



LANDSCAPE & TREE SERVICE BUSINESS

East Lampeter Twp. | Lancaster County

29B N. Eastland Drive Lancaster, PA 17602

CONFIDENTIAL SALE

Sale includes the real estate,
and business (equipment,
trade name, client list,
goodwill, etc.)



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LANDSCAPE & TREE SERVICE BUSINESS

PROPERTY & MARKET OVERVIEW

Hegeman's Landscape and Tree Service, established in 1948, is now available for sale. After more than 75 years of dedicated service to the local community, the Hegeman family has decided to retire. They have received numerous professional awards for their work and maintain an excellent reputation as businesspeople and community members. The family intends to sell their entire turn-key business, including all equipment and associated real estate.

Hegeman's has approximately 625 loyal customers, with a well-balanced client mix of 50% commercial and 50% residential. They serve some of the most recognized large businesses in Lancaster County, along with hundreds of repeat residential customers each year.

The services offered by Hegeman's Landscape and Tree Service include:

- Comprehensive Landscape Design
- Hardscape design and construction (walls and patios)
- Comprehensive arbor/tree services, including planting, trimming, removal, stump grinding, and storm damage remediation
- Hydro-seeding, fertilization, weed control, and soil management
- Planting, transplanting, and mulching.
- Insect and disease control

It is important to note that Hegeman's does not currently provide lawn mowing or related services, nor do they offer fall/winter lawn maintenance or snow plowing. This presents an excellent financial opportunity for growth by simply adding these services for their loyal existing customer base.



The sale includes the well-established business, all equipment (with a detailed list available), and real estate located at 1823 Lincoln Highway East and 29B North Eastland Drive in East Lampeter Township, Lancaster, PA, 17602. A key employee with extensive knowledge of business operations and years of direct experience with clients may be interested in staying on. Company has road access to North Eastland Drive and Lincoln Highway with signage.

Additional information is available, including a current client list, multiple years of tax returns, an equipment list, and an overview of the real estate.



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PROPERTY DETAILS

- Total Building Size:..... 2,380± SF
- Sale Price:\$1,800,000
- Zoning:Mixed Use and R2
- Date Available:..... Settlement
- Parking:..... On-Site
- Land/Lot Size: 1 acre
- Year Built:.....1920
- Annual Taxes: \$4,327
- Roof Type:Asphalt Shingles
- Construction:.....Wood/Masonry
- Heating:.....Propane
- Cooling:..... Central Air
- Water/Sewer:..... Public

TRAFFIC COUNTS (VPD)

- Lincoln Hwy. East/Route 462:9,187

LISTING AGENT INFO.



Benjamin Bamford

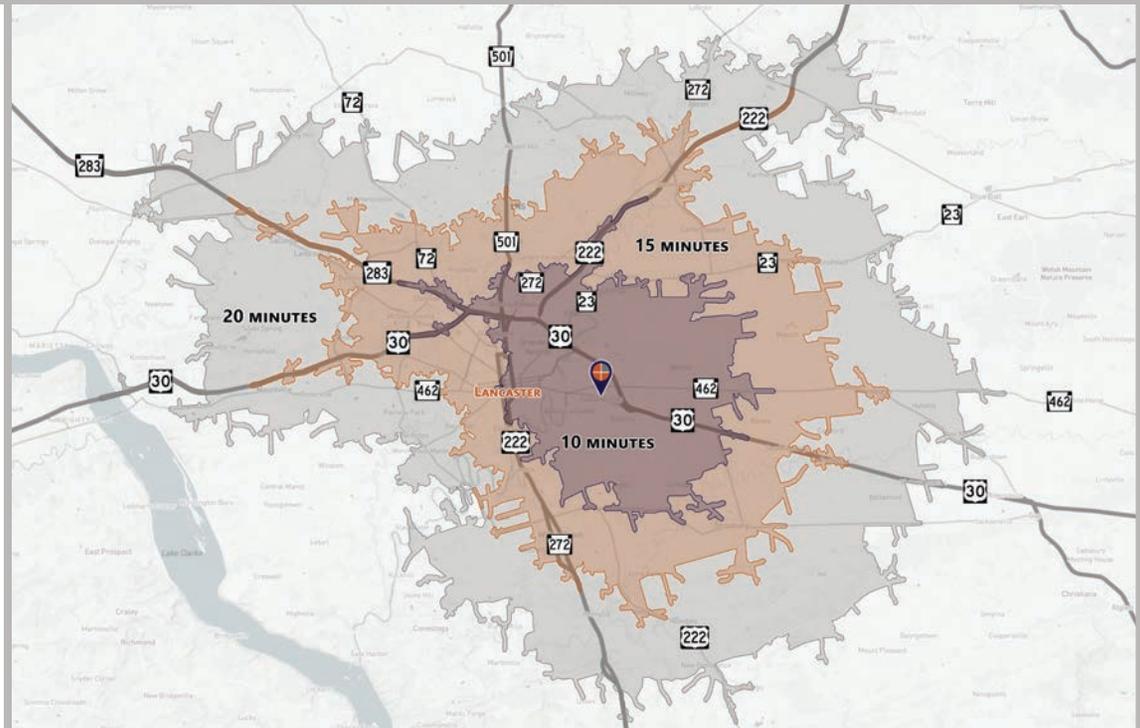
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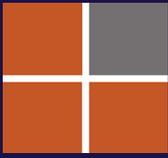
DEMOGRAPHICS

| Variable | 29B N. Eastland Dr. Lancaster, PA | | | |
|---|-----------------------------------|--------------|--------------|--------------|
| | Travel Distance from Site | 10 minutes | 15 minutes | 20 minutes |
| Total Population | | 76,626 | 189,483 | 304,478 |
| Population Density (Pop per Sq. Mile) | | 1,948.8 | 1,605.6 | 1,140.8 |
| Total Daytime Population | | 96,259 | 224,063 | 329,264 |
| Total Households | | 29,423 | 72,774 | 117,035 |
| Per Capita Income | | \$38,899 | \$41,373 | \$42,335 |
| Average Household Income | | \$100,587 | \$106,988 | \$109,452 |
| Average Disposable Income | | \$77,241 | \$81,591 | \$83,335 |
| Total (SIC01-99) Businesses | | 4,013 | 9,093 | 12,993 |
| Total (SIC01-99) Employees | | 61,809 | 137,063 | 187,841 |
| Lawn & Garden | | \$16,755,959 | \$44,941,610 | \$76,873,499 |
| Lawn & Garden Supplies | | \$4,220,436 | \$11,306,716 | \$19,212,099 |
| Lawn & Garden Care Service | | \$6,513,612 | \$17,677,863 | \$29,705,623 |
| HH Used Service for Property/Garden Maint. in Last 12 mo. | | 4,385 | 11,663 | 19,480 |
| HH Spent \$1-299 on Property/Garden Maint. in Last 12 mo. | | 8,828 | 22,063 | 36,621 |
| HH Spent \$300-499 on Property/Garden Maint. in Last 12 mo. | | 2,345 | 6,024 | 10,350 |
| HH Spent \$500+ on Property/Garden Maint. in Last 12 mo. | | 3,163 | 8,374 | 14,476 |
| HH Purchased Lawn Maint. Service in Last 12 mo. | | 2,952 | 7,799 | 13,183 |

TRAVEL DISTANCE FROM SITE



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AERIAL PHOTO & EXTERIOR PHOTOS



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