



Listed by:
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107 YEARICKS BOULEVARD | CENTRE HALL, PA

○ 146.21 Total Acres

○ Listed at \$15,600,000

○ 6 Parcels

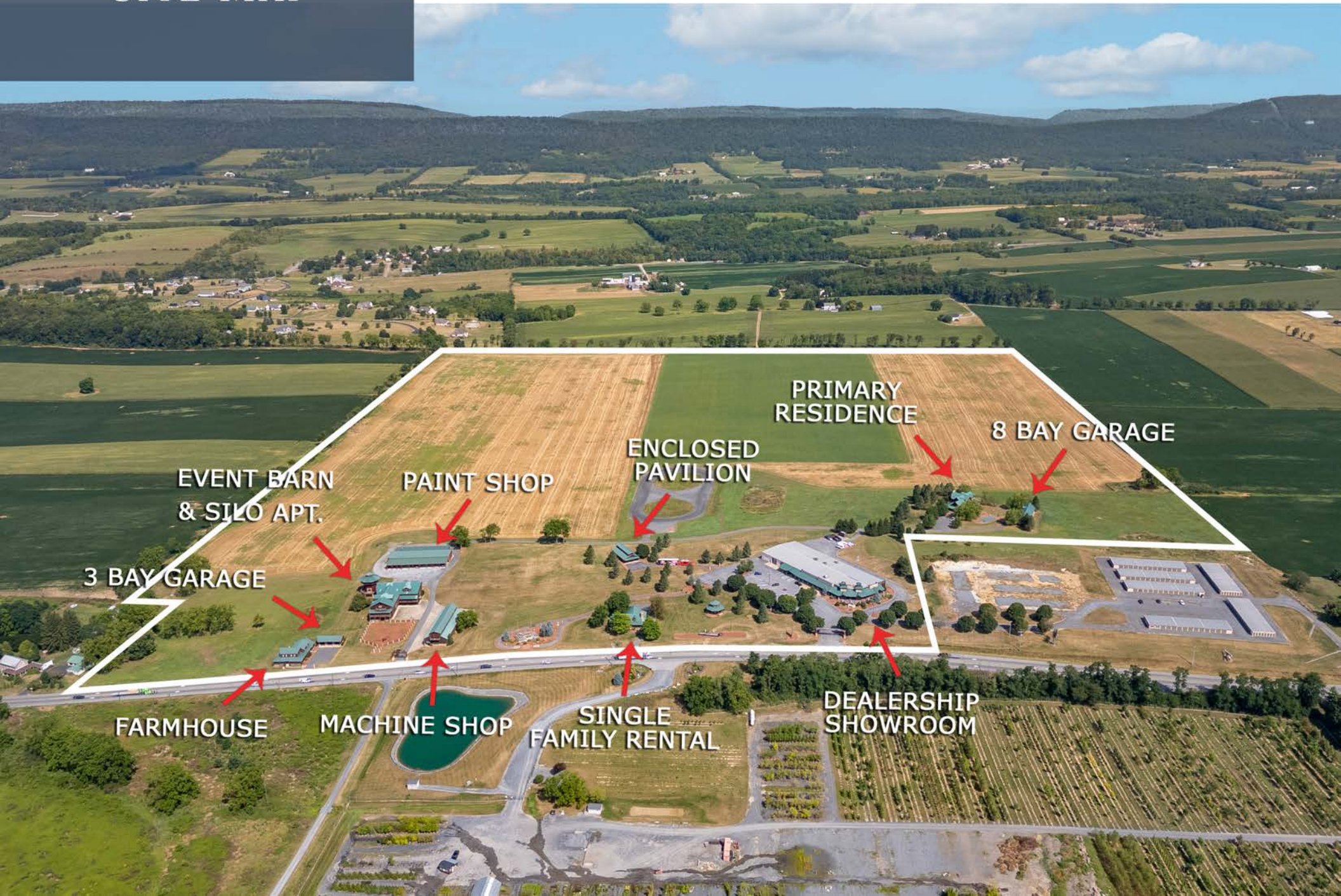


2300 S Atherton Street, State College, PA 16801 | www.1kbb.com

(814) 234-4000

SITE MAP

This incredible property offers diverse business, commercial, and industrial opportunities. Spread over 146 acres with an impressive 1,600 feet of frontage on Route 322, this location is a true powerhouse for visibility and growth.





PARCEL OVERVIEW

20-005-,090-,0000-

- 72 Acres
- Buildings: None
- Zoning: Agricultural
- 50 ft. right of way
- Clean & Green

20-008-,005A-,0000-

- .61 Acres
- Buildings: None
- Zoning: Commercial-Industrial
- Road Frontage

20-008-,005C-,0000-

- 41.04 Acres
- Buildings: Machine Shop, Event Barn, Silo Apartment, Paint Shop, Enclosed Pavilion, Gazebo, Showroom/Dealership, Primary Residence, 8-Bay Garage
- Zoning: Commercial-Industrial
- Road Frontage

20-008-,005G-,0000-

- 1.67 Acres
- Buildings: Farmhouse, 3-Bay Garage
- Zoning: Commercial-Industrial
- Road Frontage

20-008-,002-,0000-

- 29.85 Acres
- Buildings: None
- Zoning: Agricultural/Commercial-Industrial
- Road Frontage

20-008-,005D-,0000-

- 1.04 Acres
- Buildings: House with 2-Car Garage
- Zoning: Commercial-Industrial
- Road Frontage

For over 25 years, this location has been home to a successful business and iconic showroom. The 11,000-square-foot state-of-the-art showroom features a loft area, multiple offices, storage spaces and reception area. Just beyond that is 16,000 square feet of service bays, support areas, inventory storage, and loading docks. This setup is ideal for large-scale business operations.

In addition there are multiple residential income-producing units, a massive event barn, fully equipped, painting and mechanic shops, as well as a primary residence, multiple garages and additional outbuildings.



BUILDING DETAILS

Machine Shop (2008)

- 44 x 120
- Eight bays
- Loft
- Bathroom
- 14-foot ceilings
- Insulated and heated
- Water
- 8-inch beam framing
- Lifts

Dealership & Showroom

- 30,000 square feet
- Showroom floor 122 x 96
- Loft 53 x 64
- 7 offices
- Large storage closets
- 20-foot ceilings
- (3) 10-ton HVAC units
- Three phase electric
- Mobile/removable standing walls

Service/Repair Shop

- 82 x 51
- 14-foot ceilings

Pull-Through Garage

- 35 x 98
- 18-foot ceilings
- 16-foot garage doors

Warehouse

- 98 x 50
- 14-foot door
- Recessed Loading Dock

Paint Shop (2001)

- 129 x 40
- Two paint bays
- Two lifts
- Eight bay carport
- Bathroom & Office
- Two large storage bays
- 15 1/2-foot door
- Insulated and heated

Enclosed Pavilion (2003)

- 2,176 square feet
- Stage

8-Bay Garage (2004)

- 100 x 26

3-Bay Garage (2008)

- 42 x 22



Single-Family Rental (1973)

- Four bedrooms/Three bathrooms
- Two-car, heated garage

Silo Apartment

- Two bedrooms/One bathroom
- Cedar Structure
- Four stories

Farmhouse (1910, add. in 2007)

- 3,000 square foot
- Two apartments
 - Two bedrooms/One and half bathrooms
 - Two bedrooms/One bathroom

Event Barn (2006)

- Approx. 15,000 square feet
- Cedar Structure
- Main level 110 x 110
- Lower Level 108 x 80
- Two bathrooms
- 30-foot ceilings

Primary Residence (2003)

- 3,484 square feet
- Three bedrooms, two and half bathrooms
- Living room 25 x 25
- Kitchen 16 x 15 - Ceramic Tile
- Dining room 14 x 15
- Great room 23 x 27 - Stone Fireplace, 20-foot ceilings
- Bedroom 1 15x14 – First Floor
- Bedroom 2 15x15 – First Floor
- Owner's Suite 15 x 28 – Second Floor
- Loft 20 x 15 – 12-foot ceilings
- Finished Lower Level
- Laundry on 2nd and 3rd floor
- Hardwood floors/walls
- In-ground pool, hot tub
- Central A/C
- Two-car integral garage



AGRICULTURAL ZONING DISTRICT



There are over 90 acres of prime agricultural land ready for a vision. Whether to expand on the existing infrastructure, create a new complex, or develop a multi-use hub, the possibilities are endless.

Principal Permitted Uses

- Agricultural uses including land cultivation, greenhouses, nurseries and raising livestock
- One-family detached dwelling
- Bed-and-breakfast inn
- Day care/nurseries
- Churches and places of worship
- Riding stables
- Forest product removal operations

Permitted Accessory Uses & Structures

- Home occupations
- Private swimming pools
- Private Garages and carports
- Mobile homes for farm-related uses
- Temporary uses and structures

Conditional Uses

- Public and semipublic outdoor recreation facilities, municipal parks and playgrounds
- Roadside stands
- Farm-related equipment, sales and service shops
- Animal hospitals, kennels, and veterinary clinics
- Grain storage facilities
- Airports
- Essential Services
- Commercial dairy
- Public/private schools
- Small wind energy systems

COUNTY ZONING ORDINANCES

Principal Permitted Uses

- Personal service, convenience or retail business
- Professional offices and/or clinics, including banks
- Theaters and bowling alleys
- Automotive and motorized vehicle sales, service stations and repair shops
- Barber and Beauty Shops
- Variety, gift and antique shops
- Agricultural uses
- Churches and places of worship and funeral homes
- Government buildings
- Radio and television stations or studios
- Hospitals
- Self-service storage units
- Forest product removal operations

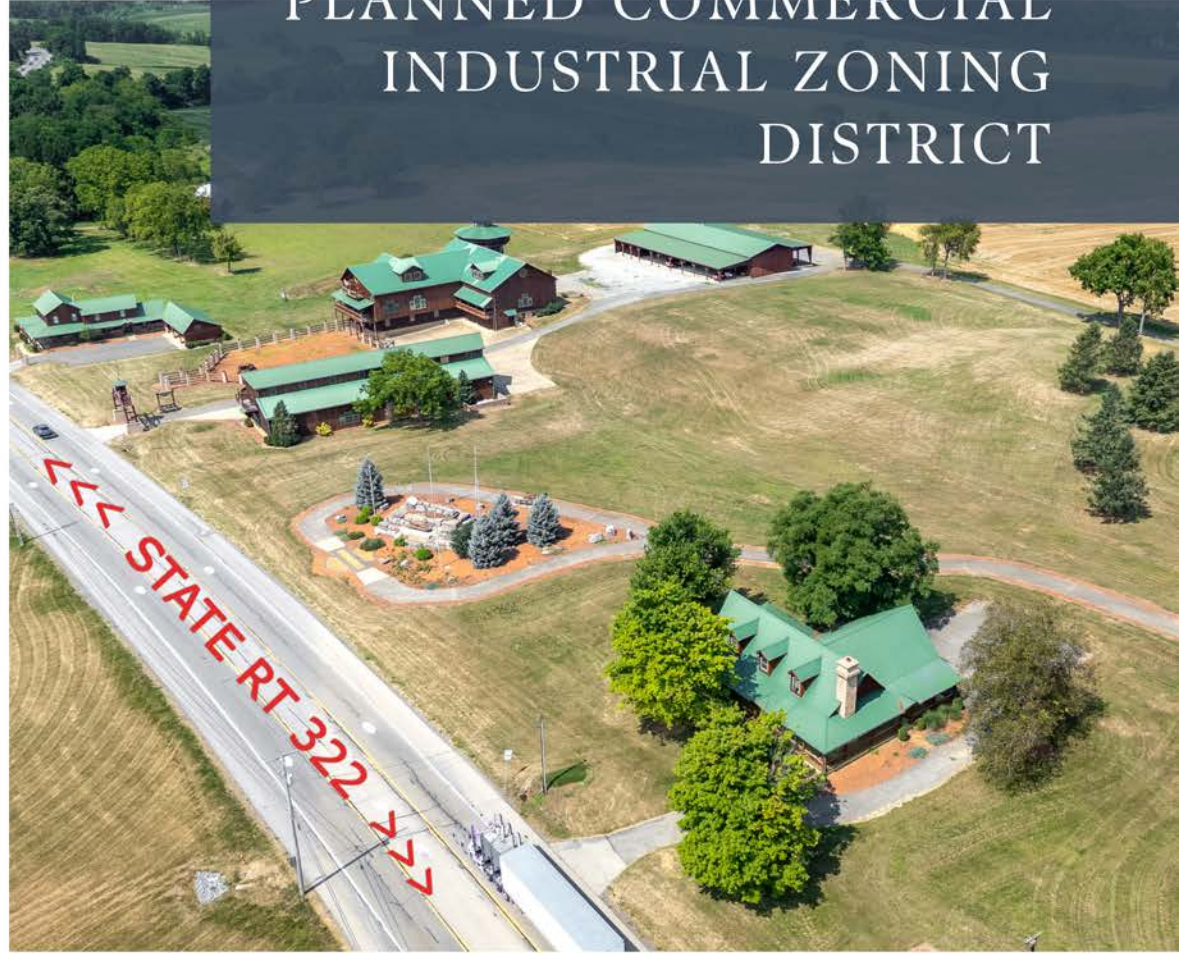
Permitted Accessory Uses & Structures

- Private garages
- Storage facilities
- Loading and unloading facilities
- Off-street parking spaces
- Administrative offices

Conditional Uses

- Planned retail development
- Truck terminals or freight stations
- Motels, hotels, and transient lodging facilities
- Farm-related sales and service shops
- Small-scale/light manufacturing operations
- Public or semi-public outdoor recreational facilities
- Restaurants
- Industrial, manufacturing and warehousing uses
- Small wind energy systems
- Solar power facilities
- Telecommunications towers
- Medical marijuana dispensaries and growing facilities

PLANNED COMMERCIAL INDUSTRIAL ZONING DISTRICT



This is more than just real estate—it's an opportunity for innovation, expansion, and investment in one of the most strategic locations in Pennsylvania. With its unique zoning classification, this property allows for many principal and conditional uses.

*More zoning information and restrictions can be found in the Potter Township Codes and Ordinances.
Chart information is subject to change and may not reflect all available details.
<https://pottertownship.org> | <https://ecode360.com/PO2748>

CENTRE COUNTY DEMOGRAPHICS

(Source: data.census.gov)



Population
158,172



Education
47.6% Bachelor's or higher



Median Income
\$69,101

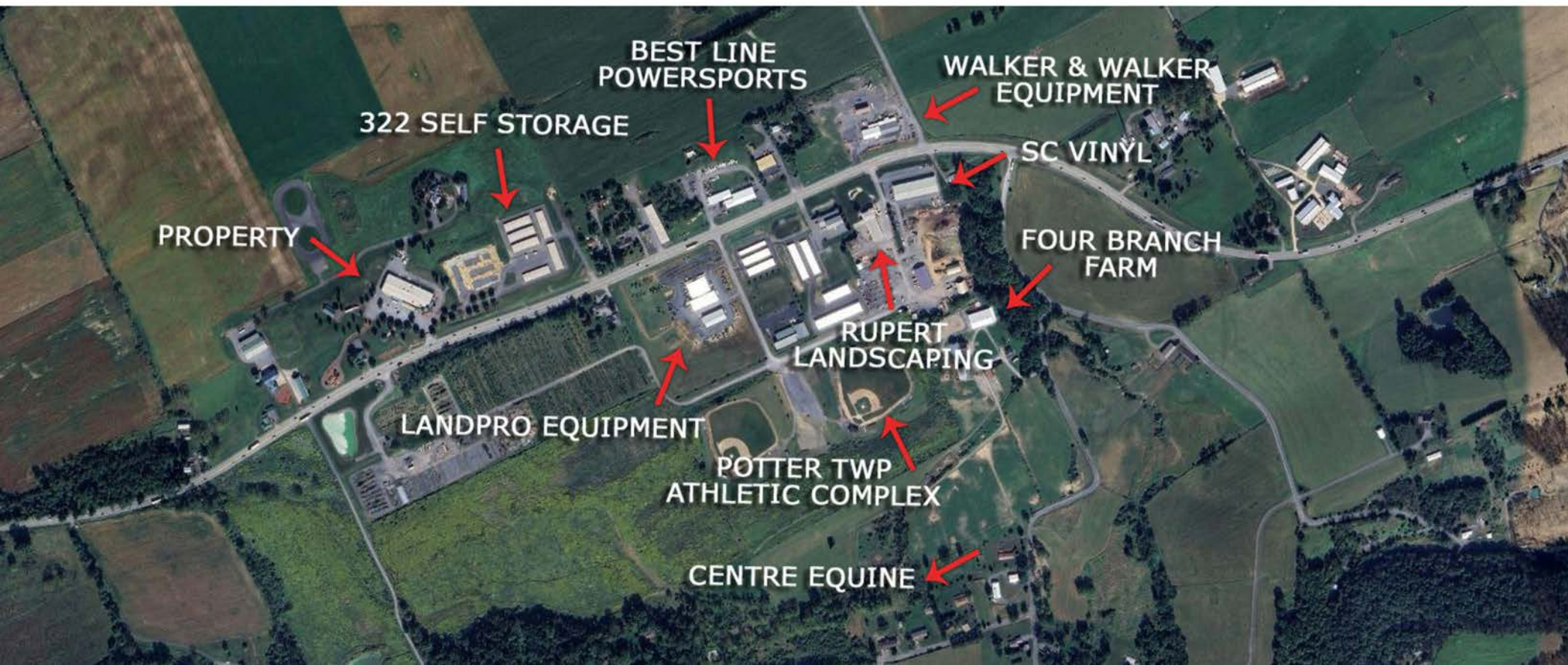


Employment Rate
53.7%

- Penn State sports bring a million attendees to Happy Valley each year
- Major concerts at the Bryce Jordan Center average 12,000-16,000 attendees per show
- Traffic is approx. 14,000 vehicles per day

(Source: statecollege.com & pennidot.gov)

Centre County's growth is influenced by factors like Penn State's presence, high-tech industries and service businesses, as well as residents moving back to the area due to more affordable living costs compared to larger cities. This commercial/industrial corridor in particular is home to many types of businesses.





MAJOR HIGHWAYS

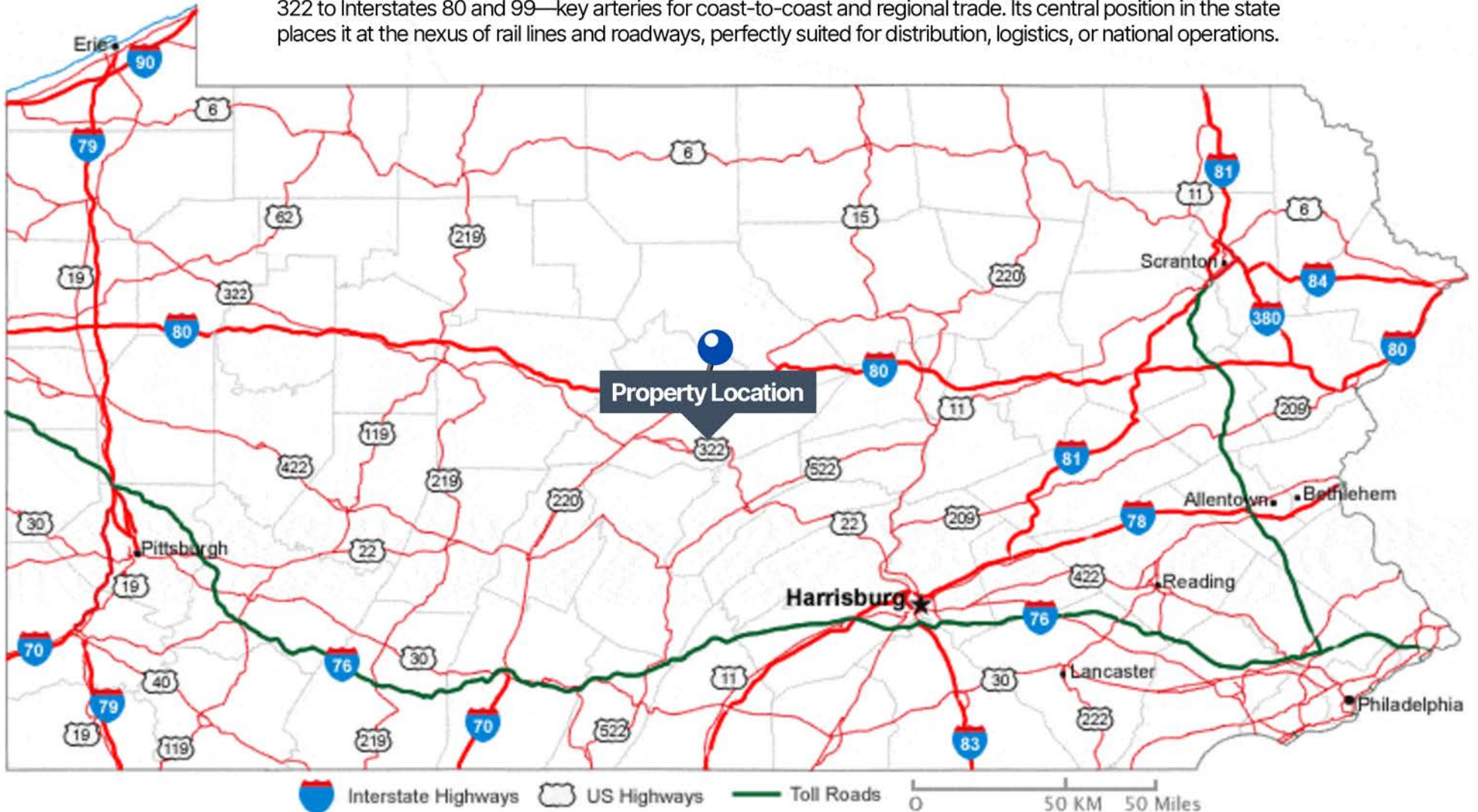
- 18 Miles to I-80
- 5 Miles to I-99
- 184 Miles to I-95
- 80 Miles to I-76
- 140 Miles to I-79



Close to University Park Airport and the Harrisburg International Airport, and within a few hours' drive to other major airports such as Philadelphia, Newark, JFK and Baltimore, to name a few.



This property occupies a prime logistical location at the heart of Pennsylvania, with direct connections from Route 322 to Interstates 80 and 99—key arteries for coast-to-coast and regional trade. Its central position in the state places it at the nexus of rail lines and roadways, perfectly suited for distribution, logistics, or national operations.





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