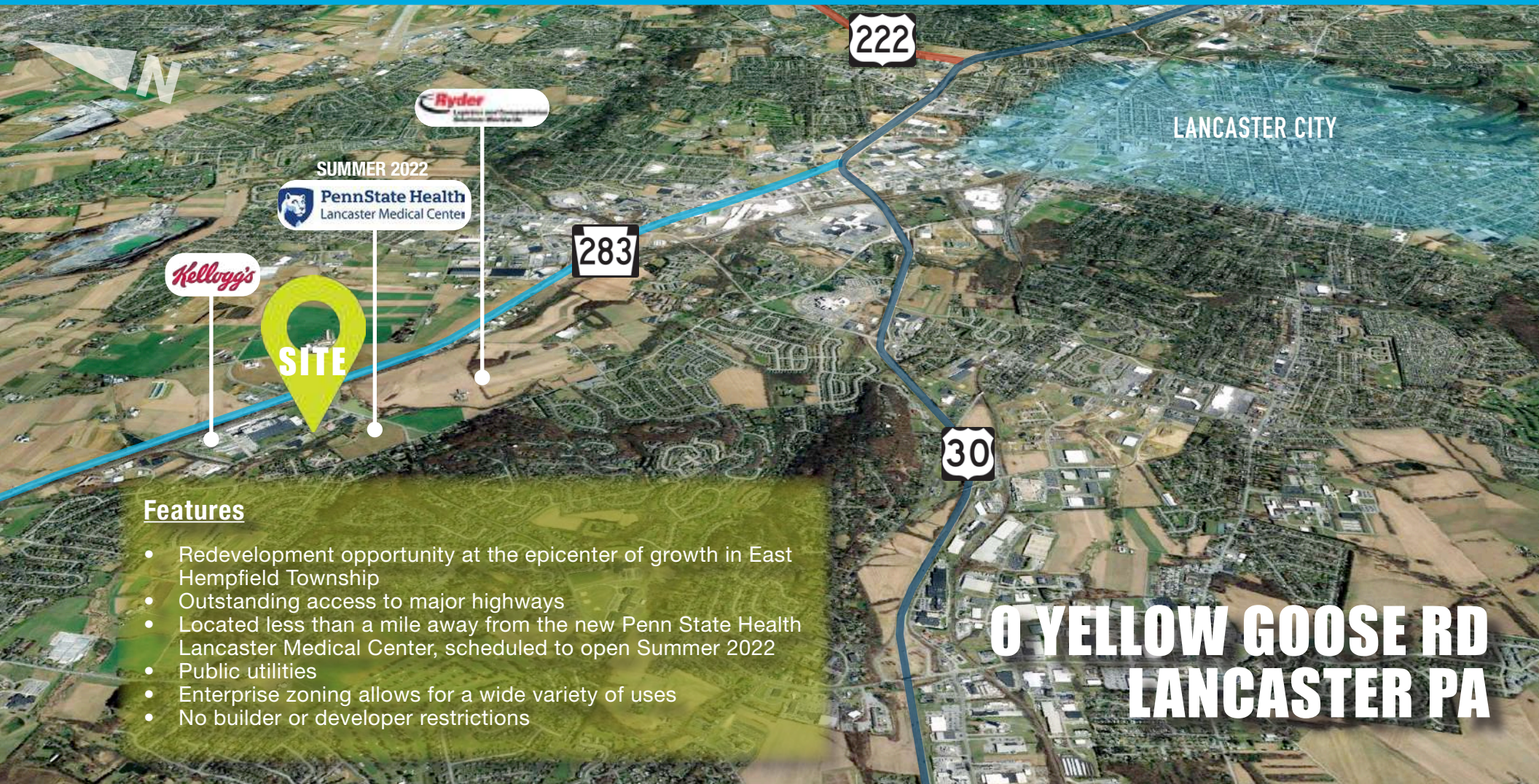


FOR SALE or GROUND LEASE

REDEVELOPMENT OPPORTUNITY

Various Business Uses
± 2.59 Acres
Zoned Enterprise



Features

- Redevelopment opportunity at the epicenter of growth in East Hempfield Township
- Outstanding access to major highways
- Located less than a mile away from the new Penn State Health Lancaster Medical Center, scheduled to open Summer 2022
- Public utilities
- Enterprise zoning allows for a wide variety of uses
- No builder or developer restrictions

For additional information,
please contact us

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 **COMPASS** real estate, LLC

320 Granite Run Drive, Suite 305
Lancaster, PA 17601
Office: (717) 431-8300
www.Compass-PA.com



The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. All financial projections are estimates only. Results not guaranteed.



Municipality:	East Hempfield, Lancaster County
Tax Parcel ID:	336-99484-0-0000
Site Area:	± 2.59 Acres
Zoning:	(E) Enterprise (GO) Greenway Overlay
Water & Sewer:	Public
Builder/Developer:	No restrictions

Located less than a mile away from the new Penn State Health Lancaster Medical Center, a 5 story, 341,000 SF facility with 129 private patient beds and 700 healthcare employees and estimated opening date of Summer 2022. This new hospital will feature all private inpatient beds, an emergency department, physician offices, various specialty inpatient services, an imaging lab and complete medical and surgical capabilities. The new facility will create hundreds of well-paying jobs, both during construction and for hospital operations.

YELLOW GOOSE RD, EAST HEMPFIELD TWP

AERIAL



HARRISBURG PK

SUMMER 2022



YELLOW GOOSE RD

STATE RD - RT 283 >



BOUNDARY LINES ARE APPROXIMATE

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Enterprise Zone (E). Areas of the community that are prime for business enterprise due to vehicle and/or rail access, utilities and infrastructure. The uses within this zone, due to their size, scale, potential environmental impacts, truck traffic, rail access, and type of activity, are appropriately located at a desirable distance from neighborhoods, schools, parks and recreation areas. These business areas provide essential benefits to the Township including employment and economic/financial stability that help to create a more sustainable community.

Greenway Overlay Zone (GO). The establishment of this zone is intended to mandate the preservation of existing greenways through land conservation. The objective of the zone is to promote the conservation, recreation and natural resource protection goals and objectives of the East Hempfield Township Comprehensive Plan Update, as amended; incrementally preserve existing greenways; encourage the establishment of greenway and recreation areas as housing and business development occurs; provide for reasonably safe and convenient pedestrian, bicycle and vehicle circulation, with an emphasis on connecting residential and recreational areas; and preserve rural characteristics through the permanent preservation of meaningful open space and sensitive natural resources.

ENTERPRISE ZONE (E)

Permitted uses: The following are uses permitted by right, subject to all other applicable standards of this chapter, including but not limited to specific use provisions in Article 5 of Zoning chapter.

- A. Agricultural uses:
 - (a) Agricultural wholesale operations.
 - (b) Forestry activities.
 - (c) Horticultural operations, including one single-family detached dwelling contained on the site, subject to the requirements of Article 5 (single-family dwellings).
- B. Residential uses:
 - (a) None.
- C. Business uses:
 - (a) Auction, automobile.
 - (b) Auction, wholesale.
 - (c) Contractor business and storage.
 - (d) Convenience stores.
 - (e) Heavy equipment sales, service and repair.
 - (f) Industrial, light and general.
 - (g) Lodging and overnight accommodations.
 - (h) Office.
 - (i) Motor vehicle storage.
 - (j) Professional, scientific and technical offices.
 - (k) Regional commercial sports facilities.
 - (l) Self-storage facilities.
 - (m) Motor vehicle sales, leasing and service.
 - (n) Day-care services, commercial.
 - (o) Truck stop.
 - (p) Car wash and detailing.
- D. Civic/social/utility uses:
 - (a) Municipal use.
 - (b) Park and recreation facilities, private and/or commercial.
 - (c) Park and recreation facilities, public.
 - (d) Public utilities.
 - (e) WF collocations and ROW WF collocations.

- (f) ROW WFs, ROW small cell WFs, municipal property WFs, municipal property small cell WFs, and municipal property macrocell WFs.
- E. Accessory uses customarily incidental to the above permitted uses:
 - (a) Alternative energy systems, accessory.
 - (b) Home-based business, no-impact.
 - (c) Personal communication devices.

Conditional uses: The following uses require conditional use approval from the Board of Supervisors.

- A. Adult businesses.
- B. Alternative energy systems, principal.
- C. Community rehabilitation facilities.
- D. Correctional facilities.
- E. Industrial, heavy.
- F. Legalized gambling establishments.
- G. Recycling facilities.

Special exceptions: The following uses require special exception approval from the Zoning Hearing Board.

- A. Communication antenna and towers.
- B. Small cell WFs and macrocell WFs.

Design standards (see also Article 4 of Zoning chapter) for modifications and exceptions):

- A. Minimum lot area: None.
- B. Minimum setbacks for principal and accessory uses:

<u>Setbacks</u>	<u>Principal (feet)</u>	<u>Accessory (feet)</u>
Front	50	Not permitted in front yard
Side	25	15
Rear	35	20

- C. Minimum lot width: 200 feet.
- D. Maximum lot coverage: 70%.
- E. Maximum building height:
 - (a) Principal structures: 60 feet.
 - (b) Structures for a regional commercial sports facility may exceed the maximum permitted height so long as they are set back from all lot lines at least the horizontal distance equal to their height, plus an additional 50 feet provided that the maximum height of the structure shall not exceed 85 feet. Furthermore, the portion of the structure exceeding the maximum permitted height shall not be used for habitable occupancy.

- F. Off-street parking: Off-street parking shall be provided as specified in Article 8 of Zoning chapter.
- G. Signs: Signs shall be permitted as specified in Article 7 of Zoning chapter.
- H. Driveway and access drive requirements: All driveways and access drives shall be in accordance with the East Hempfield Township Road Ordinance.
- I. Screening: A visual screen must be provided along any adjoining lands within any of the residential zones, regardless of whether or not the residentially zoned parcel is developed. (See Article 4 of Zoning chapter.)
- J. Landscaping: Any portion of the site not used for buildings, structures, parking lots, loading areas, outdoor storage areas, and side walks shall be maintained with a vegetative ground cover and other ornamental plantings. (See Article 4 of Zoning chapter.)
- K. Public sewer and water: All uses in this zone shall connect to public sewer and water facilities unless it is shown by a professional engineer and approved by the appropriate authority that such connection is not feasible.
- L. Waste products: Dumpsters may be permitted in accordance with the provisions of Article 4 of Zoning chapter.

GREENWAY OVERLAY (GO)

This overlay zone shall not modify the boundaries of any underlying zone. Where identified, the overlay shall impose certain requirements on land use and construction in addition to those contained in the underlying zone.

Permitted uses: [In addition to those uses permitted in the underlying zone](#), the following uses shall be permitted by right:

- A. Access points for trails.
- B. Public access trails and greenways.
- C. Park and recreation facilities, public.

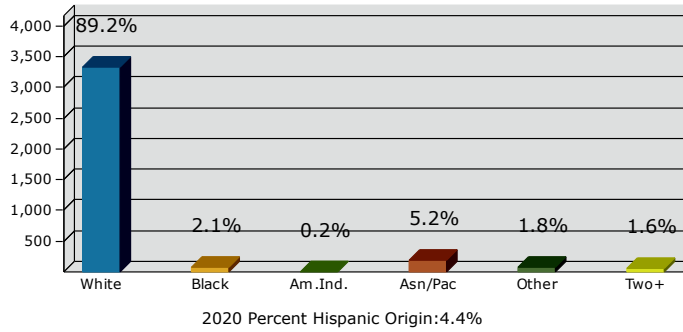
Design standards:

- A. Corridor width: The corridor shall include the one-hundred- year floodplain areas along creek corridors as shown on the zoning map. Where the calculated one-hundred-year floodplain had not been prepared, a minimum width of 35 feet measured from the top of the bank shall be used.
- B. Development within a greenway corridor:
 - (a) There shall be no development within the Greenway Overlay Zone except those uses permitted by right as described above.
 - (b) Trail development specifications are provided in the East Hempfield Township Subdivision and Land Development Ordinance, as amended.
- C. The area within this zone shall be kept free from invasive species, yard waste, loose topsoil piles, and grass clippings.
- D. New developments shall be required to develop this area in accordance with riparian buffer standards found in the East Hempfield Township Subdivision and Land Development Ordinance, as amended.

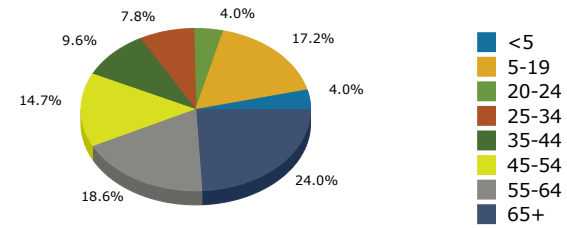
YELLOW GOOSE RD, EAST HEMPFIELD TWP

1 MILE RADIUS DEMOGRAPHICS

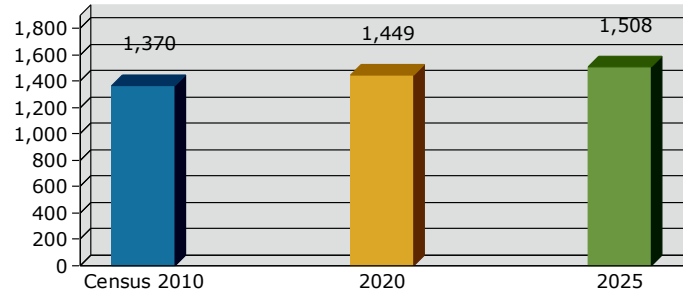
2020 Population by Race



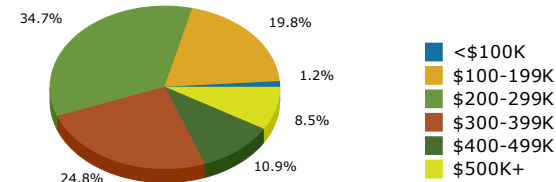
2020 Population by Age



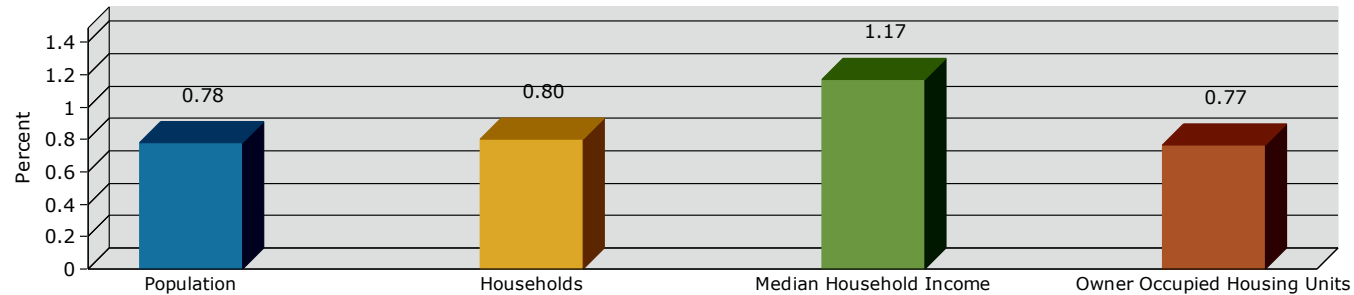
Households



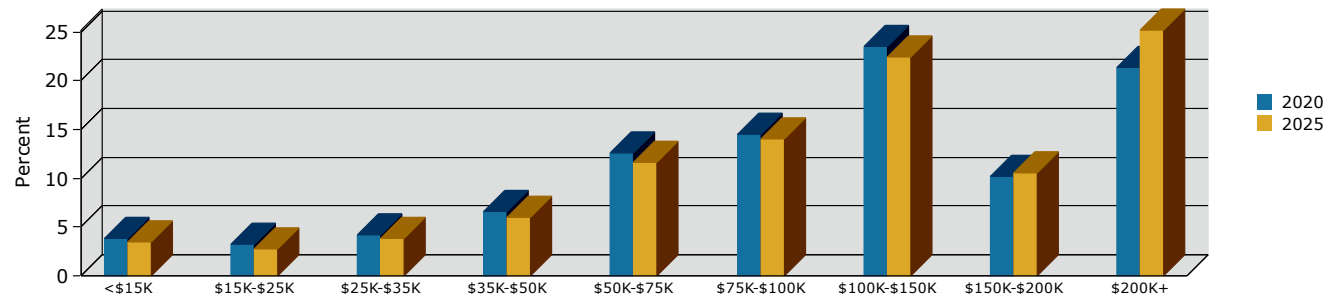
2020 Home Value



2020-2025 Annual Growth Rate



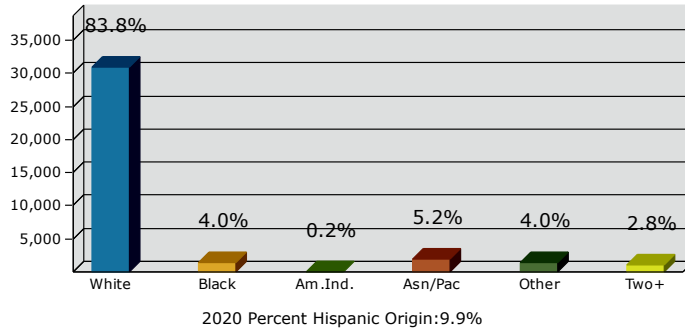
Household Income



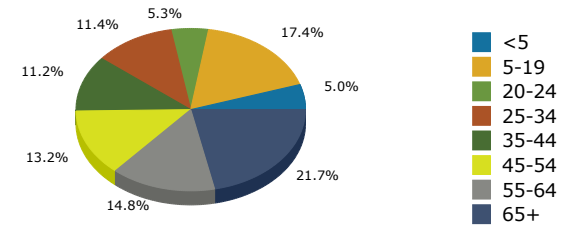
YELLOW GOOSE RD, EAST HEMPFIELD TWP

3 MILE RADIUS DEMOGRAPHICS

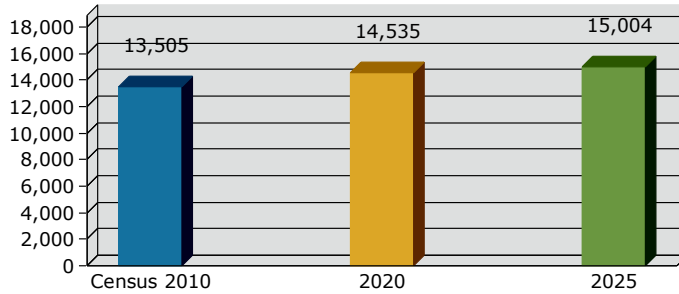
2020 Population by Race



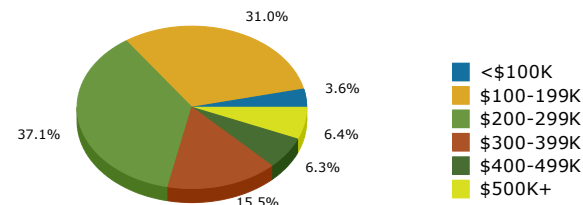
2020 Population by Age



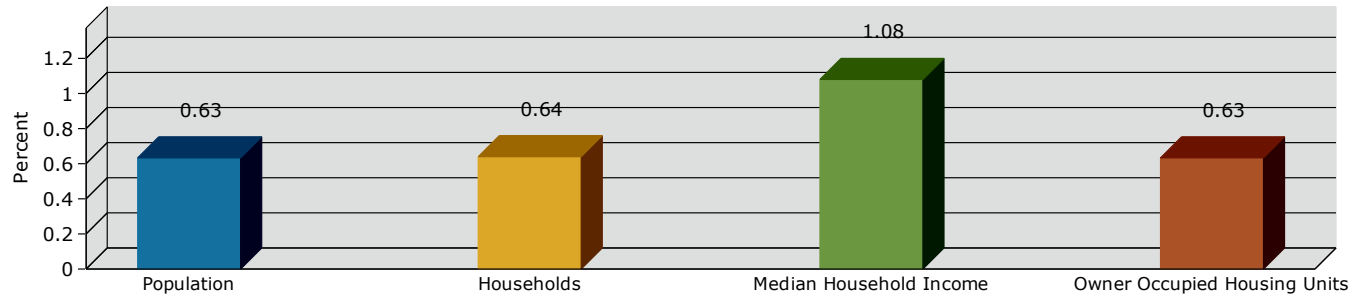
Households



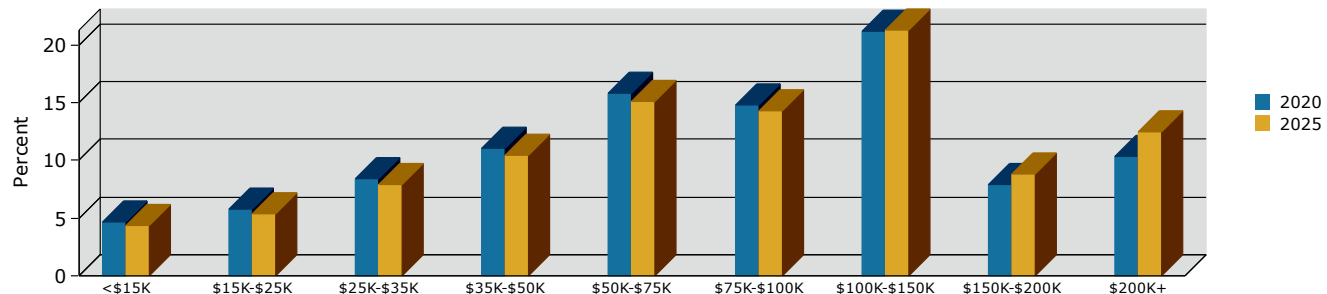
2020 Home Value



2020-2025 Annual Growth Rate



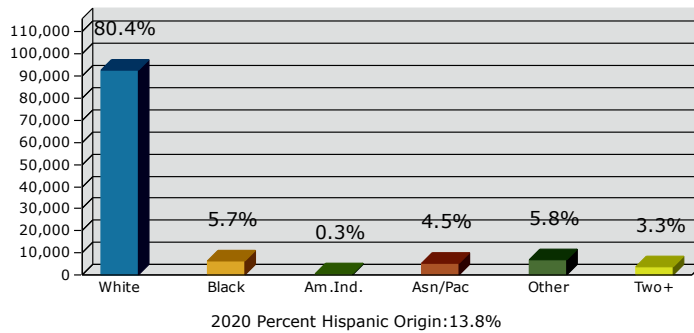
Household Income



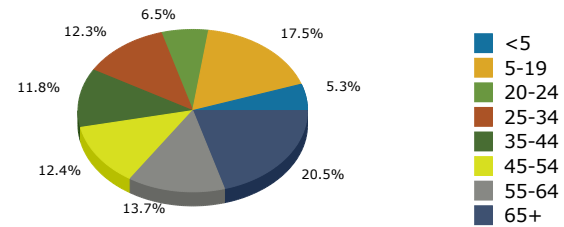
YELLOW GOOSE RD, EAST HEMPFIELD TWP

5 MILE RADIUS DEMOGRAPHICS

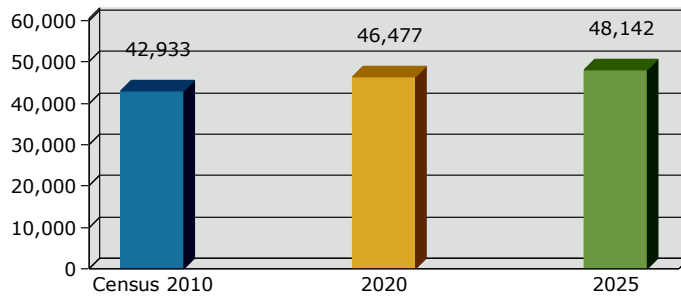
2020 Population by Race



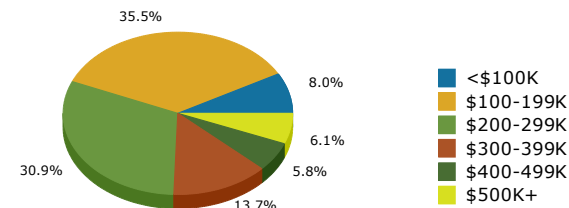
2020 Population by Age



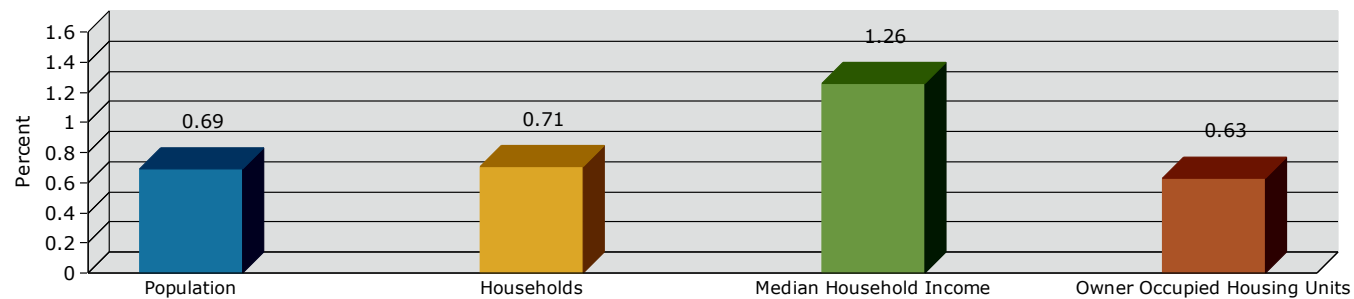
Households



2020 Home Value



2020-2025 Annual Growth Rate



Household Income

