

THE TOWNS AT YORK CREEK

62 UNIT OPPORTUNITY IN A MIXED-USE CAMPUS

W COLLEGE AVENUE

YORK, PENNSYLVANIA 17401

FOR SALE



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THE TOWNS AT YORK CREEK



YORK, PA



THE OFFERING

The Towns at York Creek

The 62 unit townhome component of the Lofts at York Creek adaptive reuse project, the Towns at York Creek are located along Codorus Creek and walkable to downtown York amenities and York College. Plans are in process for building lots with classic 20'x40' front loaded unit dimensions.

Ownership is pursuing full plan approvals and record plat, which is anticipated Q2 2025, and will be retaining the loft style apartments and non-residential buildings that neighbor the Towns at York Creek, providing placemaking anchors for this vibrant community. This community will also benefit from the multi-agency efforts to improve and beautify the Codorus Creek greenway, providing a creek side linear park with trail access directly to downtown York.

The Towns at York Creek will be transacted as an approved community with offsite improvements in place and utilities stubbed to the townhome section line.

Inquire today to learn more about this exciting homebuilding opportunity!

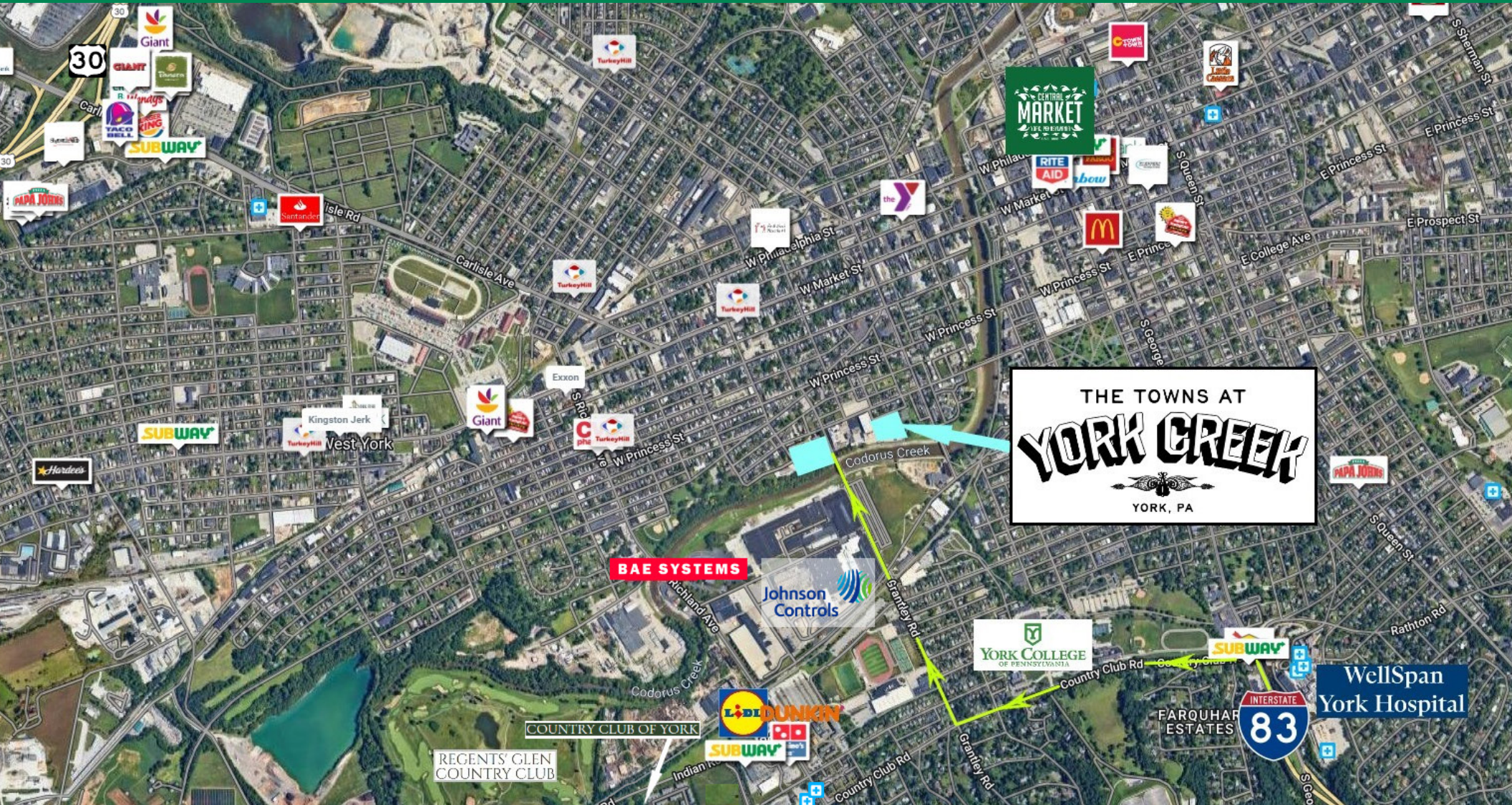
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PROPERTY LOCATION



The Towns at York Creek boasts easy access to I-83, and convenience to area employers, healthcare, higher education and retail amenities.

CAMPUS PLAN

Ownership has acquired the 17.3 acre property located at the intersection of College Avenue and Grantley Road along Codorus Creek, in the heart of York, PA. This former industrial campus contains multiple structures that were occupied by Dentsply Sirona, the world's largest manufacturer of dental products.

The Dentsply campus will be redeveloped as The Lofts at York Creek, a mixed-use community, utilizing the best practices in adaptive reuse to convert the former manufacturing into 178 loft style multifamily units, retail, creative office, food & beverage and self storage uses. The underutilized paved surface parking lots along Codorus Creek have been planned for a total of 62 townhome units, comprising the Towns at York Creek.

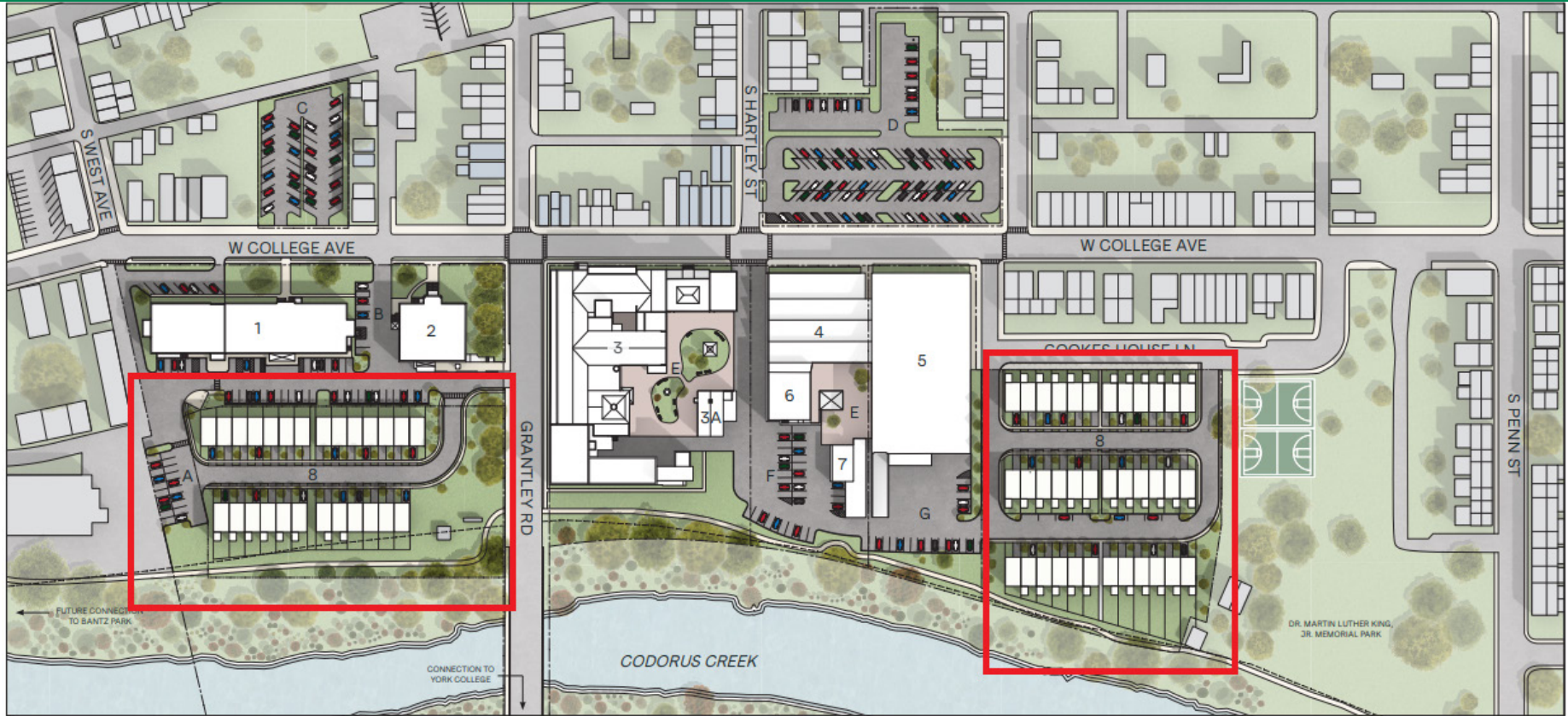
This vibrant mixed use community will energize the creekfront property which is walkable to the heart of the City of York, York College, and many other urban amenities. The Towns at York Creek will benefit from this unique location in Southern Pennsylvania, offering new construction townhomes with a walkable, urban lifestyle convenient to area amenities.



PROJECT GALLERY



SITE PLAN



1 - BUILDING 1 (570 WEST COLLEGE AVE):
 2 - BUILDING 2 (550 WEST COLLEGE AVE):
 3 - BUILDING 3 (500 WEST COLLEGE AVE):
 3A - BUILDING 3A (500 WEST COLLEGE AVE):
BUILDING 1,2,3, & 3A:

80 MULTIFAMILY DWELLING UNITS
 17 MULTIFAMILY DWELLING UNITS
 77 MULTIFAMILY DWELLING UNITS
 4 MULTIFAMILY DWELLING UNITS
178 MULTIFAMILY DWELLING UNITS

4 - BUILDING 4 (490 WEST COLLEGE AVE), 14,500 GSF: DESTINATION RETAIL/CREATIVE OFFICE
 5 - BUILDING 5: (470 WEST COLLEGE AVE), 116,00 GSF: CLIMATE-CONTROLLED SELF-STORAGE
 6 - BUILDING 6 (492 WEST COLLEGE AVE), 11,000 GSF - FOOD & BEVERAGE / MAKERSPACE
 7 - BUILDING 7: (494 WEST COLLEGE AVE), 3,000 GSF - FLEX

A - WEST LOT:
 B - WEST CENTRAL LOT:
 C - WEST NORTH LOT:
 D - CENTRAL NORTH LOT:
 E - OUTDOOR AMENITY COURTYARD
 F - CENTRAL SOUTH LOT:
 G - EAST LOT & LOADING AREA:
 H - THE TOWNS AT YORK CREEK PARKING:
TOTAL OFF-STREET PARKING:

20 PARKING SPACES
 58 PARKING SPACES
 48 PARKING SPACES
 148 PARKING SPACES
 35 PARKING SPACES
 22 PARKING SPACES
 132 SPACES (INCL. GARAGES)
463 PARKING SPACES



8 - THE TOWNS AT YORK CREEK: 62 TOWNHOMES

NEW INFILL RESIDENTIAL DEVELOPMENT (BY RDA)

UDG URBAN DESIGN GROUP
 REDEFINING THE BUILT ENVIRONMENT™

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 Sheet 1 of 1

CODORUS GREENWAY PROJECT

The Codorus Greenway Project will improve both sides of the creek, installing recreational amenities and enhancing the ecological habitat of the creek through stormwater mitigation, urban flood control, and native plantings without private land acquisition. These improvements will connect neighborhoods, people and services, and will reimagine the Codorus Creek as an amenity for area residents, providing trail access for nearby residents

This greenway project brings together local engineering partners with the U.S. Army Corps of Engineers' to improve the creek front areas and ecological health of the Codorus Creek as well as maintaining capacity, bringing new life to our waterway. This initiative will have remarkable impacts to the Residences at York Creek, helping to complete the transformation from shuttered industrial campus to residential mixed use community .



Current Conditions



Future Improvements Rendering

TRANSACTION DETAILS

Offering Terms

Density: Sixty Two Townhome lots, fee simple

Lot size: 20' widths with 40' depths typical

Price: Two Million Five Hundred Thousand Dollars (\$2,500,000)

Deposits: At-risk following study, increased at approval milestones

Feasibility Period: 60 days suggested

Terms: Bulk sale, cash at closing following completion of record plat approvals



View to the South showing community proximity to area anchor institutions and I-83

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all information which prospective Buyers may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and engineering advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither HOGAN nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.