

For Sale
Big Springs Road & Rt. 422
Robesonia, PA 19551



Big Springs Road

Robesonia, PA 19557
Berks County, Pennsylvania

Property Features

- 11 Acres Available
- 1,000 Linear Feet of Frontage on SR 422
- Access via Big Spring or Palm Roads



For more information, contact
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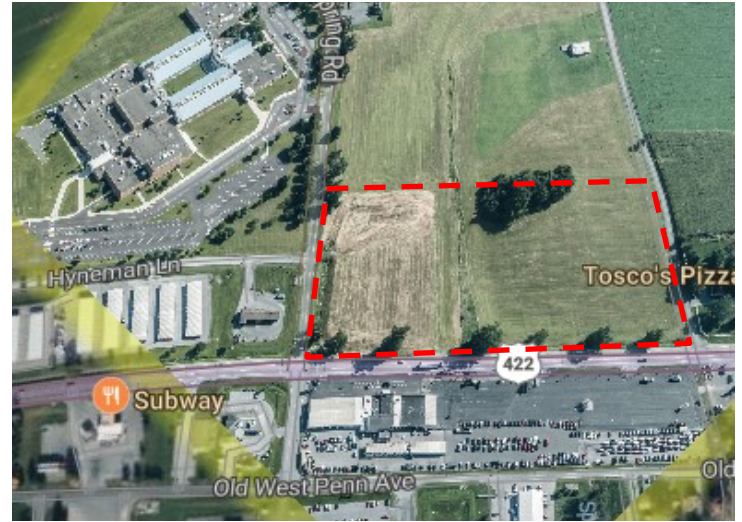


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Data Sheet

For Sale 11 Acres
Big Spring Road & Rt. 422
Robesonia, PA 19551

GENERAL DATA	
Address:	Big Spring Road and State Route 422 Robesonia, PA 19551 Berks County
Municipality:	Lower Heidelberg Township 720 Brownsville Road Sinking Spring PA 19608 610-678-3393 www.lowerheidelbergtownship.org
Zoning:	I-1, Industrial District, see link for code: https://ecode360.com/attachment/LO3004/Ord.%20No.%20279.pdf
Taxes:	\$2,474 (2024)
PIN:	49-4357-14-42-7948



DESCRIPTION	
Size:	11.18 Acres gross; 10.5 acres net
Description:	This site is known to be a point of origin for the Big Spring natural spring. The owner filled much of the westernmost half 20+/- years ago with the plan of siting an 86,000 SF industrial building on it. This building was never erected and no active plans or permits are tied to it. Lower Heidelberg Twp. has unofficially welcomed any use that complies with the zoning as well as larger retail or larger convenience stores.
Flood Plane:	Per FEMA map 42011CO476G dated July 3, 2012 portions (perimeter) of the site are in Zone A (100-Year Flood Hazard Area).
Permits:	A Minor Road Crossing permit provides for "a ramp and culvert to enable stream crossing. The culvert is a double box with each box 4' high, 5.5' wide, and 36' long. On the north side of SR 422 across from L & B Dodge along unnamed tributary to Furnace Creek in Lower Heidelberg Township."
Sanitary Sewer:	A pump station and manhole is on the west side of Big Spring Road. A Capacity Agreement dated December 20, 1996 between the Owner and the Municipal Authority of Lower Heidelberg provides for the Authority to provide 2,500 gallons per day in sanitary sewer capacity
Gas:	Natural gas is provided by UGI Energy
Electric:	PP & L Electric Co. serves this area and electricity is readily available.
Water:	On-site via well (one existing). A public water source is being developed on the abutting 11-acre Big Spring site. The site has one of the highest volume natural springs in PA on it. Time frame is likely 4th Qtr 2026 for connections to become available.
Soils:	DfB2 - Duffield Silt Loam, 3 to 8% slopes, moderately eroded DfB2 - Duffield Silt Loam, 8 to 15% slopes, moderately eroded MuA - Murrill Gravelly Loam, 0 - 3% slopes

Photos

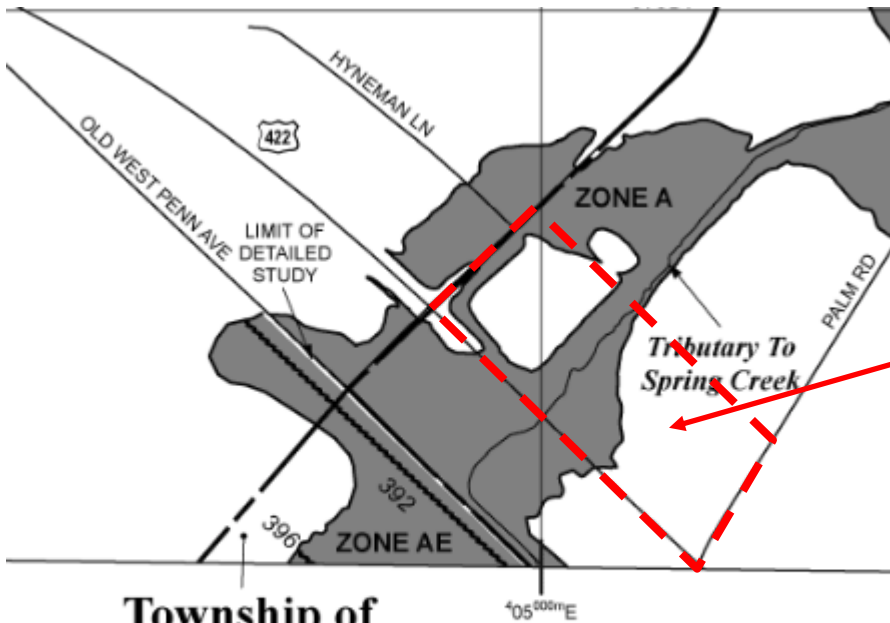


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FEMA Flood Map Excerpt



SUBJECT PROPERTY
FEMA excerpt

**Township of
South Heidelberg
421107**



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Location

