

For Sale

717.293.4477



An Affiliate of High Real Estate Group LLC

Industrial/Commercial Realtors



2701 STATE ROAD
LANCASTER, PA 17601

William Boben, III, CCIM, SIOR

Call Today!  717.209-4012

 bboben@high.net



Industrial/Commercial Realtors

► Land for Sale



2701 State Road
Lancaster, PA 17601

Available Acreage:

64.8 acres

Sale Price:

Price and terms to be negotiated between Buyer and Seller.

Description:

Development opportunity at the intersection of State Road and Harrisburg Pike. Property is clean and green.

William Boben, III, CCIM, SIOR

Call Today! ☎ 717.209-4012

✉ bboben@high.net

PROPERTY INFORMATION

| | |
|--------------------|--|
| Available Acreage: | 64.8 acres |
| Zoning: | Agricultural Holding |
| Topography: | Gentle slope to property center |
| Tax Account#: | 290-37739-0-0000 |
| Deed Reference: | 2470685 |
| County: | Lancaster County |
| Municipality: | East Hempfield Township |
| School District: | Hempfield |
| Buildings: | Multiple residential and agricultural structures on site |
| Hydrology: | Swarr Run Road bisects property |
| Comments: | Property currently in clean and green. |

Information furnished regarding property for sale or rent is from sources deemed reliable, but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

LANCASTER COUNTY

BOARD OF ASSESSMENT APPEALS

COUNTY COMMISSIONERS
DENNIS STUCKEY
CRAIG LEHMAN
JOSH PARSONS

150 N QUEEN ST
Suite 310
LANCASTER, PA 17603
TELEPHONE: 717-299-8381
FAX: 717-299-8376
[WEB SITE: www.co.lancaster.pa.us](http://www.co.lancaster.pa.us)

**Lancaster County Assessment Office Act 319 Administration
Clean and Green Rollback Tax and Interest Estimate
Information only**

Requested by: SARAH YOUNG FISHER
Requested by:
[email: syfisher@rklwealth.com](mailto:syfisher@rklwealth.com)
Phone Number: 717-399-1700
fax:
Notice of Transfer received: N/A
Settlement date:N/A

MEMBERS OF BOARD
RICHARD CORNOGG
PAUL JANKOWSKI
JAMES WENTZ JR

JOHN MAVRIDES
Director of Assessment

MELVIN E NEWCOMER
Solicitor

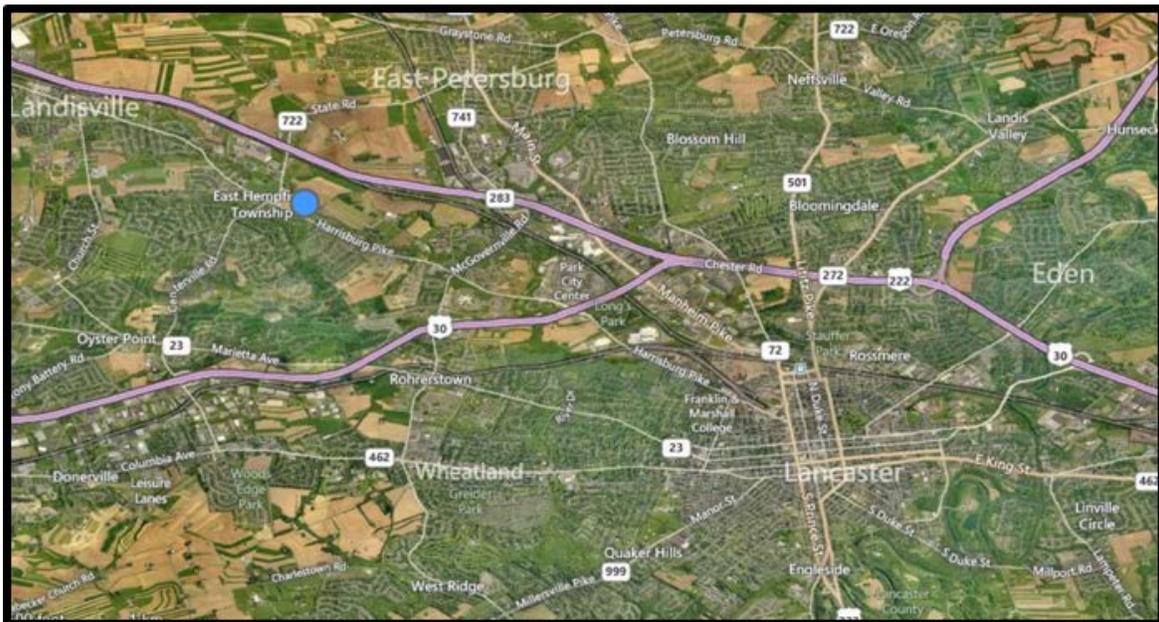
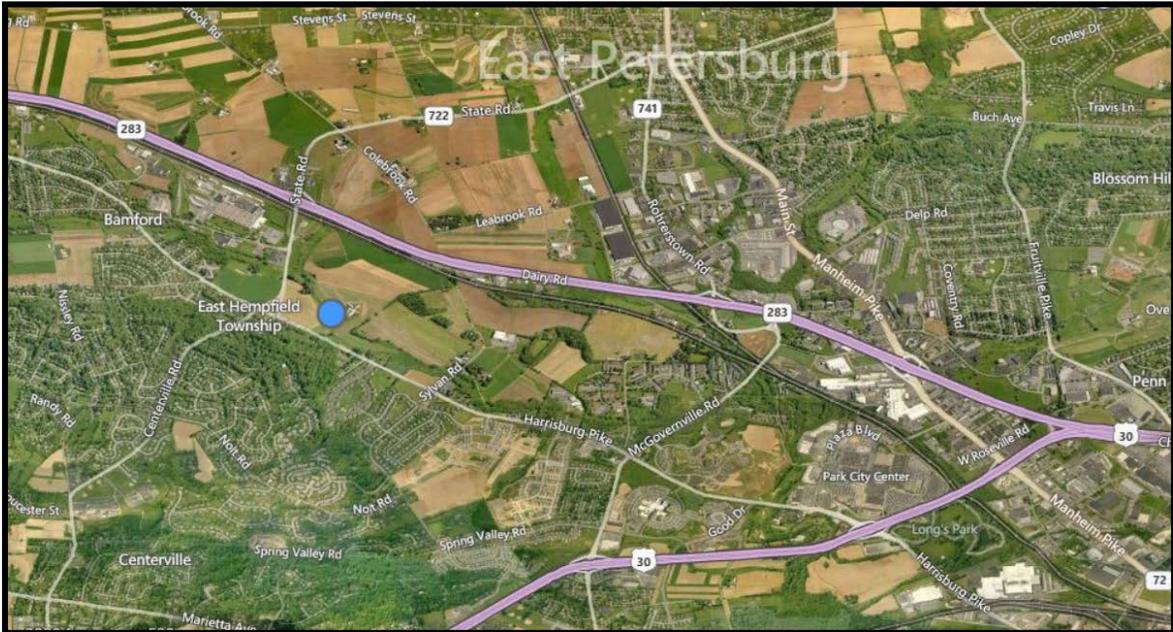
Property Owner Name: MANN FAMILY PARTNERSHIP II

Property Account Number: 290-37739-0-0000
Act 319 Application Number: 002454

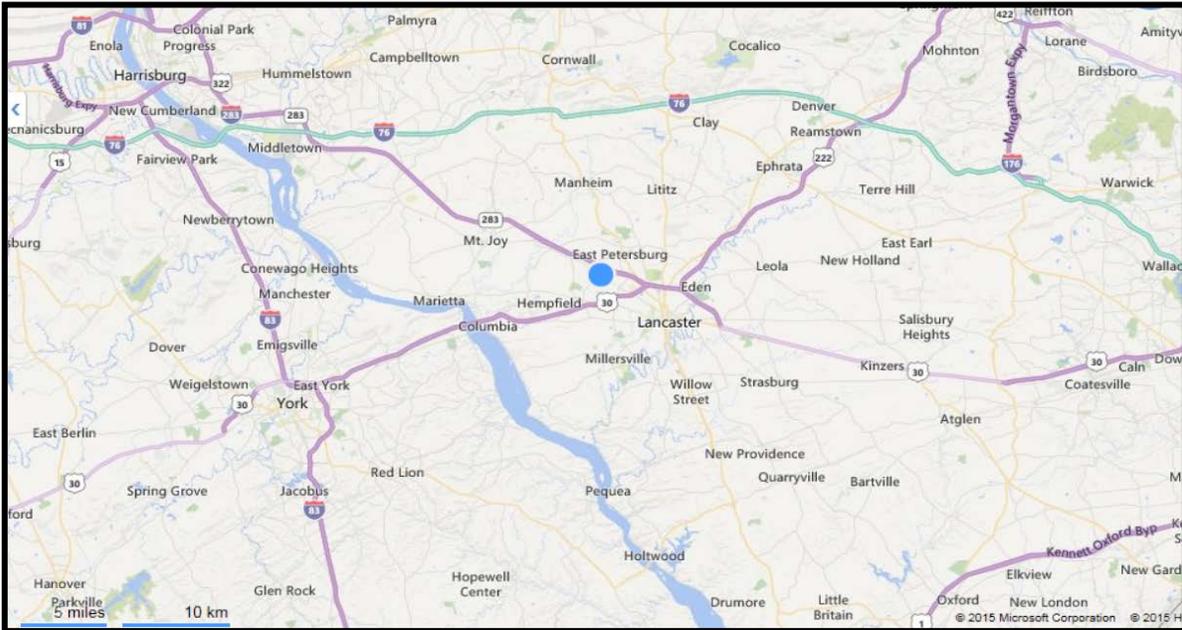
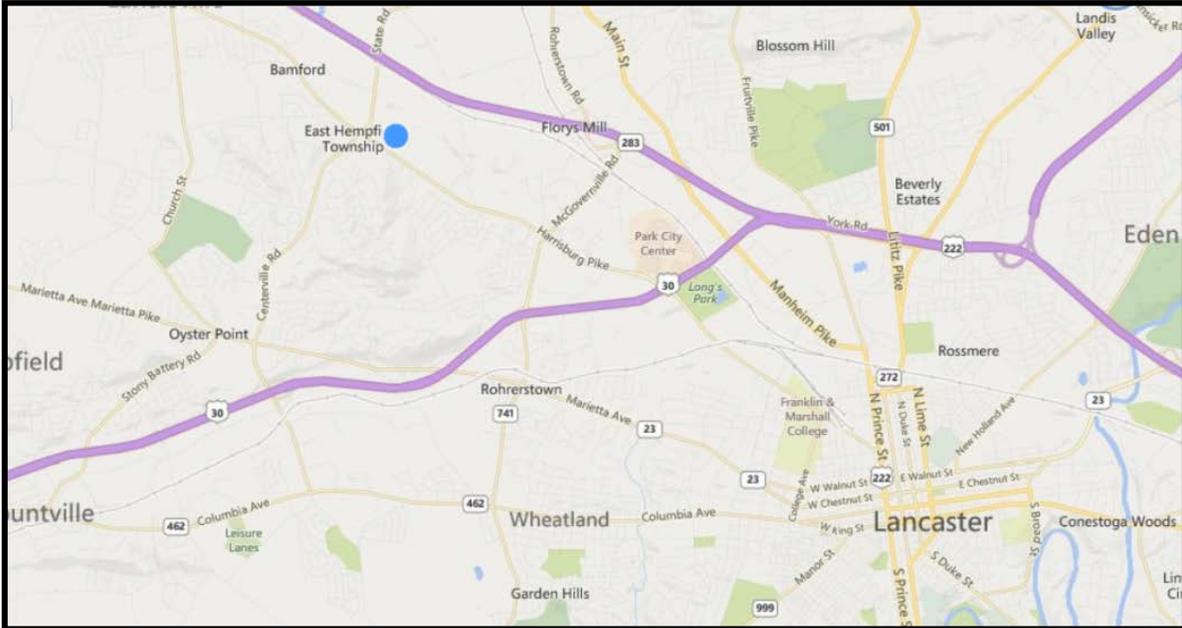
| | |
|--|--------------------|
| Municipality Tax and Interest Due = | \$4,429.03 |
| County Tax and Interest Due = | \$12,177.73 |
| School District Tax and Interest Due = | \$63,499.18 |
| Total Tax and Interest Due for Rollback = | \$80,105.94 |

Notes and comments: The rollback tax and interest calculations provided in this correspondence are for information purposes and are valid until the end of the tax cycle, **June 30, 2017**. A Notice of Transfer 30 days prior to the date of change in use is required, at which time the Statement will be issued.

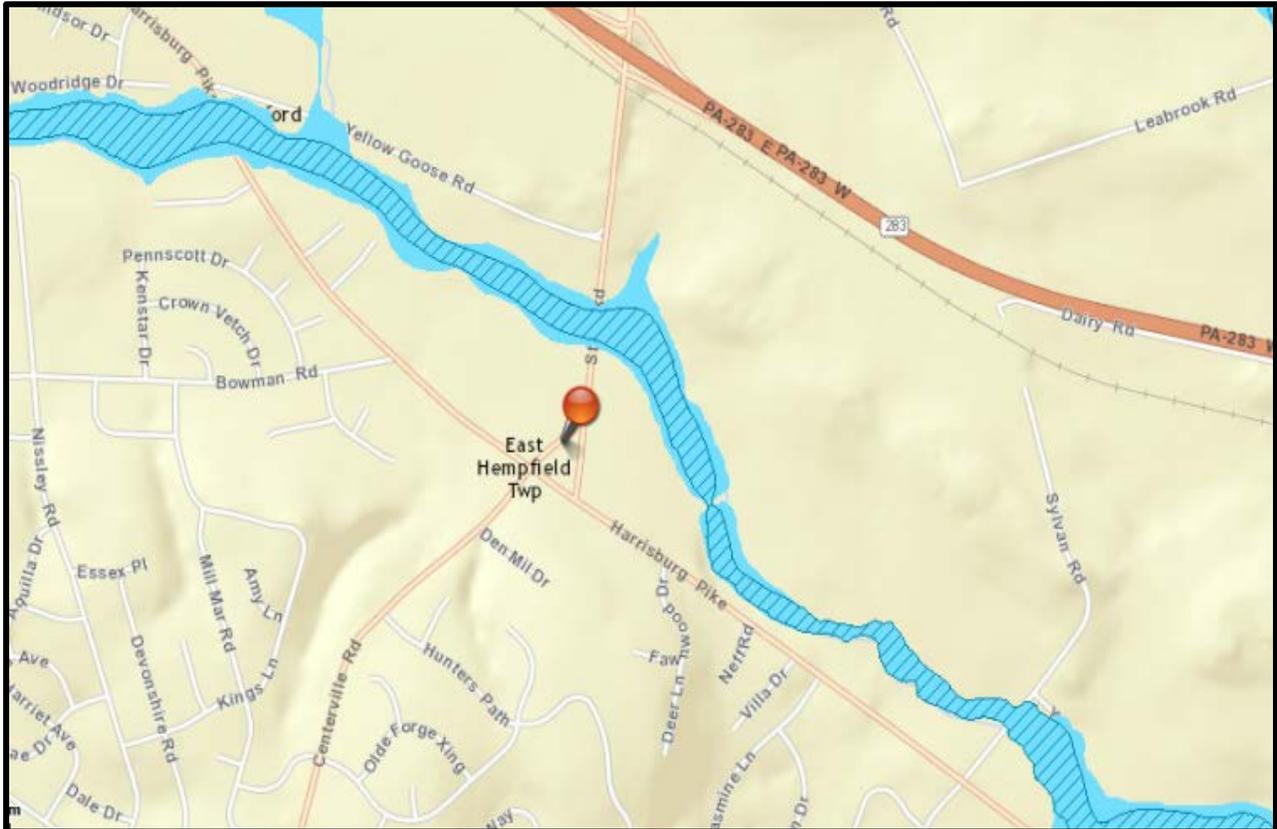
AERIAL PHOTO



LOCATION MAP

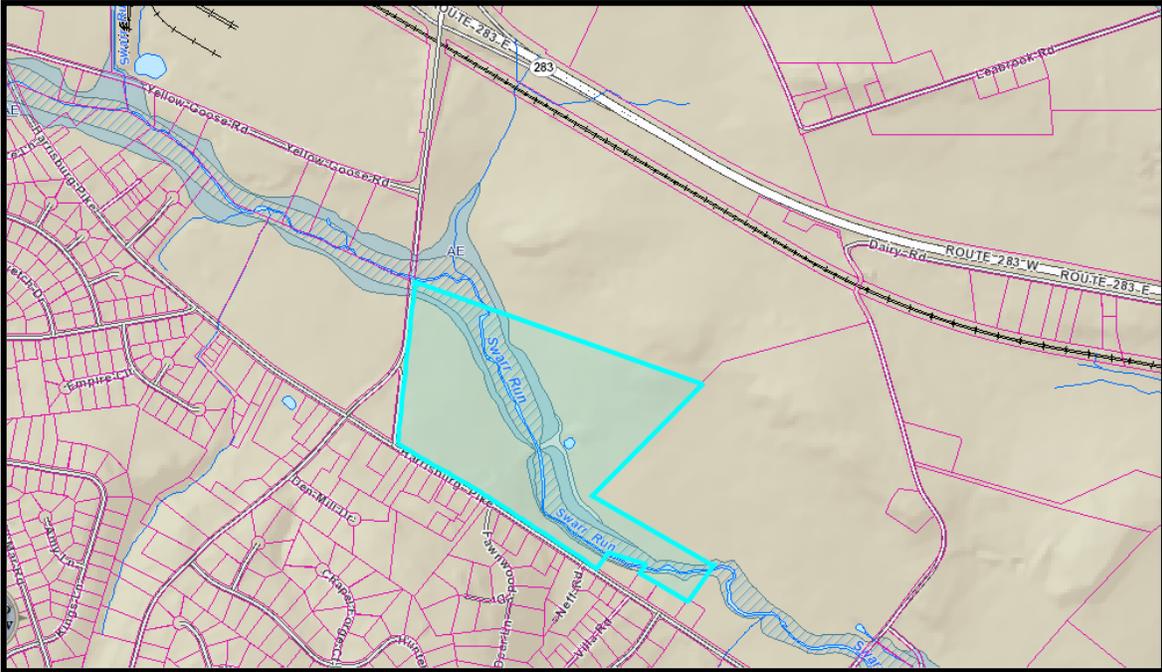


FLOODPLAIN MAP

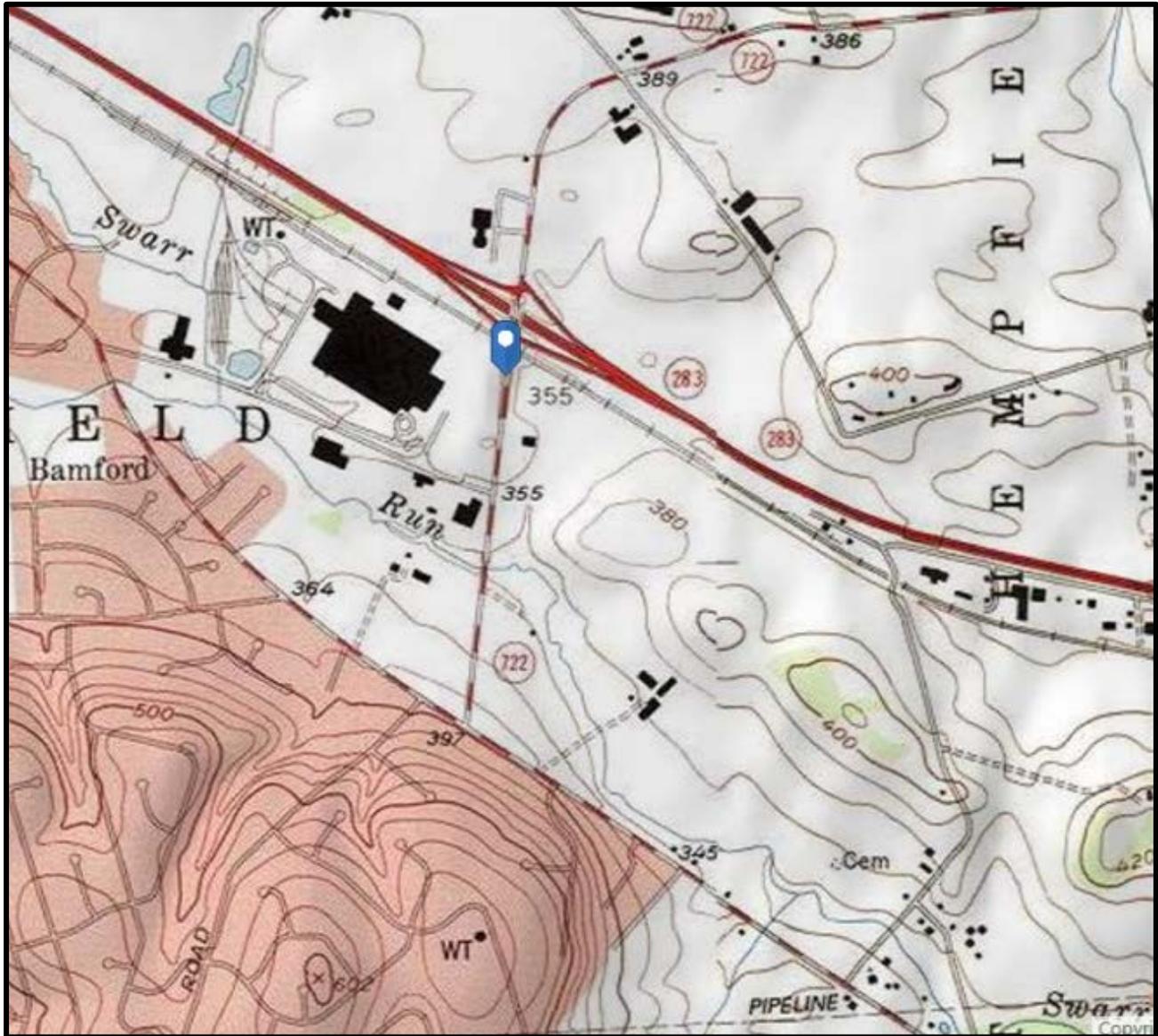


2701 STATE ROAD
LANCASTER, PA 17601

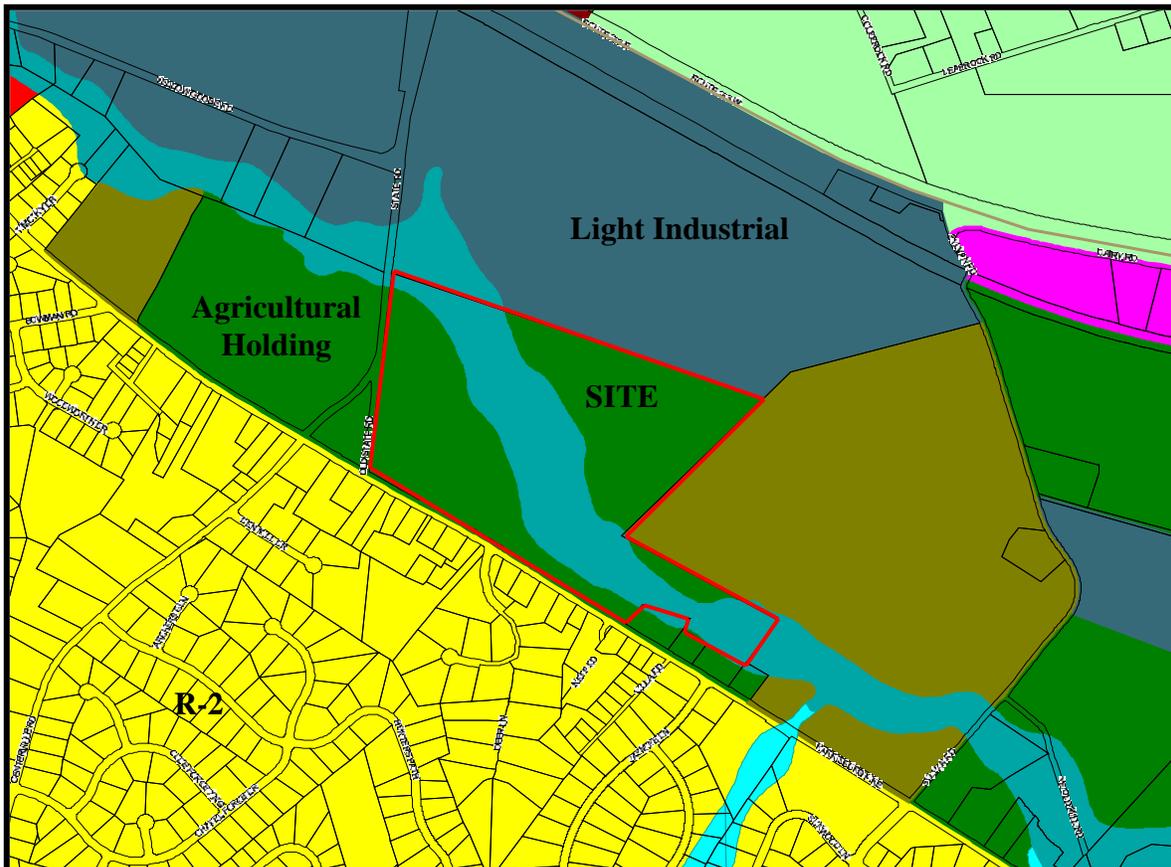
TAX MAP



TOPOGRAPHY MAP



ZONING MAP



**2701 State Road
Lancaster, PA 17601**

Agricultural Holding Zoning



An Affiliate of High Real Estate Group LLC

1853 William Penn Way • P.O. Box 10008 • Lancaster, PA 17605-0008
(717) 291-2284 • FAX (717) 293-4488 • www.highassociates.com

| | |
|-------|-----------|
| Scale | 1" = 100' |
| Date | |
| Sheet | |

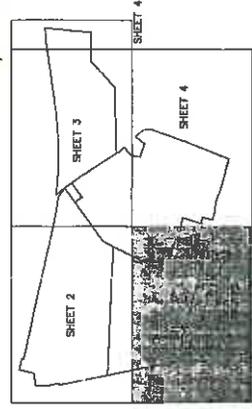
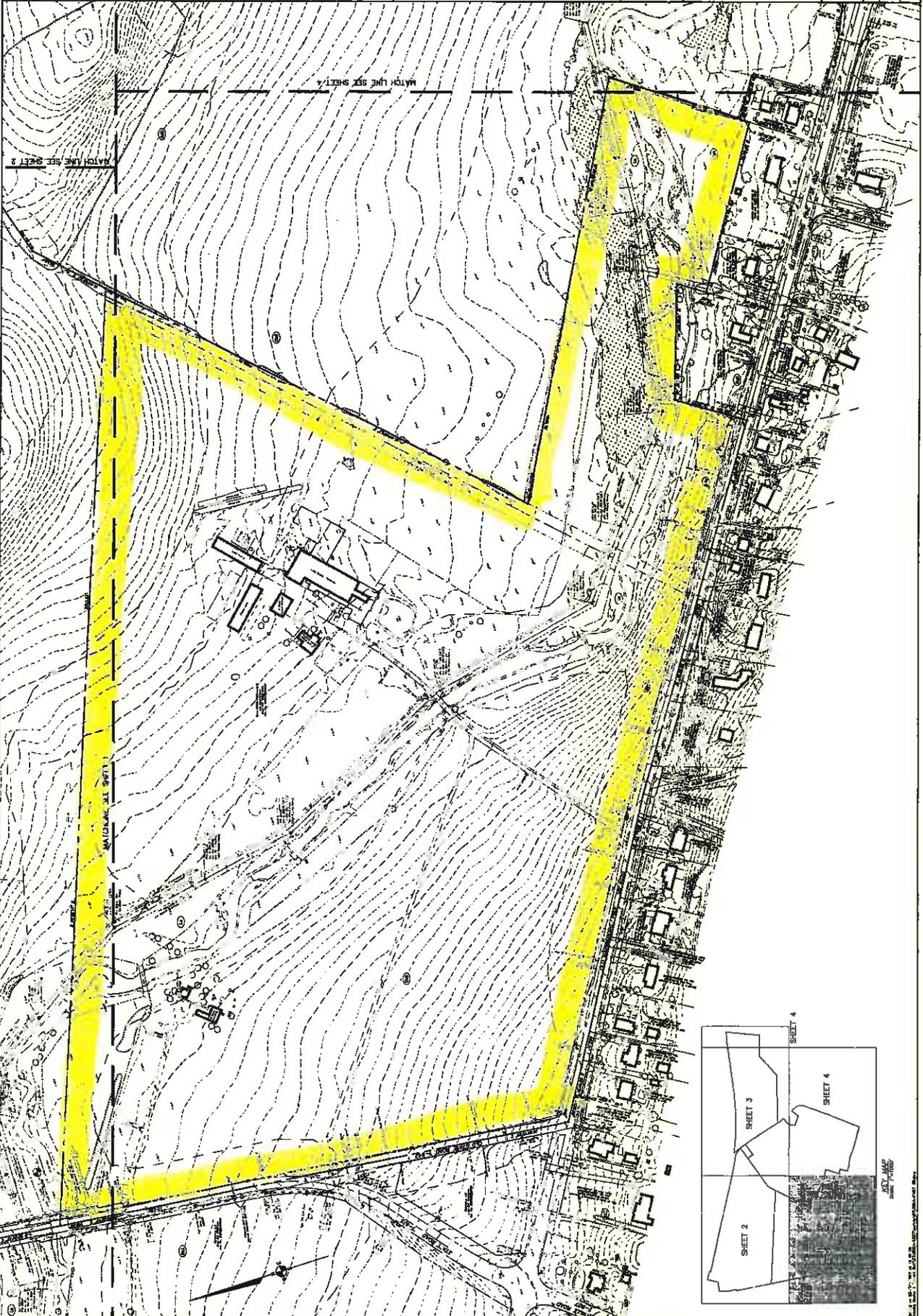


Project Name: SWARR RUN
 Project Address: SWARR RUN, EAST HEPPELD TOWNSHIP - LANCASTER COUNTY, PA
 Project Engineer: David B. Kogut, PE
 Checked By: Keith D. Werten, PLS
 Date: 11/10/07

BOUNDARY & TOPOGRAPHIC SURVEY
SWARR RUN
SURVEY PLAN
 EAST HEPPELD TOWNSHIP - LANCASTER COUNTY, PA

Other Locations:
 Survey Station
 Control
 Benchmark
 Elevation
 119 West Liberty Street, Suite 1
 Lancaster, PA 17603
 Tel: (717) 397-0800
 Fax: (717) 397-0801
 www.lrhpa.com

LRHA
 APRIL 3, 2007
 PROJECT NO. 07.006A
 SHEET NO. 5 OF 5



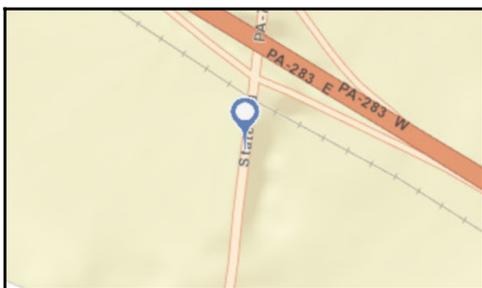
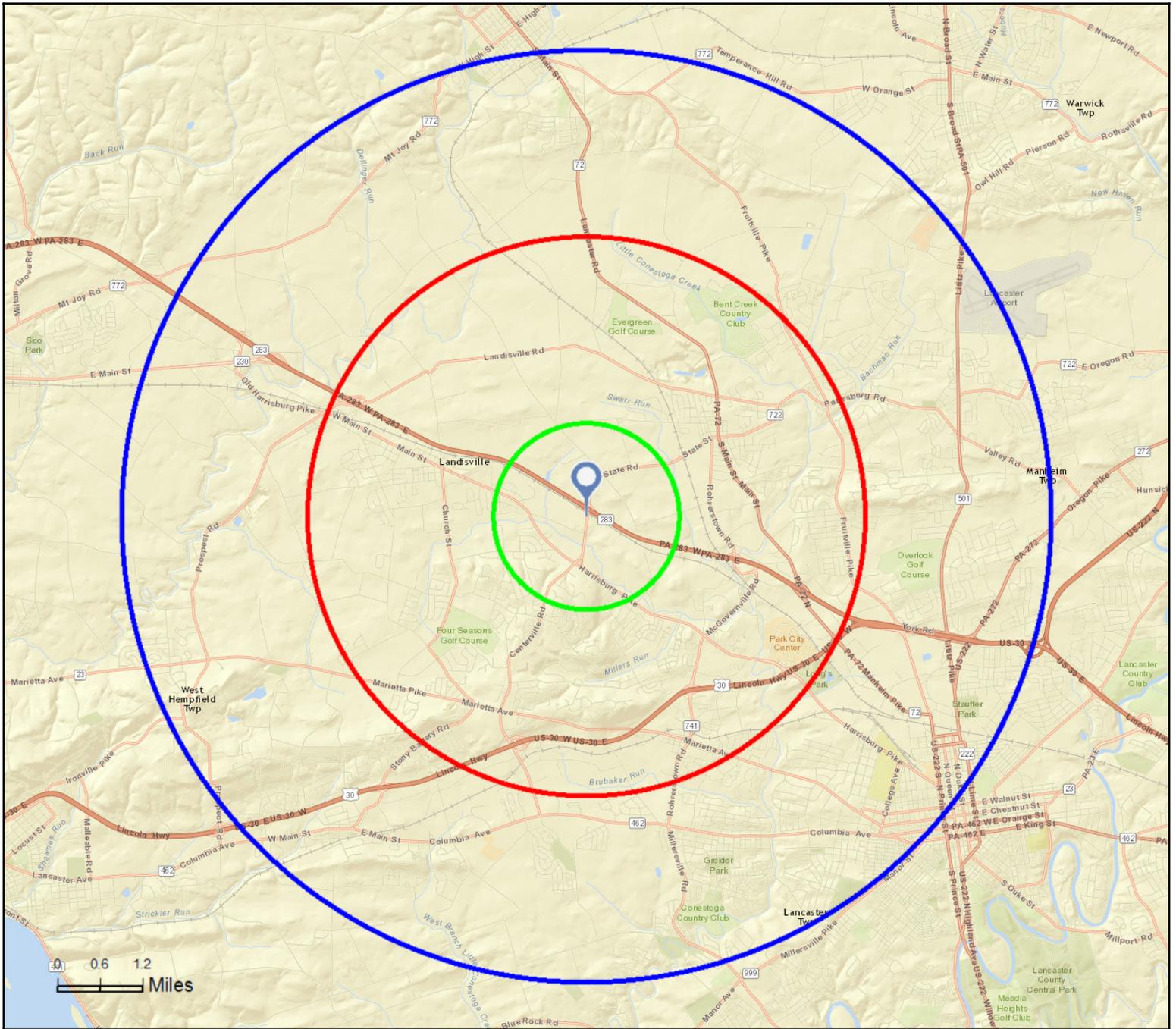
DATE PLOTTED: 11/10/07
 PLOT SCALE: 1" = 100'



Site Map

State Rd, Lancaster, Pennsylvania, 17601
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.08753
Longitude: -76.38075





Executive Summary

State Rd, Lancaster, Pennsylvania, 17601
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.08753
Longitude: -76.38075

| | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| Population | | | |
| 2000 Population | 2,702 | 30,286 | 97,817 |
| 2010 Population | 2,795 | 33,131 | 108,555 |
| 2015 Population | 2,890 | 34,306 | 112,008 |
| 2020 Population | 2,986 | 35,251 | 115,346 |
| 2000-2010 Annual Rate | 0.34% | 0.90% | 1.05% |
| 2010-2015 Annual Rate | 0.64% | 0.67% | 0.60% |
| 2015-2020 Annual Rate | 0.66% | 0.54% | 0.59% |
| 2015 Male Population | 49.7% | 48.9% | 48.2% |
| 2015 Female Population | 50.3% | 51.1% | 51.8% |
| 2015 Median Age | 49.6 | 43.8 | 41.3 |

In the identified area, the current year population is 112,008. In 2010, the Census count in the area was 108,555. The rate of change since 2010 was 0.60% annually. The five-year projection for the population in the area is 115,346 representing a change of 0.59% annually from 2015 to 2020. Currently, the population is 48.2% male and 51.8% female.

Median Age

The median age in this area is 49.6, compared to U.S. median age of 37.9.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2015 White Alone | 90.8% | 86.1% | 82.4% |
| 2015 Black Alone | 1.8% | 3.6% | 5.4% |
| 2015 American Indian/Alaska Native Alone | 0.1% | 0.2% | 0.2% |
| 2015 Asian Alone | 4.4% | 4.4% | 3.8% |
| 2015 Pacific Islander Alone | 0.0% | 0.0% | 0.0% |
| 2015 Other Race | 1.4% | 3.3% | 5.1% |
| 2015 Two or More Races | 1.3% | 2.4% | 2.9% |
| 2015 Hispanic Origin (Any Race) | 3.5% | 8.2% | 12.3% |

Persons of Hispanic origin represent 12.3% of the population in the identified area compared to 17.6% 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 46.3 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|-------|--------|--------|
| 2000 Households | 955 | 11,556 | 38,589 |
| 2010 Households | 1,087 | 13,015 | 43,665 |
| 2015 Total Households | 1,132 | 13,534 | 45,220 |
| 2020 Total Households | 1,171 | 13,917 | 46,622 |
| 2000-2010 Annual Rate | 1.30% | 1.20% | 1.24% |
| 2010-2015 Annual Rate | 0.78% | 0.75% | 0.67% |
| 2015-2020 Annual Rate | 0.68% | 0.56% | 0.61% |
| 2015 Average Household Size | 2.55 | 2.53 | 2.42 |

The household count in this area has changed from 43,665 in 2010 to 45,220 in the current year, a change of 0.67% annually. The five-year projection of households is 46,622, a change of 0.61% annually from the current year total. Average household size is currently 2.42, compared to 2.43 in the year 2010. The number of families in the current year is 29,464 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 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

August 10, 2015



Executive Summary

State Rd, Lancaster, Pennsylvania, 17601
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.08753
Longitude: -76.38075

| | 1 mile | 3 miles | 5 miles |
|---------------------------------|-----------|-----------|----------|
| Median Household Income | | | |
| 2015 Median Household Income | \$93,710 | \$70,614 | \$56,771 |
| 2020 Median Household Income | \$105,308 | \$81,704 | \$65,693 |
| 2015-2020 Annual Rate | 2.36% | 2.96% | 2.96% |
| Average Household Income | | | |
| 2015 Average Household Income | \$121,448 | \$94,108 | \$79,095 |
| 2020 Average Household Income | \$132,938 | \$106,341 | \$89,357 |
| 2015-2020 Annual Rate | 1.82% | 2.47% | 2.47% |
| Per Capita Income | | | |
| 2015 Per Capita Income | \$47,936 | \$37,200 | \$32,028 |
| 2020 Per Capita Income | \$52,539 | \$42,053 | \$36,207 |
| 2015-2020 Annual Rate | 1.85% | 2.48% | 2.48% |

Current median household income is \$56,771 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$65,693 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$79,095 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$89,357 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$32,028 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$36,207 in five years, compared to \$32,501 for all U.S. households

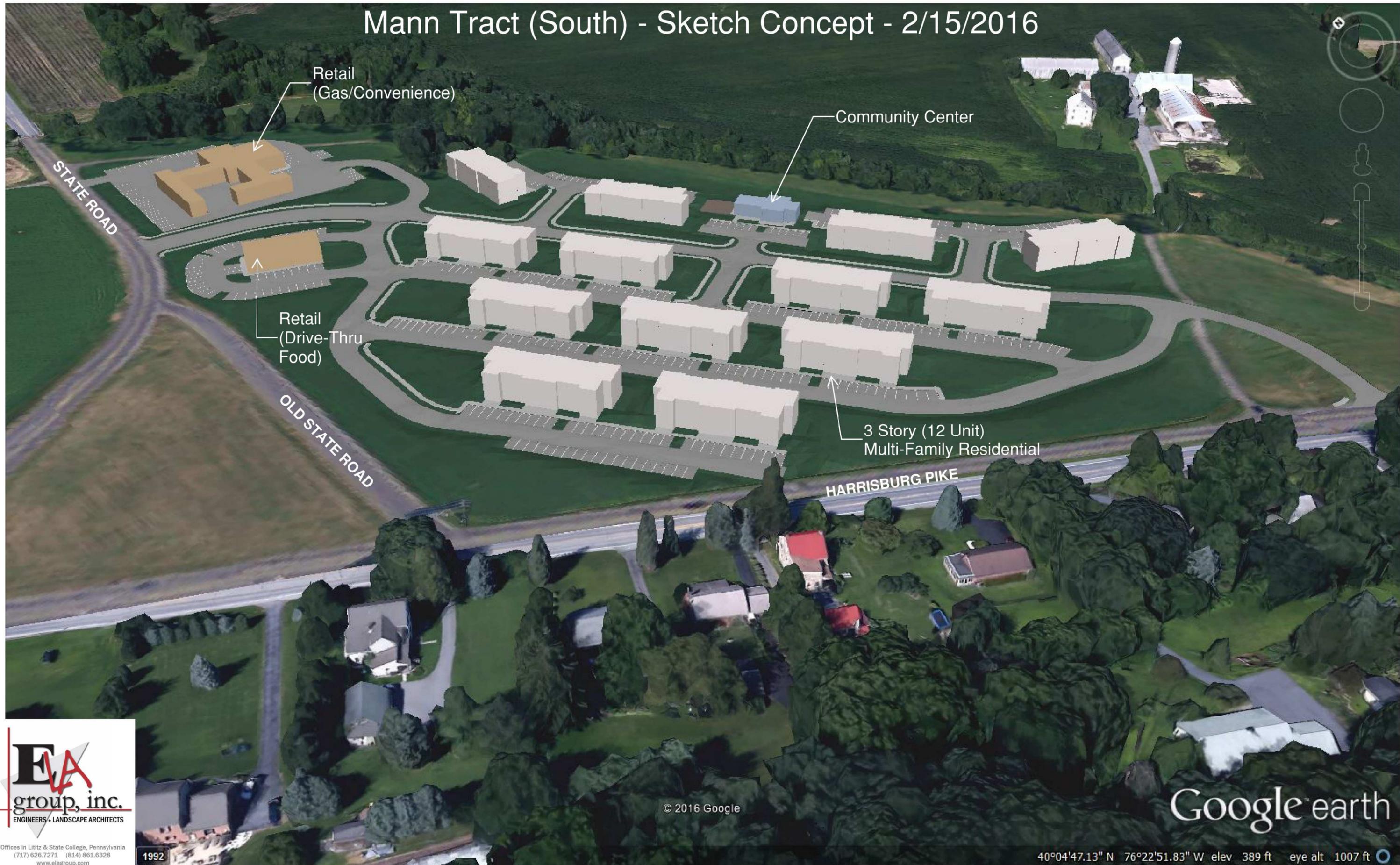
| Housing | | | |
|------------------------------------|-------|--------|--------|
| 2000 Total Housing Units | 974 | 11,867 | 40,229 |
| 2000 Owner Occupied Housing Units | 893 | 8,796 | 27,063 |
| 2000 Renter Occupied Housing Units | 62 | 2,760 | 11,526 |
| 2000 Vacant Housing Units | 19 | 311 | 1,640 |
| 2010 Total Housing Units | 1,149 | 13,596 | 45,809 |
| 2010 Owner Occupied Housing Units | 972 | 9,835 | 29,660 |
| 2010 Renter Occupied Housing Units | 115 | 3,180 | 14,005 |
| 2010 Vacant Housing Units | 62 | 581 | 2,144 |
| 2015 Total Housing Units | 1,194 | 14,095 | 47,499 |
| 2015 Owner Occupied Housing Units | 1,002 | 10,090 | 29,933 |
| 2015 Renter Occupied Housing Units | 130 | 3,445 | 15,287 |
| 2015 Vacant Housing Units | 62 | 561 | 2,279 |
| 2020 Total Housing Units | 1,238 | 14,527 | 49,080 |
| 2020 Owner Occupied Housing Units | 1,035 | 10,376 | 30,735 |
| 2020 Renter Occupied Housing Units | 136 | 3,542 | 15,886 |
| 2020 Vacant Housing Units | 67 | 610 | 2,458 |

Currently, 63.0% of the 47,499 housing units in the area are owner occupied; 32.2%, renter occupied; and 4.8% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 45,809 housing units in the area - 64.7% owner occupied, 30.6% renter occupied, and 4.7% vacant. The annual rate of change in housing units since 2010 is 1.62%. Median home value in the area is \$211,580, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 2.44% annually to \$238,731.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

Mann Tract (South) - Sketch Concept - 2/15/2016



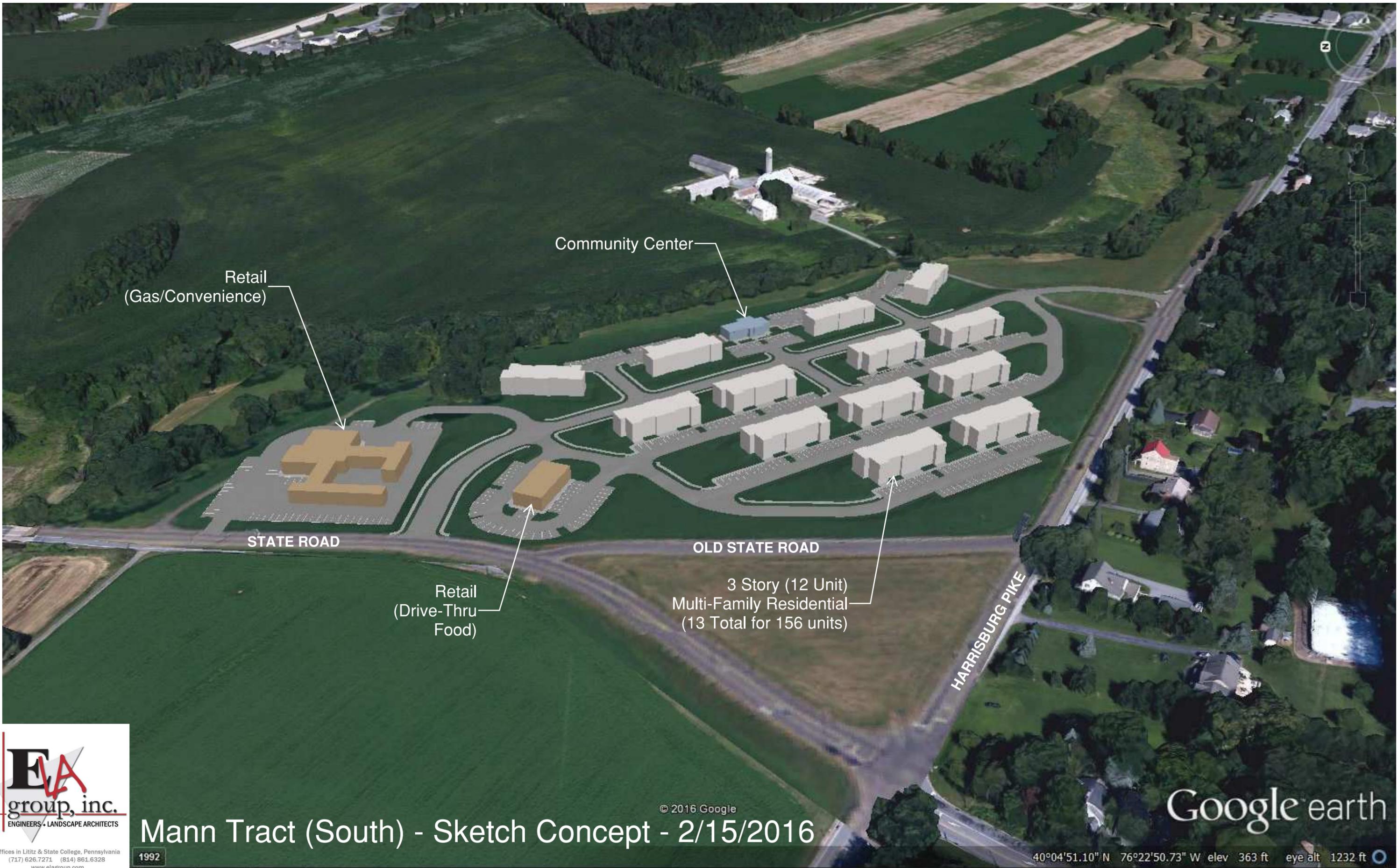
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www.elagroup.com

1992

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Google earth

40°04'47.13" N 76°22'51.83" W elev 389 ft eye alt 1007 ft



Retail
(Gas/Convenience)

Community Center

STATE ROAD

OLD STATE ROAD

Retail
(Drive-Thru
Food)

3 Story (12 Unit)
Multi-Family Residential
(13 Total for 156 units)

HARRISBURG PIKE



Mann Tract (South) - Sketch Concept - 2/15/2016

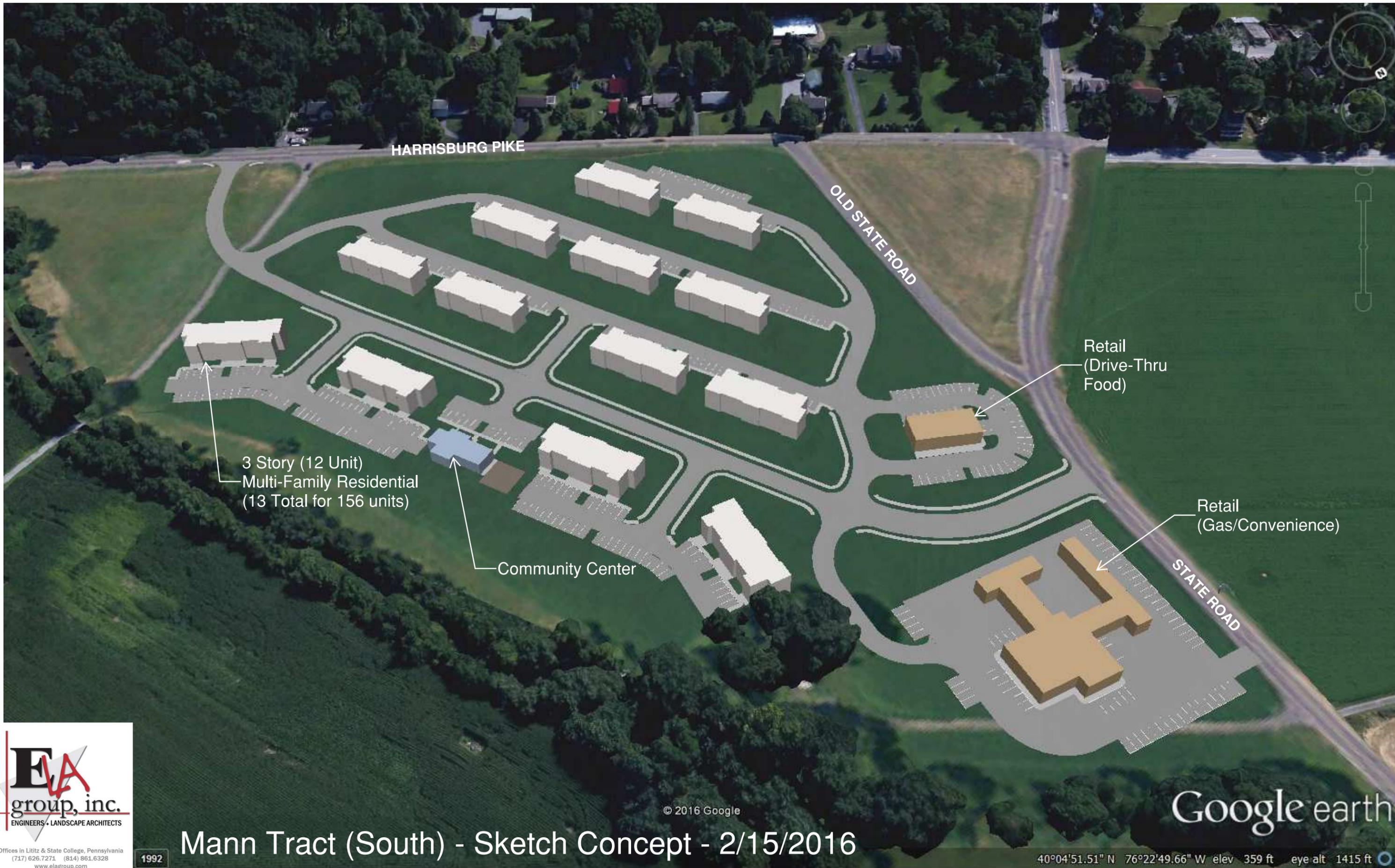
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1992

40°04'51.10" N 76°22'50.73" W elev 363 ft eye alt 1232 ft



HARRISBURG PIKE

OLD STATE ROAD

STATE ROAD

3 Story (12 Unit)
Multi-Family Residential
(13 Total for 156 units)

Community Center

Retail
(Drive-Thru
Food)

Retail
(Gas/Convenience)



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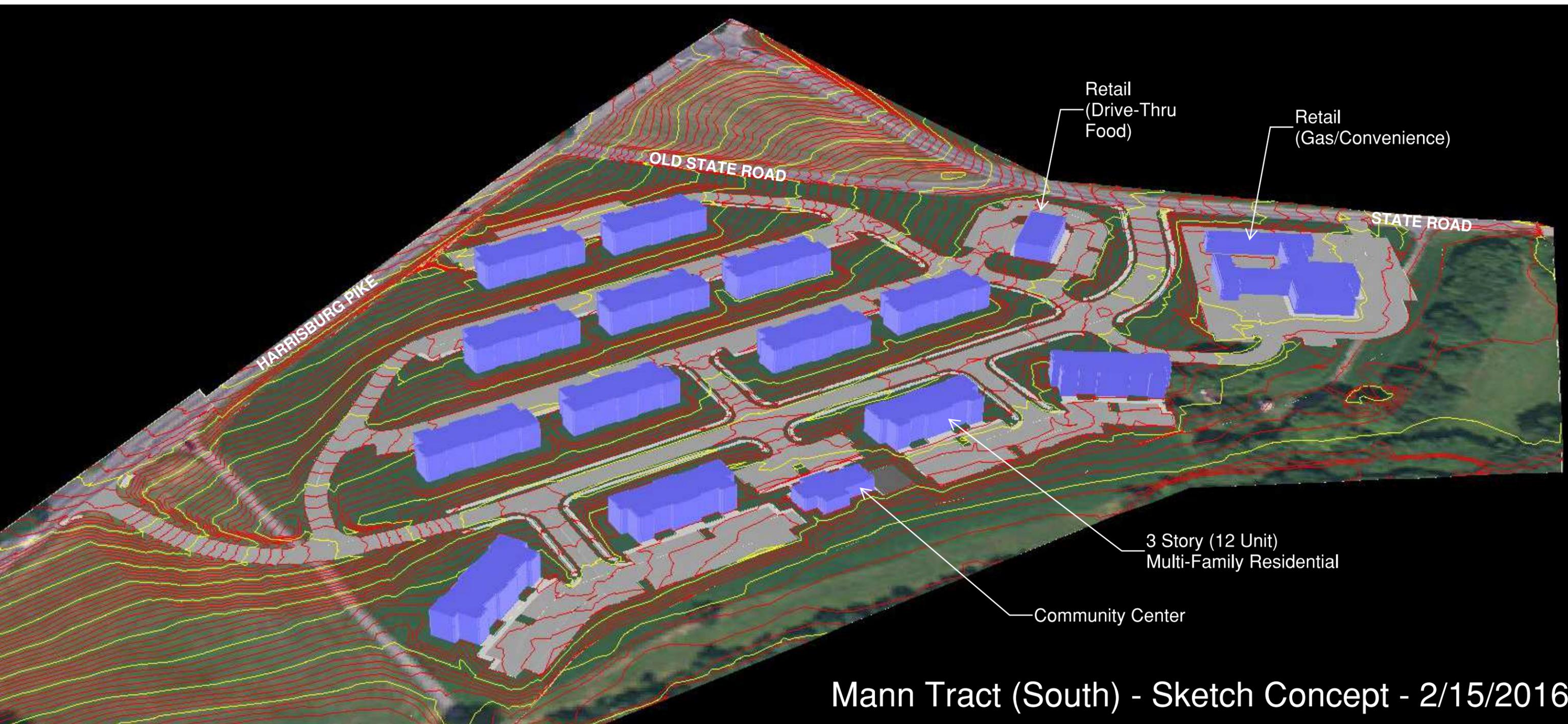
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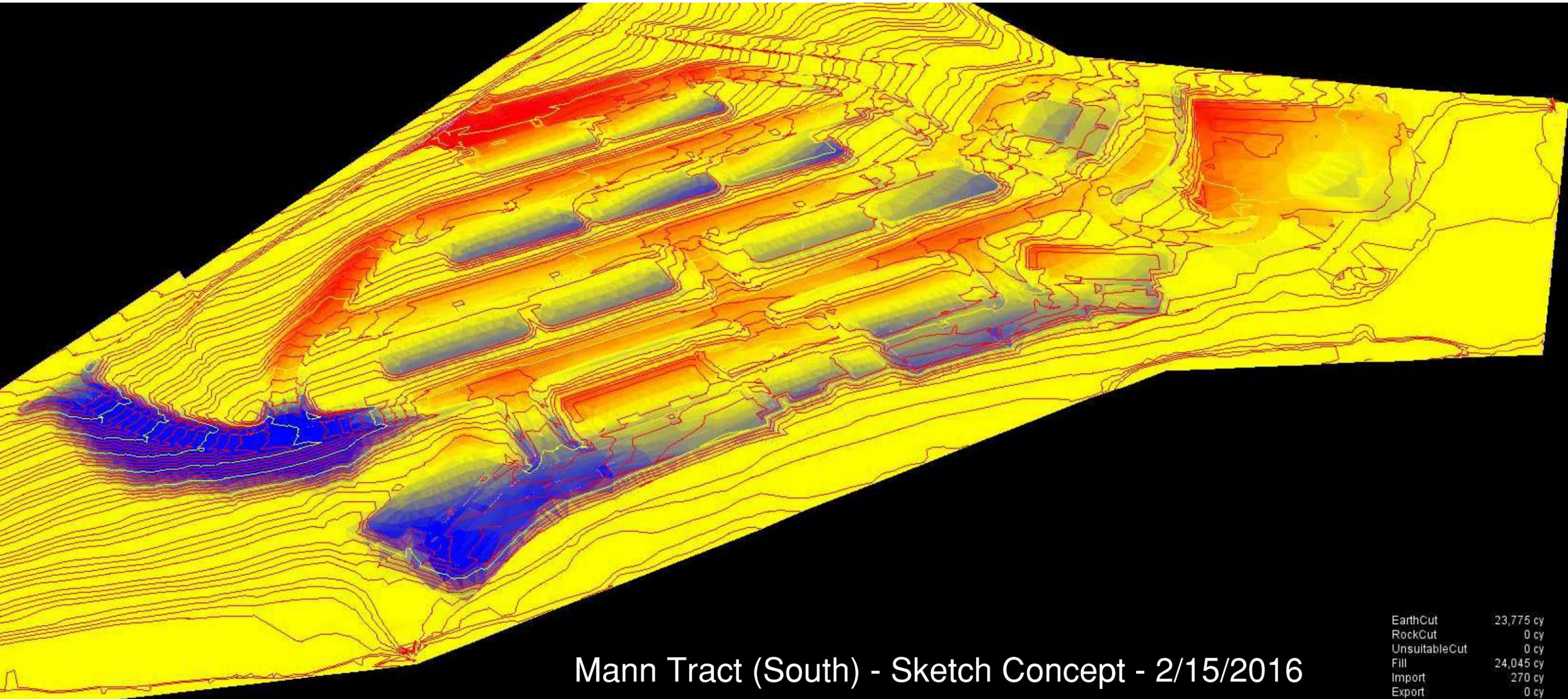
Google earth

Mann Tract (South) - Sketch Concept - 2/15/2016

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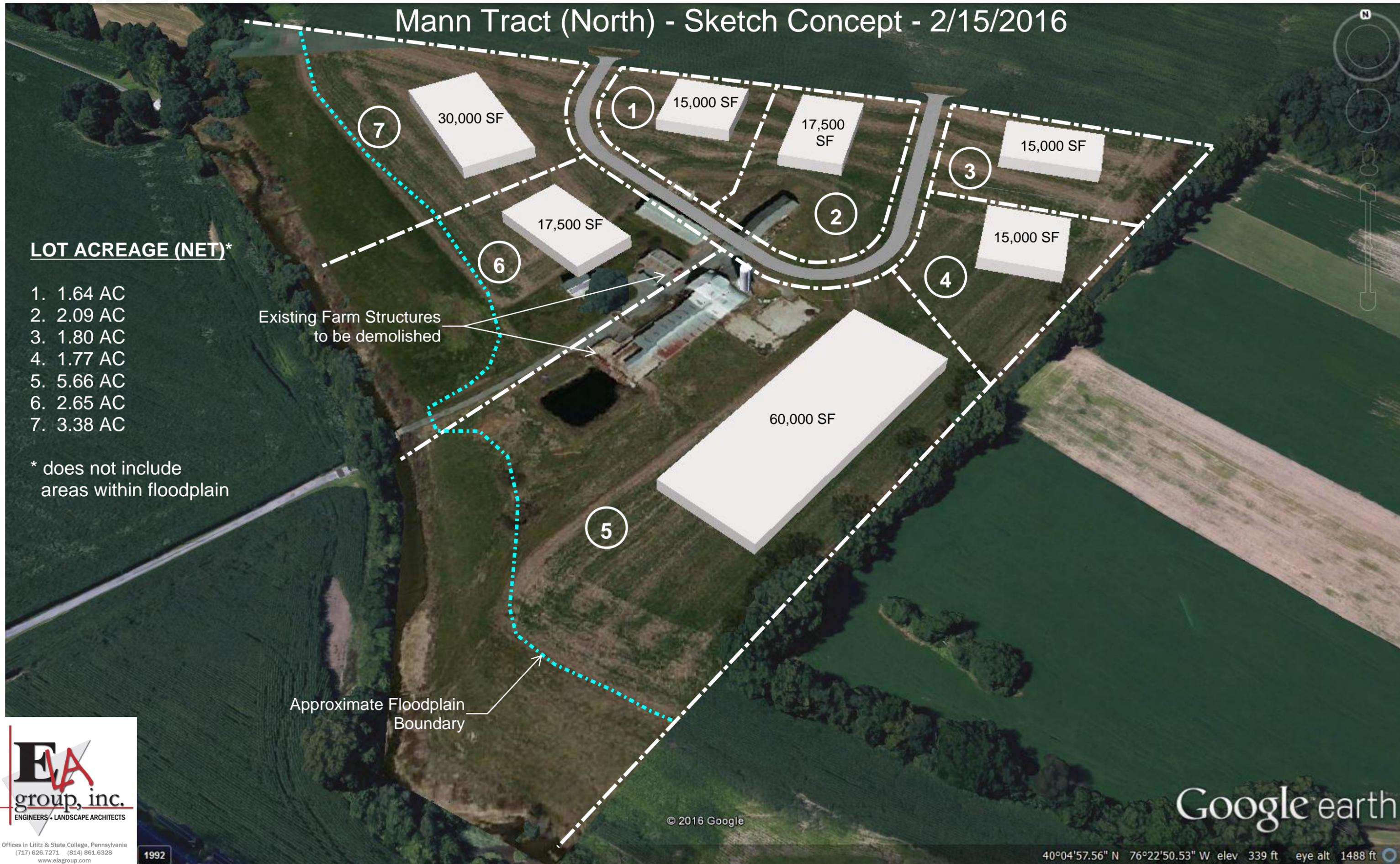


Mann Tract (South) - Sketch Concept - 2/15/2016



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Mann Tract (North) - Sketch Concept - 2/15/2016



LOT ACREAGE (NET)*

- 1. 1.64 AC
- 2. 2.09 AC
- 3. 1.80 AC
- 4. 1.77 AC
- 5. 5.66 AC
- 6. 2.65 AC
- 7. 3.38 AC

* does not include areas within floodplain

Existing Farm Structures to be demolished

Approximate Floodplain Boundary



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40°04'57.56" N 76°22'50.53" W elev 339 ft eye alt 1488 ft

Mann Tract (North) - Sketch Concept - 2/15/2016

Existing Farm Structures
to be demolished

Approximate Floodplain
Boundary



LOT ACREAGE (NET)*

- 1. 1.64 AC
- 2. 2.09 AC
- 3. 1.80 AC
- 4. 1.77 AC
- 5. 5.66 AC
- 6. 2.65 AC
- 7. 3.38 AC

* does not include areas within floodplain



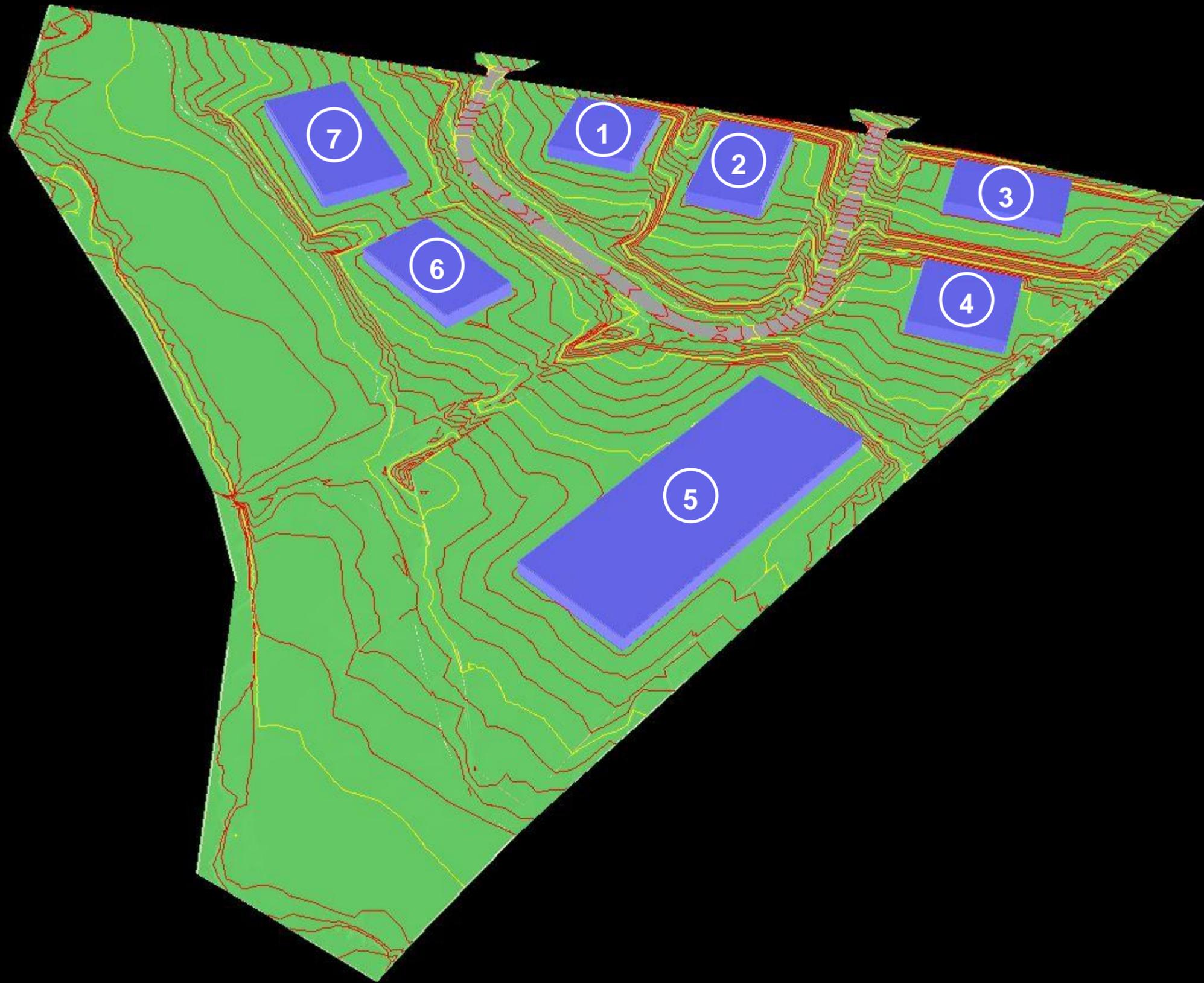
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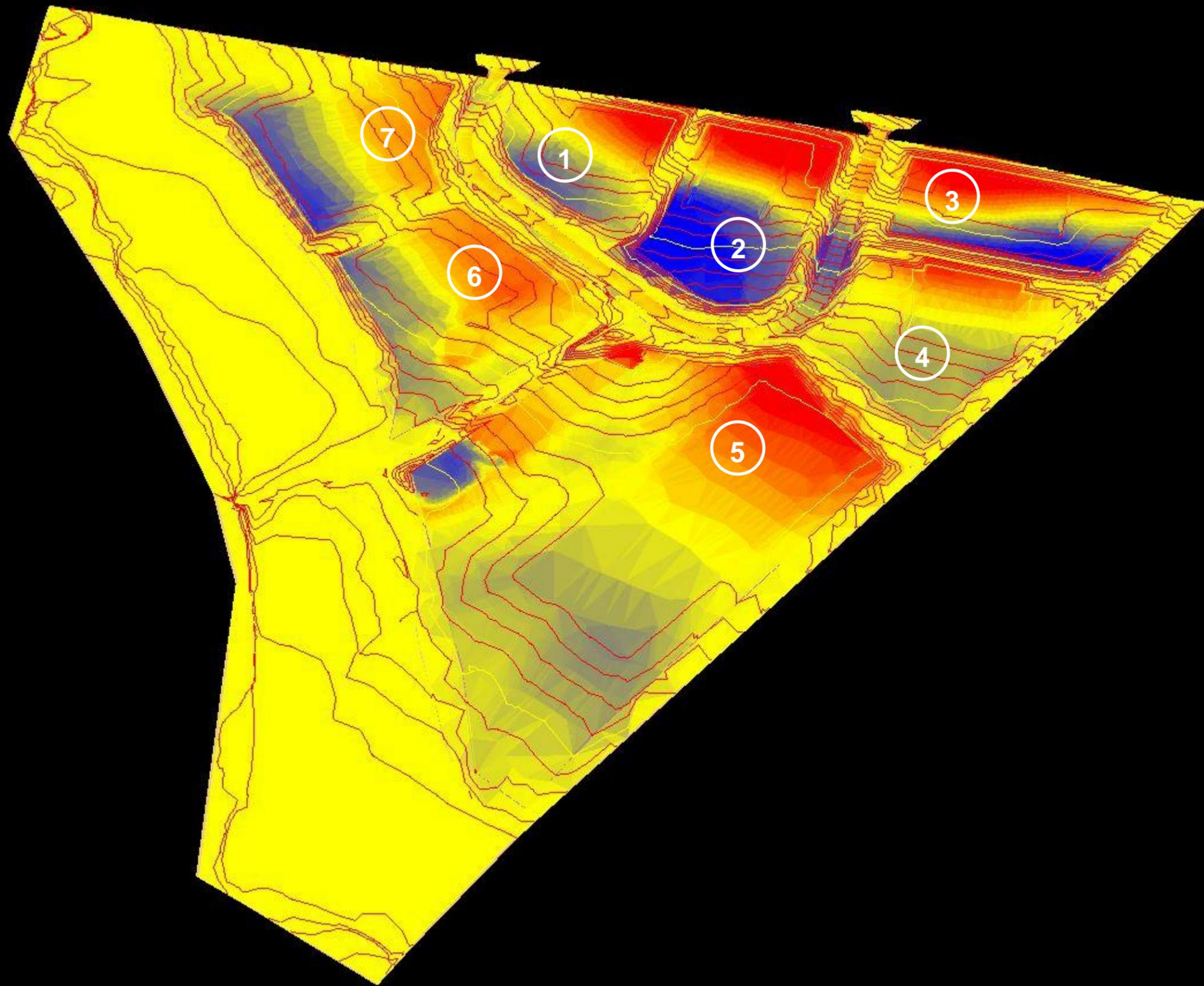
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Google earth

40°04'44.63" N 76°22'31.91" W elev 342 ft eye alt 1193 ft



Mann Tract (North) - Sketch Concept - 2/15/2016



Mann Tract (North) - Sketch Concept - 2/15/2016

| | |
|---------------|-----------|
| EarthCut | 29,081 cy |
| RockCut | 0 cy |
| UnsuitableCut | 0 cy |
| Fill | 29,087 cy |
| Import | 6 cy |
| Export | 0 cy |