

# FOR SALE

## 23 +/- Acres Zoned Railroad Heritage

300 Block, Paradise Lane, Paradise, PA 17562



### Kore Fisher

Realtor / Broker



PO Box 104 Strasburg, PA 17579

Office: 717.219.8000 • Direct: 717.219.5300 • Fax: 717.219.5060

[www.fisherrealty.com](http://www.fisherrealty.com) • [kore@fisherrealty.com](mailto:kore@fisherrealty.com)

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# PROPERTY INFO

23 +/- Acre lot zoned Railroad Heritage, consisting of proposed 3 – parcels, additional parcels & subdivision options available. This land is located in the central part of Lancaster County, in the middle of Amish Country & tourist attractions.

**Parcel #1** is approx. 10 acres adjacent to Strasburg railroad and Red Caboose Lodge with Township approved driveway permit. **Price:** \$175,000 per acre

**Parcel #2** is approx. 8 acres located next to Toy Train Collectors Association with Township access permit. **Price:** \$150,000 per acre

**Parcel #3** is approx. 5 acres adjacent to Toy Train Collectors Association and road frontage on Paradise Lane and Township approved access permit. **Price:** \$200,000 per acre

**Local Attractions within 5 miles:** National Toy Train Museum, Strasburg Railroad, Railroad Museum of PA, Cherry Crest Farm, Sight & Sound Theatre, Choo Choo Barn, Amish Village, Amish Farm & House, Dutch Wonderland, Village of Strasburg & Village of Intercourse.

**TOWNSHIP:** Paradise

**COUNTY:** Lancaster

**SCHOOL DISTRICT:** Pequea Valley

**LOT SIZE:** 23 +/-

**ZONING:** RH / Railroad Heritage

**RRCIDL#:** 490-85330-0-0000

**UTILITIES:** private sewer & water

**MEDIAN HOUSEHOLD INCOME:** \$83,000

**MEDIAN AGE:** 36

**DEMOGRAPHICS:**

**3 Miles**

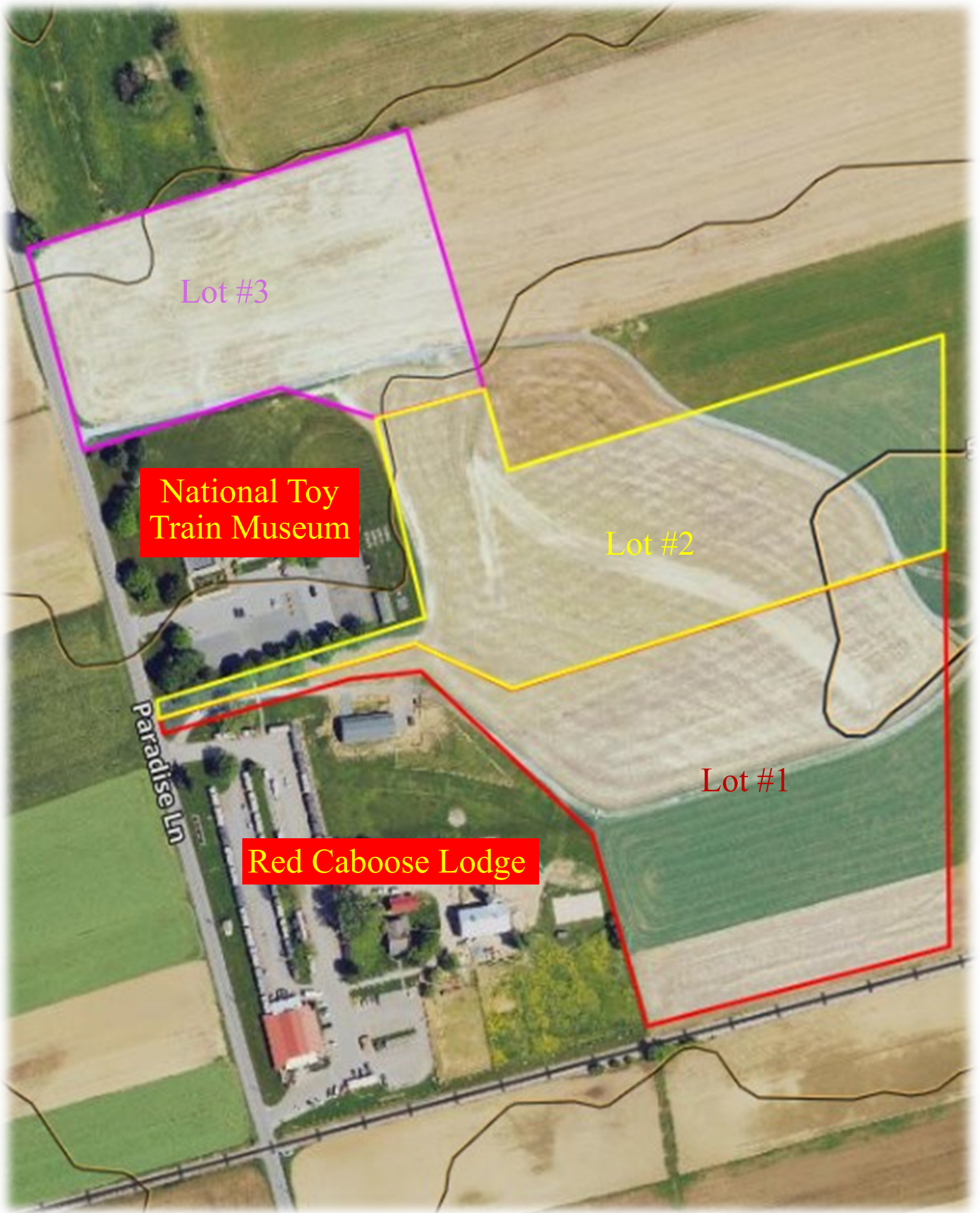
**5 Miles**

**POPULATION:**

27,100

86,000





Lot #3

National Toy Train Museum

Lot #2

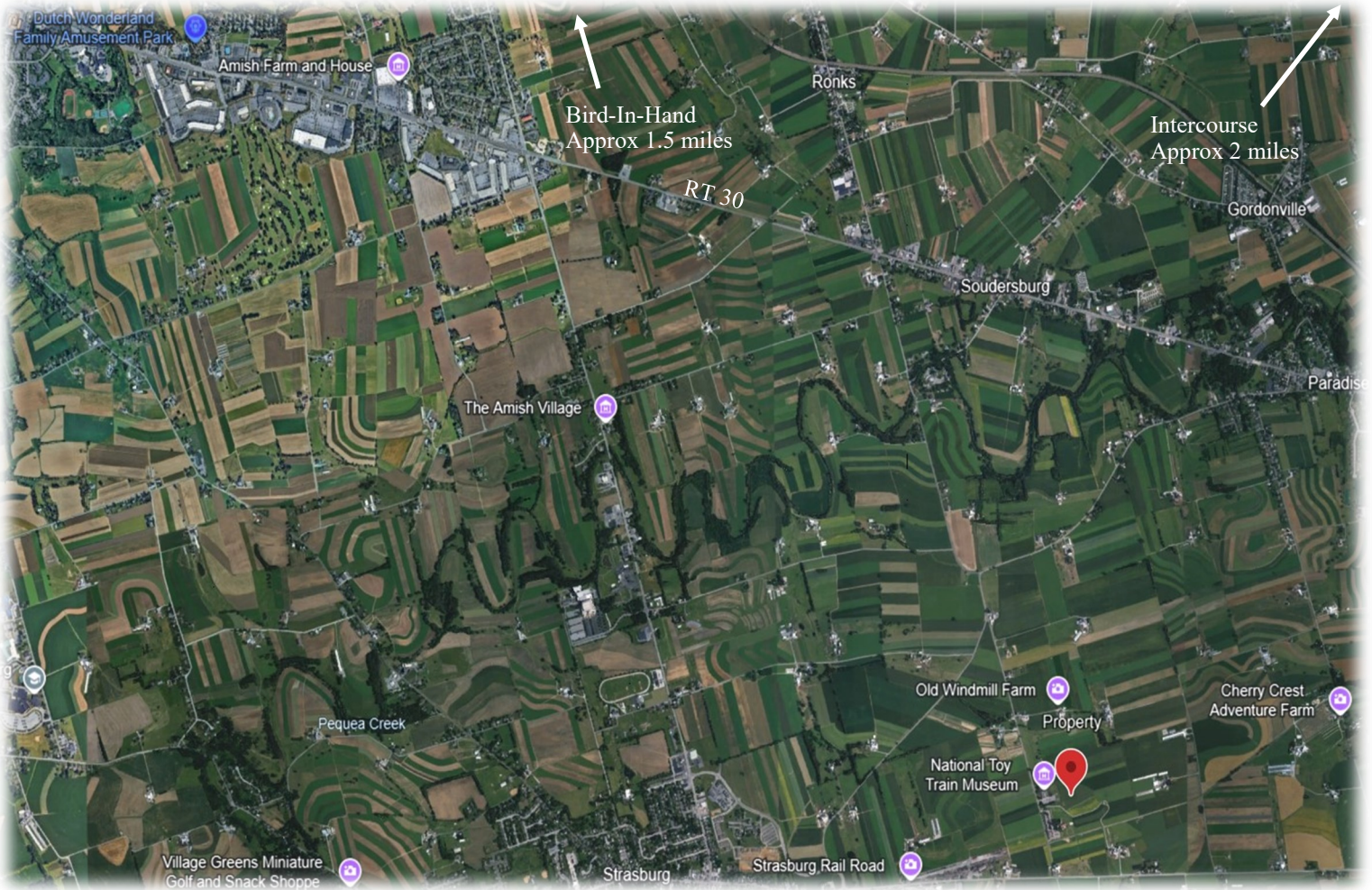
Lot #1

Paradise Ln

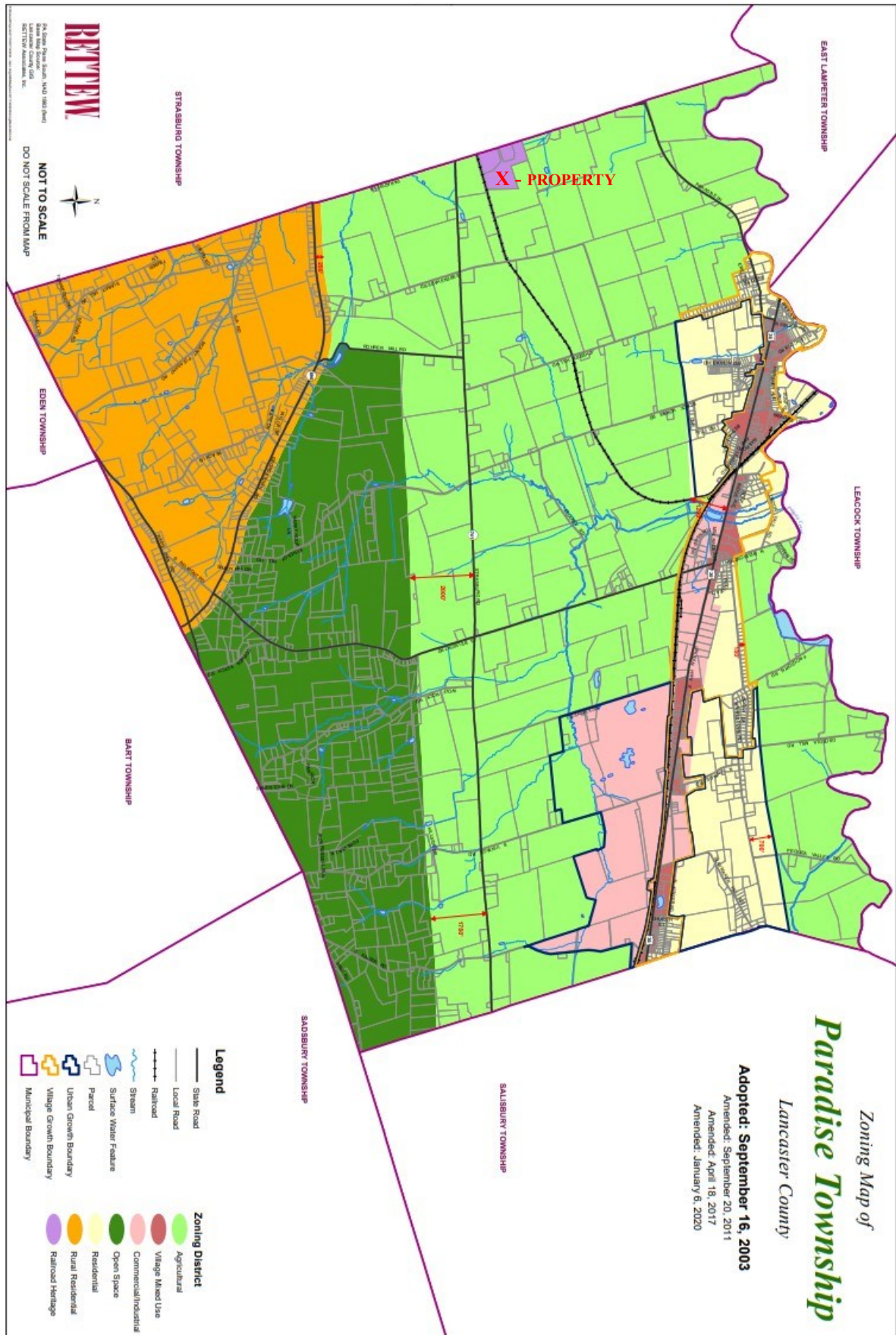
Red Caboose Lodge







# Zoning Map



# Permitted Zoning Uses

## **PURPOSE**

The Railroad Heritage District encompasses the properties of the Red Caboose Motel, the National Toy Train Museum, and related properties located to the east of Paradise Lane along Paradise Township's western border with Strasburg Township. The Railroad Heritage District provides for a mix of cultural, commercial, and transportation-related uses associated with historic railroading. In addition to the principal uses permitted by this Article, it is the intent of the Board of Supervisors that a broad range of ancillary uses related to historic railroading be permitted to enable such principal uses to prosper.

## **PERMITTED USES**

Uses permitted within the Railroad Heritage District include the following:

1. Any form of agriculture or horticulture and related buildings and uses, subject to the provisions in Section 1502 of the Ordinance.
2. Railroad-related archives and libraries.
3. Attractions, displays and storage of miniatures and models contained within a building relating to historic railroading, including, by way of example and not limitation, a tourist attraction for the display of model trains.
4. Indoor and outdoor display of railroad equipment and railroad-related materials and structures, including rail cars.
5. Motels, hotels and tourist homes, provided that they relate to or promote railroading.
6. Special event facilities.
7. Miniature golf courses, as an accessory use to the principal use on the Lot.
8. Multiple principal uses on a single lot (Not subject to the requirements of Section 1405).
9. Retail stores, shops, restaurants (excluding drive through and fast food restaurants), and theatres as accessory uses to the principal use on the Lot.
10. Accessory buildings and uses customarily incidental to the above-permitted uses when located on the same Lot.