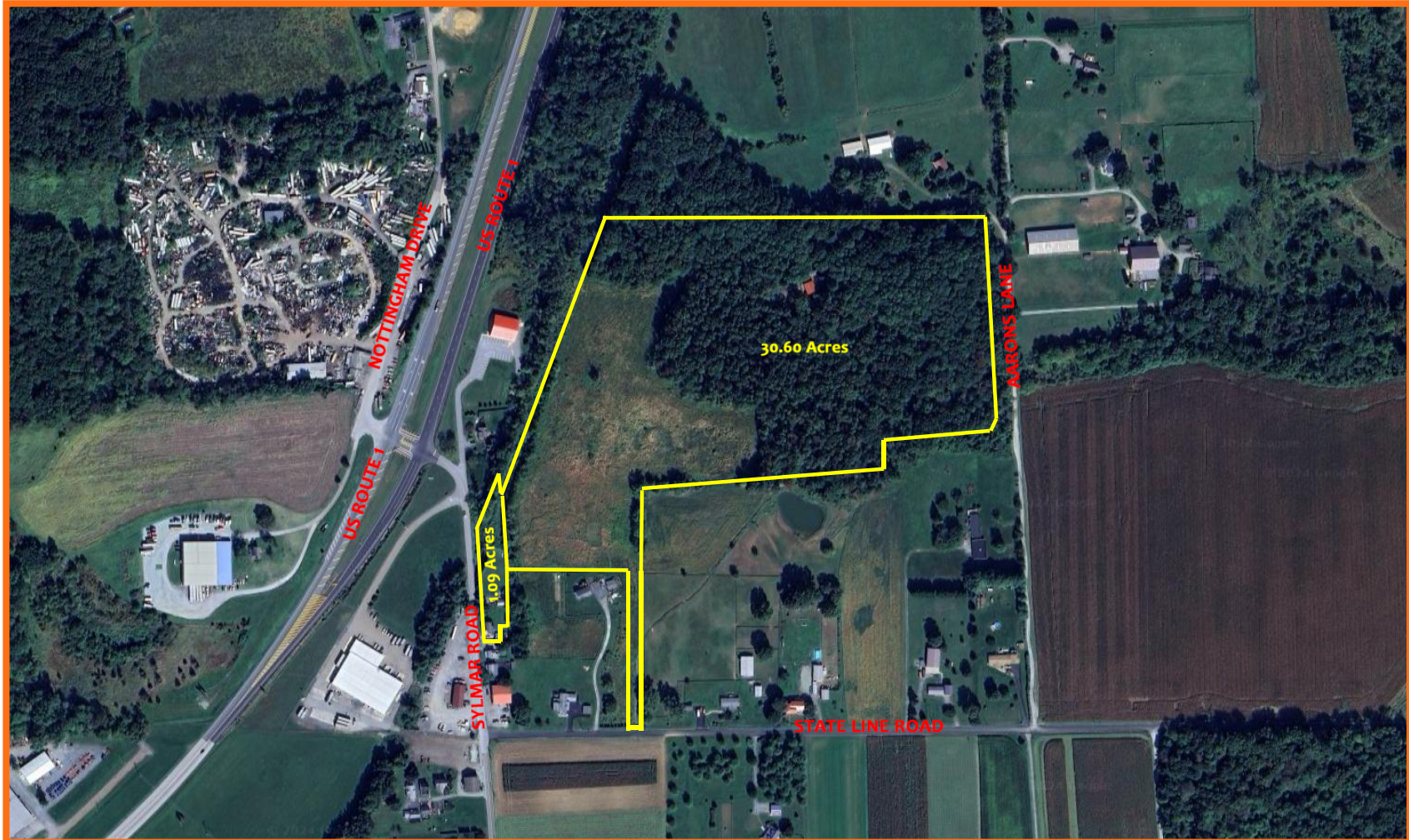


**FOR SALE - ± 31.5 ACRES**

**NOTTINGHAM, PA**

**(Baltimore - Philadelphia Corridor)**

**INDUSTRIAL ZONED LAND**



# SALIENT INFORMATION

**LOCATION:** 101 Aarons Lane & 24 Sylmar Road, Nottingham, PA 19362  
West Nottingham Township, Chester County

**WATER:** On-site well

**SEWER:** On-site septic

**ZONING:** I - Industrial *Permitted uses include: light manufacturing, business or professional office, contractors office, farm equipment sales and service, warehousing or storage, mechanics garage, and agriculture use.*

**TRAFFIC COUNTS:** Route 1 (Kennet Oxford Bypass): 13,642 vehicles per day in both directions  
Route 272 (West Christine Road): 5,756 vehicles per day in both directions

| <b>DEMOGRAPHICS:</b>       | <u>1 Mile</u> | <u>3 Miles</u> | <u>5 Miles</u> |
|----------------------------|---------------|----------------|----------------|
| Population                 | 469           | 8,734          | 26,012         |
| Households                 | 184           | 3,225          | 9,194          |
| Household Income (average) | \$110,675     | \$114,097      | \$108,904      |

## ANNUAL REAL ESTATE

**TAXES (ESTIMATED):** ± \$7,633 (as undeveloped)

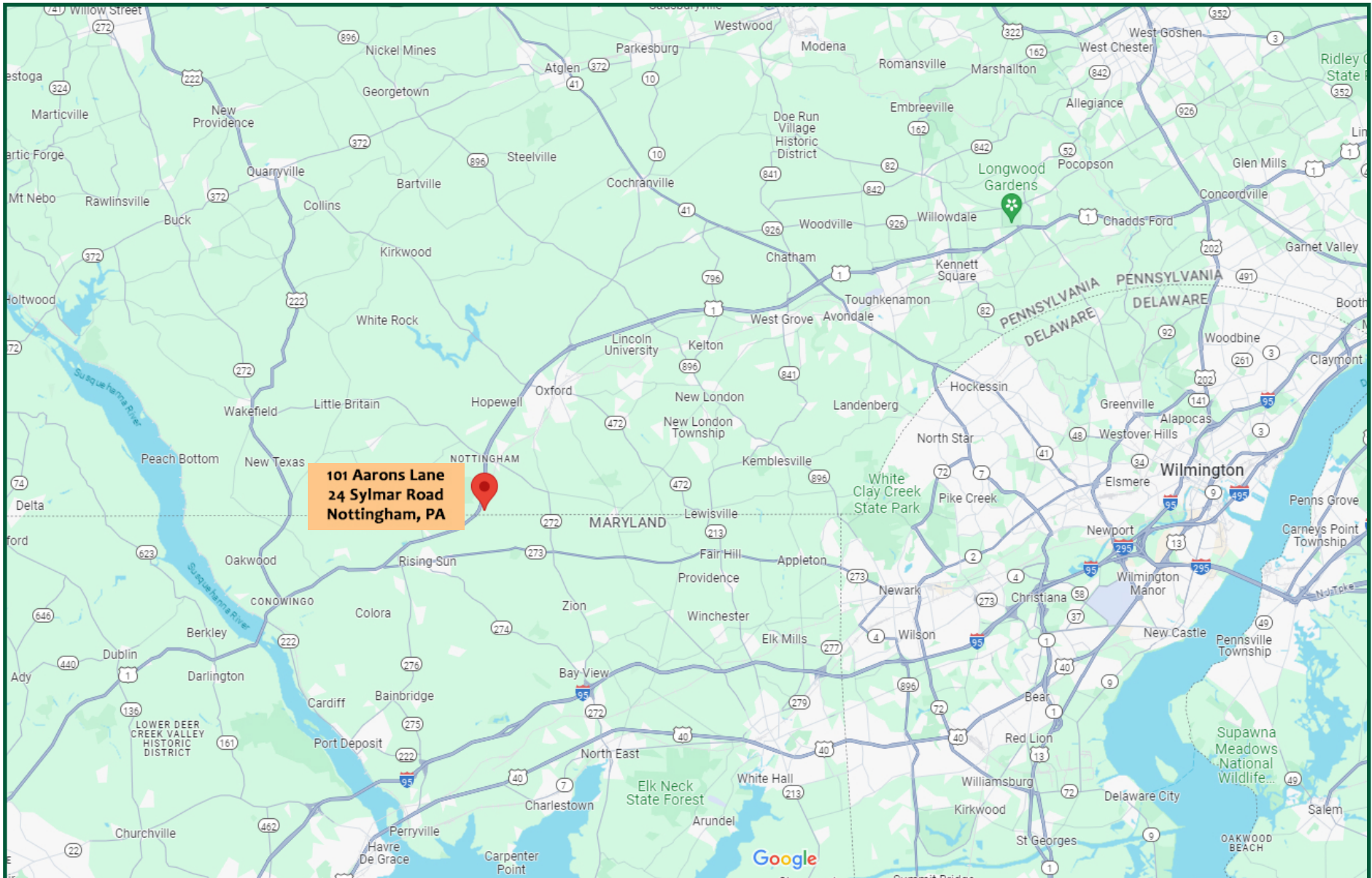
**LOT SIZE:** 101 Aarons Lane - ± 30.60 Acres  
24 Sylmar Road - ± 1.09 Acres

**PRICING:** \$3,400,000

# CORPORATE NEIGHBORS



# LOCAL MAP





# ZONING

## **PART 7                      I - INDUSTRIAL DISTRICT**

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### **SECTION 701              PURPOSE**

The purpose of the Industrial District is to provide for limited industrial, commercial, and other activities in West Nottingham Township, in accordance with the Township Comprehensive Plan.

### **SECTION 702              USE REGULATIONS**

- A.     By-Right Uses. A building or structure may be erected, altered or used, or a lot may be used for any one (1) of the following purposes:
1. Light manufacturing.
  2. Business or professional office.
  3. Contractors office.
  4. Farm equipment sales and service.
  5. Farm supply outlet.
  6. Wholesale establishments.
  7. Warehousing or storage.
  8. Fire and/or emergency services facility.
  9. Mechanics Garage.
  10. Timber harvesting operation/Forestry in accordance with Section 1118.
  11. Agricultural Use. Secondary farm businesses are permitted as by-right accessory uses in accordance with Section 1102.
- B.     Conditional Uses. A building or structure may be erected, altered or used, or a lot may be used for any one (1) of the following purposes when permitted as a conditional use in accordance with Part 16.
1. Printing or publishing establishment.
  2. Educational use in accordance with Section 1107.
  3. Veterinary clinic or animal hospital for large or small animals in accordance with Section 1119.
  4. Medical office or clinic.
  5. Retail store.
  6. Personal service shop.
  7. Convenience store.
  8. Grocery Store.

# ZONING

9. Restaurant, which may include drive-through service and/or outdoor dining as an accessory use in accordance with Sections 1102, 1106, and 1115.
10. Bank and other financial institutions, which may include drive-through service as an accessory use in accordance with Section 1102 and 1106.
11. Hotel, inn, or motel.
12. Laboratory facility.
13. Car wash.
14. Gasoline service station.
15. Self storage facility in accordance with Section 1116.
16. Truck freight terminal.
17. Funeral home.
18. Religious use.
19. Automotive sales and service.
20. Theater.
21. Commercial greenhouse.
22. Composting facility in accordance with Section 1104.
23. Junk yard in accordance with Section 1111.
24. Non-residential communication facility in accordance with Section 1114.
25. Single family detached dwelling
26. Mobile home park in accordance with Part 8.
27. Long term care facility in accordance with Section 1113.
28. Public utility.
29. Hospital or medical center in accordance with Section 1110.
30. Sanitary landfill in accordance with Section 1604.
31. Quarry in accordance with Section 1604.
32. Land application of sewage sludge in accordance with Section 1605.
33. Adult commercial use in accordance with Section 1103.
34. Fireworks sales and/or storage.
35. Any other use not specifically permitted by this Chapter.

# ZONING

- C. Accessory uses customarily incidental to any of the uses permitted in this district shall be permitted by right on the same lot as the principal use when accordance with the applicable provisions of Section 1102. In addition to those accessory uses permitted by Section 1102, the following specific accessory uses shall be permitted as follows:
1. Accessory uses permitted by-right:
    - a. Minor home occupation in accordance with Section 1109 as an accessory use to a single family detached dwelling.
    - b. Stable in accordance with Section 1117 as an accessory use to an agricultural use.
    - c. Kennel in accordance with Section 1112 as an accessory use to an agricultural use.
    - d. Timber harvesting operation/Forestry in accordance with Section 1118.
  2. Accessory uses permitted by conditional use in accordance with Part 16:
    - a. Major home occupation in accordance with Section 1109 as an accessory use to a single family detached dwelling.
    - b. Bed and breakfast in accordance with Section 1109 as an accessory use to a single family detached dwelling.
    - c. Elder cottage housing opportunity (ECHO) in accordance with Section 1108 as an accessory use to a single family detached dwelling.
    - d. Non-residential communication facility in accordance with Section 1114 and Section 1606.

## **SECTION 703 AREA AND BULK REGULATIONS**

The following area and bulk regulations shall apply in the Industrial District unless stated otherwise in this Chapter:

- |    |  |                       |
|----|--|-----------------------|
| A. | Minimum lot size   | 1 Acre                |
| B. | Minimum lot width at building line   | 100 feet              |
| C. | Maximum lot coverage   | 65 percent            |
| D. | Minimum front yard   | 50 feet               |
| E. | Minimum side yards   | 30 feet               |
| F. | Minimum rear yard  | 30 feet               |
| G. | Accessory use setback  | See Section 1102.A.7. |
| H. | When a nonresidential building, structure, or use is proposed on a lot that abuts another zoning district or adjacent to any existing residential use, a minimum setback of one hundred (100) feet shall be required from the adjacent lot line or zoning district boundary and applicable buffering and screening requirements shall be enforced in accordance with Section 1004. |                       |

## **SECTION 704 DESIGN STANDARDS**

The following standards shall apply in the Industrial District:

- A. Part 8, Mobile Home Park Overlay District.
- B. Part 9, Natural Resource Protection.
- C. Part 10, General Regulations.
- D. Part 11, Supplemental Regulations.
- E. Part 12, Off-Street Parking and Loading.
- F. Part 13, Sign Regulations.

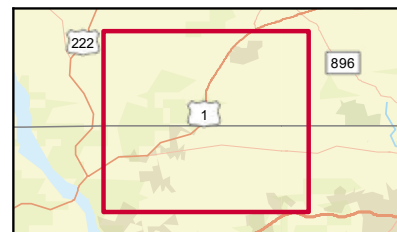
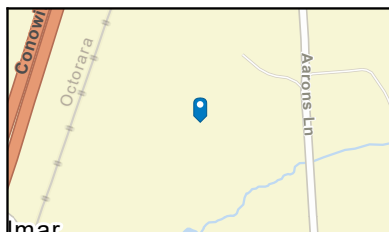
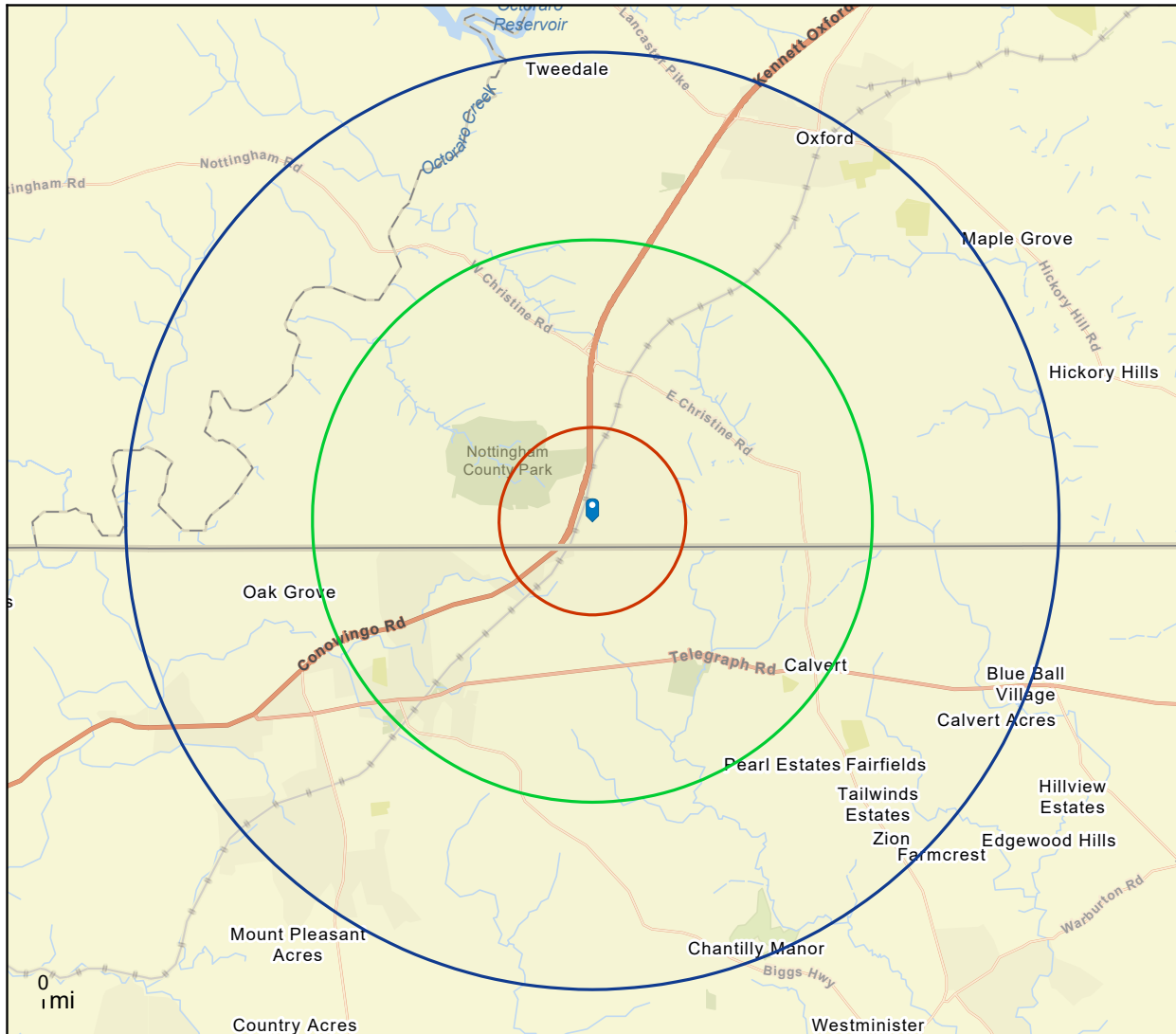
# DEMOGRAPHICS



## Site Map

101 Aarons Ln, Nottingham, Pennsylvania, 19362  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 39.72568  
Longitude: -76.02400



March 06, 2024

# DEMOGRAPHICS



## Executive Summary

Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 39.72568  
Longitude: -76.02400

|                        | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| <b>Population</b>      |        |         |         |
| 2010 Population        | 446    | 8,499   | 24,877  |
| 2020 Population        | 463    | 8,701   | 25,913  |
| 2023 Population        | 469    | 8,734   | 26,012  |
| 2028 Population        | 476    | 8,713   | 26,072  |
| 2010-2020 Annual Rate  | 0.37%  | 0.24%   | 0.41%   |
| 2020-2023 Annual Rate  | 0.40%  | 0.12%   | 0.12%   |
| 2023-2028 Annual Rate  | 0.30%  | -0.05%  | 0.05%   |
| 2020 Male Population   | 49.5%  | 49.4%   | 49.4%   |
| 2020 Female Population | 50.5%  | 50.6%   | 50.6%   |
| 2020 Median Age        | 42.5   | 41.0    | 39.6    |
| 2023 Male Population   | 50.7%  | 50.4%   | 50.4%   |
| 2023 Female Population | 49.3%  | 49.6%   | 49.6%   |
| 2023 Median Age        | 41.2   | 38.7    | 38.2    |

In the identified area, the current year population is 26,012. In 2020, the Census count in the area was 25,913. The rate of change since 2020 was 0.12% annually. The five-year projection for the population in the area is 26,072 representing a change of 0.05% annually from 2023 to 2028. Currently, the population is 50.4% male and 49.6% female.

### Median Age

The median age in this area is 38.2, compared to U.S. median age of 39.1.

### Race and Ethnicity

|  |       |       |       |
|--|-------|-------|-------|
| 2023 White Alone                         | 82.9% | 84.3% | 81.2% |
| 2023 Black Alone                         | 1.3%  | 1.6%  | 2.6%  |
| 2023 American Indian/Alaska Native Alone | 0.2%  | 0.4%  | 0.5%  |
| 2023 Asian Alone                         | 0.4%  | 0.7%  | 0.7%  |
| 2023 Pacific Islander Alone              | 0.0%  | 0.0%  | 0.0%  |
| 2023 Other Race                          | 7.5%  | 5.3%  | 6.4%  |
| 2023 Two or More Races                   | 7.7%  | 7.7%  | 8.6%  |
| 2023 Hispanic Origin (Any Race)          | 13.9% | 11.0% | 13.9% |

Persons of Hispanic origin represent 13.9% of the population in the identified area compared to 19.4% 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 48.9 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

|                             |       |       |       |
|-----------------------------|-------|-------|-------|
| 2023 Wealth Index           | 118   | 110   | 100   |
| 2010 Households             | 170   | 3,067 | 8,537 |
| 2020 Households             | 180   | 3,202 | 9,113 |
| 2023 Households             | 184   | 3,225 | 9,194 |
| 2028 Households             | 188   | 3,252 | 9,312 |
| 2010-2020 Annual Rate       | 0.57% | 0.43% | 0.66% |
| 2020-2023 Annual Rate       | 0.68% | 0.22% | 0.27% |
| 2023-2028 Annual Rate       | 0.43% | 0.17% | 0.26% |
| 2023 Average Household Size | 2.51  | 2.68  | 2.80  |

The household count in this area has changed from 9,113 in 2020 to 9,194 in the current year, a change of 0.27% annually. The five-year projection of households is 9,312, a change of 0.26% annually from the current year total. Average household size is currently 2.80, compared to 2.82 in the year 2020. The number of families in the current year is 6,867 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.  
**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

March 06, 2024

# DEMOGRAPHICS



## Executive Summary

Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 39.72568  
Longitude: -76.02400

|                                     | 1 mile    | 3 miles   | 5 miles   |
|-------------------------------------|-----------|-----------|-----------|
| <b>Mortgage Income</b>              |           |           |           |
| 2023 Percent of Income for Mortgage | 26.0%     | 23.5%     | 24.5%     |
| <b>Median Household Income</b>      |           |           |           |
| 2023 Median Household Income        | \$76,773  | \$85,112  | \$83,216  |
| 2028 Median Household Income        | \$88,223  | \$99,117  | \$96,122  |
| 2023-2028 Annual Rate               | 2.82%     | 3.09%     | 2.93%     |
| <b>Average Household Income</b>     |           |           |           |
| 2023 Average Household Income       | \$110,675 | \$114,097 | \$108,904 |
| 2028 Average Household Income       | \$132,412 | \$133,262 | \$126,365 |
| 2023-2028 Annual Rate               | 3.65%     | 3.15%     | 3.02%     |
| <b>Per Capita Income</b>            |           |           |           |
| 2023 Per Capita Income              | \$41,153  | \$41,613  | \$38,601  |
| 2028 Per Capita Income              | \$49,701  | \$49,069  | \$45,242  |
| 2023-2028 Annual Rate               | 3.85%     | 3.35%     | 3.23%     |
| <b>GINI Index</b>                   |           |           |           |
| 2023 Gini Index                     | 40.5      | 38.6      | 37.7      |

Current median household income is \$83,216 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$96,122 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$108,904 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$126,365 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$38,601 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$45,242 in five years, compared to \$47,525 for all U.S. households

| <b>Housing</b>                     |      |       |       |
|------------------------------------|------|-------|-------|
| 2023 Housing Affordability Index   | 88   | 98    | 92    |
| 2010 Total Housing Units           | 185  | 3,238 | 8,991 |
| 2010 Owner Occupied Housing Units  | 134  | 2,316 | 6,481 |
| 2010 Renter Occupied Housing Units | 36   | 751   | 2,055 |
| 2010 Vacant Housing Units          | 15   | 171   | 454   |
| 2020 Total Housing Units           | 194  | 3,355 | 9,509 |
| 2020 Owner Occupied Housing Units  | 133  | 2,407 | 6,841 |
| 2020 Renter Occupied Housing Units | 47   | 795   | 2,272 |
| 2020 Vacant Housing Units          | 8    | 139   | 404   |
| 2023 Total Housing Units           | 199  | 3,401 | 9,641 |
| 2023 Owner Occupied Housing Units  | 147  | 2,501 | 6,991 |
| 2023 Renter Occupied Housing Units | 37   | 724   | 2,203 |
| 2023 Vacant Housing Units          | 15   | 176   | 447   |
| 2028 Total Housing Units           | 204  | 3,452 | 9,811 |
| 2028 Owner Occupied Housing Units  | 152  | 2,551 | 7,160 |
| 2028 Renter Occupied Housing Units | 36   | 701   | 2,152 |
| 2028 Vacant Housing Units          | 16   | 200   | 499   |
| <b>Socioeconomic Status Index</b>  |      |       |       |
| 2023 Socioeconomic Status Index    | 49.3 | 50.7  | 47.0  |

Currently, 72.5% of the 9,641 housing units in the area are owner occupied; 22.9%, renter occupied; and 4.6% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 9,509 housing units in the area and 4.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.43%. Median home value in the area is \$338,954, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 1.75% annually to \$369,609.

**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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.  
**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

March 06, 2024

**Michael D. Wagner, CCIM**  
**mike@uscommercialrealty.net**



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