

MCGRANN'S PARK



DEVELOPMENT COMPANY
LANCASTER, PA.

MAIN OFFICE:
230 Woolworth Building



Hardman, Lester, Haines Bros.
Brewster, Story and Clark,
Harrington, Keller Bros.'

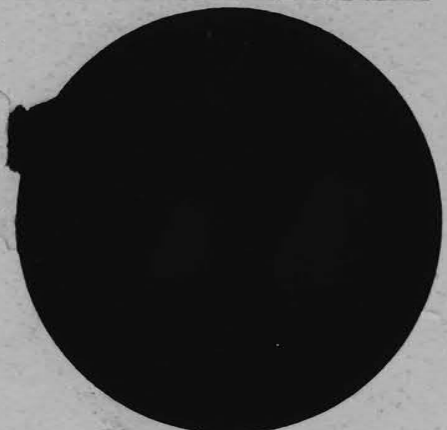
Pianos

The Hardman Autotone

The Oldest, Largest and Cheapest

Music House

in Central Pennsylvania



Edison and Victor
Talking Machines and Records

Regina Music Boxes

Popular and Classic Sheet Music

Century Edition of 10c Music

Kirk Johnson & Co.

Piano and Organ House

Marietta

Atlantic City, N. J.

Oxford

24 West King Street :: :: :: Lancaster, Pa.

Harrisburg

Lebanon

Coatesville

100
2917 CC



B. J. McGRANN, DECEASED

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PRESS OF
THE NEW ERA PRINTING COMPANY
LANCASTER, PA.

C. G. Engle

W. T. Hambright

A Wide Experience

In the Real Estate Business puts us in the best possible position to assist you if you want to buy a home or property for investment, if you want to sell your property, if you want to rent your property, if you have property that you want insured against fire.

We are always in position to place your money in gilt edged first mortgages on approved Real Estate.

The Lancaster Real Estate Co.

13 West Orange Street

Lancaster, Pa.

Y. M. C. A. Building

Introductory



IN presenting this booklet to the public, we feel that we are bringing before them an interesting phase of the investment problem, and one which nearly all whose good fortune it has been to have a little money, have seriously considered.

There are several forms of good investments, such as stocks, bonds and mortgages, or certificates of deposit, or the taking out of an insurance policy, all of which produce favorable returns, if secured judiciously.

Real estate enters into all phases of investments.

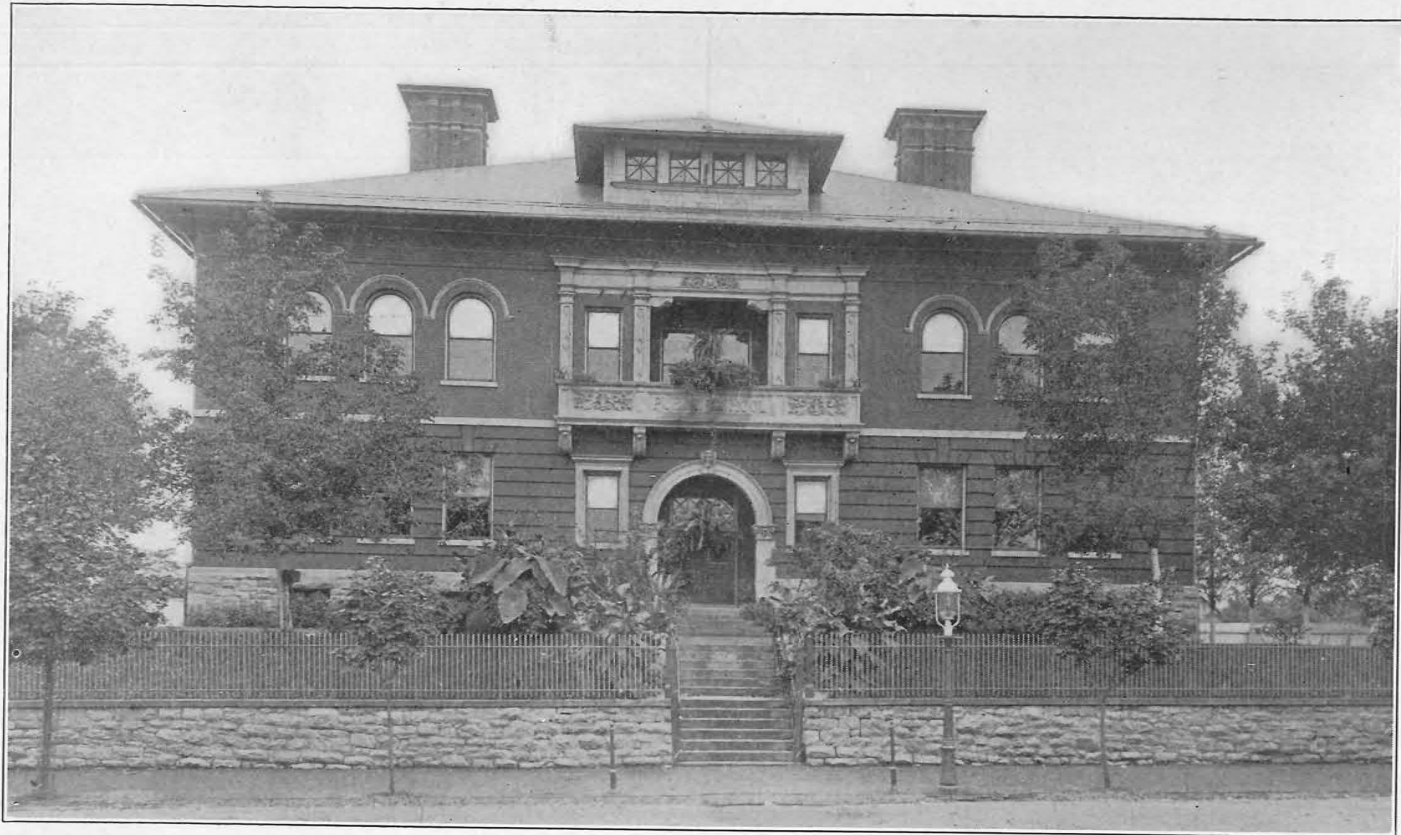
The substantial fortunes of the Country were made in real estate.

It is the only real and indestructible possession of the human race.

Real estate has been carefully studied in all Countries, States and Cities. One Country has produced in value more real estate than another; one State more than another; and one City more wealth in real estate than another. So, it comes down to section against section, and to pick out the best is not a matter easily decided without a careful study.

Fully realizing the active growth of Lancaster, we began a hunt for some desirable tract of land, easy of access to the business center, that we might offer to the public for investment.

We gave it the benefit of years of experience in Lancaster, and after a careful viewing of the proper location, we were fortunate in securing the co-operation of the owners of the McGrann's Park Tract, to develop this property and offer it to the public.



Public School. East Clay Street.
Directly Opposite McGrann's Park Lots.

In considering McGrann's Park Tract from the viewpoint of future increase in value, we considered its close proximity to schools, churches and transportation as sufficient for its rapid growth.

For, regardless of every known factor that enters into the increase of real estate values, it shifts down to the settlement of a given section with increased population.

To gain this increase in population, and consequently the increased value, we are leaving no stone unturned, and are pleased to call your attention to the several improvements under way on this tract of land, regardless of the other numerous improvements on the adjoining properties.

The new Fulton Market House costing \$60,000.00 will grace a prominent corner of this tract, a cut of which is herein presented.

A fine hotel, costing between \$25,000.00 and \$30,000.00 is now under way and six houses which we now have for sale and almost ready for occupancy, several of which we have already sold, are but a few of the many to follow.

We have interested ourselves in the development of this tract, as well as the sale of it, and we can assure its rapid growth on a substantial basis.

We have been convinced that it is best to buy in what may be called the path of progress.

To those who are not familiar with the surroundings of the McGrann's Park Tract, we would call your attention to the numerous engravings, showing the industries in this rapid growing section of Lancaster. And we repeat, **BUY LAND IN THE LINE OF PROGRESS AND OF INCREASED POPULATION.**

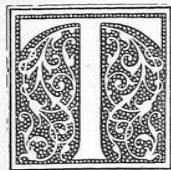
We can offer you lots at terms which we know will be satisfactory to you. Call upon us at our office, No. 13 West Orange Street, and we will give you every information whether you purchase or not.

LANCASTER REAL ESTATE CO.



McGrann's Park.
Now Being Sold in Building Lots.

McGrann's Park



THE plot of ground containing about 25 acres of land, situated in the northeast section of Lancaster City, bounded by New Holland Avenue, Franklin Street, Park Avenue and Plum Street, has been used for years as a race tract and for the purpose of holding County Fairs, and other amusements of a large character and has been in the possession of Mr. B. J. McGrann for a long term of years. Mr. McGrann's fondness for a good and game horse and such other sports of outdoor life made him reluctant to part with this property; however, seeing the march of industrial growth and increased population, together with its natural adaptability for these purposes, he reluctantly, and as he put it, "I don't want to sell it, neither do I want to stop the progress of our City," consented to enter into negotiations with the present owners for the purchase of it by them.

This tract so long known as McGrann's Park now owned by others and to be used for the purpose of the public in general is adapted principally for the use and erection of modern dwelling houses. Its location within seven minutes of the center of the City is beyond any measure of doubt a very great advantage. The natural lay of the ground, making drainage and sanitary arrangements of the simplest and cleanest insures for all time its healthfulness. Surrounded by industrial plants, which gives its occupants steady employment at good wages, tends to its early improvement and betterment. Sufficiently removed from the noises and dirt of the many industries surrounding and yet close enough and easy of access for its occupants to go to and from their labor in such time as is required and allowed. The close proximity to Public Schools, Hospitals and Churches already surrounding it, is evidence that it is in the very path of the progress, expansion and development of our growing city.

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MARSHALL ST.

HAMILTON ST.

REYNOLDS AVE.

FREDERICK ST.

HAND AVE.

PARK ST.

36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420
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BURROWS AVE.

FRANKLIN ST.

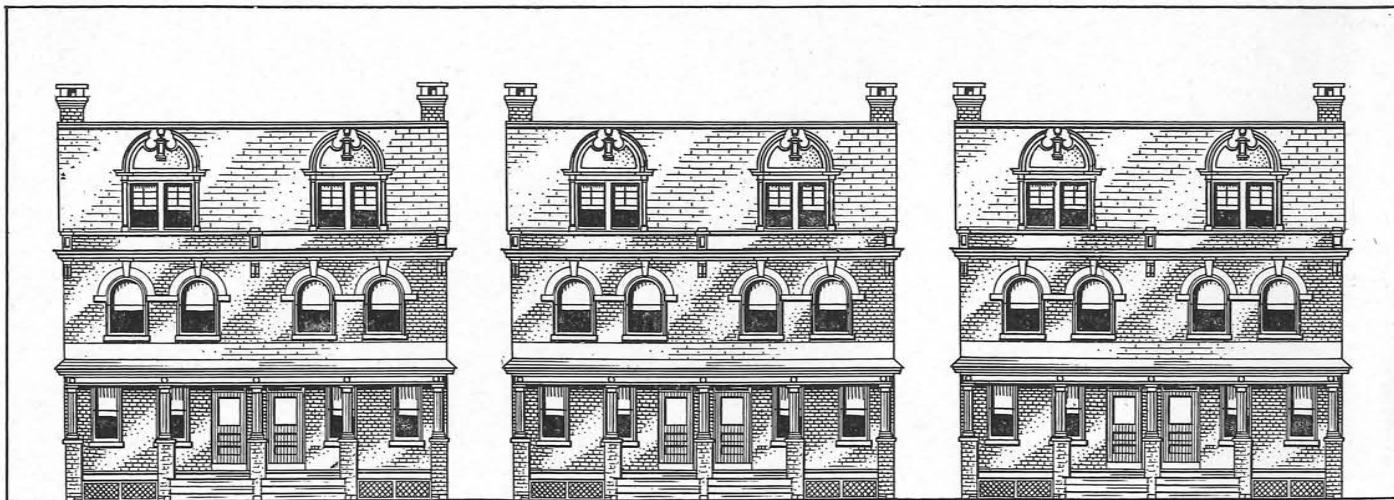


Lancaster General Hospital.
Two Squares Distant from McGrann's Park Plot.

An Old Proverb



INVEST the savings in real estate. Bank failures cannot affect it; fire cannot destroy it; neither can it slip away. There is nothing so real as real estate. All shrewd and successful investors recognize that there is no element so necessary to assure a rapid rise in real estate values as the location, so far as it relates to its access to the business energy and commercial industries of a community. The investor who would secure the greatest profit, must be keen of judgment, weighing and anticipating the pending improvements in given places, and invest in advance of the masses, and consequently at a lower level of values. It being a recognized fact that closer in-laying sections of a City are the sections which would be most benefited by the increase of population and the erection of new industrial plants. The character of improvements largely controls real estate values. Substantial improvements mean substantial values, indifferent improvements mean indifferent values. Invest your money where you can get the full benefit of such improvements that show by actual progress, stability and character. While the general public do not begin to grasp the situation of the wisdom of location in the extension or improvement of a City, and the opportunities for making money in the increased values of real estate, inside interest quietly foreseeing the advantages prepare to develop it. Those people who are able to command large amounts of money to carry to completion large operations, seek all avenues of information as to the ultimate results. It is not a haphazard guess, but based upon good, keen judgment and proper wisdom, and its results are always sure, only requiring the time limit to make it so. Expansion of business from the original section of a City, after its growth has become apparent and its



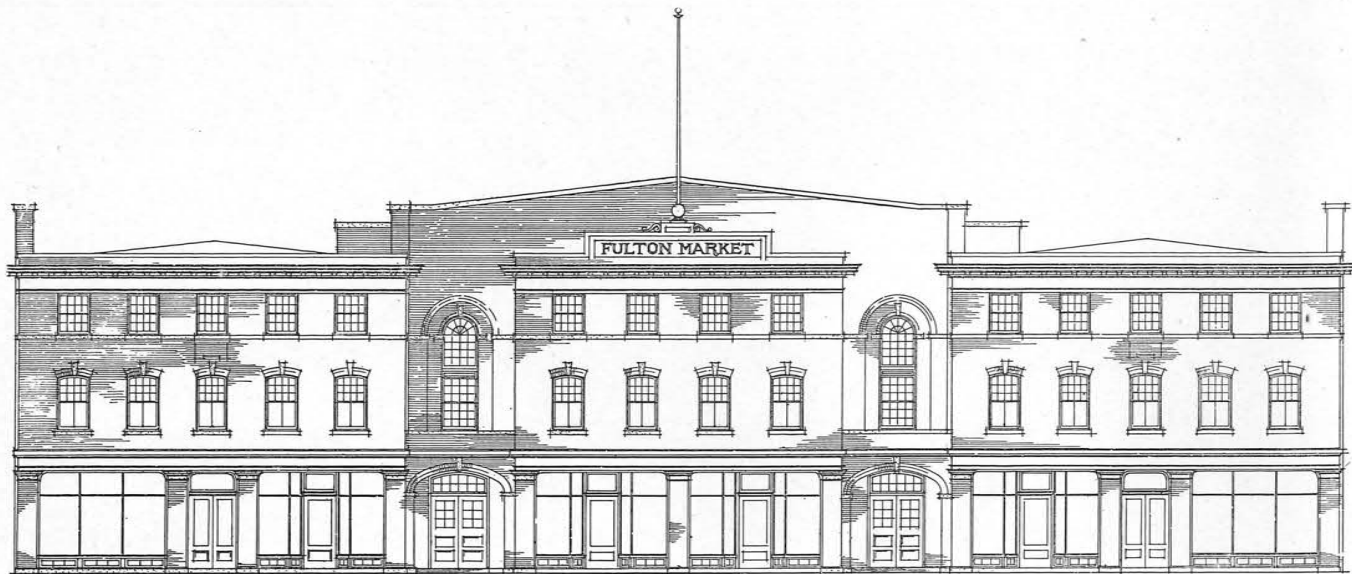
Six Dwellings Now Building on Hand Avenue.
McGrann's Park Tract.

force is increasing together with the extension of its central trade arteries with neighboring cheaper districts, has become a feature of those who would successfully deal in real estate values.

The limit of the trade centers having found its level must then advance and push forward to new fields, and by force of increased population assimilate with it and its locality. The direction and continuation of the limits of the growth of a City are solely governed by circumstances over which no one has absolute control.

A succession of industrial plants erected one by one at different given periods, after some years awakens investors to the fact that growth is steady and persistent in that locality. The causes are carefully looked into by the shrewd investor who can discern with keen wisdom the motive leading to the erection of such industrial and business establishments. The natural location of the ground, its adaptability as regards drainage and its watershed, its nearness to the Banking and Business institutions; its proximity to Railroad and Trolley facilities and other advantages are the sole determination for its existence, the investor finds. Its stability being so determined, he knows full well that the human hand must work its machinery and produce its commodities for the market; he further knows they must be housed, clothed and fed, and as near the work as is possible, commensurate with good, solid and substantial buildings and healthful location.

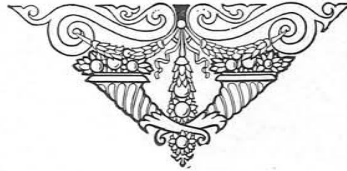
It is always noted that the percentage of increased values is practically double that of the percentage of increased population; also that with the exception of the decade from 1850 to 1860 the growth in population has been regular and increasing in percentage, while the growth in value has been more fluctuating, showing that while panics affect values temporarily, they do not affect population, and as population is the only basis for real estate values, therefore as long as population is increasing, any halt in the growth of real estate values can only be artificial and as soon as the cause is removed, they will rise rapidly to their normal position, as it is shown they have always done in the past. Every known security can be duplicated with the one exception—Land. Capital can erect and parallel a Railroad and issue new securities. Can

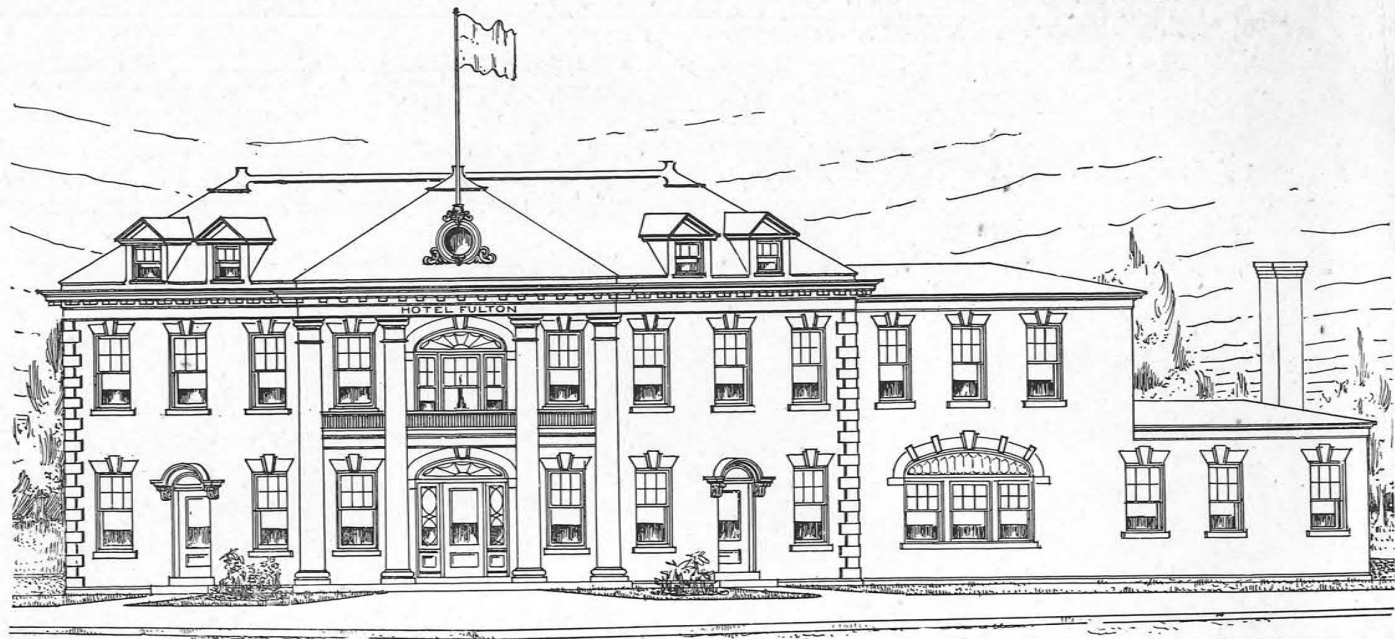


Fulton Market House with Six Store Rooms and Dwelling in Front.

Now Being Erected on McGrann's Park Tract.

you duplicate the Land? The growth following the erection and completion and operation of industrial plants always exceeds the growth of anticipation, and such growth must continue until values of outlying districts have reached near the high level of central sections of a City and the nearer the development is to the central section, the earlier the increase in values. To enjoy the benefits of increasing values, investments should be made after a proper appreciation in what locality in your best judgment will bring you earlier and quicker returns. The cheapness per lot or per foot front avails you no better opportunity to make increased gains than the ground which is of higher value or price. The fact of higher value of ground is an indication it is in a more favored location and will net higher and better returns in less time.





Hotel Fulton. On McGrann's Park Tract.

“The Best Hardware Store”

Everything for the Building Trade

*Hardware, Cement, Plaster
Terra Cotta Pipe*

Sole Agents for

Lehigh Portland Cement Co.

The Best Cement in the World

Reilly Bros. & Raub

40-42 North Queen Street

A. B. ROTE & CO.

Ornamental and Structural

✻ Iron and Steel Works

Corner of Walnut and Cherry Streets

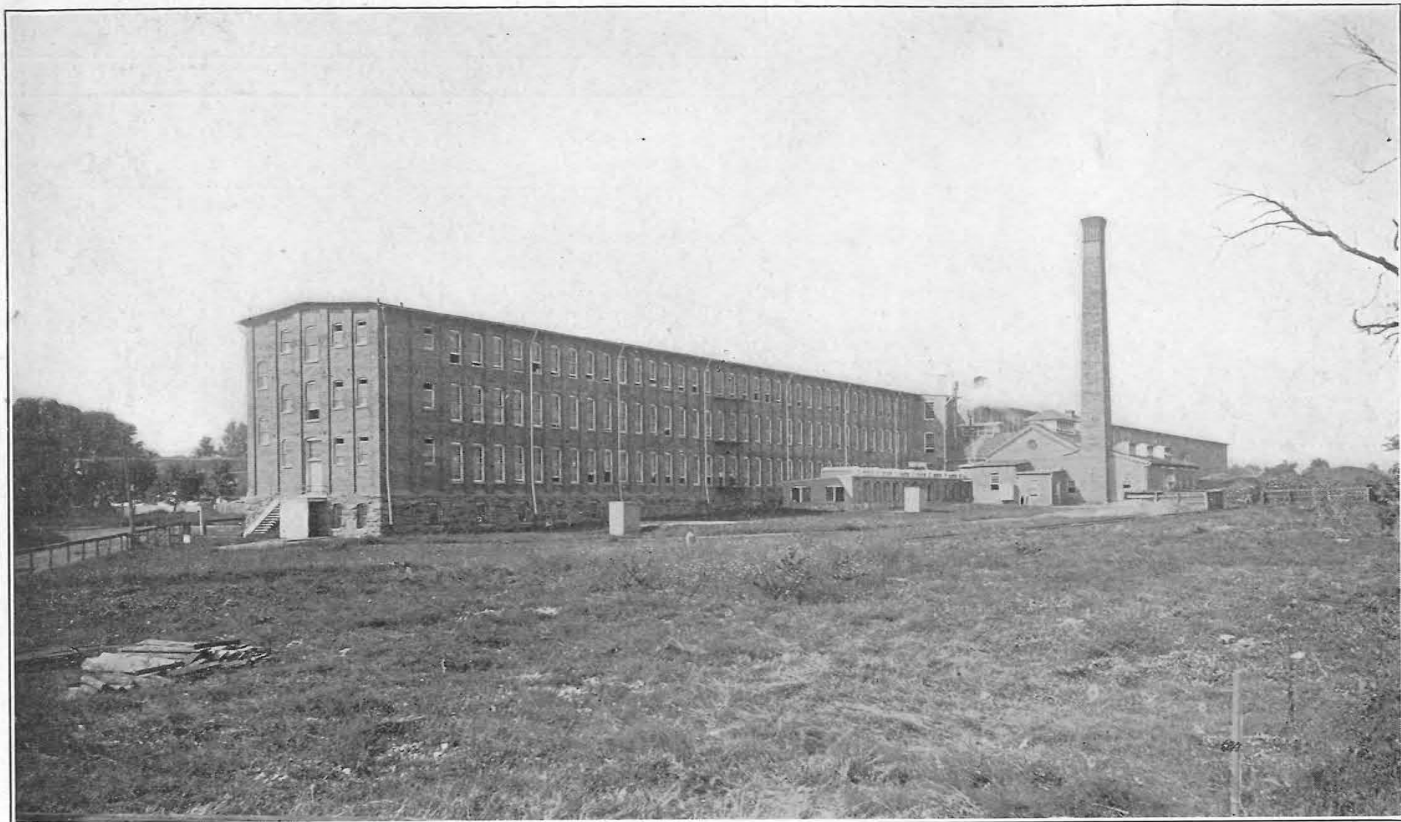
Lancaster, Pa.

Steel Shapes of All Kinds Kept in Stock

Prompt Delivery



Armstrong Cork Works. 500 Employees.
Opposite McGrann's Park Plot on New Holland Avenue.



Silk Mill. 850 Employees.
Two Squares Distant from McGrann's Park Plot.



Safety Buggy Company. 150 Employees.
Three Blocks from McGrann's Park Tract.

Wm. Wohlsen & Son

Mulberry Street Planing Mills

Frames

Mouldings

Doors

Mantels

Sash

Stair Work

Shutters

Porches

Blinds

Window Screens


Store, Office, Bank, and Bar Room Fixtures

Church Furniture

407-419 North Mulberry Street

Both Phones

Lancaster, Pa.

Stocks and Bonds
for Investment 

J. B. LONG & CO., Brokers

315 Woolworth Building

Lancaster, Pa.

Lancaster Cut Stone Co.

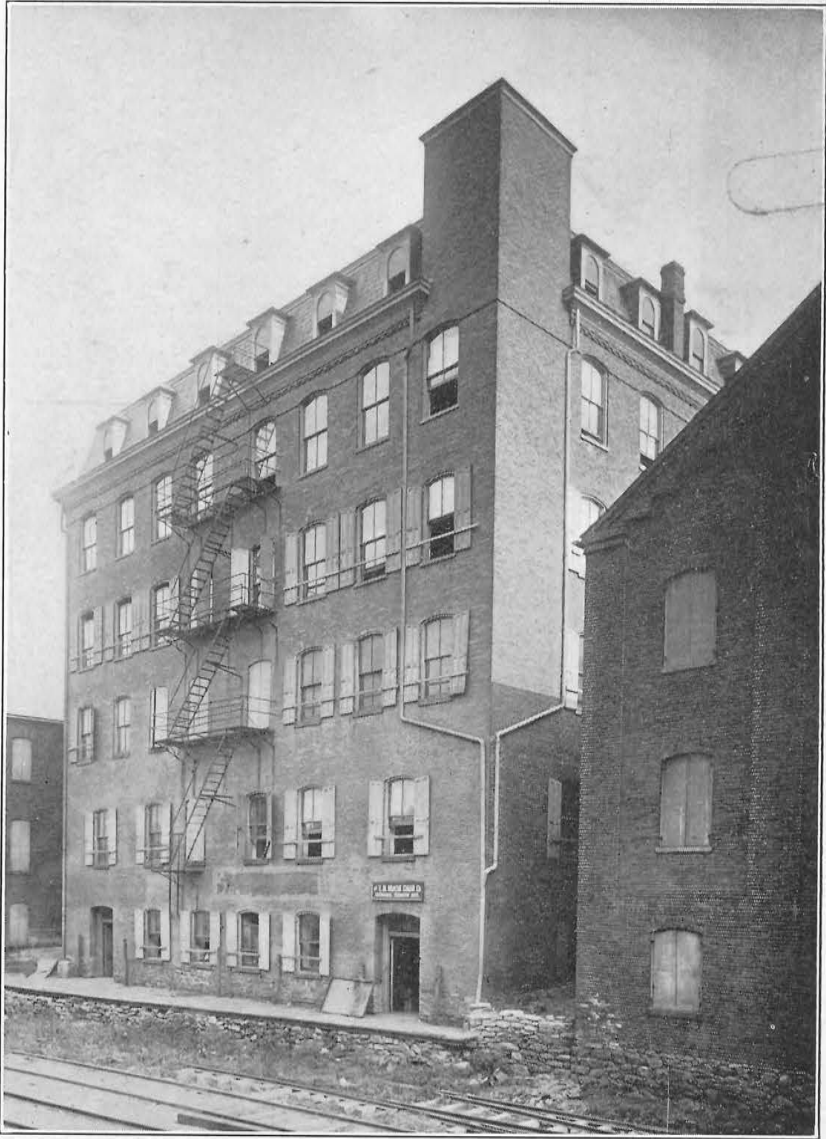
Dealers in

All Kinds of Stone

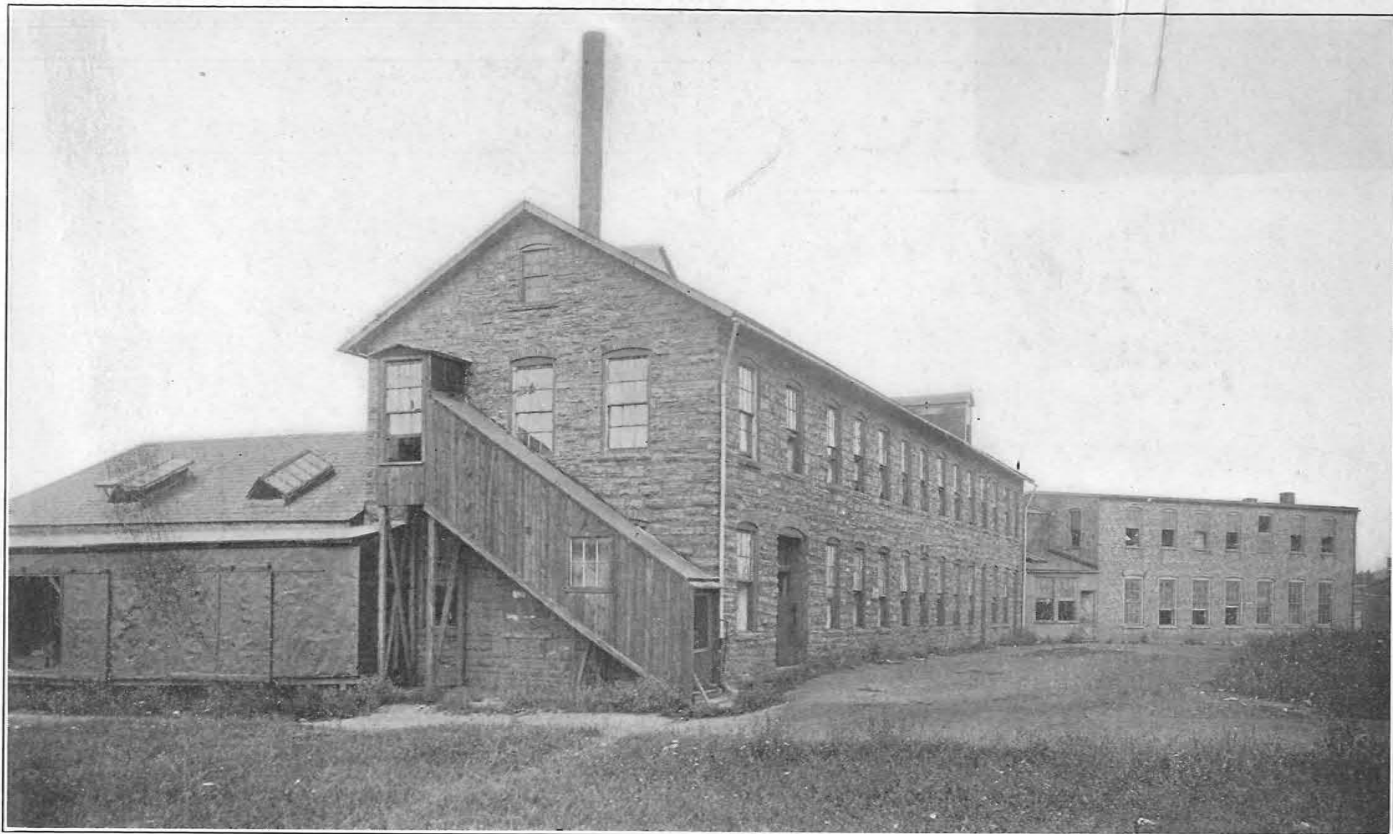
Door Sills, Steps, Flag Stone, Granite, Blue Stone, Etc.

Office: 230 Woolworth Building

Lancaster, Pa.

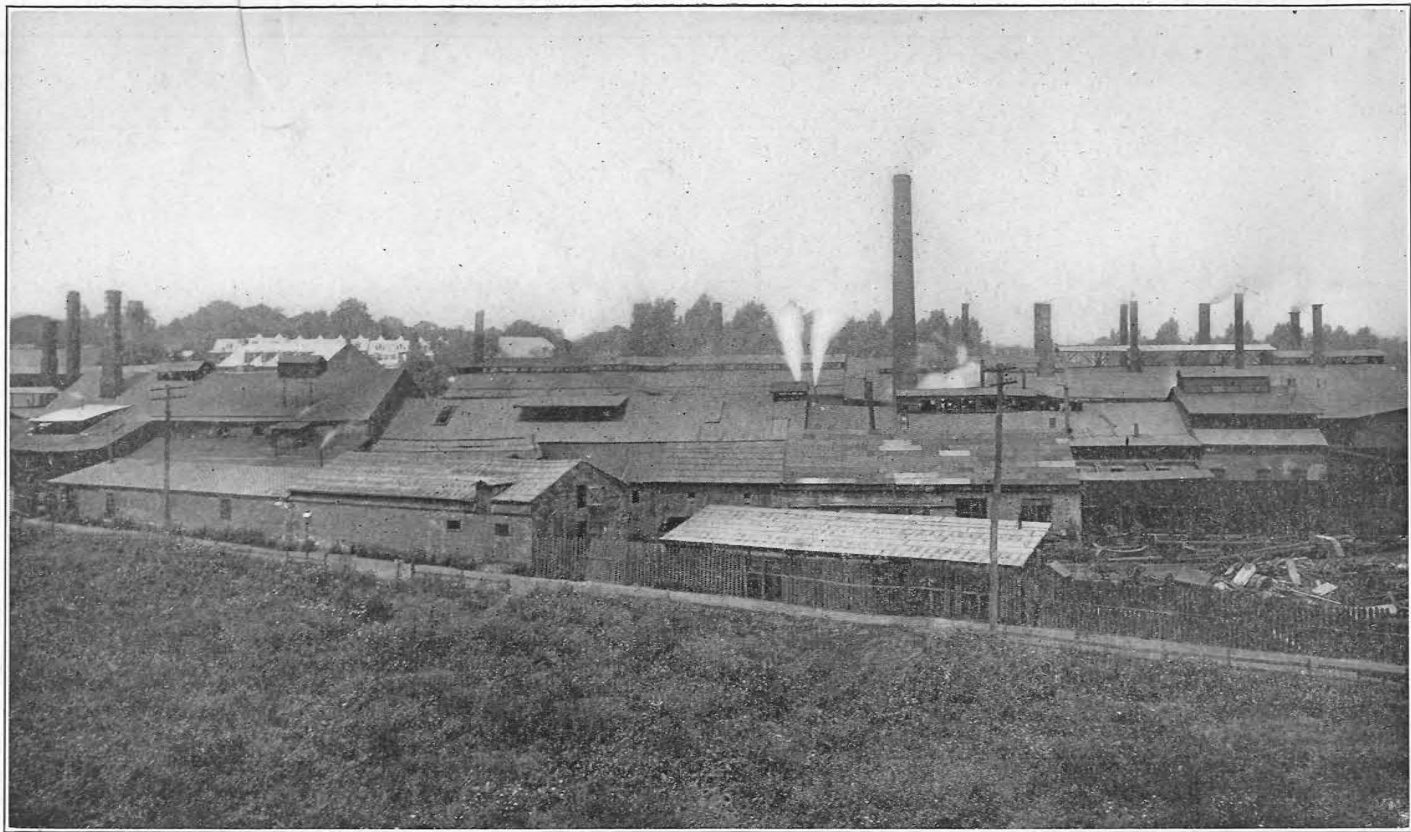


E. M. Brash Cigar Company. 150 Employees.
Four Squares Distant from McGrann's Park Tract.



Hubley Manufacturing Company. 175 Employees.

Four Blocks Distant from McGrann's Park Tract.



Penn Iron Company. 475 Employees.
Two Blocks Distant From McGrann's Park Tract.

G. SENNER & SONS

Dealers in

Lumber, Coal

Roofing Slate, Roofing Paper

and Wall Plaster ❁ ❁ ❁

Office and Yards: Prince and James Sts.

Lancaster, Pa.

CHAS. H. FREY

Agency for

Dr. Reed's Cushion Sole Shoes (Ladies' and Men's)

Burt and Packard Korrek Shape (Men's Shoes)

Douglas (Men's Shoes)

"Cross" (Women's Shoes)

"Red Cross" (Women's Shoes)

3-5 East King Street, Lancaster, Pa.

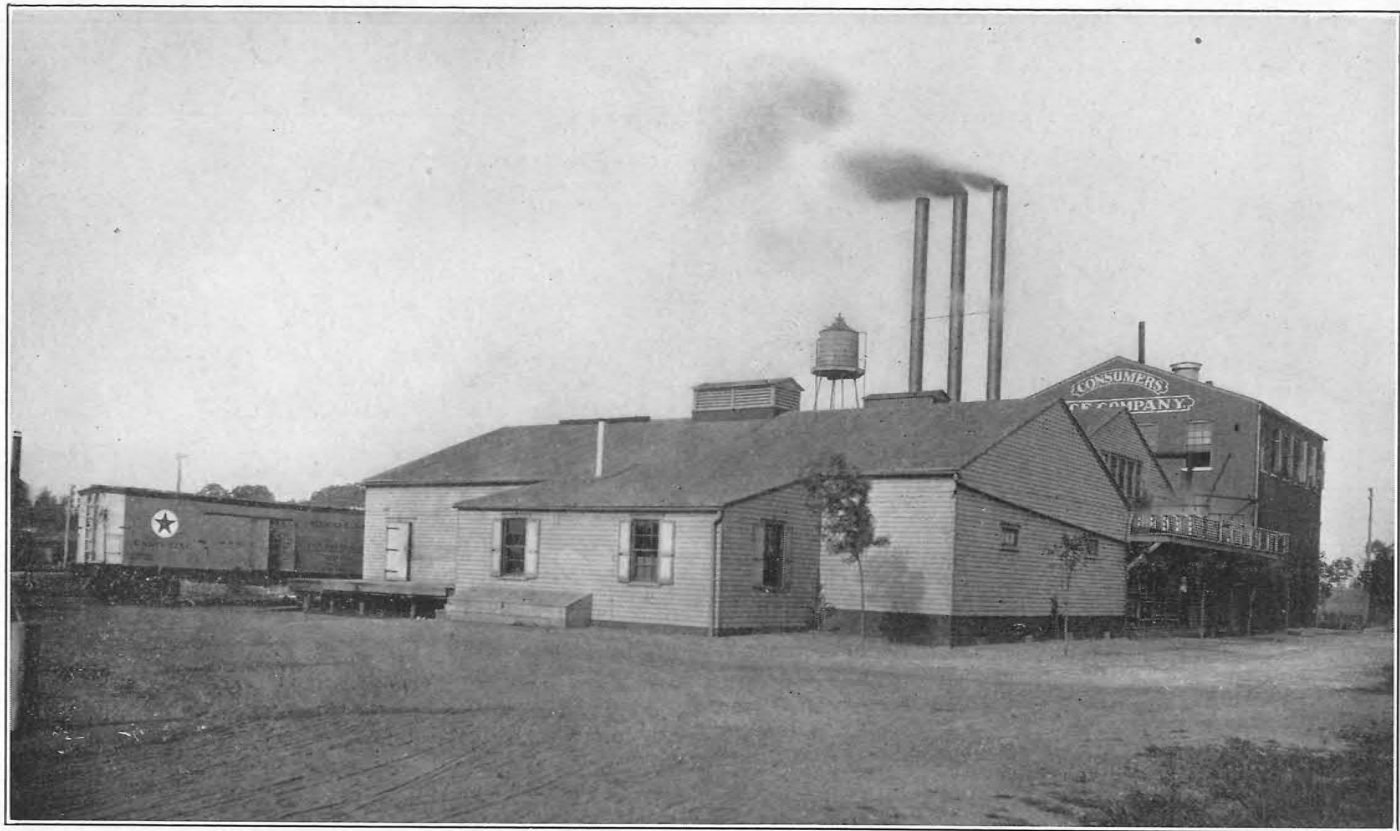
PETER N. WOHLSEN, JR.

CONTRACTOR

539 South Christian Street, Lancaster, Pa.

All Kinds of Construction Work

*The Contract for the New Hotel on McGrann's Park
Tract has been awarded to me*



Consumers Ice Company. 20 Employees.
Two Blocks Distant from McGrann's Park Plot.



E. T. Fraim Lock Works. 260 Employees.

One Square Distant from McGrann's Park Tract.



Barry & Zecher Company. 200 Employees. Foundry, Machine and Boiler Works.

Three Squares Distant from McGrann's Park Lots.

THIS is a picture of the Fastest Growing Clothing Store in Lancaster City. The store that gives you Better Value for the same money, or the same value for less money than other Clothing store. The store that always makes right anything that turns out wrong. Why not try this store for your next Suit. Overcoat or Raincoat.



GROFF & WOLF CO.

26-28 North Queen St. Lancaster, Pa.

Opposite Woolworth Building

When you are sick you need, and the doctor will prescribe, **Whiskey** as a stimulant. You must have it pure. We have it in **GOLDEN ROD.**

CHAS. A. GROVE & SONS

15 CENTRE SQUARE

WHEN you are viewing McGrann's Park, and after you have purchased a lot that is bound to make you money, you will feel good, and want yourself and friends to eat a good meal. You can get this at

PFAEFFLES'

111-113 NORTH QUEEN STREET

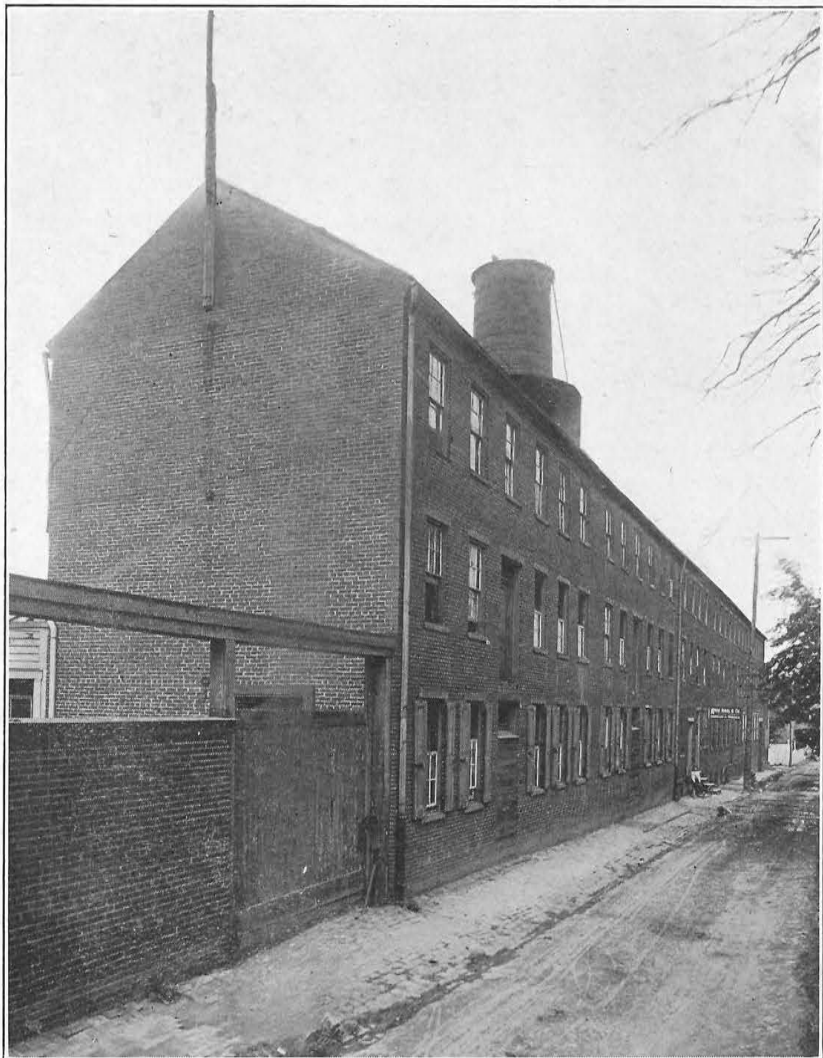
We serve the Best Meal for the Least Money

B. D. ZOOK & SON
Contractors and Builders

No. 544 North Shippen Street, Lancaster, Pa.

Shop: 335 Hand Avenue

We are within one block of the McGrann's Park Tract
We will cheerfully furnish you with estimates for all kinds of
Carpentry and Building Repair Work

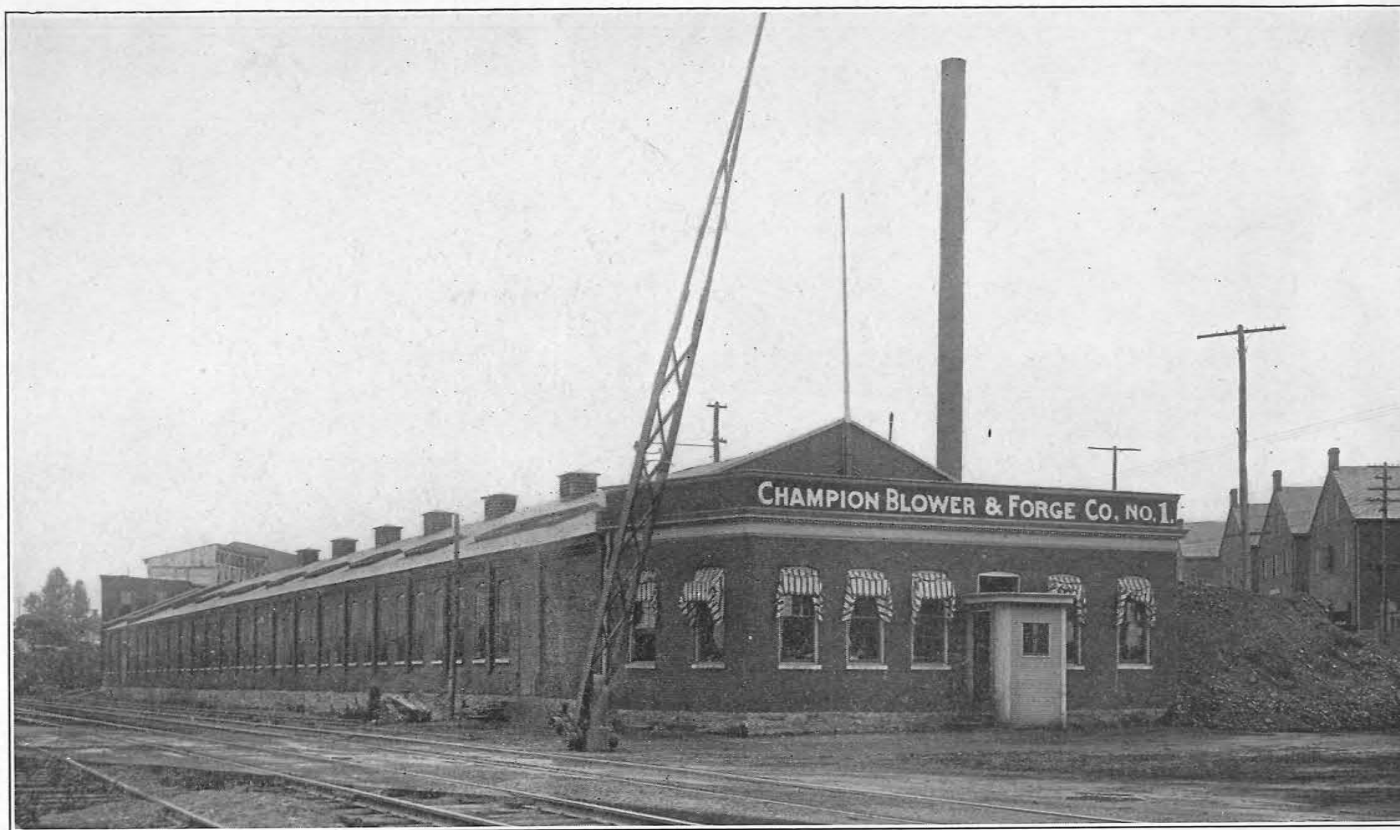


Rose Bros. & Company. 500 Employees.
Three and One-half Squares Distant from McGrann's Park Plot.



T. D. Shertzer's Tobacco Warehouse. 25 Employees.

Four' Blocks Distant from McGrann's Park Tract.



Champion Blower & Forge Company. 400 Employees.

Six Blocks Distant from McGrann's Park Tract.



S. E. Baily & Company. 125 Employees.

Four Squares from McGrann's Park Plot.



Henry Martin Brick Machine Company. 200 Employees.
Six Blocks Distant from McGrann's Park Tract.

We are Headquarters for
Builders' Supplies

**Sand, Cement, Plaster
Corbin Finish Hardware**

There is none quite equal to it
Come and Select what you want; expert advice in this line

STEINMAN HARDWARE CO.

26-28 West King Street

Sheet Metal and Supply Co.

Slag Roofers

Special 4-Ply Roofs Guaranteed for 10 Years

Galvanized Iron Corners

Christian and Marion Streets Lancaster, Pa.

Northern Trust and Savings Co.

NORTHERN NATIONAL BANK BUILDING

No. 138 North Queen Street, Lancaster, Pa.

Capital, - - - \$125,000

Surplus and Profits, 70,000

DEPOSIT ACCOUNTS received subject to check.

CERTIFICATES OF DEPOSIT issued, bearing interest at the rate of 3% per annum for six months, 4% per annum for twelve months. These certificates are issued at any time and bear interest from date.

SAVINGS DEPOSITS. We make a specialty of Savings Deposit accounts. Interest commences every month and is payable January and July at the rate of 4% per annum. Deposits can be made at any time. \$1.00 is enough to start an account. Ask for printed rules for savings deposits.

TRUST DEPARTMENT. A perpetual charter authorizes this Company to act as Executor, Administrator, Guardian, Trustee, etc. Wills received for and safeguarded free of charge. All Trust Funds Deposited and Invested Separately from those of the Company.

LOANS made on first mortgage and collateral securities.

We Want Your Business, Be it Large or Small

OFFICERS

J. FRED'K SENER, President	E. J. RYDER, Treasurer
ISRAEL G. ERB, Vice-President	WARREN S. REHM, Teller
JOHN E. SNYDER, Solicitor	

DIRECTORS

J. Fred'k Sener	John E. Snyder	Levi S. Gross
Israel G. Erb	George S. Geyer	Fred. A. Achey, M.D.
B. H. Snavelly	H. K. Myers	George Bard
John W. Eshleman	Jacob L. Ranck	

THE LANCASTER TRUST COMPANY

36-38 North Queen Street, Lancaster, Pa.



Capital, - - - - - \$250,000

Surplus and Undivided Profits, 670,000

Solicits accounts of Individuals, Firms and Corporations.

Pays **four per cent.** interest for twelve months, and at the rate of **three per cent.** per annum for six months on, Certificates of Deposit.

Acts as Executor, Administrator, Guardian, Trustee, Assignee and Receiver.

Loans on Mortgages and on other Approved Collateral Securities.

Issues Letters of Credit and Foreign Drafts payable in all parts of the world.

Rents Boxes in burglar proof vaults.

Receives for safe-keeping valuables of every description, at a moderate charge.

Wills receipted for and safely kept without charge.

Assumes entire charge of Real Estate, which Department is in charge of a Special Officer, who gives it his undivided attention.

All Trust Funds invested separately from those of the Company.

OFFICERS

JOHN HERTZLER, President
S. M. MYERS, Vice-President
J. T. BRENNEMAN, Treasurer

HERBERT C. MILLER, Asst. Treasurer
JOHN S. GRAYBILL, Real Estate Officer
Hon. W. U. HENSEL, Solicitor

DIRECTORS

Hon. J. HAY BROWN
JOHN D. SKILES

H. W. HARTMAN
S. M. MYERS
JOHN HERTZLER

GRABILL B. LONG
J. GUST ZOOK