

FOR SALE

± 18 ACRES COMMERCIAL LAND PRIME LANCASTER COUNTY LOCATION



**200 Pleasant Valley Road
Ephrata, PA 17522**

Dwight E. Wagner, CCIM

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SALIENT INFORMATION

PROPERTY:	200 Pleasant Valley Road, Ephrata, PA 17522 West Earl Township, Lancaster County	
SITE SIZE:	± 18.18 Acres	
IMPROVEMENTS:	2,265 SF 2-story house and poultry farm outbuildings	
WATER & SEWER:	Well Water, On-Site Septic System	
ZONING:	C-2 General Commercial Located within the Urban Growth Boundary.	
REAL ESTATE TAXES:	\$9,908 (2025) Property is not enrolled in Clean and Green (Act 319).	
TAX ACCOUNT NO.:	210-28892-0-0000	
TRAFFIC COUNTS:	US Route 222	51,500 vehicles per day (Oct., 2020*) *May be lower due to Covid-19.
SALE PRICE:	\$6,000,000	
COMMENTS:	Prime development opportunity. Public water and sewer nearby.	

PHOTOGRAPHS



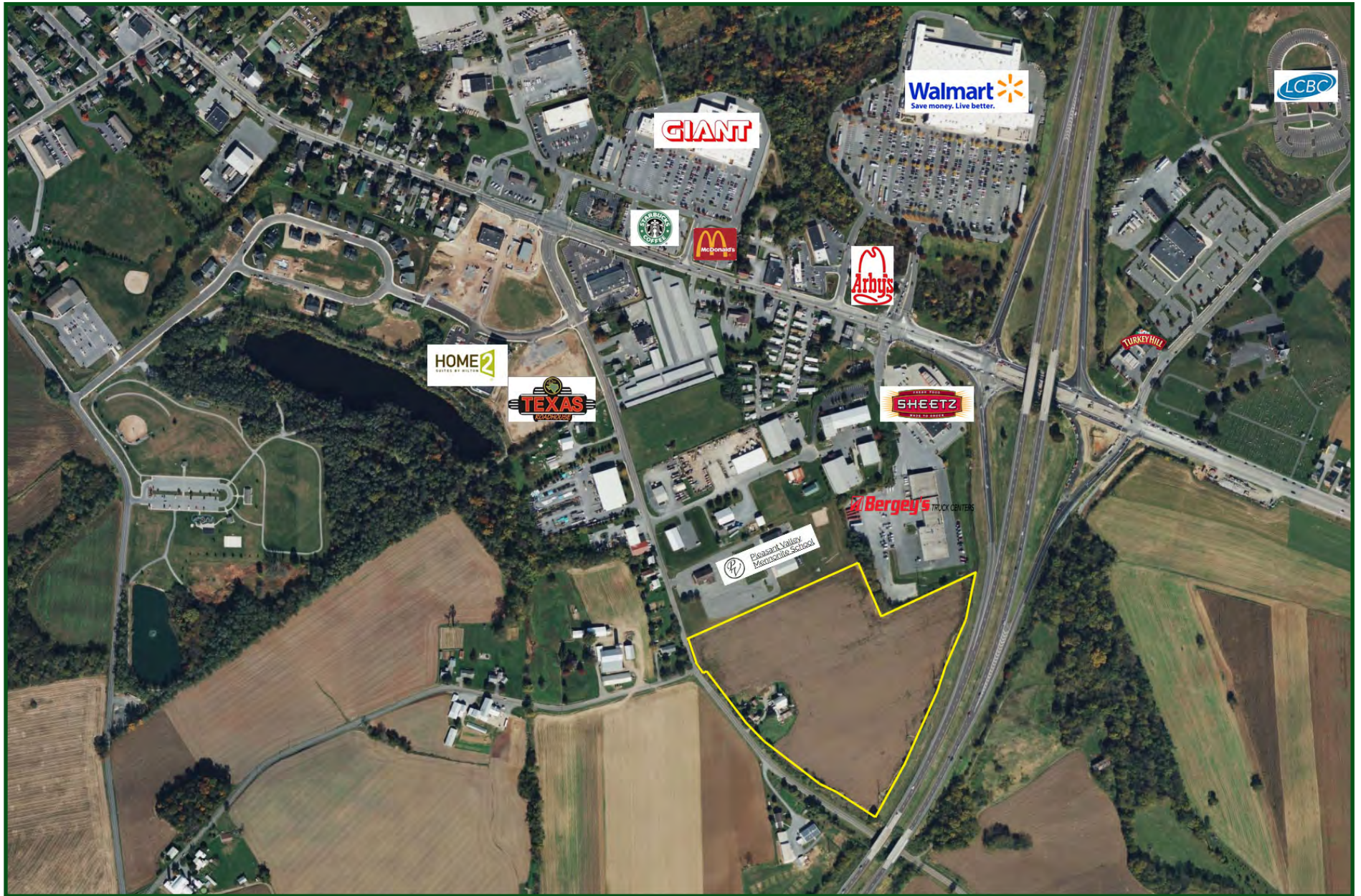
PHOTOGRAPHS



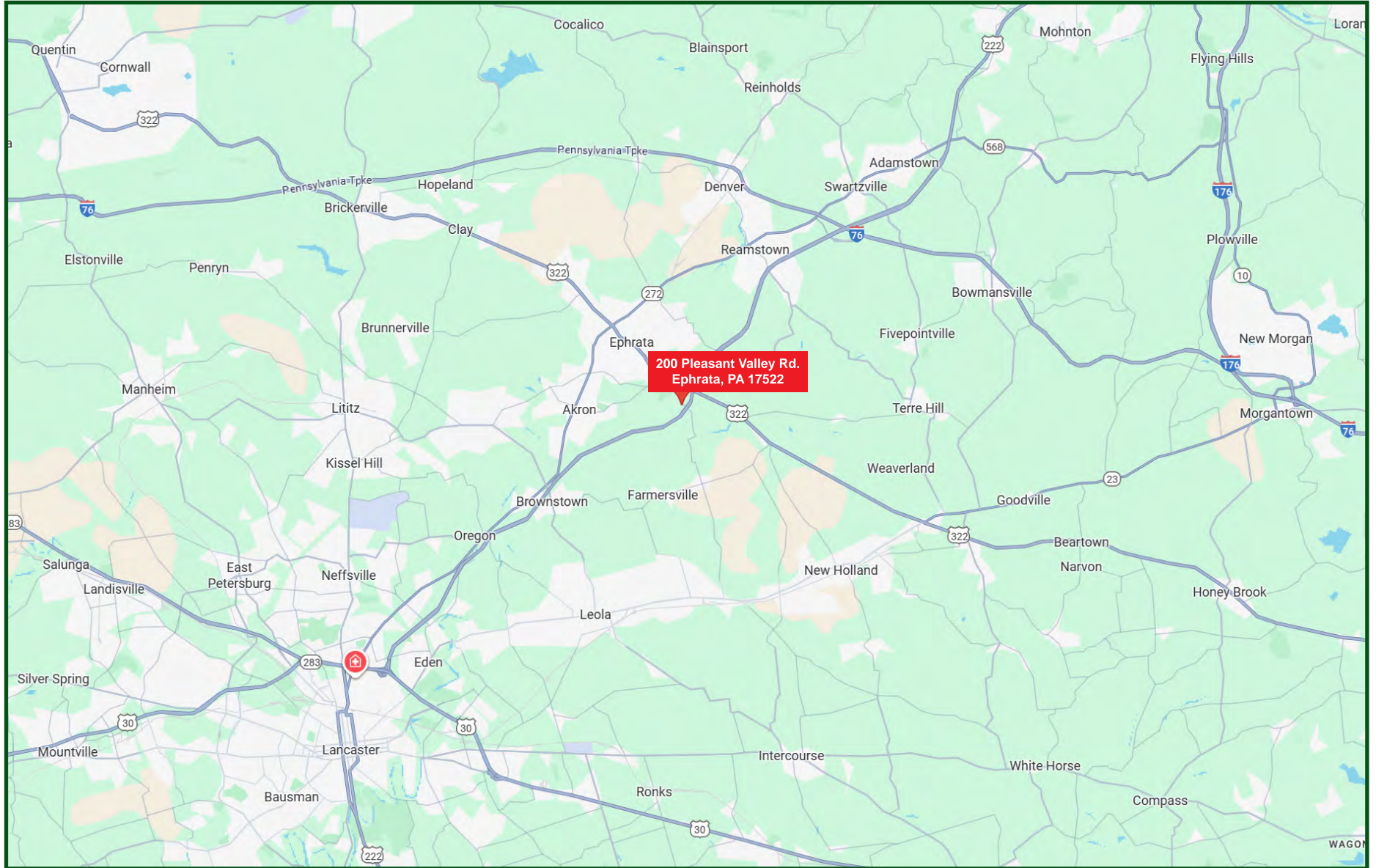
TAX MAP



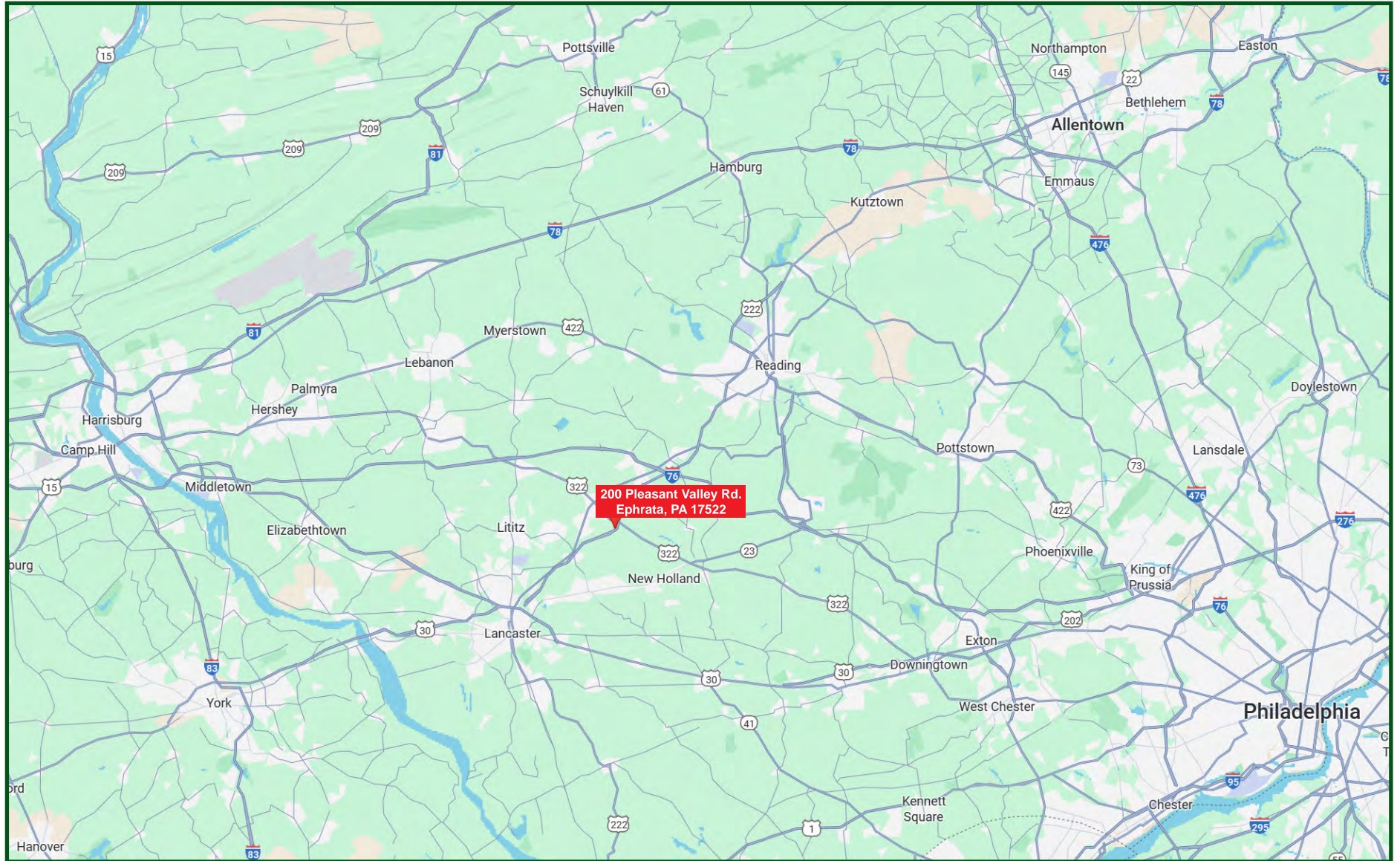
AERIAL MAP



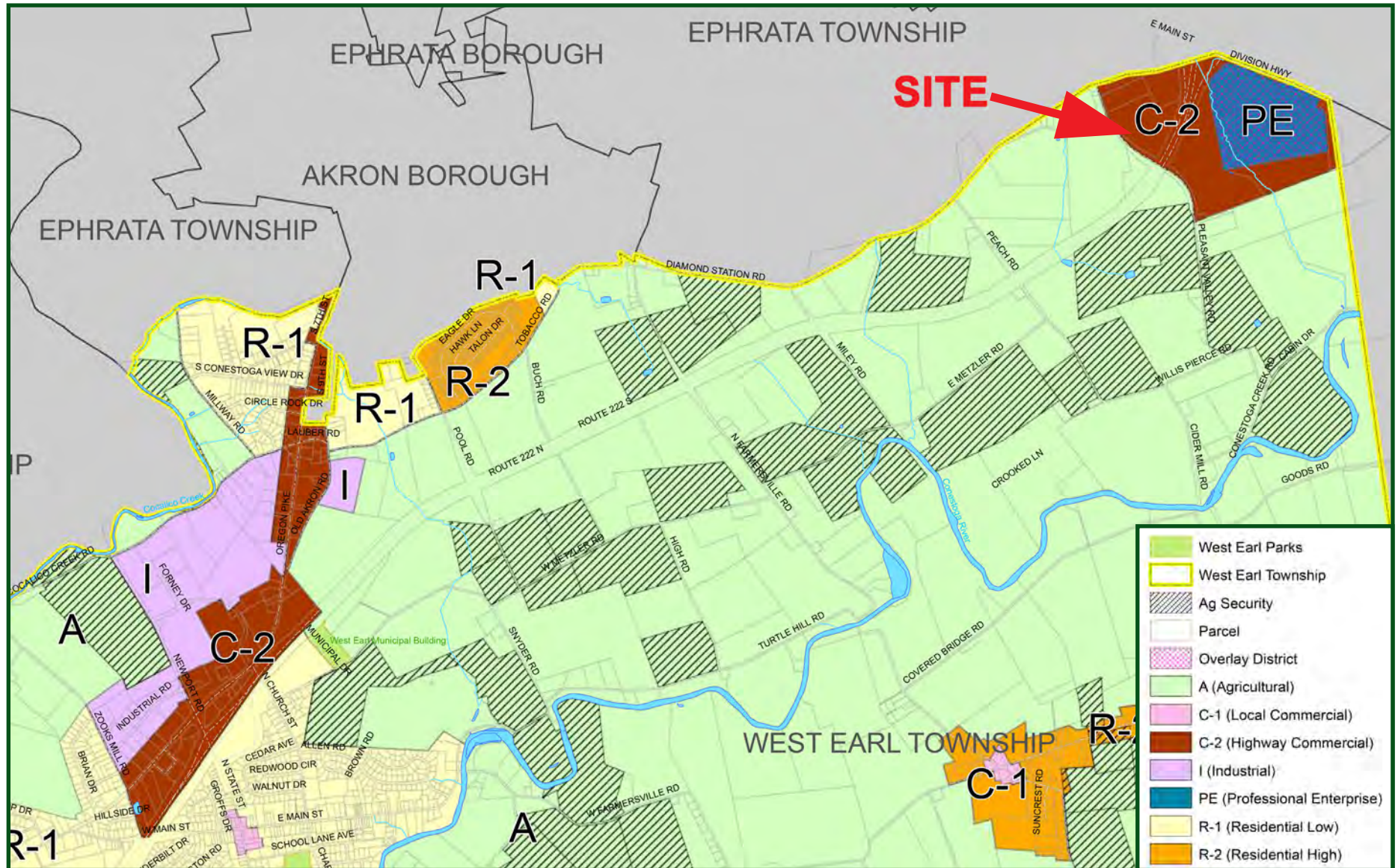
LOCATION MAP - LOCAL



LOCATION MAP - REGIONAL



ZONING MAP (West Earl Township)



ZONING

Township of West Earl, PA

§ 184-15. C-2 General Commercial District. [Amended 2-6-1979 by Ord. No. 1-1979; 7-1-1980 by Ord. No. 36; 3-1-1983 by Ord. No. 39; 12-9-1986 by Ord. No. 59; 2-24-1992 by Ord. No. 88; 2-24-1992 by Ord. No. 88; 2-13-1995 by Ord. No. 106; 2-13-1995 by Ord. No. 106; 6-12-1995 by Ord. No. 107; 7-22-1996 by Ord. No. 118; 1-26-1998 by Ord. No. 134; 3-27-2017 by Ord. No. 237; 7-9-2018 by Ord. No. 243; 3-11-2024 by Ord. No. 270; 5-12-2025 by Ord. No. 278]

A. Permitted uses shall be as follows:

- (1) Retail stores or shops for the conducting of any retail business, excluding stores in excess of 10,000 square feet of floor area and excluding shopping centers.
- (2) Business, professional or government offices and office buildings.
- (3) Banks and savings and loan associations.
- (4) Bowling alleys.
- (5) Restaurants, cafes, taverns or other places serving food and beverages, except drive-ins.
- (6) Theaters or motion-picture theaters, except drive-ins.
- (7) Automobile or mobile home sales with accessory service facilities.
- (8) Hotels and motels.
- (9) Short-term rental subject to all requirements of § 184-43.5.

B. Permitted accessory uses located on the same lot with the permitted principal use shall be as follows:

- (1) A dwelling for a watchman or caretaker.
- (2) Off-street parking areas pursuant to the provisions of § 184-36.
- (3) Signs pursuant to § 184-35.
- (4) Customary accessory uses and buildings, provided that such are clearly incidental to the principal use.

C. Uses permitted with Zoning Hearing Board approval (special exception) shall be as follows:

- (1) Gasoline service stations.
- (2) Drive-in restaurants.
- (3) Car washes.
- (4) Wholesale businesses.
- (5) Accessory uses not located on the same lot with the permitted principal use.
- (6) Adult establishments in accordance with the standards and criteria set forth in § 184-38.

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ZONING

Township of West Earl, PA

§ 184-15

§ 184-15

- (7) Any other uses as determined by the Board to be of the same general character as the permitted uses.
 - (8) Retail stores or shops for the conducting of any retail business in excess of 10,000 square feet of floor area, subject to the provisions of § 184-32.
 - (9) Shopping centers, subject to the provisions of § 184-32.
 - (10) Communications towers and antennas for the purpose of facilitating communications services and attendant support structures in accordance with § 184-43.1.
- D. Minimum lot size. The minimum lot area and lot width for all principal uses shall be as follows:
- (1) Area. The minimum lot area shall be 35,000 square feet for each principal use; provided, however, that the minimum lot area for two principal uses located within two semidetached buildings on the same lot shall be 35,000 square feet.
 - (2) Width. The minimum lot width shall be 100 feet.
- E. Minimum yard dimensions shall be as follows:
- (1) Front yard: 35 feet.
 - (2) Each side yard: 25 feet.
 - (3) Rear yard: 25 feet.
 - (4) Distance between buildings: 30 feet.
 - (5) Minimum yard dimensions for off-street parking and off-street truck loading facilities shall be as follows:
 - (a) Front yard along major streets as defined in Chapter 115, Subdivision and Land Development: 35 feet.
 - (b) Front yard along all other streets: 15 feet.
 - (c) Each side yard: 10 feet.
 - (d) Rear yard: 10 feet.
- F. Maximum coverage and height shall be as follows:
- (1) Maximum impervious surface coverage: 80%.
 - (2) Maximum height: 35 feet.
- G. Sanitary sewage disposal. All uses within the C-2 General Commercial District shall be provided with public sanitary sewage disposal service.

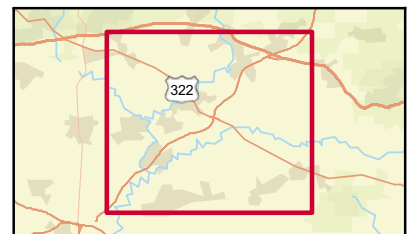
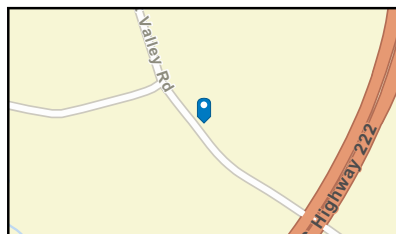
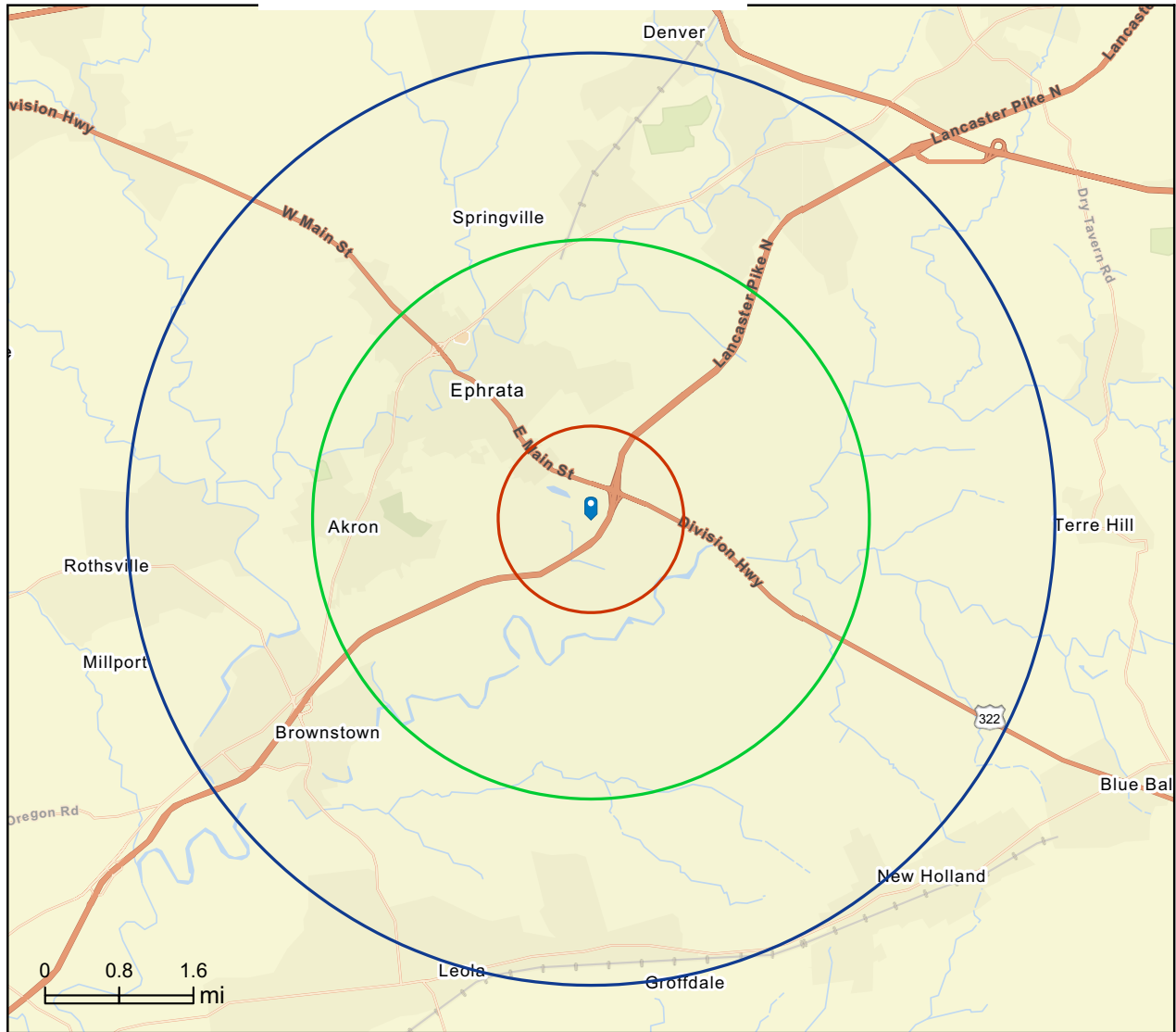
DEMOGRAPHICS



Site Map

200 Pleasant Valley Rd, Ephrata, Pennsylvania, 17522
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.15907
Longitude: -76.15635



September 24, 2025

DEMOGRAPHICS



Executive Summary

200 Pleasant Valley Rd, Ephrata, Pennsylvania, 17522
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.15907
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	1 mile	3 miles	5 miles
Population			
2010 Population	1,309	26,623	52,368
2020 Population	1,369	28,098	54,900
2025 Population	1,391	28,714	55,628
2030 Population	1,392	28,742	56,192
2010-2020 Annual Rate	0.45%	0.54%	0.47%
2020-2025 Annual Rate	0.30%	0.41%	0.25%
2025-2030 Annual Rate	0.01%	0.02%	0.20%
2020 Male Population	48.4%	48.7%	49.1%
2020 Female Population	51.6%	51.3%	50.9%
2020 Median Age	38.5	38.6	39.1
2025 Male Population	49.0%	49.3%	49.7%
2025 Female Population	51.0%	50.7%	50.3%
2025 Median Age	39.3	39.4	39.6

In the identified area, the current year population is 55,628. In 2020, the Census count in the area was 54,900. The rate of change since 2020 was 0.25% annually. The five-year projection for the population in the area is 56,192 representing a change of 0.20% annually from 2025 to 2030. Currently, the population is 49.7% male and 50.3% female.

Median Age

The median age in this area is 39.6, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	89.4%	86.8%	87.8%
2025 Black Alone	1.4%	1.9%	1.7%
2025 American Indian/Alaska Native Alone	0.2%	0.3%	0.2%
2025 Asian Alone	1.1%	1.8%	2.1%
2025 Pacific Islander Alone	0.1%	0.1%	0.1%
2025 Other Race	2.7%	2.9%	2.5%
2025 Two or More Races	5.1%	6.4%	5.6%
2025 Hispanic Origin (Any Race)	6.6%	7.8%	6.7%

Persons of Hispanic origin represent 6.7% of the population in the identified area compared to 19.7% 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 32.1 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	72	64	74
2010 Households	460	10,396	19,269
2020 Households	487	11,019	20,463
2025 Households	500	11,288	20,967
2030 Households	504	11,374	21,344
2010-2020 Annual Rate	0.57%	0.58%	0.60%
2020-2025 Annual Rate	0.50%	0.46%	0.46%
2025-2030 Annual Rate	0.16%	0.15%	0.36%
2025 Average Household Size	2.66	2.49	2.62

The household count in this area has changed from 20,463 in 2020 to 20,967 in the current year, a change of 0.46% annually. The five-year projection of households is 21,344, a change of 0.36% annually from the current year total. Average household size is currently 2.62, compared to 2.65 in the year 2020. The number of families in the current year is 14,385 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 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

September 24, 2025

DEMOGRAPHICS



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	1 mile	3 miles	5 miles
Mortgage Income			
2025 Percent of Income for Mortgage	32.5%	27.6%	26.5%
Median Household Income			
2025 Median Household Income	\$70,590	\$69,546	\$76,328
2030 Median Household Income	\$81,218	\$77,822	\$85,320
2025-2030 Annual Rate	2.84%	2.27%	2.25%
Average Household Income			
2025 Average Household Income	\$98,479	\$89,061	\$95,364
2030 Average Household Income	\$108,786	\$98,143	\$104,799
2025-2030 Annual Rate	2.01%	1.96%	1.90%
Per Capita Income			
2025 Per Capita Income	\$36,110	\$34,859	\$36,289
2030 Per Capita Income	\$40,277	\$38,648	\$40,173
2025-2030 Annual Rate	2.21%	2.09%	2.05%
GINI Index			
2025 Gini Index	40.6	40.0	39.5

Households by Income
Current median household income is \$76,328 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$85,320 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$95,364 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$104,799 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$36,289 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$40,173 in five years, compared to \$50,744 for all U.S. households.

Housing			
2025 Housing Affordability Index	69	81	85
2010 Total Housing Units	486	10,830	20,037
2010 Owner Occupied Housing Units	277	6,838	13,624
2010 Renter Occupied Housing Units	183	3,558	5,645
2010 Vacant Housing Units	26	434	768
2020 Total Housing Units	513	11,417	21,201
2020 Owner Occupied Housing Units	291	7,026	14,132
2020 Renter Occupied Housing Units	196	3,993	6,331
2020 Vacant Housing Units	23	392	723
2025 Total Housing Units	522	11,671	21,670
2025 Owner Occupied Housing Units	310	7,417	14,846
2025 Renter Occupied Housing Units	190	3,871	6,121
2025 Vacant Housing Units	22	383	703
2030 Total Housing Units	526	11,749	22,058
2030 Owner Occupied Housing Units	318	7,610	15,384
2030 Renter Occupied Housing Units	186	3,763	5,960
2030 Vacant Housing Units	22	375	714
Socioeconomic Status Index			
2025 Socioeconomic Status Index	47.6	49.2	50.0

Currently, 68.5% of the 21,670 housing units in the area are owner occupied; 28.2%, renter occupied; and 3.2% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 21,201 housing units in the area and 3.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.42%. Median home value in the area is \$322,631, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 2.33% annually to \$362,091.

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.
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September 24, 2025