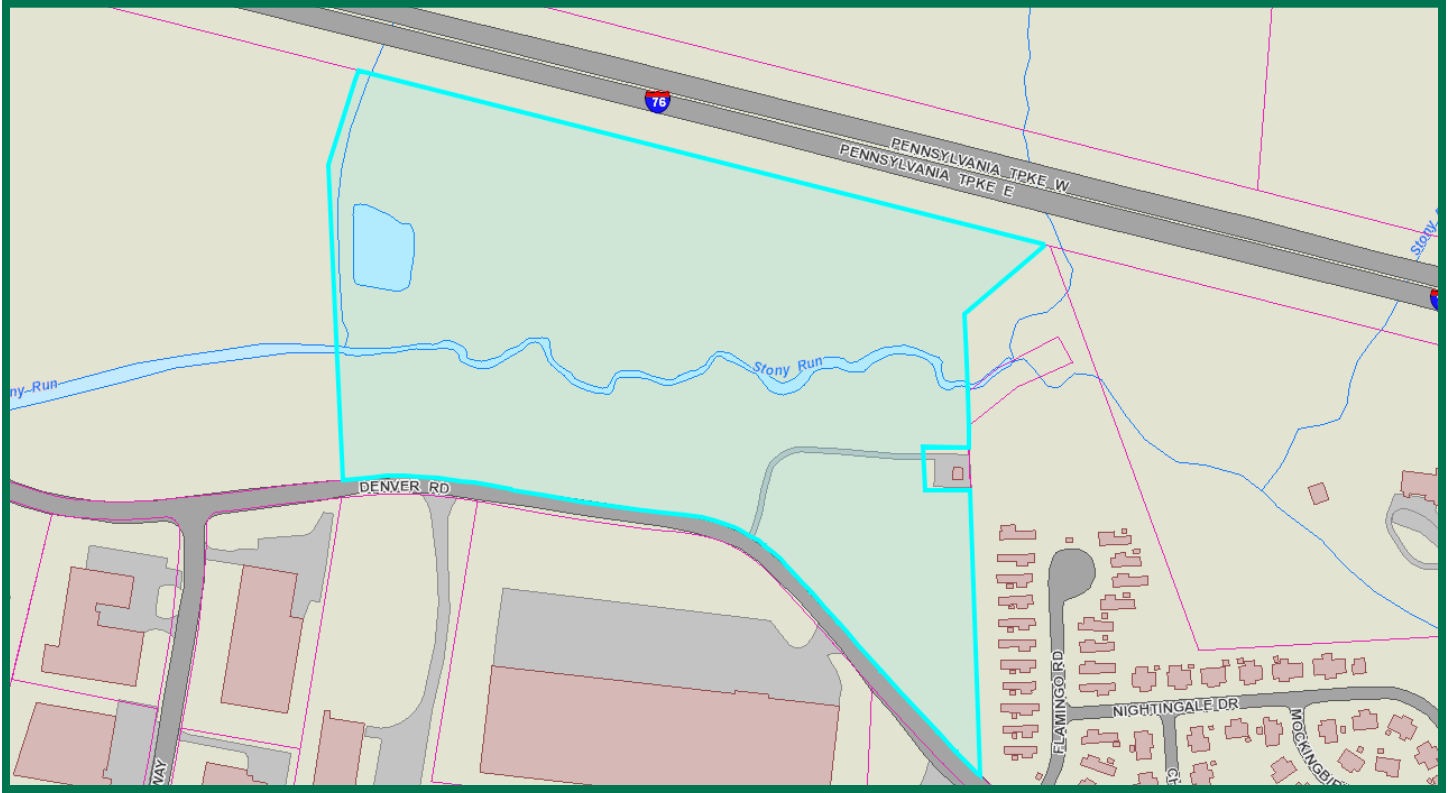
Remarks

Public: 19.5+/- Acres of R-2 residential land within close proximity to the PA Turnpike (Route 76) and Routes 222/272. Easy access to Lancaster, Reading, and Philadelphia area. Single family dwellings, duplexes, townhouses, and multi-family dwellings permitted by right.

Denver Road
Denver, PA
Aerial



Denver Road
Denver, PA
GIS Information



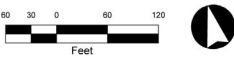
Identify Results:

Account	080-31414-0-0000
Tax Map No.	0805P 6 10
Owner	LEROY Z ZIMMERMAN 327 STACKSTOWN RD MARIETTA, PA 17547
Deed Acres	19.50
Calculated Acres	20.52
Location	DENVER RD
Municipality	EAST COCALICO TOWNSHIP
School District	COCALICO
Land Use Code	801 VACANT LAND - AGRICULTURAL ACTIVITIES
Zoning District	R-2 HIGH DENSITY RESIDENTIAL
Land Assessment	\$146,600
Building Assessment	\$0
Total Assessment	\$146,600
Last Sale Date	06/09/1989
Last Sale Price	\$1
Deed Book Page	2663/583
Census Tract No.	12502
ADC Map Page	3131

Denver Road Denver, PA Concept Plan



SCALE: 1"=60' **DATE:** 3/23/18 **PROJECT:** Denver Road Concept Plan **CLIENT:** Leroy Zimmerman **LOCATION:** 50 Denver Road, East Cocalico Township, Lancaster County, PA **MAP DATA:** File Name: Denver Road.mxd, Project Number: 18-114, Data Source: Lancaster County GIS Department, Coordinate System: State Plane, Zone 3702, Pennsylvania South, Horizontal Datum: NAD 1983, Vertical Datum: NAVD 1988



3/23/18

Denver Road
Concept Plan

Leroy Zimmerman

50 Denver Road
East Cocalico Township,
Lancaster County, PA

MAP DATA:
 File Name: Denver Road.mxd
 Project Number: 18-114
 Data Source: Lancaster County GIS Department
 Coordinate System: State Plane, Zone 3702, Pennsylvania South
 Horizontal Datum: NAD 1983
 Vertical Datum: NAVD 1988



www.uscommercialrealty.net

Denver Road
Denver, PA
Municipal Officials

East Cocalico Township

Township Offices:
100 Hill Road Denver, PA 17517
Phone: 717-336-1720
Terry W. Reber, Administrator
Website: <http://www.eastcocalicotownship.com/>

Board of Supervisors

Douglas B. Mackley, Chairman
Alan R. Fry, Vice Chairman
Noelle B. Fortna, Secretary

Authority Board

Daniel J. Becker, Chairman
Donald E. Koser, Vice Chairman
J. Bradford Fichthorn, Assistant
Secretary
Raymond L. Wolf, Project Manager
Richard A. Shober, Project Manager
David A. Lutz, Project Manager
Edward R. Nevling, Treasurer
Samuel E. Weaver, Assistant
Treasurer

Auditors

Paul Keller
Dale Burkholer, Vice Chairman
Mark Janke, Secretary

**Rates, Rules & Regulations
Committee**

Gerald DeBalko, Chairperson
Richard Shober
Samuel Weaver
Raymond Wolf

Tax Collector

Joan K. Fischer

Public Works

Kenneth T. Spitler, Superintendent
Marc M. Wright, Assistant
Superintendent
Tyler J. Pannebecker, Operator
Jeremy M. Weinhold, Operator
Samuel E. Weaver, Jr., Part-time
Groundskeeper

General Municipal Authority

Terry W. Reber, Administrator
Judith A. Null, Office Manager
Jodie A. Eberly, Administrative
Assistant
Lisa A. Shaw, General Accountant

School District

Cocalico
717-336-1423

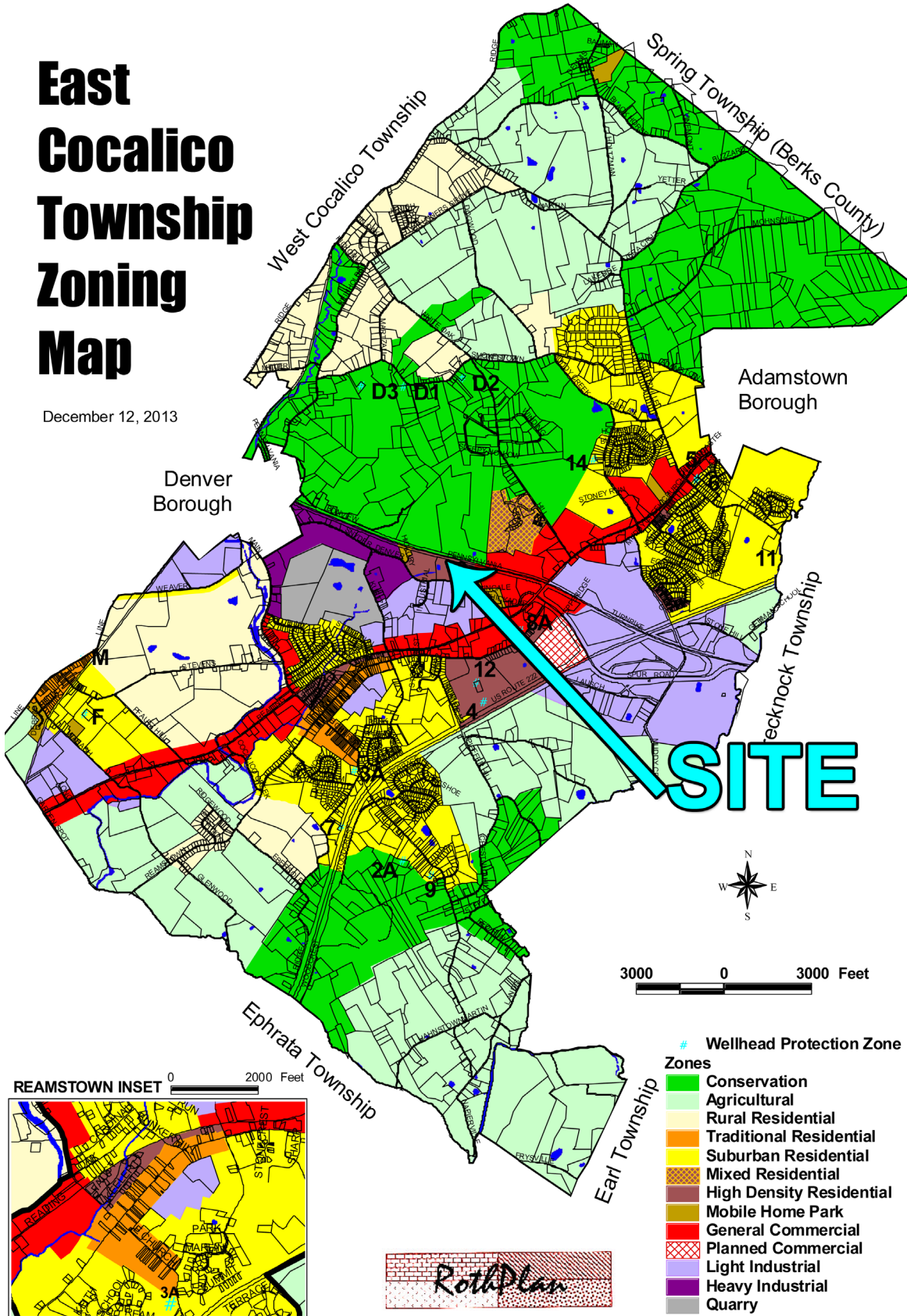
Water/Sewer Authority

East Cocalico Water and Sewer
Authority
717-336-1731

Denver Road
 Denver, PA
 Zoning Information

**East
 Cocalico
 Township
 Zoning
 Map**

December 12, 2013



Denver Road
Denver, PA
Zoning Information

Township of East Cocalico, PA

Chapter 220. Zoning

Article II. Zone Regulations

§ 220-16. High Density Residential Zone (R-2).



- A. Purpose. This zone seeks to accommodate the higher density housing needs of the Township. A wide range of housing types are encouraged, with densities exceeding those permitted elsewhere in the Township. These zones are located around existing multifamily developments and major transportation routes. Both public sewer and water facilities can be made available to these areas, and are a prerequisite to development.
- B. Permitted uses.
- (1) Cemeteries;
 - (2) Duplexes;
 - (3) Forestry uses;
 - (4) Municipal services and/or public utilities structures;
 - (5) Multiple-family dwellings;
 - (6) Parks and playgrounds;
 - (7) Single-family detached dwellings;
 - (8) Townhouses;
 - (9) Village Overlay Zone developments (see § 220-19);
 - (10) Minor municipal service or utility facilities;
[Added 2-15-2006 by Ord. No. 2006-03^[1]
[1] Editor's Note: This ordinance also renumbered former Subsection B(10) as B(11).

Denver Road Denver, PA Zoning Information

Township of East Cocalico, PA

- (11) Accessory uses customarily incidental to the above permitted uses, including, but not limited to, family day-care facilities and no-impact home based businesses, both as defined herein.
- C. Special exception uses (subject to the review procedures of § 220-142C).
 - (1) Bed-and-breakfasts (see § 220-70);
 - (2) Boardinghouses (see § 220-72);
 - (3) Churches and related uses (see § 220-75);
 - (4) Home occupations (see § 220-96);
 - (5) Medical residential campuses (see § 220-105);
 - (6) Municipal service ventures (see § 220-129); and
 - (7) Nursing, rest or retirement homes (see § 220-111).
 - (8) ECHO housing (see § 220-86).
[Added 10-1-2008 by Ord. No. 2008-03]
- D. Required design standards. The following tabulates required design standards.^[2]
^[2] *Editor's Note: The High Density Residential Zone Design Standards are included at the end of this chapter.*
- E. All uses permitted within this zone shall also comply with the applicable general provisions in Article III of this chapter.

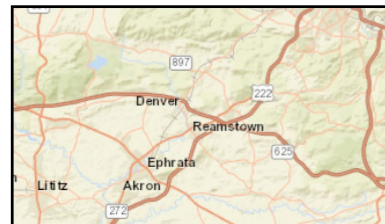
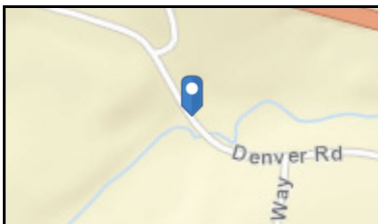
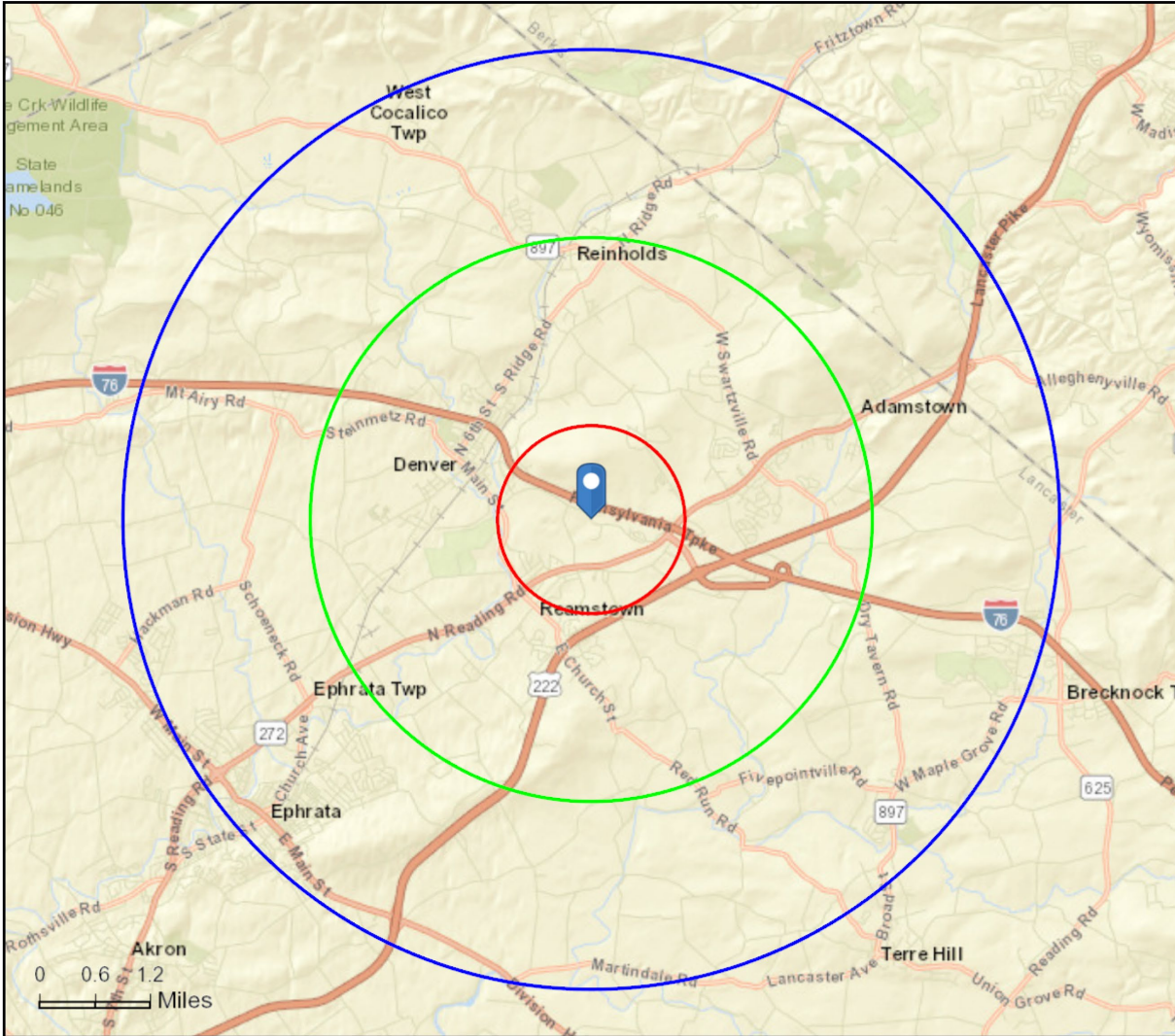
Denver Road Denver, PA Demographics



Site Map

Denver Rd, Denver, Pennsylvania, 17517
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 40.22474
Longitude: -76.11204



July 01, 2018

Denver Road Denver, PA Demographics



Executive Summary

Denver Rd, Denver, Pennsylvania, 17517
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 40.22474
Longitude: -76.11204

	1 mile	3 miles	5 miles
Population			
2000 Population	2,967	16,148	40,236
2010 Population	2,860	17,316	43,107
2018 Population	2,896	18,126	45,066
2023 Population	2,932	18,612	46,368
2000-2010 Annual Rate	-0.37%	0.70%	0.69%
2010-2018 Annual Rate	0.15%	0.56%	0.54%
2018-2023 Annual Rate	0.25%	0.53%	0.57%
2018 Male Population	50.1%	49.7%	49.7%
2018 Female Population	49.9%	50.3%	50.3%
2018 Median Age	41.7	39.4	38.8

In the identified area, the current year population is 45,066. In 2010, the Census count in the area was 43,107. The rate of change since 2010 was 0.54% annually. The five-year projection for the population in the area is 46,368 representing a change of 0.57% annually from 2018 to 2023. Currently, the population is 49.7% male and 50.3% female.

Median Age

The median age in this area is 41.7, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	94.5%	93.7%	93.6%
2018 Black Alone	0.9%	1.0%	1.1%
2018 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2018 Asian Alone	2.3%	2.6%	2.1%
2018 Pacific Islander Alone	0.1%	0.0%	0.0%
2018 Other Race	0.9%	0.9%	1.4%
2018 Two or More Races	1.0%	1.5%	1.6%
2018 Hispanic Origin (Any Race)	3.2%	3.3%	4.2%

Persons of Hispanic origin represent 4.2% 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 19.5 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	1,097	5,737	14,543
2010 Households	1,167	6,321	15,878
2018 Total Households	1,174	6,583	16,474
2023 Total Households	1,183	6,733	16,884
2000-2010 Annual Rate	0.62%	0.97%	0.88%
2010-2018 Annual Rate	0.07%	0.49%	0.45%
2018-2023 Annual Rate	0.15%	0.45%	0.49%
2018 Average Household Size	2.47	2.74	2.72

The household count in this area has changed from 15,878 in 2010 to 16,474 in the current year, a change of 0.45% annually. The five-year projection of households is 16,884, a change of 0.49% annually from the current year total. Average household size is currently 2.72, compared to 2.70 in the year 2010. The number of families in the current year is 12,157 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

July 01, 2018

Denver Road Denver, PA Demographics



Executive Summary

Denver Rd, Denver, Pennsylvania, 17517
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 40.22474
Longitude: -76.11204

	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$62,089	\$66,104	\$62,578
2023 Median Household Income	\$68,625	\$75,879	\$72,282
2018-2023 Annual Rate	2.02%	2.80%	2.93%
Average Household Income			
2018 Average Household Income	\$73,198	\$82,262	\$80,742
2023 Average Household Income	\$82,735	\$94,918	\$93,794
2018-2023 Annual Rate	2.48%	2.90%	3.04%
Per Capita Income			
2018 Per Capita Income	\$28,637	\$29,948	\$29,322
2023 Per Capita Income	\$32,189	\$34,408	\$33,920
2018-2023 Annual Rate	2.37%	2.82%	2.96%

Households by Income
Current median household income is \$62,578 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$72,282 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$80,742 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$93,794 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$29,322 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$33,920 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	1,132	5,897	15,003
2000 Owner Occupied Housing Units	825	4,640	11,082
2000 Renter Occupied Housing Units	272	1,098	3,461
2000 Vacant Housing Units	35	159	460
2010 Total Housing Units	1,220	6,566	16,527
2010 Owner Occupied Housing Units	844	4,977	12,052
2010 Renter Occupied Housing Units	323	1,344	3,826
2010 Vacant Housing Units	53	245	649
2018 Total Housing Units	1,235	6,868	17,208
2018 Owner Occupied Housing Units	825	5,054	12,209
2018 Renter Occupied Housing Units	349	1,529	4,265
2018 Vacant Housing Units	61	285	734
2023 Total Housing Units	1,248	7,041	17,678
2023 Owner Occupied Housing Units	837	5,204	12,614
2023 Renter Occupied Housing Units	346	1,529	4,270
2023 Vacant Housing Units	65	308	794

Currently, 70.9% of the 17,208 housing units in the area are owner occupied; 24.8%, 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 16,527 housing units in the area - 72.9% owner occupied, 23.1% renter occupied, and 3.9% vacant. The annual rate of change in housing units since 2010 is 1.81%. Median home value in the area is \$202,398, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.81% annually to \$221,395.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

July 01, 2018