

# 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

# For Sale

717.293.4477



An Affiliate of High Real Estate Group LLC

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**

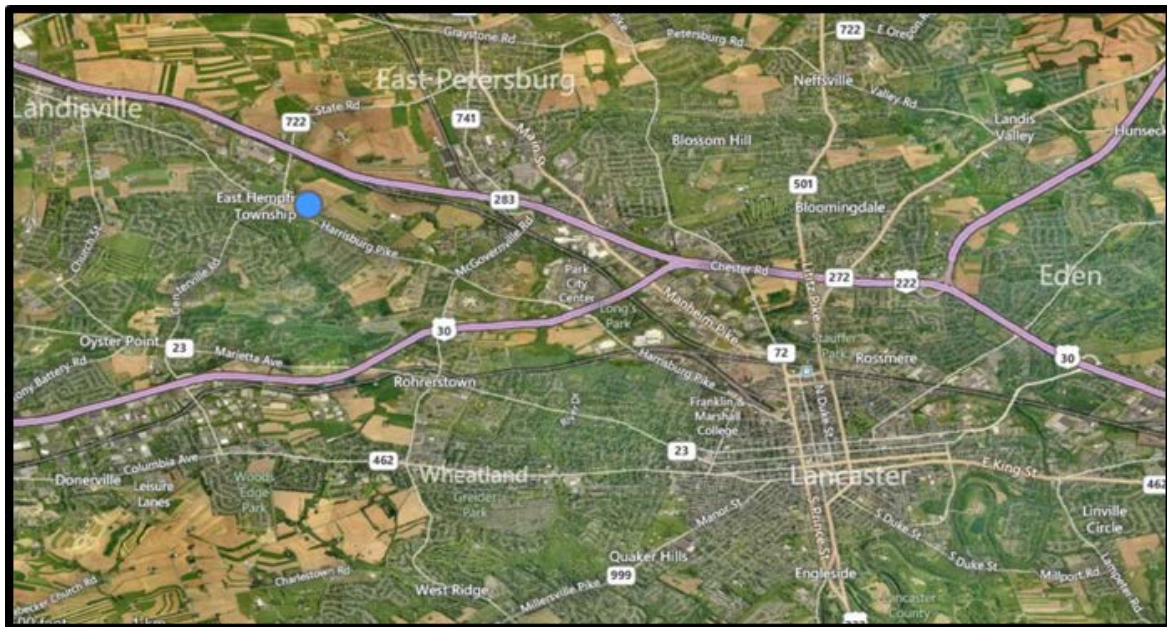
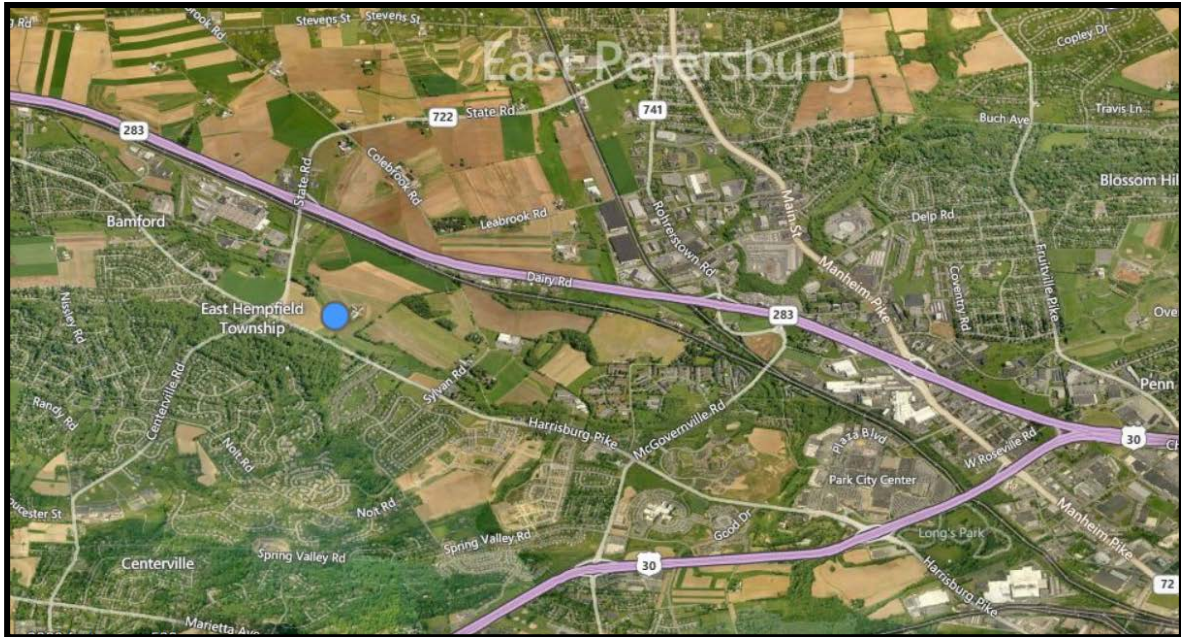
Property Account Number: 290-37739-0-0000  
Act 319 Application Number: 002454

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
<b>Total Tax and Interest Due for Rollback =</b>	<b>\$80,105.94</b>

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.

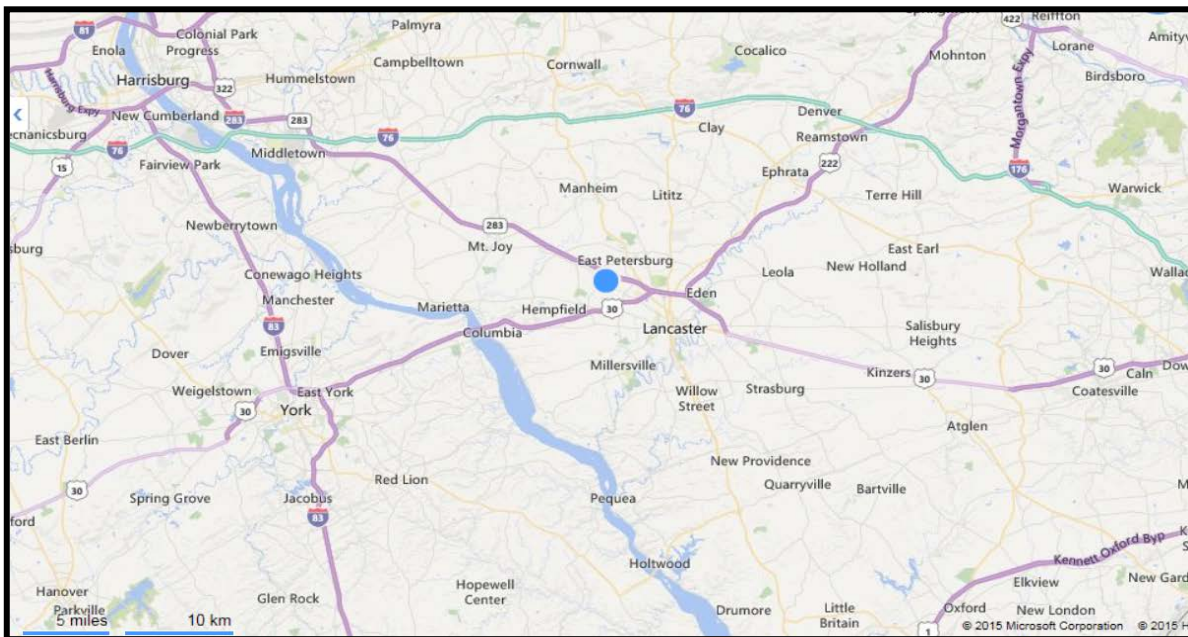
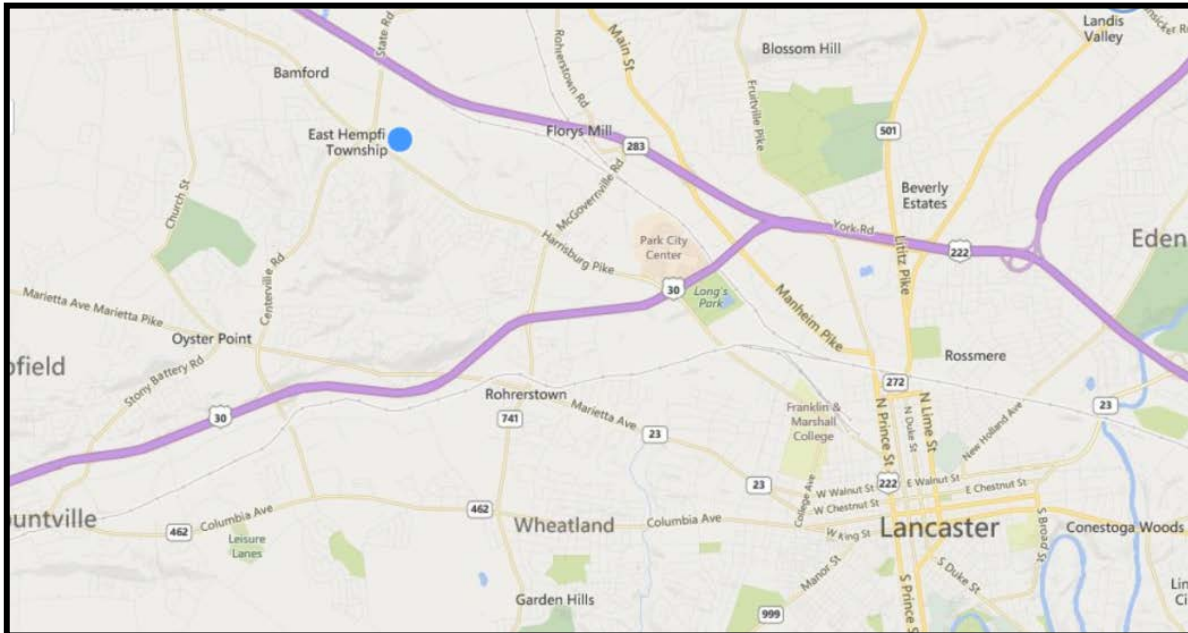


# AERIAL PHOTO

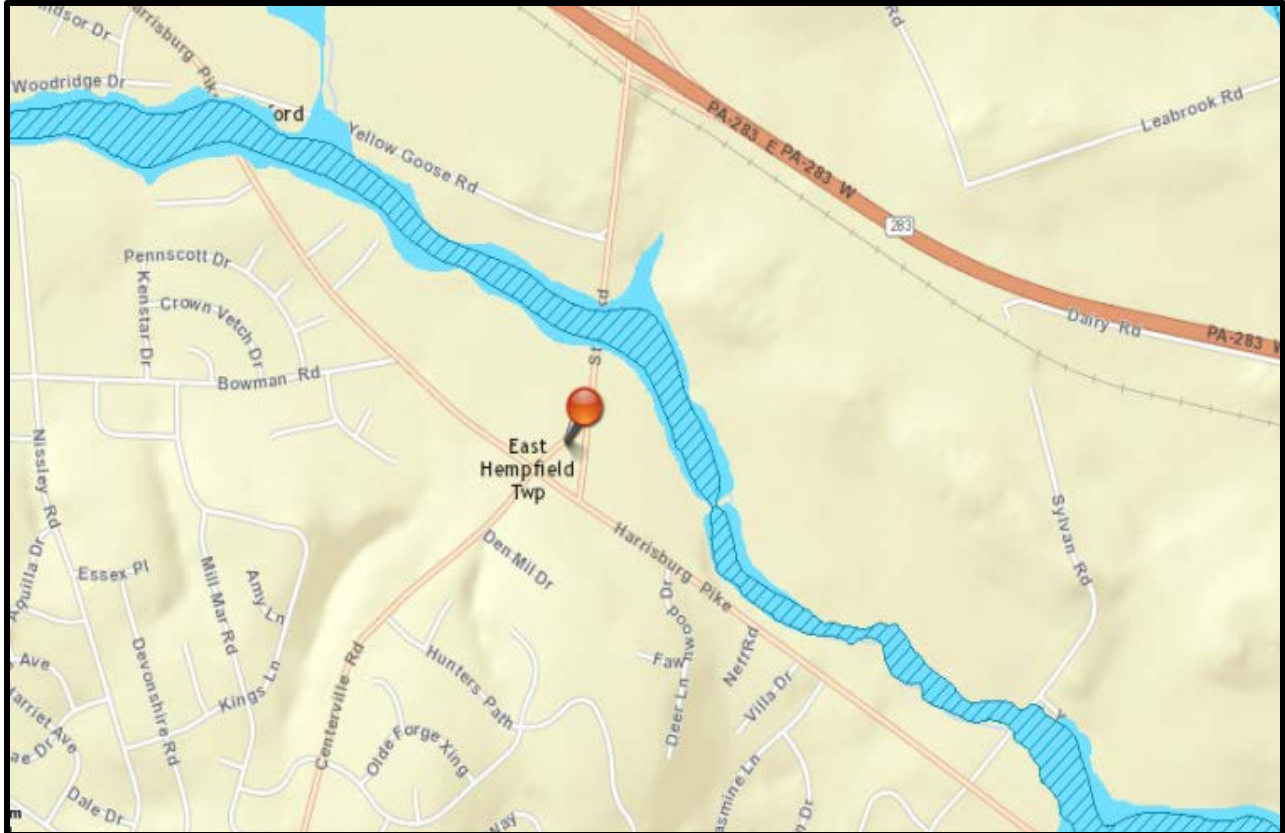




# LOCATION MAP



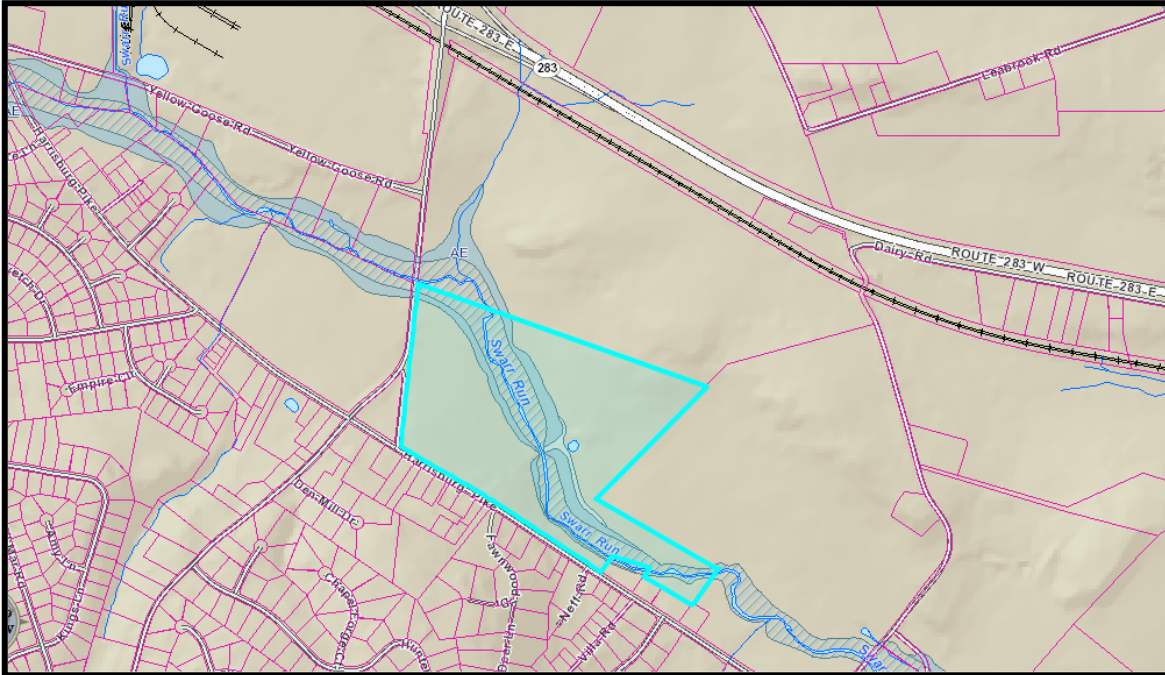
# FLOODPLAIN MAP



2701 STATE ROAD  
LANCASTER, PA 17601



# TAX MAP

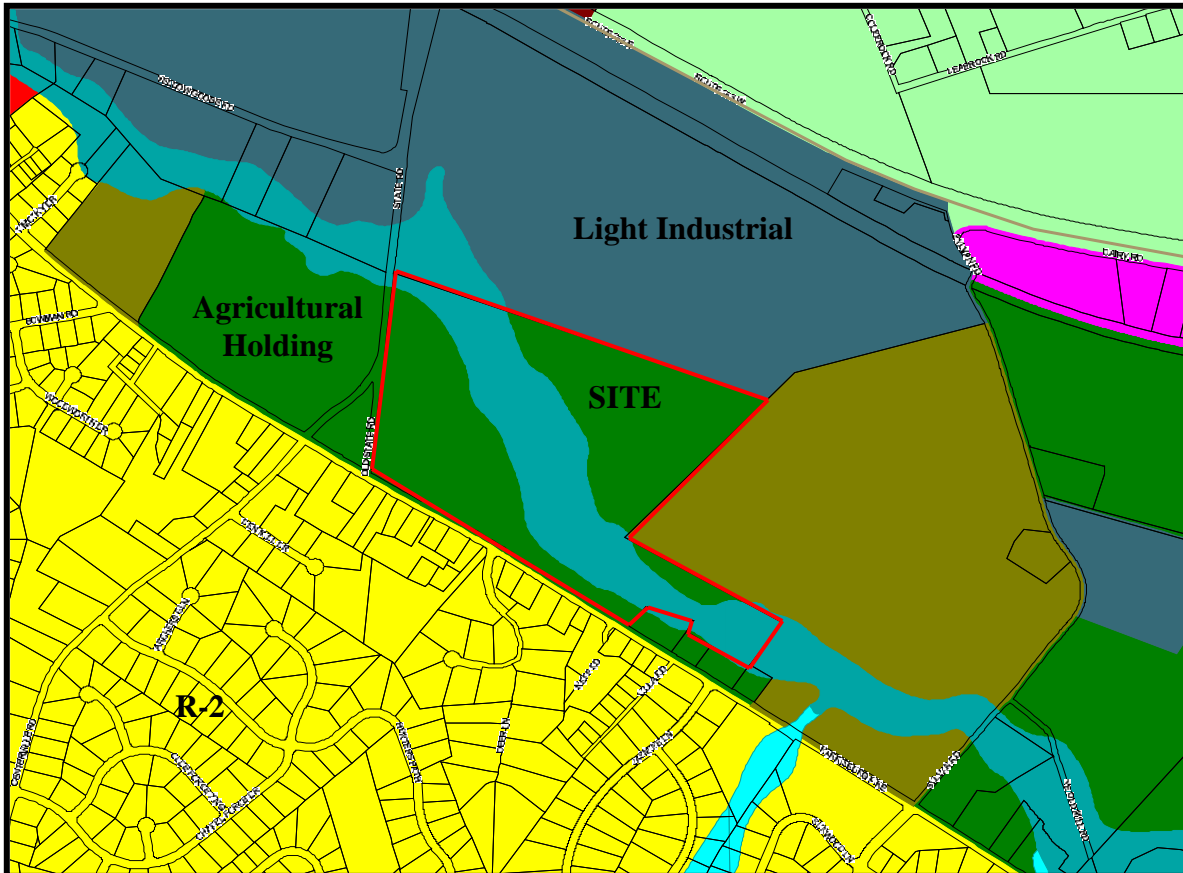


# TOPOGRAPHY MAP





# ZONING MAP



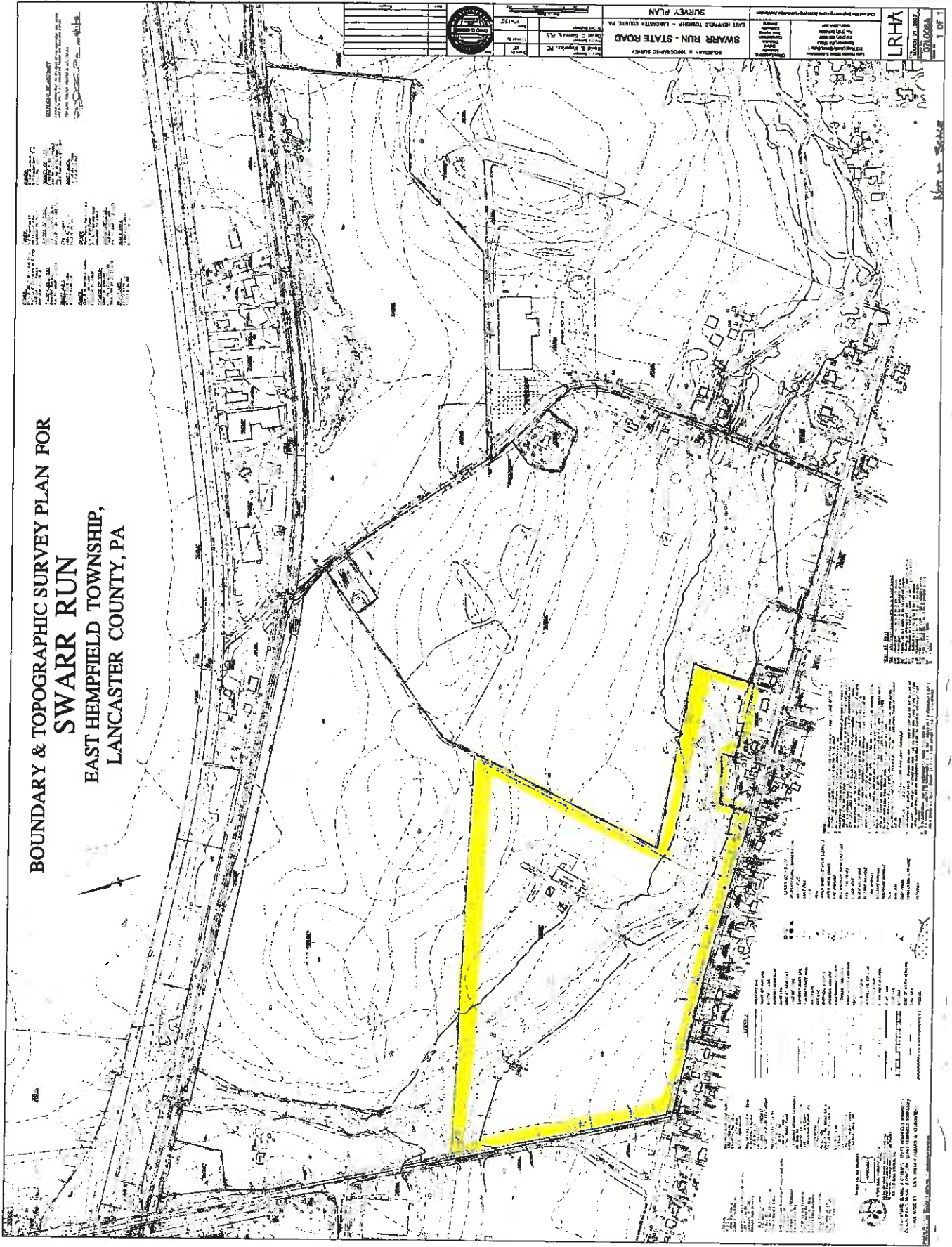
**2701 State Road  
Lancaster, PA 17601**

**Agricultural Holding Zoning**



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

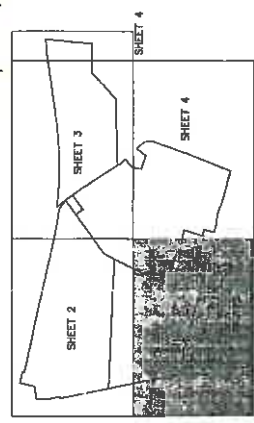
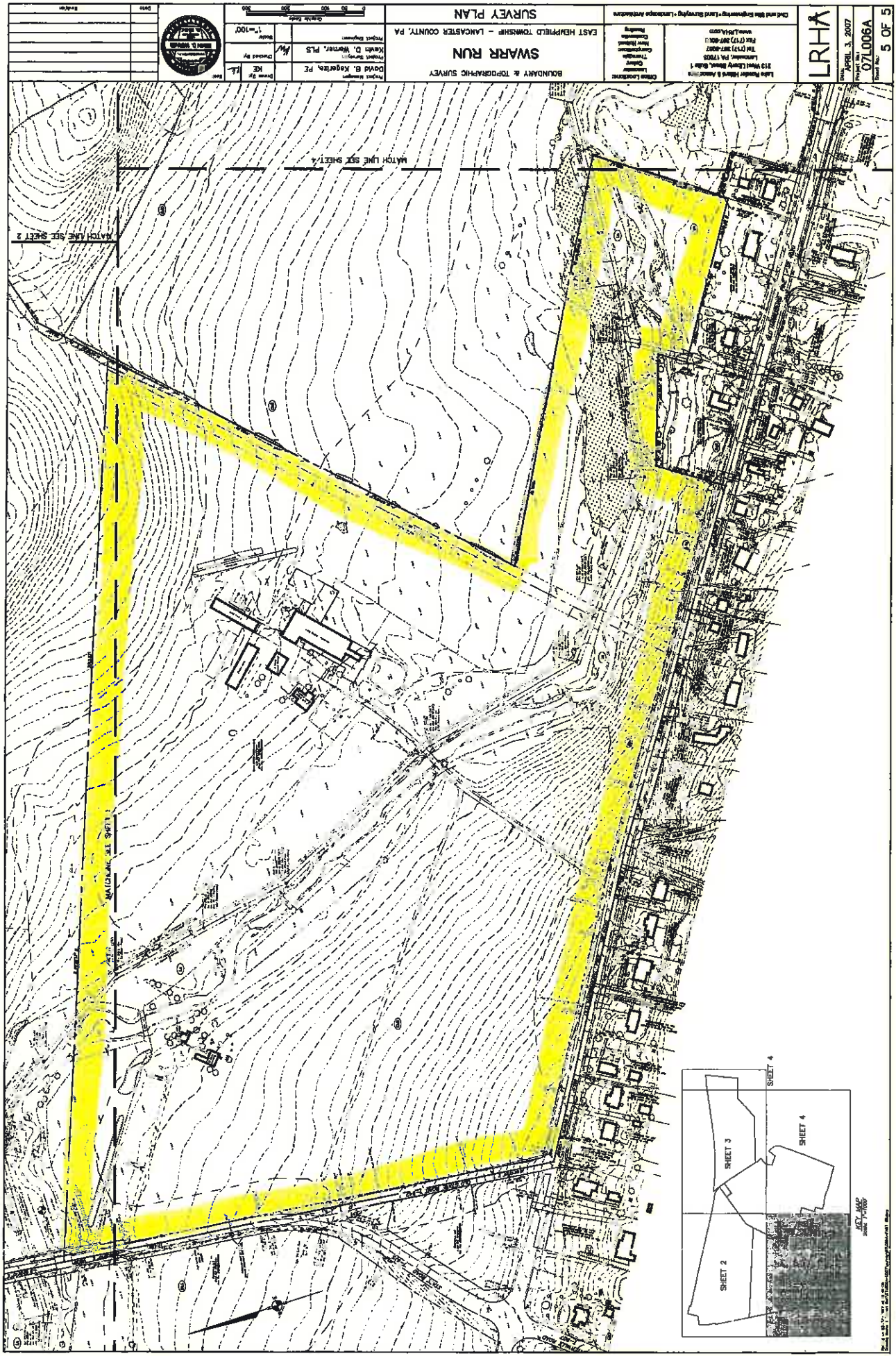
# BOUNDARY & TOPOGRAPHIC SURVEY PLAN FOR **SWARR RUN** EAST HEMPFIELD TOWNSHIP, LANCASTER COUNTY, PA



<b>SWARR RUN - STATE ROAD</b> ROADWAY & TOPOGRAPHIC SURVEY David B. Kappeler, P.E. Survey No. 100-000000-0000 Date of Survey: 10/10/2000 Date of Plan: 10/10/2000 Scale: 1" = 100'		SURVEY PLAN EAST HEMPFIELD TOWNSHIP - LANCASTER COUNTY, PA SWARR RUN - STATE ROAD ROADWAY & TOPOGRAPHIC SURVEY David B. Kappeler, P.E. Survey No. 100-000000-0000 Date of Survey: 10/10/2000 Date of Plan: 10/10/2000 Scale: 1" = 100'
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Not to Scale





SEE MAP SHEET 4-1000

LRHA  
APRIL 3, 2007  
07.006A  
5 OF 5

Little Hunter Creek & Swarr Run  
1319 Walnut Street, Suite 100  
Lancaster, PA 17303  
Tel: (717) 397-0807  
Fax: (717) 397-0807  
www.lrhpa.com  
Other Locations:  
Lancaster  
Lebanon  
Lewistown  
Pottsville  
Reading  
Shillington  
York

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

Project Manager: David B. Koger, P.E.  
Project Surveyor: Kevin D. Werten, PLS  
Checked By: M  
Date: 11-10-07  
Scale: 1"=100'



Sheet No.	5 OF 5
Project No.	07.006A
Date	APRIL 3, 2007
Drawn By	
Checked By	
Scale	
Notes	

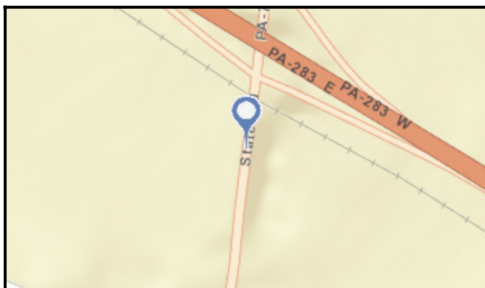
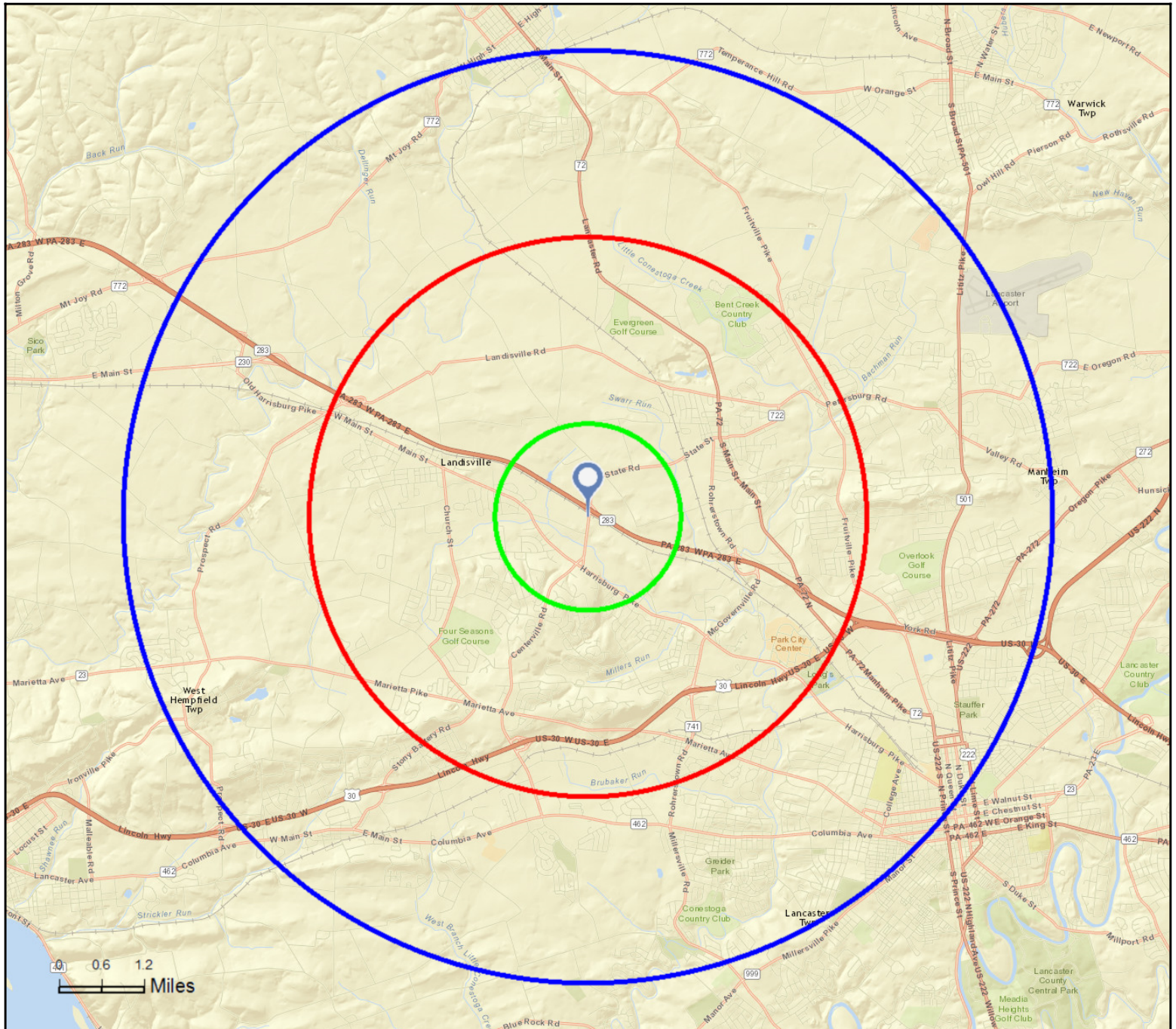




## Site Map

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

Prepared by Esri  
Latitude: 40.08753  
Longitude: -76.38075



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
<b>Population</b>			
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
<b>Median Household Income</b>			
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%
<b>Average Household Income</b>			
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%
<b>Per Capita Income</b>			
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

<b>Housing</b>			
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.

August 10, 2015



# 2001 & 2701 STATE ROAD, EAST HEMPFIELD TOWNSHIP

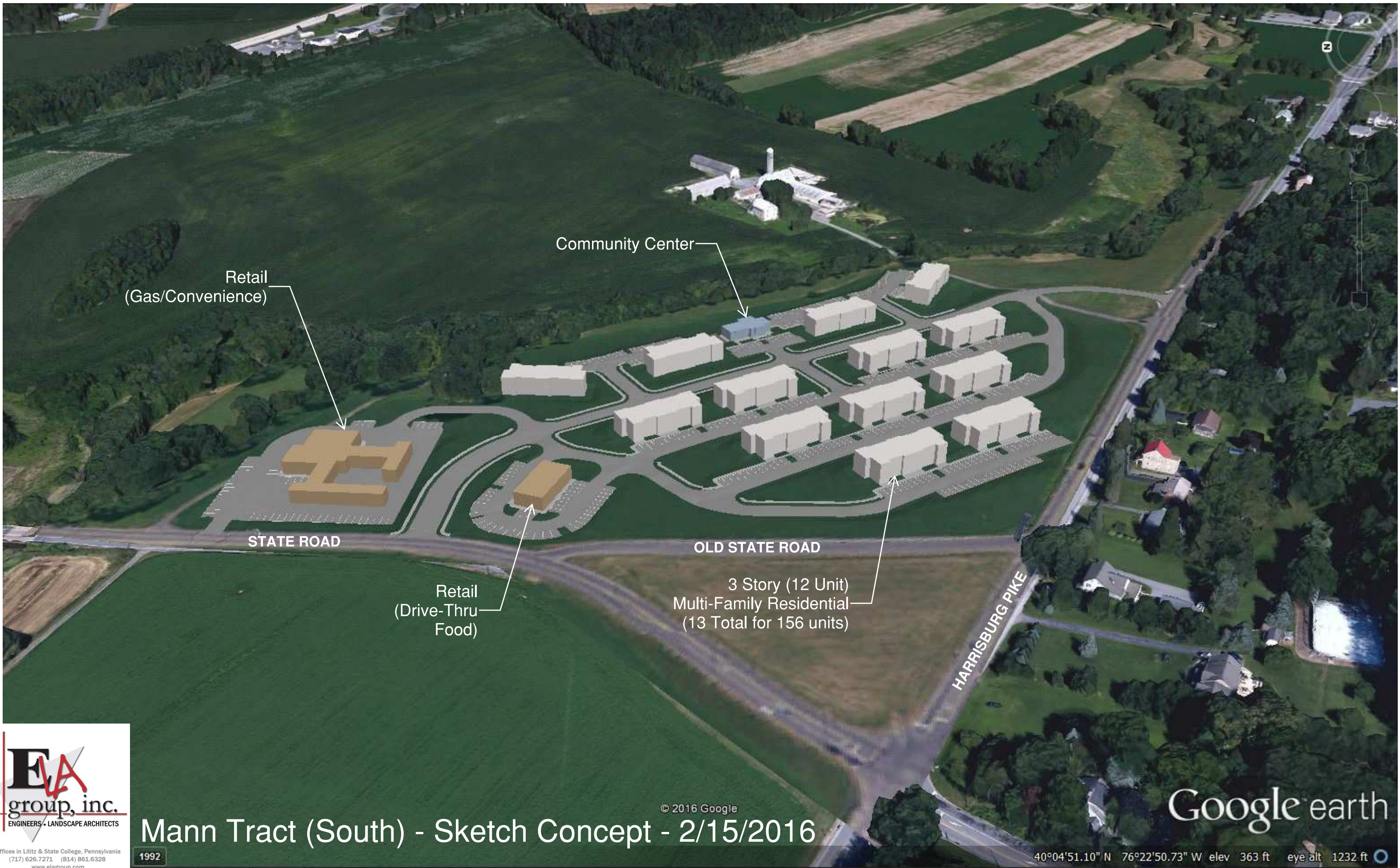




# Mann Tract (South) - Sketch Concept - 2/15/2016







Retail  
(Gas/Convenience)

Community Center

STATE ROAD

Retail  
(Drive-Thru  
Food)

OLD STATE ROAD

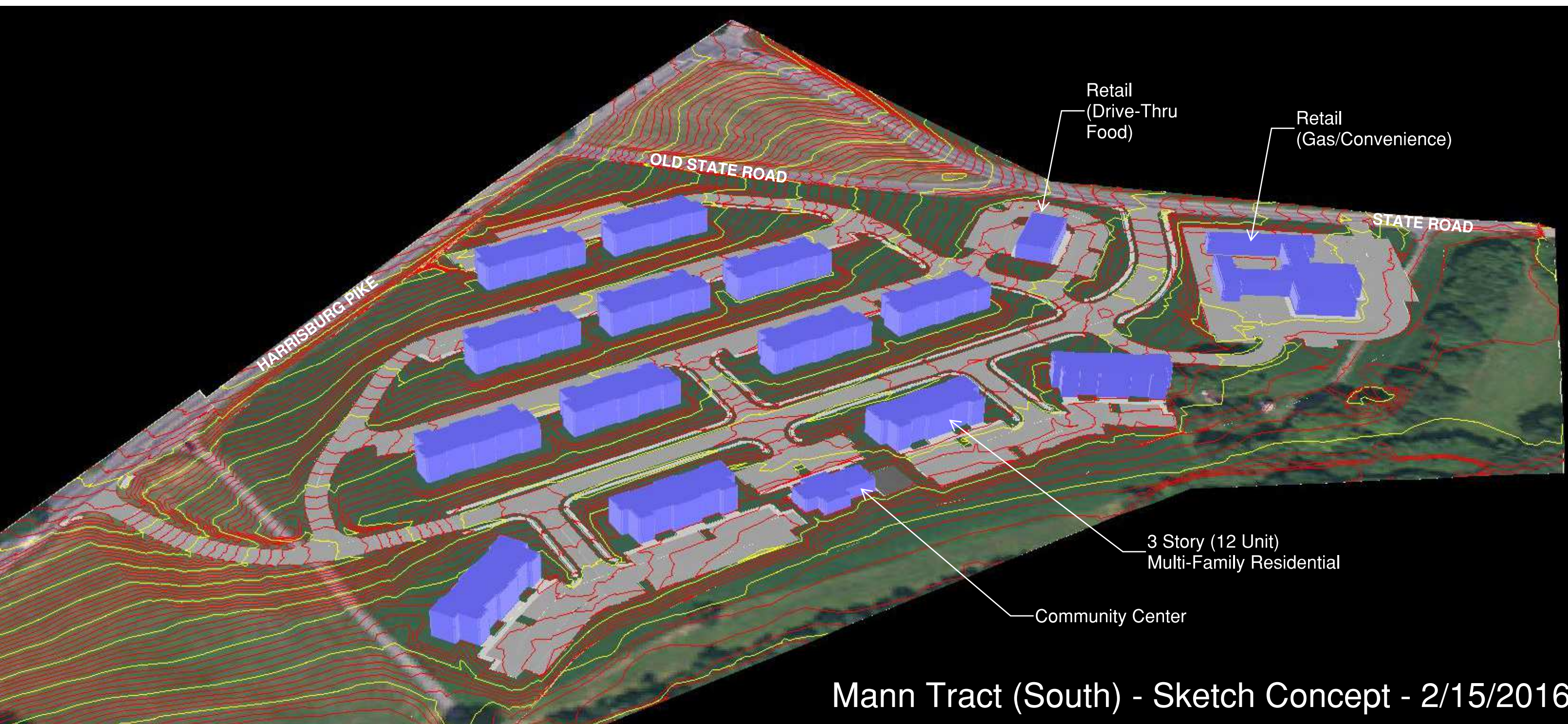
3 Story (12 Unit)  
Multi-Family Residential  
(13 Total for 156 units)

HARRISBURG PIKE

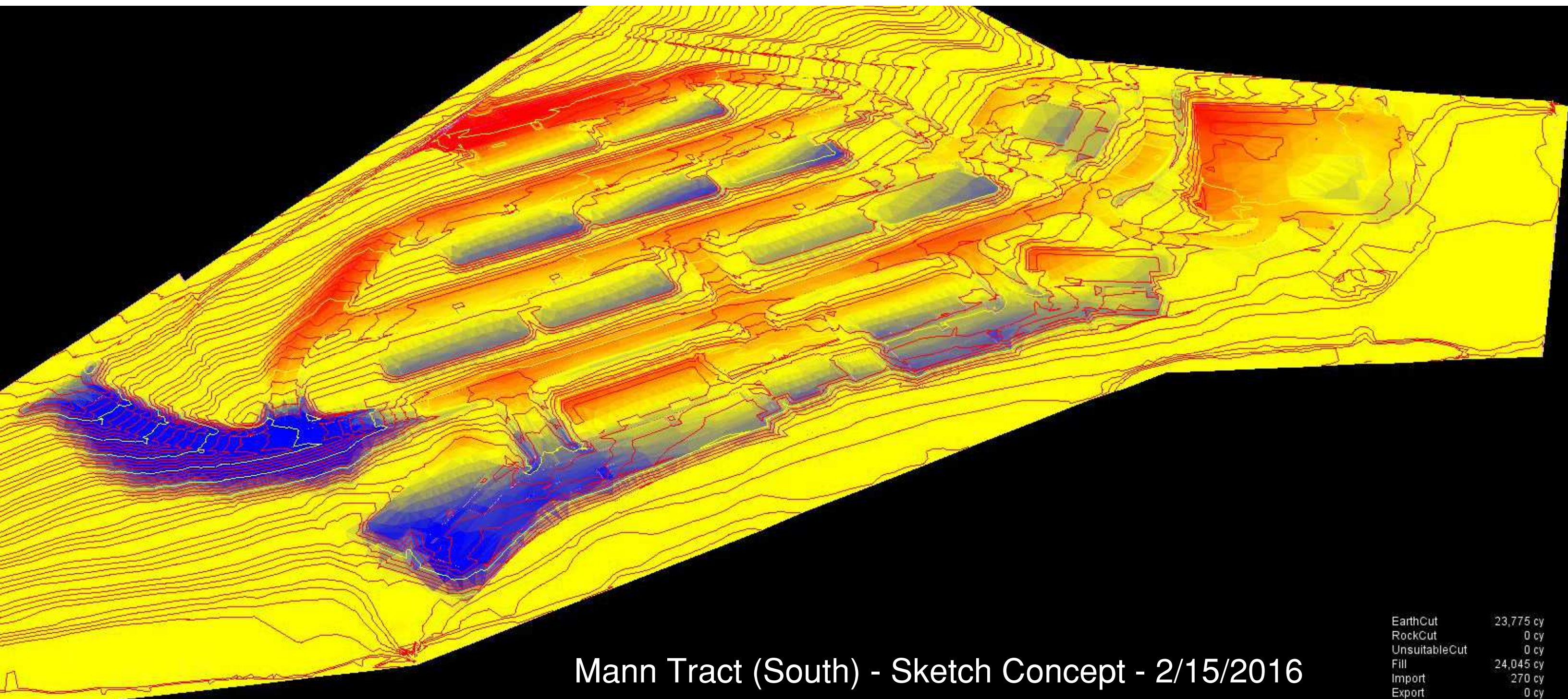














# Mann Tract (North) - Sketch Concept - 2/15/2016

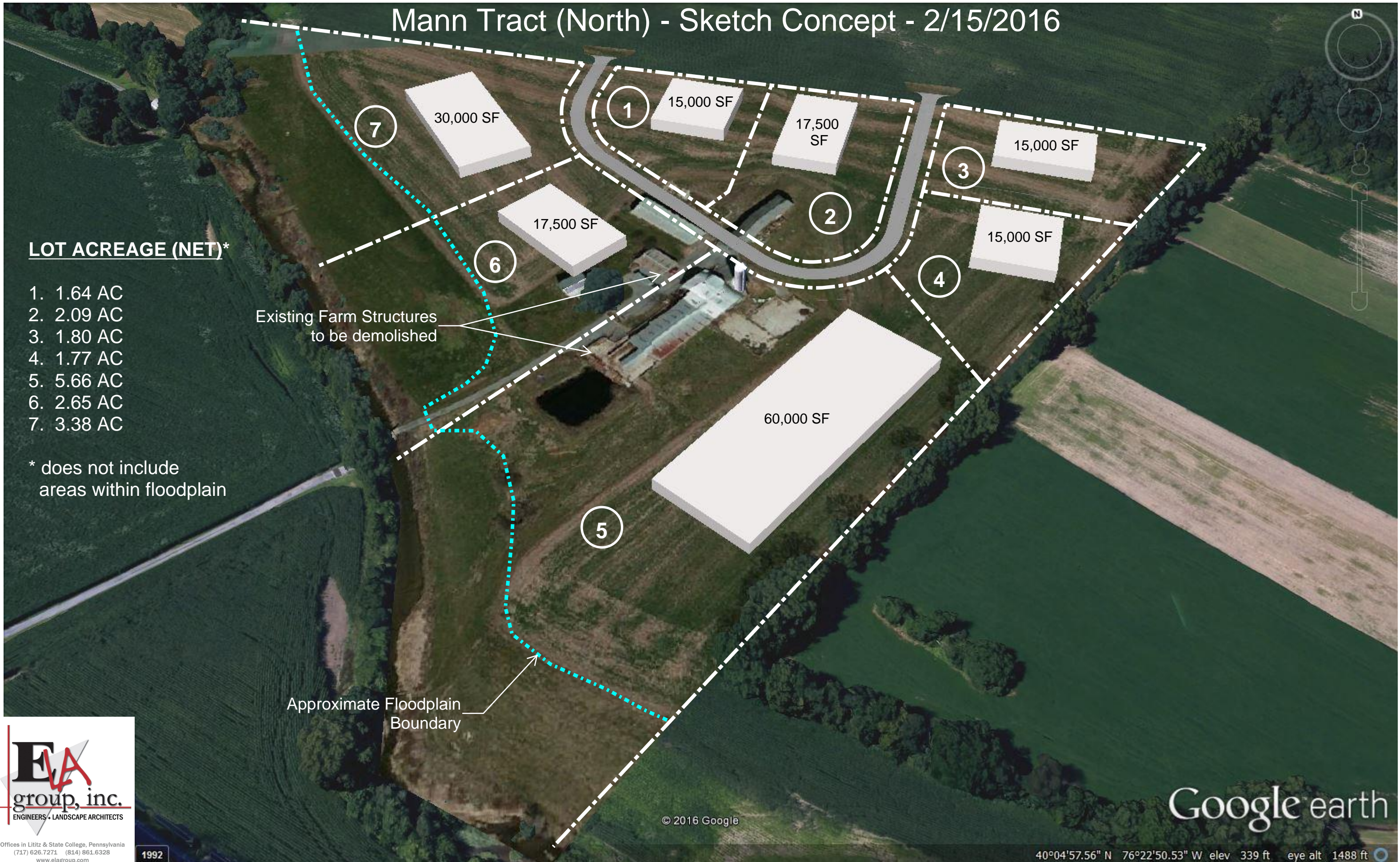
## LOT ACREAGE (NET)\*

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





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

Existing Farm Structures  
to be demolished

Approximate Floodplain  
Boundary

60,000 SF

5

17,500 SF

6

30,000 SF

7

15,000 SF

1

17,500 SF

2

15,000 SF

4

3

15,000 SF

ACCESS TO STATE ROAD

## 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

Google earth

© 2016 Google

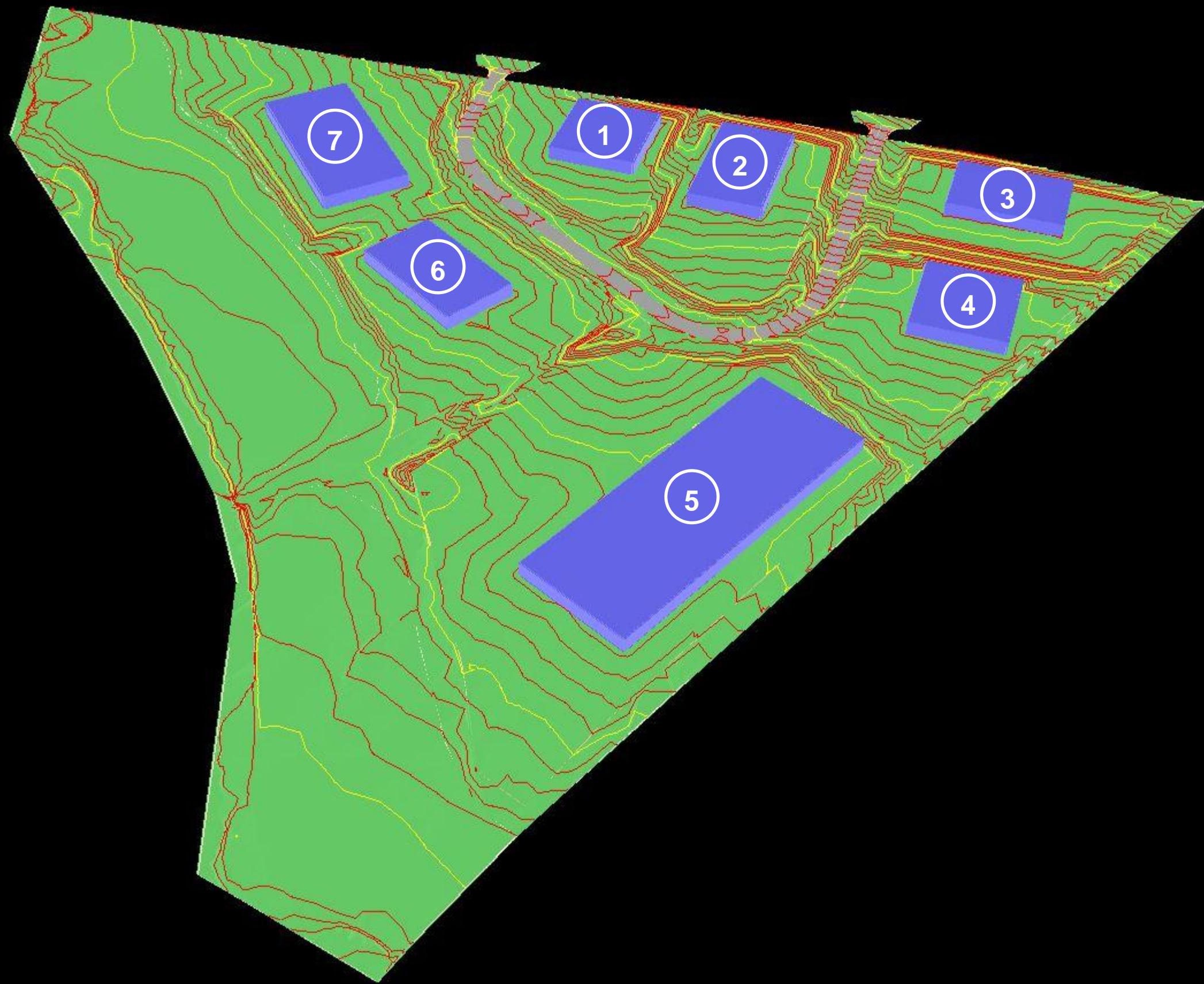


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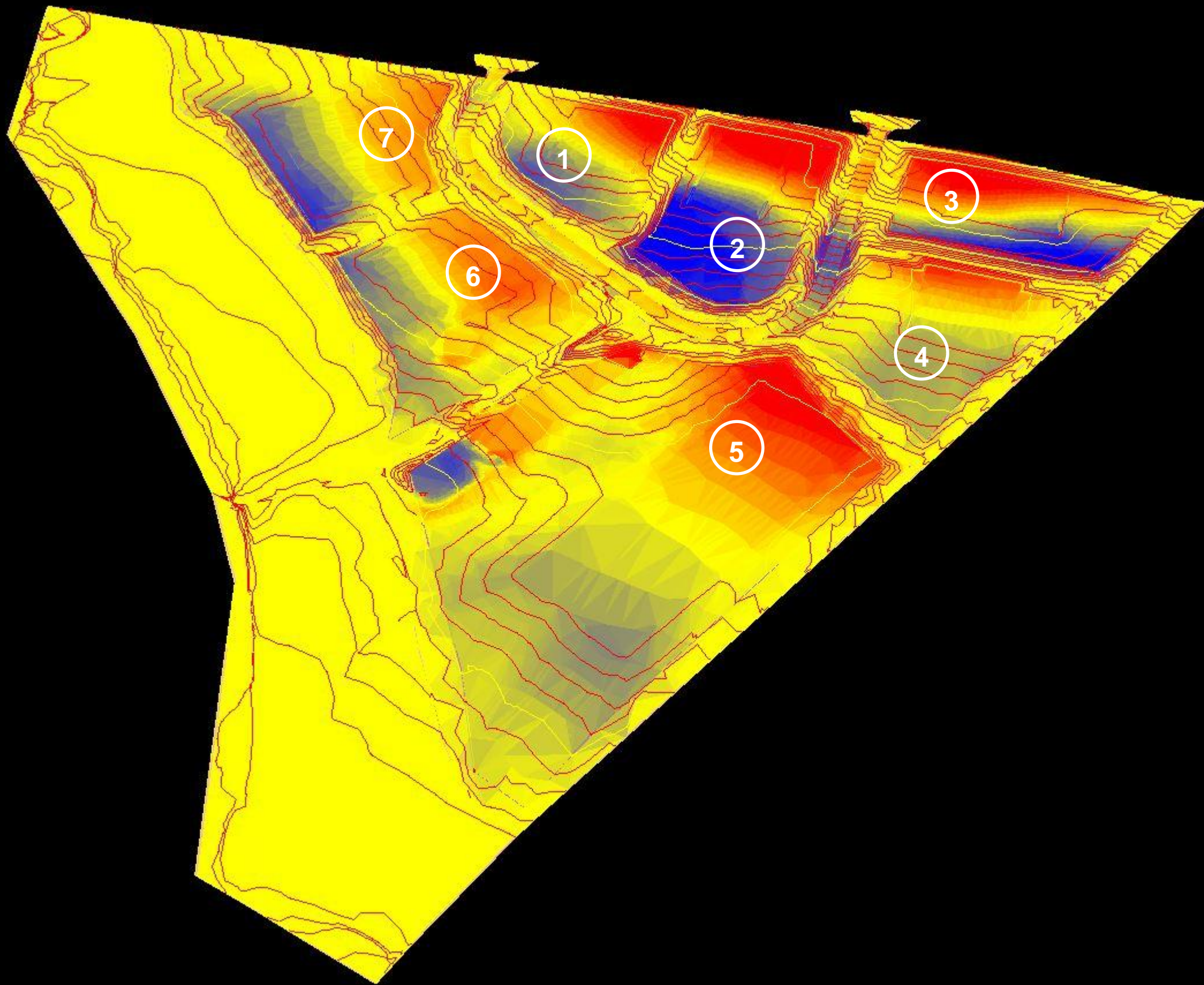
40°04'44.63" N 76°22'31.91" W elev 342 ft eye alt 1193 ft





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