

1087 Division Highway

68.69 Acre Land Site Available for Sale
West Earl Township | Lancaster County, PA



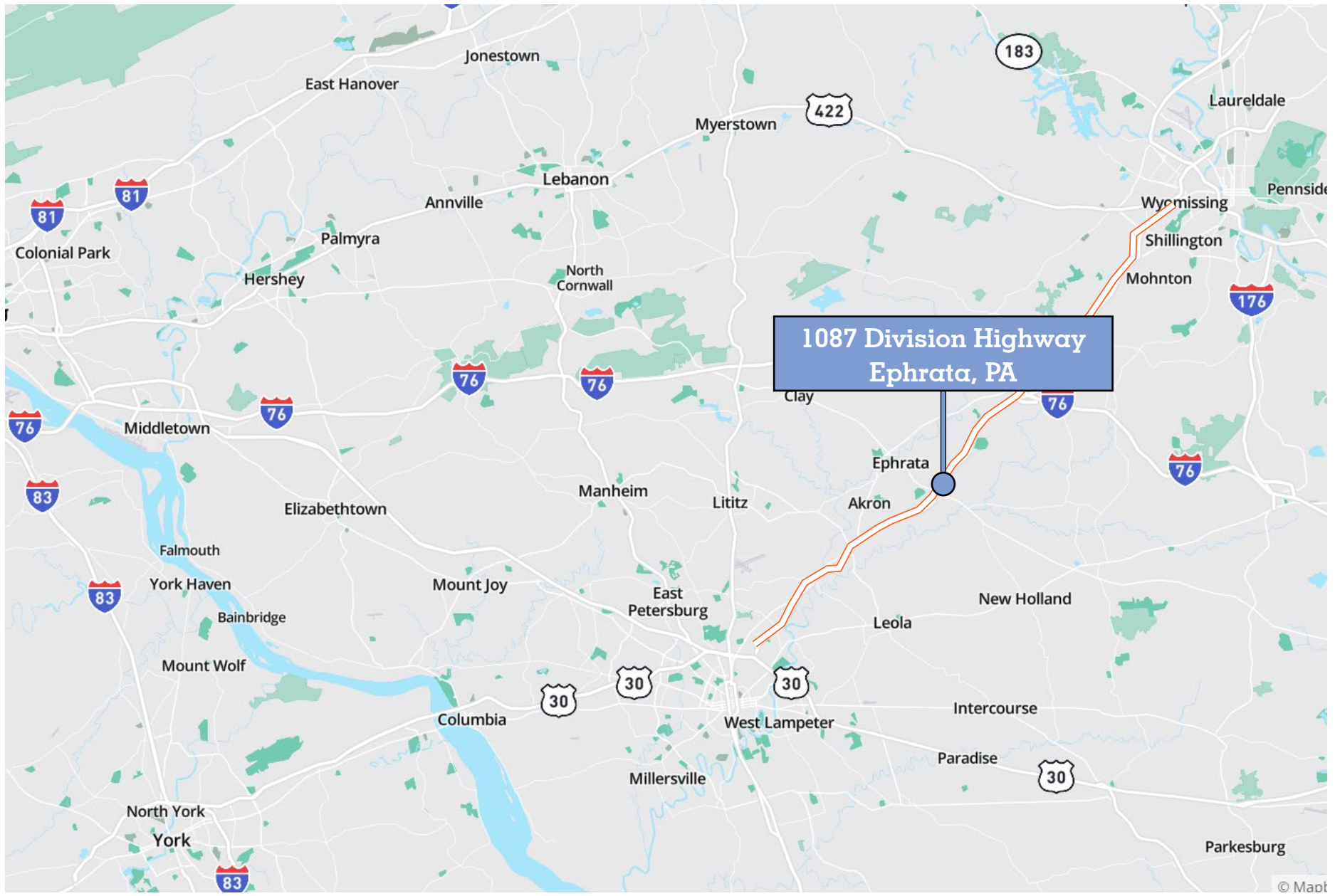
1087 Division Highway
Ephrata, PA

Value Add 68.69 Acre Site with Key Accessibility & Multiple Developable Uses

1087 Division Highway Ephrata, Pennsylvania Lancaster County, is located on the southeast quadrant of the intersection of Highways 222 and 322. This 68.69-acre site was purchased in 2004 by Lancaster General Health as an expansion site for its North Campus. The site has excellent accessibility via Routes 322 & 222. The site is 6 miles from the Pennsylvania Turnpike (Reading Interchange), 30 minutes to Reading, PA and 15 minutes to Lancaster, PA. The rolling agricultural field gently slopes from 322 downward toward the south, showcasing a view of farmland. The site borders a chapel with its cemetery to the north, residential / agricultural uses to the east and south, and a creek with a woodland toward the West.

Lancaster General Hospital submitted to the West Earl Township zoning board a well thought out Master Plan, which required a zoning change from C-2 commercial to Professional Enterprise District to permit a 600,960 SF hospital campus. The project was to be constructed in stages. West Earl Township approved the zoning change. In 2015 Penn Medicine purchased Lancaster General. A decision has been made to sell the site. The current zoning offers a multitude of potential development opportunities including by-right uses; business office, emergency services facilities, medical, recreational facilities and conditional uses, including; hospitals, medical centers, laboratories, research and development, schools, educational uses.

The offering provides the opportunity for corporate users to locate their companies to this highly visible, well-located land site. It also offers developers and investors an opportunity to purchase the property and either develop the asset for any allowable uses under the West Earl Township PE zoning code or repurpose the site seeking a variance or zoning change. Lancaster General Hospital reserves the right to keep approximately 10 -12 acres of the site as it sees fit.



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