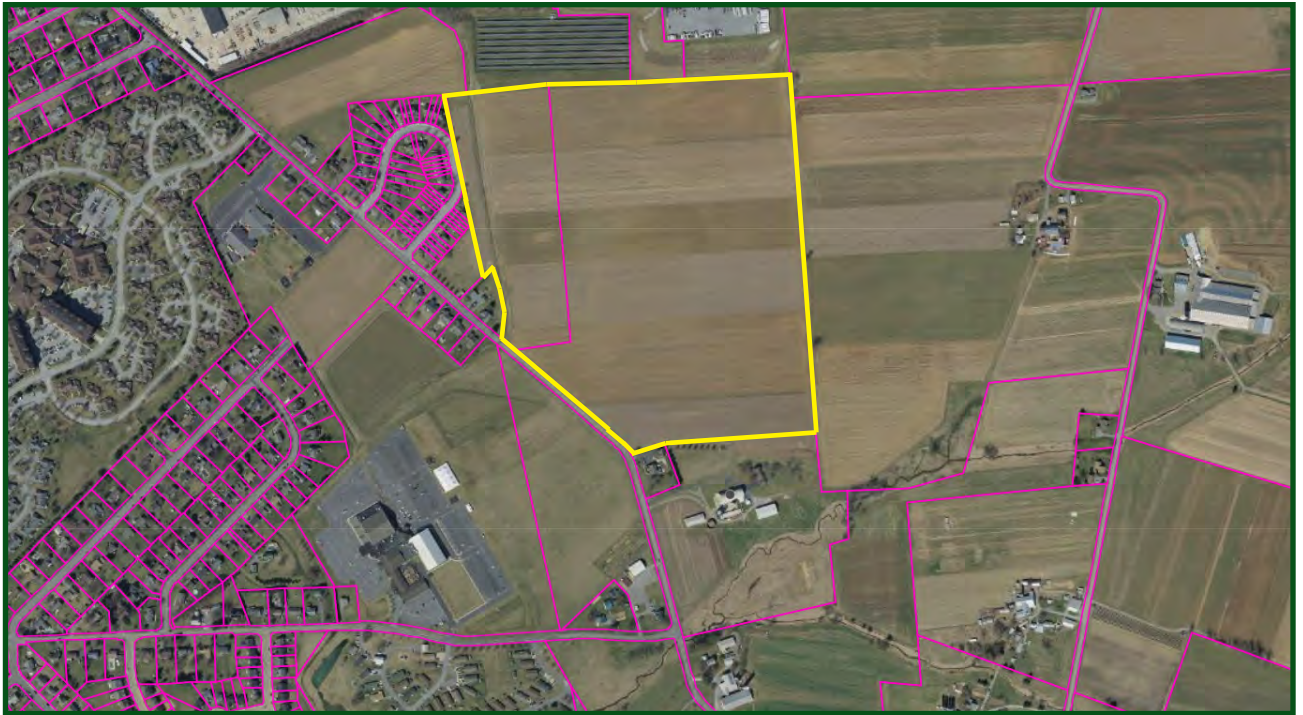


# FOR SALE

## INDUSTRIAL LOTS Garden Spot Industries

New Holland, PA



**529 Ranck Road, New Holland  
Lancaster County, PA**

**Scott D. Bradbury  
Senior Vice-President**



1650 Crooked Oak Drive, Suite 310, Lancaster PA 17601-4279  
(717) 735-6000 (O) • (717) 606-6555 (C) • (717) 735-6001 (F)

[scott@uscommercialrealty.net](mailto:scott@uscommercialrealty.net)

[www.uscommercialrealty.net](http://www.uscommercialrealty.net)

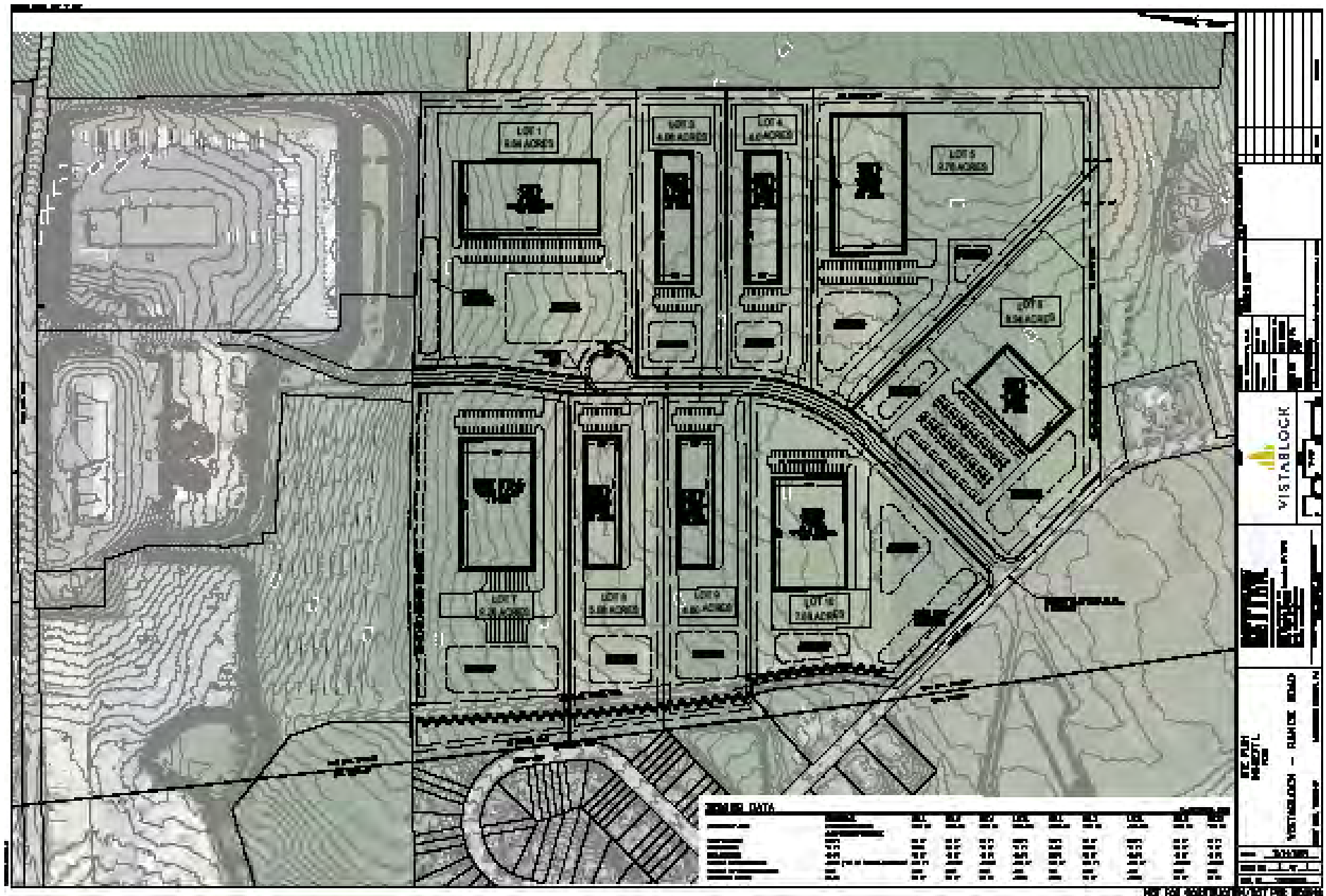
# SALIENT INFORMATION

|                 |                                                                                                                                       |               |                |                |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------|---------------|----------------|----------------|
| LOCATION:       | 529 Ranck Road, New Holland, PA 17557<br>East Earl Township, Lancaster County                                                         |               |                |                |
| AVAILABLE LOTS: | 2 remaining out of 10                                                                                                                 |               |                |                |
| ZONING:         | IL - Light Industrial                                                                                                                 |               |                |                |
| ELECTRIC:       | 3 Phase                                                                                                                               |               |                |                |
| SEWER:          | Public<br>Cost per EDU: \$6,550                                                                                                       |               |                |                |
| WATER:          | Public<br>Cost per EDU: \$8,300                                                                                                       |               |                |                |
| LOT COVERAGE:   | East Earl Township permits up to 60% impervious lot coverage.                                                                         |               |                |                |
| HEIGHT LIMIT:   | 40' by right, 50' by Special Exception                                                                                                |               |                |                |
| DEMOGRAPHICS:   |                                                                                                                                       | <u>1 Mile</u> | <u>3 Miles</u> | <u>5 Miles</u> |
|                 | Population                                                                                                                            | 2,687         | 15,697         | 29,321         |
|                 | Average HH Income:                                                                                                                    | \$81,161      | \$104,449      | \$109,642      |
| BUILDERS:       | Any builder                                                                                                                           |               |                |                |
| SALE PRICE:     | See 'Available Lots' page for pricing.                                                                                                |               |                |                |
| COMMENTS:       | Recently re-zoned from AG to IL (Light Industrial).<br><br>Subdivision and land development plan approval expected to be Summer 2025. |               |                |                |

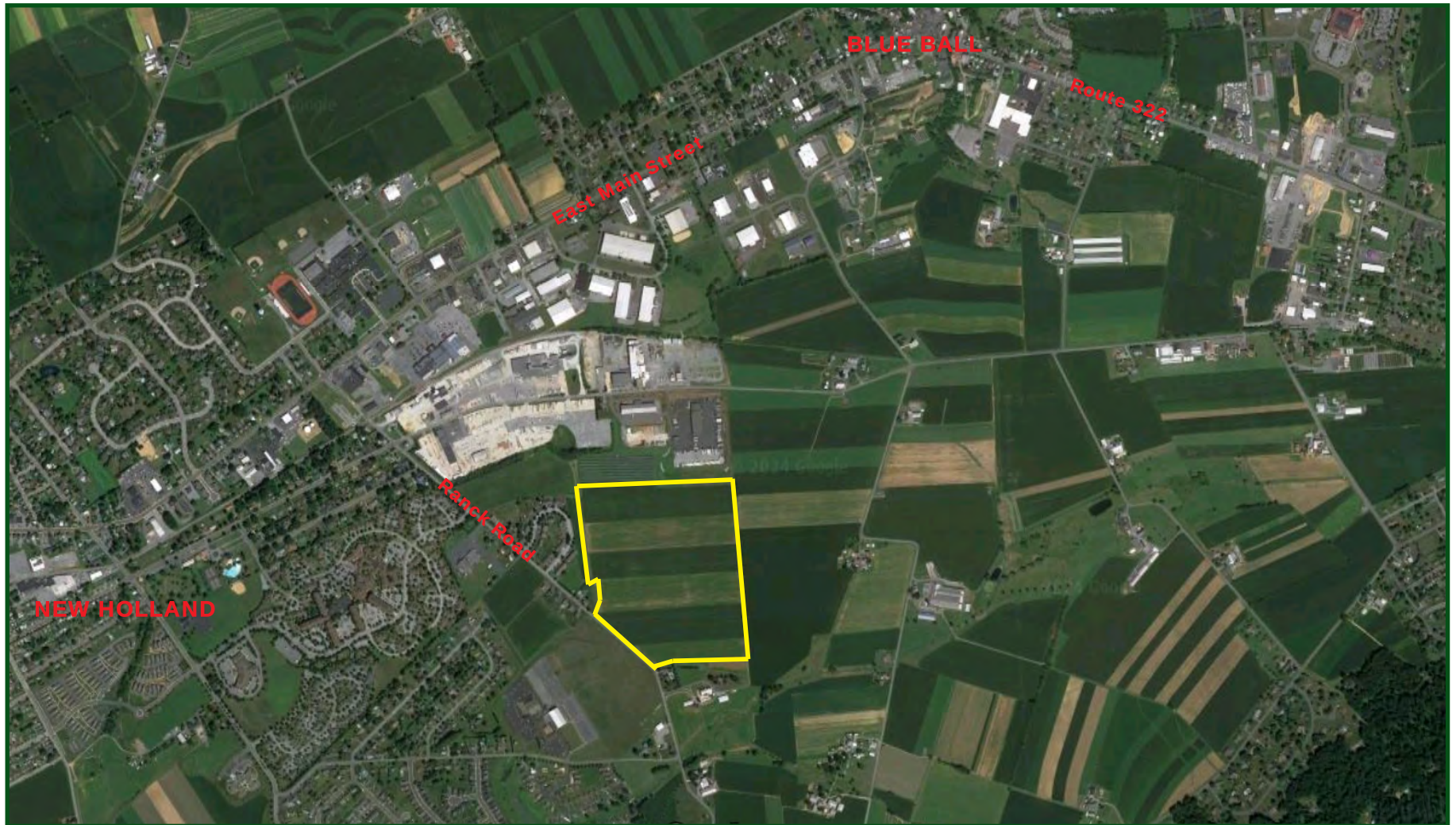
## AVAILABLE LOTS

| <u>LOTS</u> | <u>ACRES</u> | <u>PRICE</u> |
|-------------|--------------|--------------|
| 1           | 5.75         | Reserved     |
| 2           | 4.05         | Reserved     |
| 3           | 4.08         | SOLD         |
| 4           | 4.00         | Reserved     |
| 5           | 9.78         | Reserved     |
| 6           | 8.34         | Reserved     |
| 7           | 9.26         | Reserved     |
| 8           | 5.08         | Reserved     |
| 9           | 4.60         | Reserved     |
| 10          | 7.69         | Reserved     |

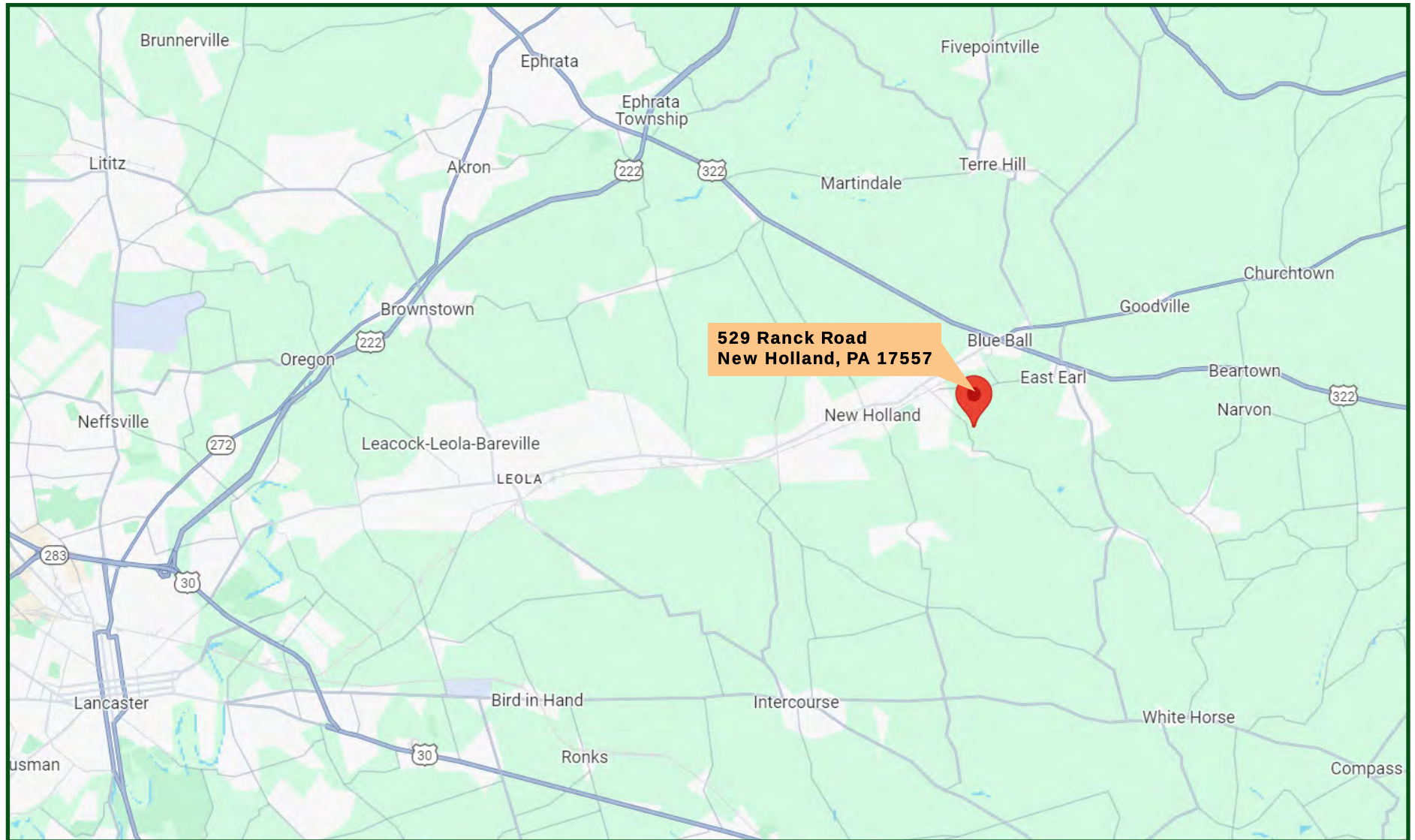
## SITE PLAN



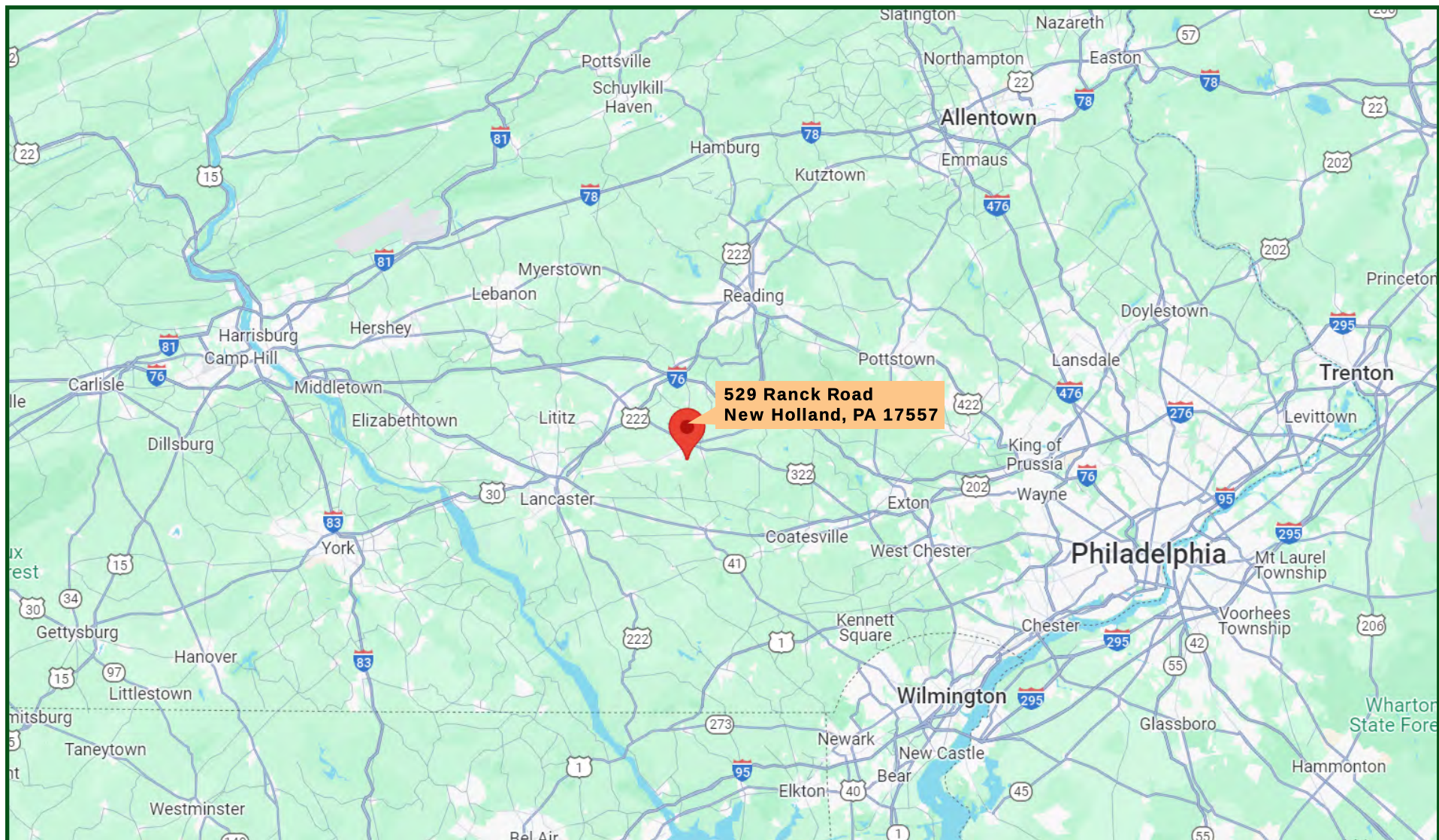
# AERIAL MAP



## LOCATION MAP - LOCAL



## LOCATION MAP - REGIONAL



# DISTANCES TO MAJOR HIGHWAYS & CITIES

## Distances to Highways:

|             |          |
|-------------|----------|
| Route 30    | 12 miles |
| Route 222   | 7 miles  |
| PA Turnpike | 13 miles |
| Route 78    | 42 miles |
| Route 81    | 53 miles |

## Distances to Major Cities:

|                  |           |
|------------------|-----------|
| Harrisburg, PA   | 54 miles  |
| Philadelphia, PA | 58 miles  |
| Baltimore, MD    | 94 miles  |
| Washington, D.C. | 137 miles |
| New York, NY     | 142 miles |



# ZONING ORDINANCE

## ARTICLE XI

### INDUSTRIAL LIGHT (IL) DISTRICT

#### Section 1101. INTENDED PURPOSE

The purpose of the Industrial Light District is intended to maximize industrial potential while ensuring compatibility with surrounding Districts. New residential development is excluded from this District, both to protect residences from an undesirable environment and to ensure the reservation of adequate areas for industrial development.

#### Section 1102. PERMITTED USES

- A. Light manufacturing.
- B. Agriculture, horticulture or floriculture, and any accessory uses or structures, including farm-based businesses, with the exception that earthen manure storage facilities are not permitted.
- C. Municipal facilities.
- D. Public utility and communication uses where operation requirements necessitate locating within the District.
- E. Uses and buildings customarily accessory and incidental any permitted use.
- F. Signs, subject to all applicable provisions, procedures, and requirements of Article XVIII herein.
- G. No-impact home-based businesses, when proposed within existing non-conforming dwelling units.

#### Section 1103. SPECIAL EXCEPTIONS

The establishment and/or expansion of the following uses may be permitted by the Zoning Hearing Board pursuant to standards and criteria as set forth in Articles XXII and XXV herein.

- A. Any manufacturing, wholesaling or distributing use pursuant to Section 1704 herein.
- B. Lumber and coal yards, building material storage yards, contractor equipment and storage yards and wholesale and retail sales for each as an accessory use.
- C. Laundries, cleaning, dyeing, carpet and rug cleaning.
- D. Blacksmiths and machine shops.
- E. Self-service storage facilities.
- F. Vehicular body shops, painting, tire retreading or recapping and welding shops.
- G. Day care centers as accessory to a principal use.
- H. Crematoriums.
- I. Sawmill.
- J. Solid waste disposal facilities.
- K. Junkyard/salvage yard.
- L. Solid waste processing/recycling facilities.
- M. Outside storage and display when accessory to a permitted use.
- N. Commercial communication towers and antennas for the purpose of facilitating communications services and attendant support structures.
- O. Vehicular garage.
- P. Large solar energy production facilities.
- Q. Large wind energy production facilities.
- R. Any other use and its accessory uses or buildings which, in the opinion of the Zoning Hearing Board, are of the same general character as any of the above.

#### Section 1104. PERFORMANCE STANDARDS

# ZONING ORDINANCE

- A. All uses shall be conducted in accordance with Performance Standards as set forth in Section 1704 herein and/or in Article XXII, as either may be applicable.

## Section 1105. HEIGHT REGULATIONS

- A. The height of a principal structure shall not exceed forty (40) feet, except that height may be increased by special exception to fifty (50) feet provided that setback is at least equal to height.
- B. The height of an accessory structure shall not exceed twenty-five (25) feet in height.

## Section 1106. LOT AREA, LOT WIDTH AND MAXIMUM IMPERVIOUS COVERAGE REGULATIONS

- A. Unless otherwise specified herein, minimum lot area and width shall be based upon required setbacks, maximum impervious coverage, parking, loading/unloading, buffer yard/screening, on-lot well and septic system requirements, and other applicable standards.
- B. Maximum impervious coverage:
  - 1. No more than sixty percent (60%) of the area of the lot shall be covered by impervious surfaces including all buildings, parking facilities, and pedestrian ways
- C. All remaining pervious areas of the lot shall be maintained with a vegetative cover.
- D. Lot area, lot width and impervious coverage requirements for any residential use permitted in this District shall be in accordance with adjacent residential district standards. Should more than one residential district be adjacent to said use, the more restrictive district provisions shall apply.

## Section 1107. SETBACK REGULATIONS

Unless otherwise specified, each lot shall have front, side and rear yards of not less than the depth or width indicated below:

- A. Front yard: Forty-five (45) feet measured from the centerline of the right-of-way.  
  
Exception: Where buildings exist in the same block on either side of the street, the setback line of the building to be constructed shall be provided in accordance with Section 2002.A herein.
- B. Side yards: Fifteen (15) feet.
- C. Rear yard: Forty (40) feet.
- D. Interior yards (Open space between principal structures): Interior yards shall be provided in accordance the below requirements:
  - 1. When front to front, rear to rear, or front to rear, parallel structures shall have fifty (50) feet between faces for one (1) story in height, plus five (5) feet for each additional story. If the front or rear faces are obliquely aligned, the above distances may be decreased by as much as ten (10) feet at one end if increased by similar or greater distances at the other end. Where service drives or bank grade changes or collector walks are introduced in this space, the distance between structures shall be at least fifty (50) feet.
  - 2. End to end, a distance of twenty-five (25) feet between structures for a one (1) story structure plus five (5) feet additional for each story in excess of one.
  - 3. End to front, or end to rear, a distance of thirty (30) feet between structures for each one (1) story structure plus five (5) feet additional for each story in excess

# ZONING ORDINANCE

- of one.
- 4. When adjacent structures differ in the number of stories, the required distance between structures shall be calculated on the taller of the structures.
- E. Accessory buildings and structures shall provide front, side, and rear yards in conformance with the setbacks set forth for principal structures herein.
- F. Buffer yards/screen plantings shall be provided in accordance with Section 1707 herein.
- G. When located adjacent to agricultural uses, shade trees shall not be planted closer than ten (10) feet to the affected property line.

## Section 1108. OFF-STREET PARKING/ACCESS AND LOADING/UNLOADING

Off-street parking/access and loading/unloading shall be provided in accordance with Article XIX herein and the applicable Subdivision and Land Development Ordinance.

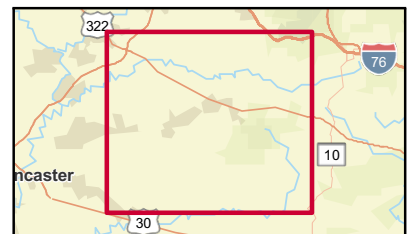
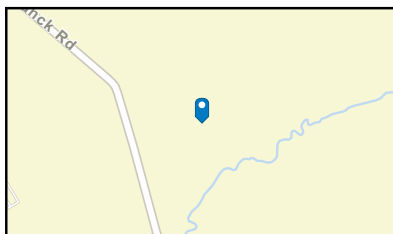
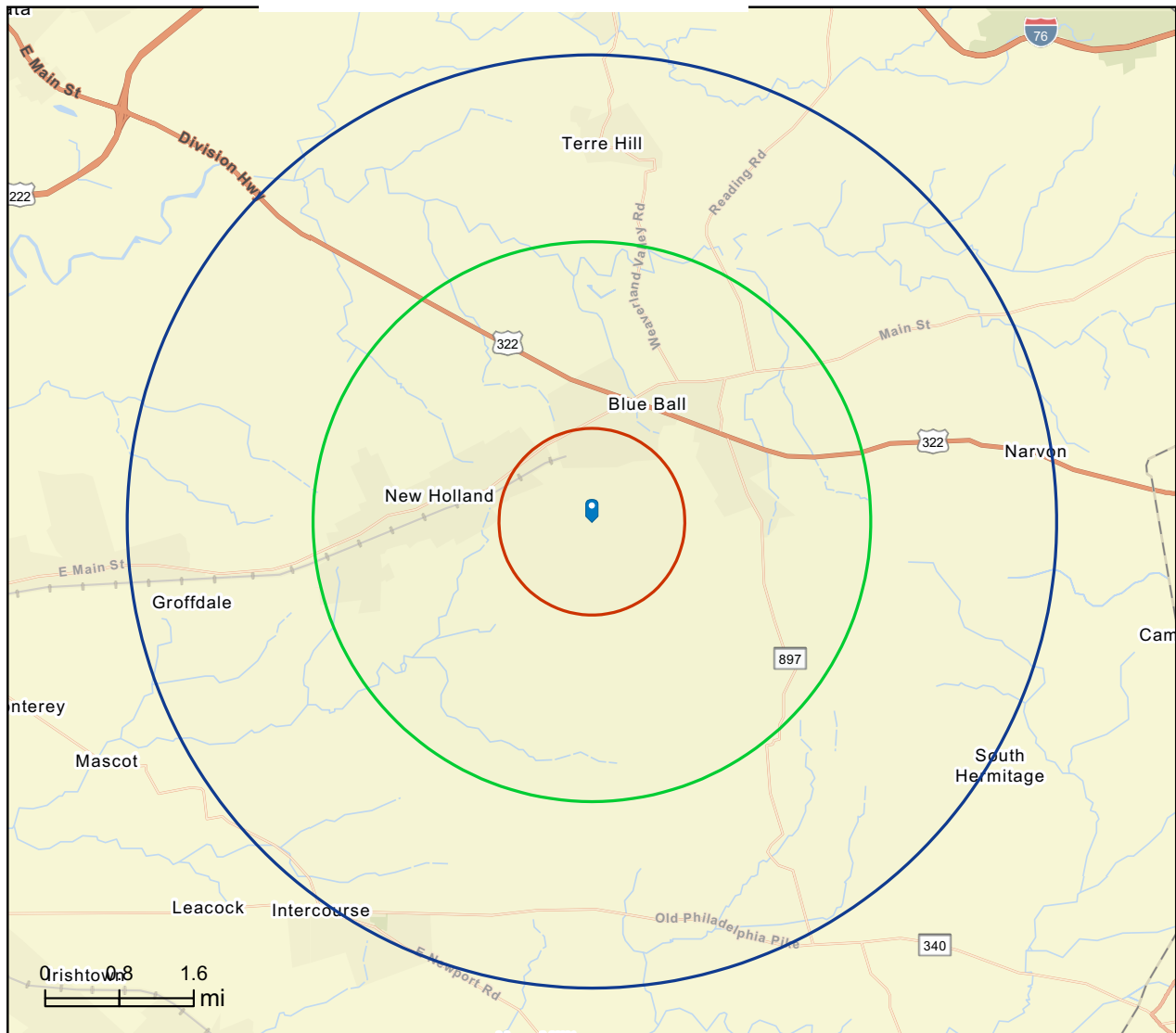
# DEMOGRAPHICS



## Site Map

529 Ranck Rd, New Holland, Pennsylvania, 17557  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.09955  
Longitude: -76.05607



September 16, 2024

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Page 1 of 1

# DEMOGRAPHICS



## Executive Summary

529 Ranck Rd, New Holland, Pennsylvania, 17557  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.09955  
Longitude: -76.05607

|                        | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| <b>Population</b>      |        |         |         |
| 2010 Population        | 2,259  | 14,548  | 28,090  |
| 2020 Population        | 2,470  | 15,332  | 29,125  |
| 2024 Population        | 2,687  | 15,697  | 29,321  |
| 2029 Population        | 2,804  | 15,819  | 29,328  |
| 2010-2020 Annual Rate  | 0.90%  | 0.53%   | 0.36%   |
| 2020-2024 Annual Rate  | 2.00%  | 0.56%   | 0.16%   |
| 2024-2029 Annual Rate  | 0.86%  | 0.15%   | 0.00%   |
| 2020 Male Population   | 45.9%  | 48.8%   | 49.3%   |
| 2020 Female Population | 54.1%  | 51.2%   | 50.7%   |
| 2020 Median Age        | 57.2   | 41.4    | 37.0    |
| 2024 Male Population   | 46.2%  | 49.4%   | 50.0%   |
| 2024 Female Population | 53.8%  | 50.6%   | 50.0%   |
| 2024 Median Age        | 59.9   | 41.8    | 37.1    |

In the identified area, the current year population is 29,321. In 2020, the Census count in the area was 29,125. The rate of change since 2020 was 0.16% annually. The five-year projection for the population in the area is 29,328 representing a change of 0.00% annually from 2024 to 2029. Currently, the population is 50.0% male and 50.0% female.

### Median Age

The median age in this area is 37.1, compared to U.S. median age of 39.3.

### Race and Ethnicity

|                                          |       |       |       |
|------------------------------------------|-------|-------|-------|
| 2024 White Alone                         | 91.6% | 88.2% | 91.4% |
| 2024 Black Alone                         | 1.2%  | 1.9%  | 1.3%  |
| 2024 American Indian/Alaska Native Alone | 0.2%  | 0.3%  | 0.2%  |
| 2024 Asian Alone                         | 2.2%  | 2.2%  | 1.5%  |
| 2024 Pacific Islander Alone              | 0.0%  | 0.0%  | 0.0%  |
| 2024 Other Race                          | 1.9%  | 3.1%  | 2.1%  |
| 2024 Two or More Races                   | 2.9%  | 4.3%  | 3.4%  |
| 2024 Hispanic Origin (Any Race)          | 5.4%  | 7.0%  | 5.1%  |

Persons of Hispanic origin represent 5.1% of the population in the identified area compared to 19.6% 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 24.4 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

|                             |       |       |        |
|-----------------------------|-------|-------|--------|
| 2024 Wealth Index           | 63    | 94    | 101    |
| 2010 Households             | 1,016 | 5,498 | 9,445  |
| 2020 Households             | 1,105 | 5,770 | 9,883  |
| 2024 Households             | 1,184 | 5,916 | 10,058 |
| 2029 Households             | 1,254 | 6,040 | 10,191 |
| 2010-2020 Annual Rate       | 0.84% | 0.48% | 0.45%  |
| 2020-2024 Annual Rate       | 1.64% | 0.59% | 0.41%  |
| 2024-2029 Annual Rate       | 1.16% | 0.42% | 0.26%  |
| 2024 Average Household Size | 2.14  | 2.62  | 2.88   |

The household count in this area has changed from 9,883 in 2020 to 10,058 in the current year, a change of 0.41% annually. The five-year projection of households is 10,191, a change of 0.26% annually from the current year total. Average household size is currently 2.88, compared to 2.92 in the year 2020. The number of families in the current year is 7,455 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 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

September 16, 2024

# DEMOGRAPHICS



## Executive Summary

529 Ranck Rd, New Holland, Pennsylvania, 17557  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.09955  
Longitude: -76.05607

|                                                                                                                                                                                                                                | 1 mile   | 3 miles   | 5 miles   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------|-----------|
| <b>Mortgage Income</b>                                                                                                                                                                                                         |          |           |           |
| 2024 Percent of Income for Mortgage                                                                                                                                                                                            | 30.9%    | 25.8%     | 26.9%     |
| <b>Median Household Income</b>                                                                                                                                                                                                 |          |           |           |
| 2024 Median Household Income                                                                                                                                                                                                   | \$72,867 | \$82,113  | \$83,265  |
| 2029 Median Household Income                                                                                                                                                                                                   | \$76,841 | \$93,991  | \$98,774  |
| 2024-2029 Annual Rate                                                                                                                                                                                                          | 1.07%    | 2.74%     | 3.48%     |
| <b>Average Household Income</b>                                                                                                                                                                                                |          |           |           |
| 2024 Average Household Income                                                                                                                                                                                                  | \$81,161 | \$104,449 | \$109,642 |
| 2029 Average Household Income                                                                                                                                                                                                  | \$88,618 | \$119,673 | \$127,260 |
| 2024-2029 Annual Rate                                                                                                                                                                                                          | 1.77%    | 2.76%     | 3.03%     |
| <b>Per Capita Income</b>                                                                                                                                                                                                       |          |           |           |
| 2024 Per Capita Income                                                                                                                                                                                                         | \$33,574 | \$38,776  | \$37,591  |
| 2029 Per Capita Income                                                                                                                                                                                                         | \$37,183 | \$44,990  | \$44,207  |
| 2024-2029 Annual Rate                                                                                                                                                                                                          | 2.06%    | 3.02%     | 3.30%     |
| <b>GINI Index</b>                                                                                                                                                                                                              |          |           |           |
| 2024 Gini Index                                                                                                                                                                                                                | 34.3     | 37.2      | 37.3      |
| <b>Households by Income</b>                                                                                                                                                                                                    |          |           |           |
| Current median household income is \$83,265 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$98,774 in five years, compared to \$91,442 all U.S. households.            |          |           |           |
| Current average household income is \$109,642 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$127,260 in five years, compared to \$130,581 for all U.S. households. |          |           |           |
| Current per capita income is \$37,591 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$44,207 in five years, compared to \$51,203 for all U.S. households.          |          |           |           |
| <b>Housing</b>                                                                                                                                                                                                                 |          |           |           |
| 2024 Housing Affordability Index                                                                                                                                                                                               | 75       | 90        | 86        |
| 2010 Total Housing Units                                                                                                                                                                                                       | 1,056    | 5,728     | 9,842     |
| 2010 Owner Occupied Housing Units                                                                                                                                                                                              | 527      | 3,718     | 6,558     |
| 2010 Renter Occupied Housing Units                                                                                                                                                                                             | 489      | 1,781     | 2,887     |
| 2010 Vacant Housing Units                                                                                                                                                                                                      | 40       | 230       | 397       |
| 2020 Total Housing Units                                                                                                                                                                                                       | 1,153    | 5,990     | 10,302    |
| 2020 Owner Occupied Housing Units                                                                                                                                                                                              | 629      | 3,809     | 6,774     |
| 2020 Renter Occupied Housing Units                                                                                                                                                                                             | 476      | 1,961     | 3,109     |
| 2020 Vacant Housing Units                                                                                                                                                                                                      | 51       | 242       | 429       |
| 2024 Total Housing Units                                                                                                                                                                                                       | 1,238    | 6,142     | 10,477    |
| 2024 Owner Occupied Housing Units                                                                                                                                                                                              | 708      | 3,990     | 7,035     |
| 2024 Renter Occupied Housing Units                                                                                                                                                                                             | 476      | 1,926     | 3,023     |
| 2024 Vacant Housing Units                                                                                                                                                                                                      | 54       | 226       | 419       |
| 2029 Total Housing Units                                                                                                                                                                                                       | 1,304    | 6,258     | 10,603    |
| 2029 Owner Occupied Housing Units                                                                                                                                                                                              | 769      | 4,149     | 7,260     |
| 2029 Renter Occupied Housing Units                                                                                                                                                                                             | 485      | 1,891     | 2,931     |
| 2029 Vacant Housing Units                                                                                                                                                                                                      | 50       | 218       | 412       |
| <b>Socioeconomic Status Index</b>                                                                                                                                                                                              |          |           |           |
| 2024 Socioeconomic Status Index                                                                                                                                                                                                | 58.9     | 51.6      | 51.0      |

Currently, 67.1% of the 10,477 housing units in the area are owner occupied; 28.9%, renter occupied; and 4.0% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 10,302 housing units in the area and 4.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.40%. Median home value in the area is \$357,860, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.64% annually to \$388,274.

**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 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

September 16, 2024