

Offering Memorandum

for the sale of the

JF Martin Family Corporation Property

**1717 West Main Street
Ephrata, PA**

**Ephrata Township & Clay Township
Lancaster County**

Prepared by

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April 17, 2024



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**A PREMIER Land
Development Opportunity**

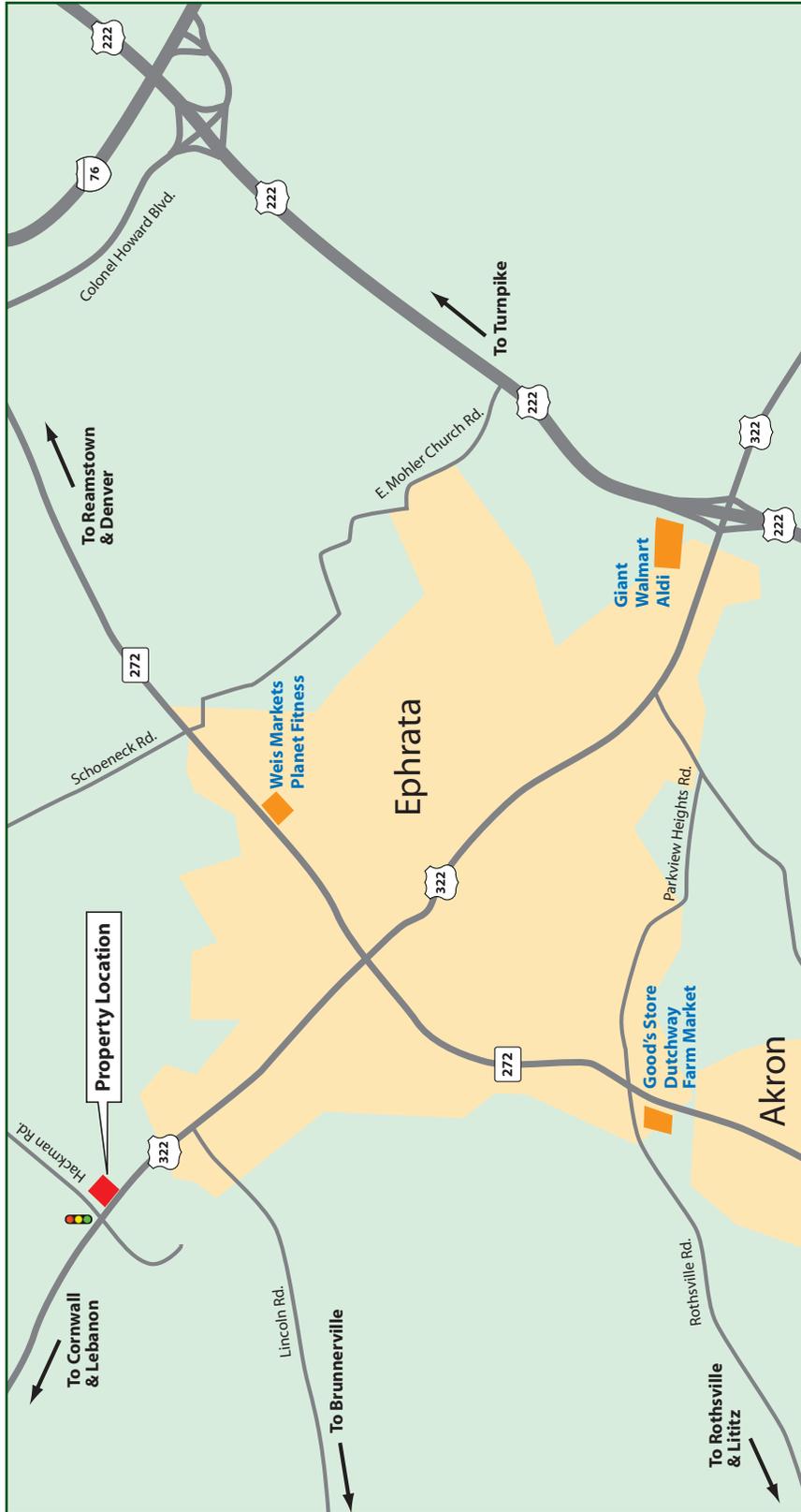
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FOR SALE OR LEASE

*12.291 Acres
Premier Land Development Opportunity
Ephrata, Pennsylvania*

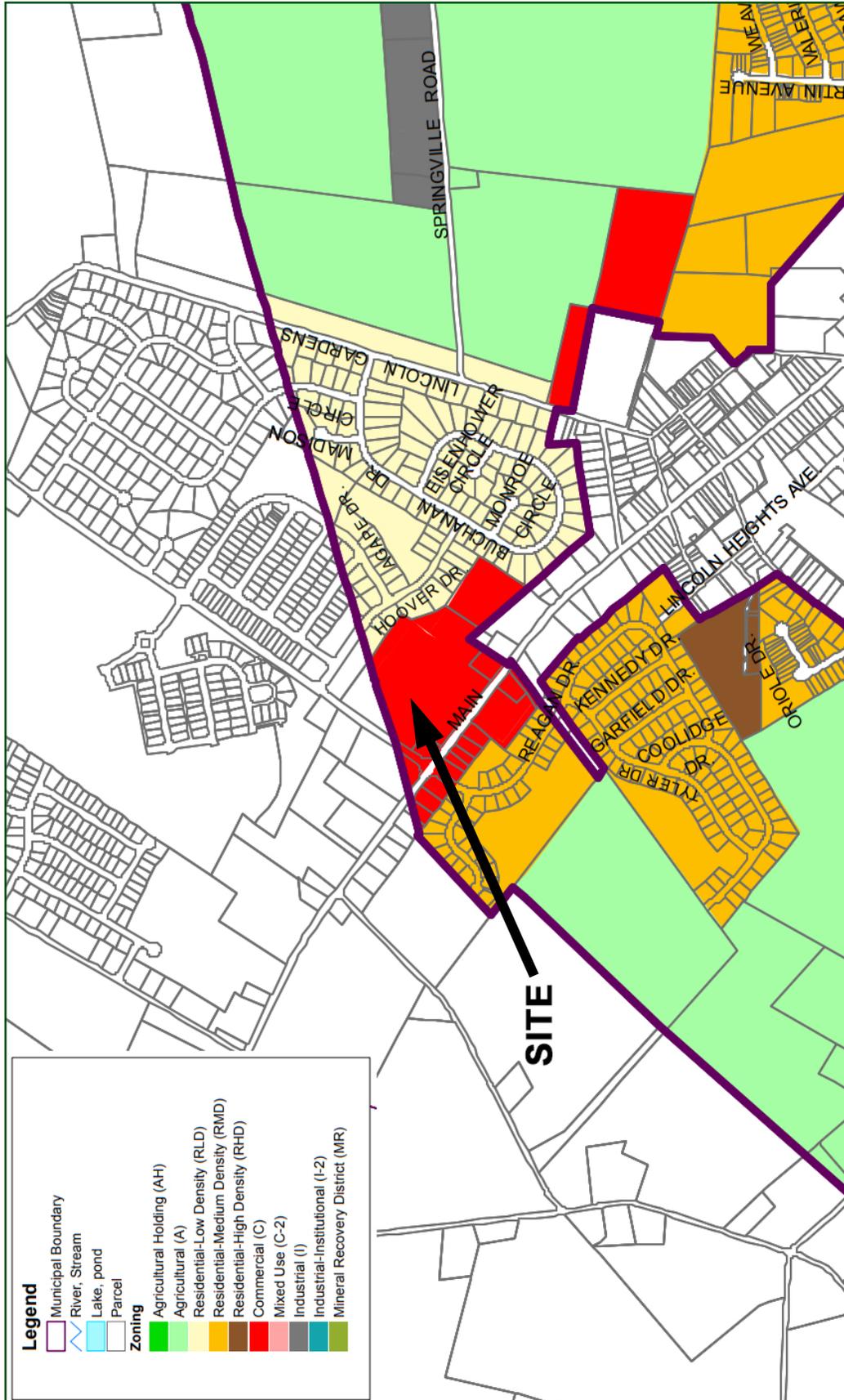
- LOCATION:** 1717 West Main Street, Ephrata, PA 17522
Ephrata Township & Clay Township, Lancaster County, PA
- DESCRIPTION:** This property is located at a traffic signal intersection along a major business corridor in the Ephrata metro area. Located just minutes from Reading Road (Route 272) and PA Turnpike (Route 76). The property consists of two parcels in two municipalities.
- SITE SIZE:** 12.291 Acres (gross) 11.451 Acres (net of ROW)
- FRONTAGE:** Property contains approximately 705 feet frontage on Route 322 and 720 feet frontage on Hackman Road. There is a primary site access point on Route 322 and two access points on Hackman Road.
- IMPROVEMENTS:** Approximately 38,000 SF retail building remains on property after recent fire demolition.
- ZONING:** Commercial (C), Ephrata Township ± 10.291 Acres
Neighborhood Commercial (NC), Clay Township ± 2.000 Acres
- PUBLIC UTILITIES:** Sewer - Connected to public sewer.
Water - On-site well. Public water available at property boundary.
Gas - Natural gas lateral from Hackman Road.
- TRAFFIC COUNT:** West Main Street (Route 322) - ± 16,600 vehicles per day (both directions)
- SALE PRICE:** \$9,850,000 (entire property 'as is')
- LEASE PRICE:** \$10.00/SF/Year NNN for in-place buildings. Potential to develop up to ± 100,000 SF.
- COMMENTS:** Owner will consider all or partial sale or lease. Terms and conditions to be negotiated.

LOCATION MAP





ZONING MAP - EPHRATA TOWNSHIP



D. Parking and Loading Requirements

Off-street parking and loading requirements shall be provided in accordance with Section 508 of this Ordinance.

E. Signs

All proposed signs shall conform to the requirements of Section 507 of this Ordinance.

Section 405. COMMERCIAL (C) DISTRICT

A. Specific Intent

These districts are designed for commercial uses that are dependent on highway traffic or need open areas for display of merchandise.

B. Uses and Structures

1. Permitted land and buildings in a C District may be used for the following purposes and not others:
 - a. Business, professional or governmental office or studio (see Section 637).
 - b. Banks, savings and loan associations, finance companies and similar types of businesses (see Section 637).
 - c. Personal and household service establishments such as, but not limited to, barber shops, beauty shops, laundromats, laundry and dry cleaning shops, restaurants, tailor and seamstress shops, taverns, hotels, motels, and other places of lodging.
 - d. Offices of plumbers, masons, carpenters, heating contractors and similar personnel.
 - e. Retail business establishments for the sale of goods such as, but not limited to, antiques, appliances, audio/video, beverages, bicycles, books, clothing, confections, drugs, dry goods, flowers, food, furniture, gifts, hardware, jewelry, liquor, machinery, motorcycles, newspapers, notions, office equipment, paint, personal and household supplies, photographic supplies, sporting goods, stationery and tobacco (see Section 637).
 - f. Shops for the repair of goods permitted to be sold by letter e above. All activities shall be performed and all parts stored within the building or screened from view so as not to be visible from public streets or adjacent properties.
 - g. Motor vehicular and mobile home/modular dwelling sales agency (see Section 637).
 - h. Wholesaling businesses.
 - i. Automobile/truck service and repair facilities (see Section 612).

- j. Automobile filling stations (see Section 611).
 - k. Essential services buildings and structures (see Section 627).
 - l. Churches and related uses (see Section 619).
 - m. Existing agricultural operations.
 - n. Veterinary offices or animal hospitals (see Section 609).
 - o. Farm Equipment Sales and Service (see Section 629).
 - p. Customary accessory uses and buildings incidental to the above permitted uses.
2. SPECIAL EXCEPTIONS - the following uses are permitted subject to the issuance of a permit by the Zoning Hearing Board (See Article VI).
- a. Billboards (see Section 614).
 - b. Amusement arcades (see Section 608).
 - c. Recreation facilities including bowling alleys, miniature golf courses, driving ranges and similar uses (see Section 639).
 - d. Shopping centers (see Section 646).
 - e. Life-care facilities (see Section 634).
 - f. Nursing, rest, or retirement homes (see Section 641).
 - g. Commercial communications antennas (see Section 624).
 - h. Self-service storage facilities (see Section 649).
 - i. Golf courses, parks and recreational areas (see Section 639).
 - j. Other uses determined by the Zoning Hearing Board to be of the same general character as those listed above and which will not be detrimental to any permitted uses and structures.
3. CONDITIONAL USES - the following uses are permitted subject to the issuance of a Conditional Use permit by the Board of Supervisors (See Article VI).
- a. Commercial regional impact developments (see Section 623).
- C. Lot, Yard, and Height Requirements
- 1. Lot Requirements

- a. Minimum Lot Area - One (1) acre.
- b. Minimum Lot Width - Two Hundred (200) feet.
- c. Maximum Lot Coverage - Fifty percent (50%).
- d. Maximum Impervious Area - Seventy (70) percent - Impervious area may be increased to Eighty (80) percent if regional storm water management or underground storage is utilized as the primary means of meeting storm water management requirement

2. Yard Requirements

- a. Front Yard Depth - Twenty-five (25) feet.
- b. Side Yard Width - Ten (10) feet, except when adjacent to a residential district, a minimum side yard of twenty-five (25) feet is required.
- c. Rear Yard Depth - Twenty-five (25) feet.

3. Building Height

- a. Principal Building - Forty (40) feet.
- b. Accessory Building - Twenty-five (25) feet.

4. Building Separation -- New non-residential buildings shall be located not closer than seventy-five (75) feet from existing residential structures.

D. Parking and Loading Requirements

Off-street parking and loading requirements shall be provided in accordance with Section 508 of this Ordinance.

E. Signs

All proposed signs shall conform to the requirements of Section 507 of this Ordinance.

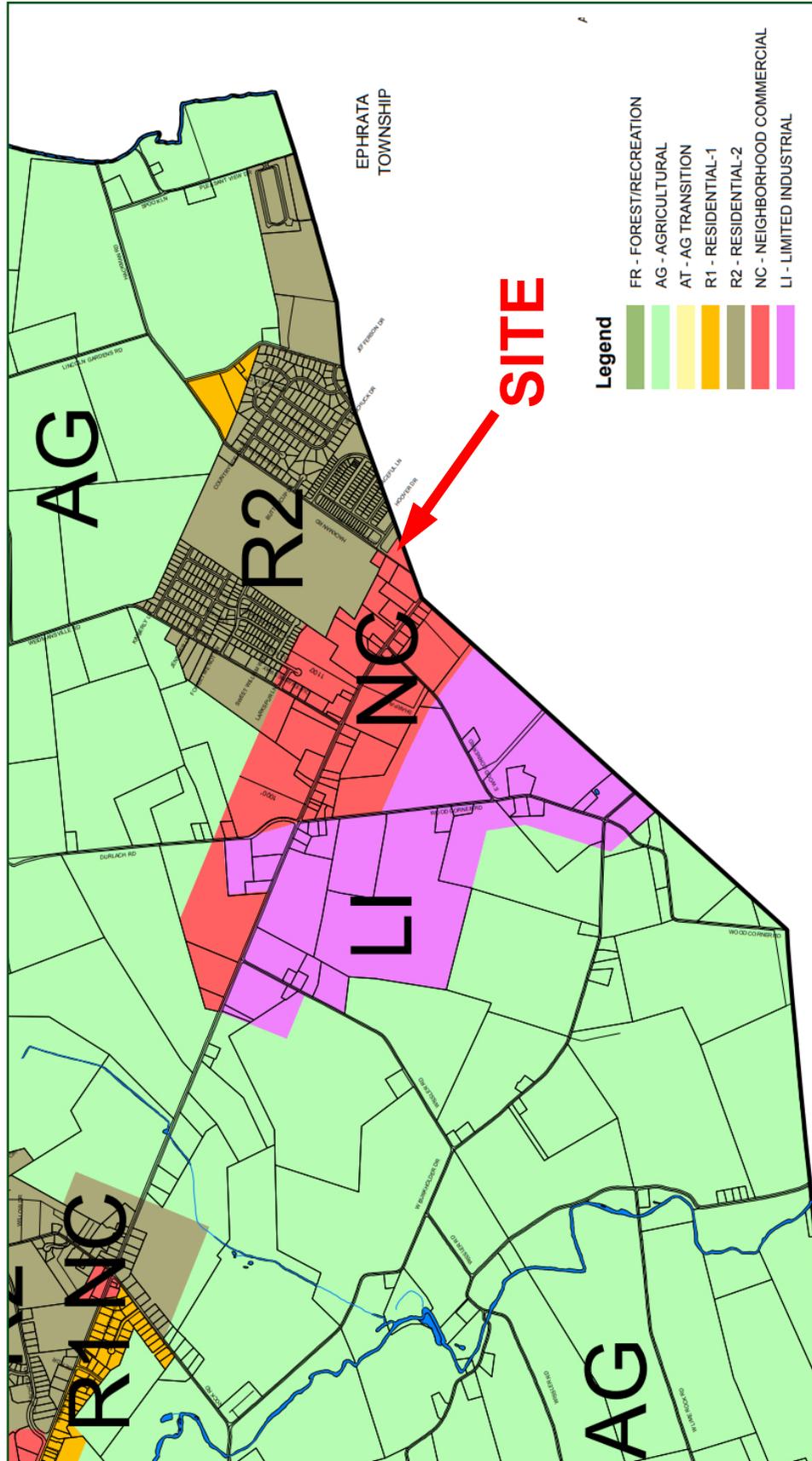
Section 406 MIXED USE (C-2) DISTRICT

A. Specific Intent

These districts are designed to permit a mix of residential and commercial uses to locate in an existing older area already containing such a mix of uses.

B. Uses and Structures

ZONING MAP - CLAY TOWNSHIP



SECTION 306. NEIGHBORHOOD COMMERCIAL (NC)

A. Intended Purpose

The regulations for this District are intended to serve the commercial needs of the surrounding residential village providing goods that meet the needs generally classified as convenience goods and services. New residential development is excluded from the District in order to reserve adequate area for commercial concentration.

B. Uses and Structures

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1. Permitted
 - a. Retail business established for the sale or repair of goods such as, but not limited to, applicants, clothing, drugs, flowers, food, beverages, dry goods, furniture, hardware, household supplies, liquor, newspapers, garden supplies, stationery, and tobacco.
 - b. Personal or household services establishments such as, but not limited to, barber shops, beauty shops, restaurants, tavern, laundry and dry cleaning shops, banks and financial institutions, car washes, and tailor shops.
 - c. Professional business offices or studios. [*amended by Ord. No. 040907, 4/9/07, '3*]
 - d. Medical and Dental offices and clinics.
 - e. Church, cemeteries.
 - f. School.
 - g. Clubs and Lodges.
 - h. Fire House.
 - i. Child Day Care Center
 - j. Farms
 - k. Public utility and communication structures when absolutely necessary to be located in this District for public service purposes. [*added by Ord. 051198, 5/11/98, ' 11.*]
 - l. Forestry in accordance with the requirements of this Ordinance, including Article V, Section 540. [*added by Ord. 060903, '7, 6/9/03.*]
 - m. Municipal Parks [*added by Ord. No. 040907, 4/9/07, '3*]
 - n. Municipal Buildings [*added by Ord. No. 040907, 4/9/07, '3*]
 - o. Solar Energy Systems (Accessory and Principal) in accordance with requirements of this Ordinance, including Article V, Sections 543 and 544.
 - p. Geothermal Systems in accordance with requirements of this Ordinance including Article V, Section 548.
 - q. Outdoor Hydronic Heaters shall be permitted as an accessory use in accordance with the requirements of this Ordinance including Article V, Section 549. [*added by Ord. 091211, '6.A, 9/12/11*].

- r. Customary accessory uses and structures incidental to the above permitted uses.

2. Special Exceptions

The following uses are permitted subject to the issuance of a Special Exception by the Zoning Hearing Board.

- a. Auto service station
- b. Shopping Center
- c. Hotels, motels, boarding houses, tourist houses
- d. Funeral Homes
- e. Automobile Sales Establishments
- f. Place of amusement, recreation or assembly, including but not limited to, outdoor or indoor theater, golf driving range, amusement parks, miniature golf course, arcade, etc.
- g. Other principal uses determined by the Zoning Hearing Board to be of the same general character as these Permitted and Special Exception uses and which will not be more detrimental than any permitted uses and structures.
- h. Customary accessory uses and structures incidental to the above.
- i. Business residences complying with the additional requirements or Section 530 hereof. [Added by Ord. 01-3-25-85, 3/25/85, 'II.]
- j. Bed and Breakfast Inns. [Added by Ord. 01-3-25-85, 3/25/85, 'II.]
- k. The Board of Supervisors of the Township of Clay finds that the commercial exploitation of explicit sexual conduct violating community standards results in a debasement and distortion of sensitive key relationships of human existence central to human life; community welfare, and the proper development of human personality; and
 - i. Studies conducted reveal that commercial exploitation of explicit sexual conduct interferes with the comfortable enjoyment of life and property by those not participating in the experience of the exploitation; and
 - ii. Studies have shown that facilities whereby the commercial exploitation of explicit sexual conduct is marketed generally decrease property values and result in higher incidence of crime and other problems affecting adversely the health, safety, and welfare of the community; and

- iii. The Board of Supervisors further finds that the commercial exploitation of explicit sexual conduct tends to encourage other related crimes to appear in the area, such crimes generally relating to drugs, prostitution and gambling; and
- iv. The Board of Supervisors also finds that whenever an establishment is open for the delivery of the commercial exploitation of explicit sexual conduct it prevents other businesses from operating and may in fact drive the other stores out of the area, thus reducing the tax base and contributing to and increasing the problem associated with related crime; and
- v. Therefore, the Board of Supervisors finds that the facilities for the delivery of commercial exploitation of explicit sexual conduct need to be regulated so to reduce the negative impact of potential criminology upon the Township.

[Added by Ord. 01-121487, 12/14/87, 'II.]

- vi. The Zoning Hearing Board may also permit, by special exception, an adult book store, adult theater, massage establishment, or other adult oriented retail, commercial service or entertainment establishment, provided that the following specific requirements are met by the applicant:
 - a) The lot or property line of such business shall not be located within five hundred (500) feet of any Residential or Agricultural Transition District.
[Amended by Ord. 060903, '2, 6/9/03]
 - b) The lot or property line of such business shall not be located within five hundred (500) feet of the lot or property line of any religious structure, school, daycare facility or public library.
 - c) The lot or property line of such business shall not be located within five hundred (500) feet of the lot or property line of another such business.
 - d) There shall be no display of adult oriented materials that can be seen from the exterior of the building.

- e) Not more than one (1) such business or activity shall be permitted within any one (1) building or lot; and
- f) No unlawful sexual activity or conduct shall be performed or permitted.
- g) Buffer screening shall be provided, consisting of a planting strip with a minimum width of fifteen (15) feet. Required side and rear yards may be used for this purpose. The planting strips shall be landscaped its full width with a three (3) row planting of evergreen and densely branched deciduous vegetation. It shall be designed so that when the landscaping is mature, it will contain sufficient density so that it cannot be seen through at any time of year and sufficient height so as to constitute an effective visual protection to the abutting zoned district. Other similar species an varieties of plant material of similar size and effectiveness may be acceptable for screening and will be considered for approval upon the recommendation of professional nurserymen, arborists, or landscape architects.
- h) No building shall be located closer than one hundred (100) feet to any building used as a residence.
- i) There shall be a fifty (50) foot building set back line.
- j) The Zoning Hearing Board shall also determine that such business and building (1) is in general harmony with the immediate neighborhood; (2) does not create an atmosphere of enticement for minors; and (3) will not be detrimental to the public health, public safety, or general welfare of the Township. The Zoning Hearing Board shall also review and approve all exterior signs for compatibility with adjacent uses. No such business or activity, except upon application to and approval by the Zoning Hearing Board as such change as a special exception subject to the criteria set forth herein. *[added by Ord. 01-121487, 12/14/87, 'II.]*

- l. Communication Antenna Sites when absolutely necessary to be located in this District, as further governed by other regulations contained in this Ordinance. *[Added by Ord. 051198, 5/11/98, ' 12.]*
- m. Ground-Mounted/Free-Standing Solar Energy Systems, subject to the provisions of Article V, Section 545 and Article VI.

[added by Ord. 091211, '6.B.,9/12/11]

C. Lot, Yard and Height Requirements

- 1. Lot Requirements:
 - a. Minimum Lot Area B None
 - b. Minimum Lot Width B None
 - c. Maximum Lot Coverage B fifty percent (50%)
- 2. Yard Requirements:
 - a. Front Yard B twenty-five (25) feet
 - b. Side Yard B ten (10) feet required except when adjacent to forest recreation or any residential district in which case a minimum side yard of twenty-five (25) feet is required.
 - c. Rear Yard B ten (10) feet required except when adjacent to forest recreation or any residential district in which case twenty-five (25) feet is required.
- 3. Building Height
 - a. Principal Building B thirty-five (35) feet
 - b. Accessory Building B fifteen (15) feet
 - c. Farm Structures B None

Ephrata Township

www.ephratatownship.org

Township Offices:

265 Akron Road
Ephrata, PA 17522
(717) 733-1044

Township Manager & Zoning Officer

Steven A. Sawyer

Zoning Hearing Board

Kevin Seibert, Chairman
Don Boll, Vice-Chairman
Leon Roy Martin
Thomas Bollinger
Larry Ray

Board of Supervisors

Clark R. Stauffer, Chairman
J. Tyler Zerbe, Vice-Chairman & Treasurer
Anthony Haws, Secretary

Planning Commission

Leonard Martin, Chairman
Dale Garman, Vice-Chairman
Marvin Sauder
LaMarr Stauffer
James Stauffer

Building Inspector

AB Associates

Ephrata Area Sewer Authority

Aaron Groff, Chairman
Leon M. Kurtz, Vice-Chairman
Robert Fisher, Secretary/Treasurer
James Martin
(717) 733-1044

Ephrata Area Sewage Enforcement Officer

Dave Brubaker
(717) 738-9222

Ephrata Area Joint Water Authority

(717) 738-9222

Township Solicitor & Sewer Authority Solicitor

Anthony Schimaneck
Morgan Hallgren Crosswell and Kane

Engineers - Ephrata Township

Jim Caldwell
Rettew Associates

Engineers - Sewer Authority

Daniel Becker, P.E.
Becker Engineering

Clay Township

www.claytwp.org

Township Offices:

870 Durlach Road
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Township Manager/Treasurer

Bruce Leisey

Zoning Officer

Tom Zorbaugh

Road Master

Kurtis Bollinger

Zoning Hearing Board

Richard Stehr, Chairman
Earl Ray Zimmerman
Chad Hummel

Board of Supervisors

Tim Lausch, Chairman
Keith Martin, Vice-Chairman
Gary Landis, Secretary

Planning Commission

Jon Price, Chairman
Adrian Kapp, Vice-Chairman
Josh Reist, Secretary
Rick Gehman
Jay Zimmerman



Executive Summary

1717 W Main St, Ephrata, Pennsylvania, 17522
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.20202
Longitude: -76.20614

	1 mile	3 miles	5 miles
Population			
2010 Population	4,024	26,595	54,525
2020 Population	4,419	28,473	56,885
2023 Population	4,469	29,281	57,752
2028 Population	4,483	29,660	58,505
2010-2020 Annual Rate	0.94%	0.68%	0.42%
2020-2023 Annual Rate	0.35%	0.86%	0.47%
2023-2028 Annual Rate	0.06%	0.26%	0.26%
2020 Male Population	49.0%	48.8%	49.3%
2020 Female Population	51.0%	51.2%	50.7%
2020 Median Age	44.1	39.9	39.8
2023 Male Population	50.0%	49.2%	49.4%
2023 Female Population	50.0%	50.8%	50.6%
2023 Median Age	41.7	40.3	40.0

In the identified area, the current year population is 57,752. In 2020, the Census count in the area was 56,885. The rate of change since 2020 was 0.47% annually. The five-year projection for the population in the area is 58,505 representing a change of 0.26% annually from 2023 to 2028. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 40.0, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	88.7%	86.6%	88.5%
2023 Black Alone	1.5%	1.9%	1.5%
2023 American Indian/Alaska Native Alone	0.2%	0.3%	0.2%
2023 Asian Alone	2.6%	2.1%	1.8%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	2.6%	3.0%	2.5%
2023 Two or More Races	4.4%	6.1%	5.4%
2023 Hispanic Origin (Any Race)	5.1%	7.8%	6.5%

Persons of Hispanic origin represent 6.5% 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 30.9 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	88	71	81
2010 Households	1,543	10,496	20,523
2020 Households	1,743	11,339	21,654
2023 Households	1,786	11,671	22,080
2028 Households	1,814	11,954	22,633
2010-2020 Annual Rate	1.23%	0.78%	0.54%
2020-2023 Annual Rate	0.75%	0.89%	0.60%
2023-2028 Annual Rate	0.31%	0.48%	0.50%
2023 Average Household Size	2.49	2.48	2.59

The household count in this area has changed from 21,654 in 2020 to 22,080 in the current year, a change of 0.60% annually. The five-year projection of households is 22,633, a change of 0.50% annually from the current year total. Average household size is currently 2.59, compared to 2.60 in the year 2020. The number of families in the current year is 15,575 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.

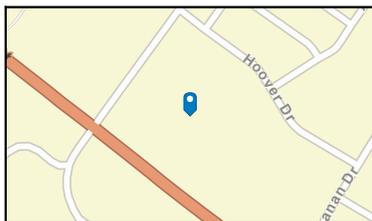
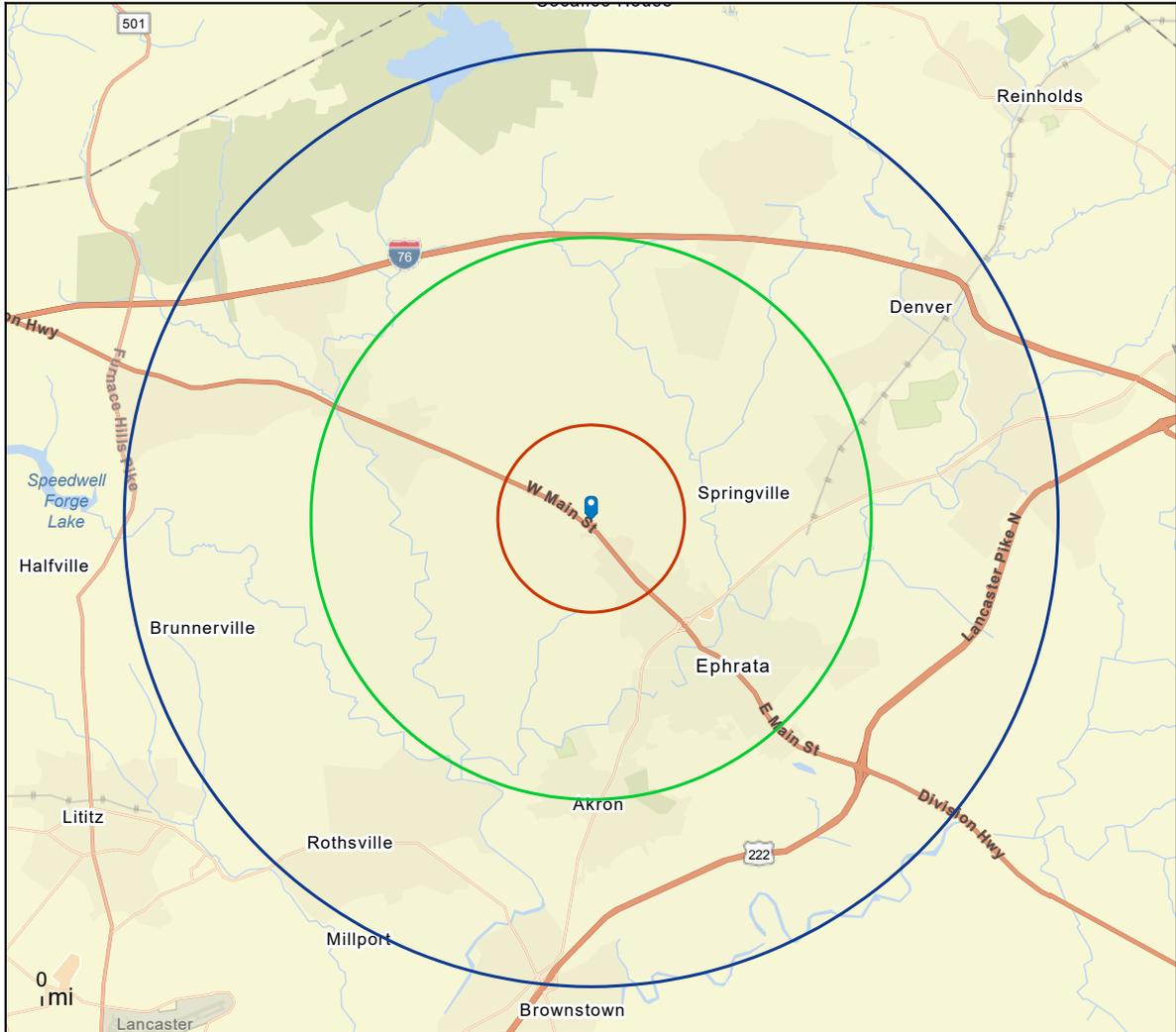
April 01, 2024



Site Map

1717 W Main St, Ephrata, Pennsylvania, 17522
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.20202
Longitude: -76.20614



April 01, 2024

PHOTOGRAPHS - BUILDING



FRONT VIEW



REAR VIEW

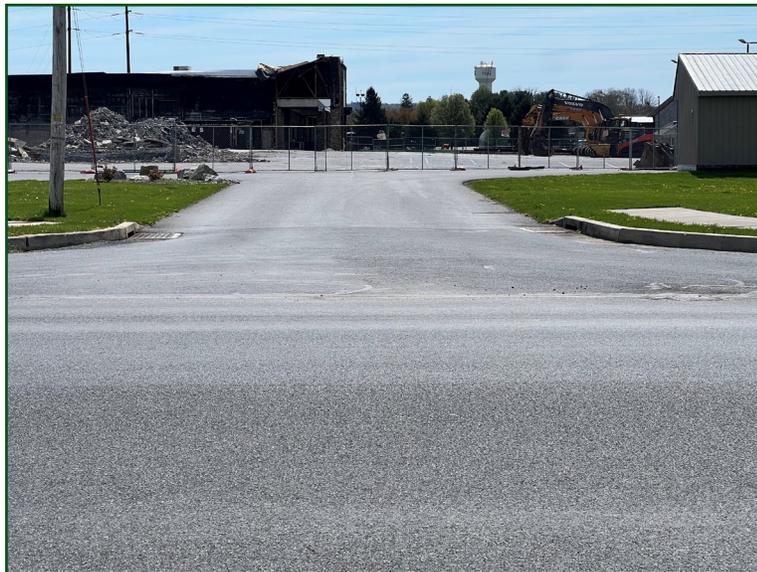


SIDE VIEW

PHOTOGRAPHS - ACCESSES



ROUTE 322



HACKMAN ROAD #1



HACKMAN ROAD #2

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