



For Sale
4 Land Parcels
 0.09 - 3.33 Acres

Shillington Road & Shakespeare Road Lots 1-4

Shillington Road & Shakespeare Road Lots 1-4
 Sinking Spring, Pennsylvania 19608

Property Highlights

- High Profile Location
- Corner Lot
- Zoning allows variety of uses

Property Description

4 parcels For Sale

DEMOGRAPHICS		
Stats	Population	Avg. HH Income
1 Mile	8,128	\$67,435
3 Miles	59,762	\$81,147
5 Miles	123,510	\$69,076

For more information
Steve Willems, SIOR
 O: 610 370 8506
swillems@naikeystone.com



875 Berkshire Boulevard Suite 102
 Wyomissing, PA 19610
 610 779 1400 tel
<https://naikeystone.com>

For Sale
Land
0.09 - 3.33 Acres



For Sale

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Lot #	Size	Sale Price	Pin #	Description
1	1.69 Acres	\$80,000	4386-15-63-5568	Fronts Rt. 724. The site is Zone X, not in a flood hazard area per FEMA map 42011CO484G dated July 3, 2012.
2	3.33 Acres	\$155,000	4386-15-63-8031	Fronts Rt. 724, abuts Shakespeare Road parcels. The site is Zone X, not in a flood hazard area per FEMA map 42011CO484G dated July 3, 2012.
3	0.09 Acres	\$5,000	4386-15-72-0881	Abuts Shillington Road parcel. The site is Zone X, not in a flood hazard area per FEMA map 42011CO484G dated July 3, 2012.
4	0.52 Acres	\$25,000	4386-15-72-1865	Abuts Shillington Road parcel and Tennyson parcel. The site is Zone X, not in a flood hazard area per FEMA map 42011CO484G dated July 3, 2012.

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PROPERTY ADDRESS:

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Sinking Spring, PA 19608

ZONING:

MDS - Moderate Density Suburban District
http://www.co.berks.pa.us/Muni/SinkingSpring/Documents/zoning_ordinance_2010.pdf
(see permitted uses on next two pages)

For Sale

Land

3.33 Acres | \$79,580 / AC

Spring Township Zoning - MDS

Section 309. Moderate Density Suburban District (MDS).

(A) Purpose. The purpose of the Moderate Density Suburban District is to provide for moderate density single-family residential development and to allow for the natural expansion of those areas which have the potential for being served by public water and sewer facilities.

(B) Uses Permitted by Right. Each of the following principal uses and their accessory uses are permitted by right in the Moderate Density Suburban District by the Zoning Officer, provided that the use type, dimensional and all other applicable requirements of this Chapter are satisfied:

- (1) Forestry, including, but not limited to, timber harvesting*,**.
- (2) Orchard or Christmas tree farm.
- (3) Public recreation, including Township park.
- (4) Single-family detached dwelling.
- (5) Township-owned use, including Township park.

** See §321 for additional requirements.

(C) Special Exception Uses. Each of the following principal uses and their accessory uses may be permitted in the Moderate Density Suburban District by the Zoning Hearing Board in accordance with the standards contained in §322 of this Chapter.

- (1) Cemetery or mausoleum*.

- (2) College or university*.
- (3) Community center.
- (4) Convalescent/nursing home*.
- (5) Fire station*.
- (6) Group home*.
- (7) Nursery school/day care center*.
- (8) Picnic grove*.
- (9) Place of worship*.
- (10) Public utility facility*.
- (11) School, public/private, not including trade school*.
- (12) Swimming club*.
- (13) Tennis club*.

*See §321 for additional requirements.

(D) Conditional Uses. Each of the following principal uses and their accessory uses may be permitted in the Moderate Density Suburban District when authorized by the Board of Supervisors in accordance with the standards contained in §323 of this Chapter:

- (1) Accessory uses, structures or buildings not located on the same lot with the permitted principal use.

(E) Accessory Uses.

(1) Each accessory use in the Moderate Density Suburban District shall comply with the minimum yard requirements of §309(G), except as specifically provided for in this Chapter.

(2) Each of the following accessory uses shall be permitted in the Moderate Density Suburban District only if such use complies with the relevant standards contained in §324 of this Chapter:

- (a) Bus shelter.
- (b) Energy systems, solar.
- (c) Energy systems, wind generated.
- (d) Fence and wall.
- (e) Garage.
- (f) Holiday tree sales.
- (g) Home gardening, nursery or greenhouse.
- (h) Home occupation, including day care center.
- (i) Keeping animals or fowl.

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3.33 Acres | \$79,580 / AC

Spring Township Zoning - MDS

(G) Minimum Yard Requirements. Each of the following minimum yard requirements shall apply to each use in the Moderate Density Suburban District, except as specifically provided for in this Chapter:

Principal Use	Front Yard* (feet)	Side Yard		Rear Yard (feet)
		One (feet)	Both (feet)	
Any Permitted Use	30	8	20	30

*The depth at which the minimum lot width shall be measured.

(H) Off-Street Parking Setback. The same requirements as are listed in §317(H) shall apply.

- (j) No-Impact Home-Based Businesses, subject to the provisions of Section 324(C)(9)
- (k) Off-street parking, in accordance with Part 7.
- (l) Outdoor storage shed.
- (m) Private greenhouse.
- (n) Recreational vehicle.
- (o) Signs, in accordance with Part 6.
- (p) Swimming pools (noncommercial).
- (q) Temporary retail sales.

(F) Lot Area, Width, Building Coverage and Height Regulations. Each of the following dimensional requirements shall apply to each use in the Moderate Density Suburban District, except as specifically provided for this Chapter:

Principal Use	Minimum Lot Area* (sq. ft.)	Minimum Lot Width** (feet)	Maximum Land Coverage (%)		Maximum Building Height	
			By Buildings	By Total Impervious Cover	(Stories) (Whichever is Less)	(Feet)
Any Permitted Use with Both Centralized Sewer and Water	8,000	70	45	60	3	30
Any Permitted Use Without Both Centralized Sewer and Water	43,560	150	20	40	3	30
Single-Family Cluster Development	(In accordance with Section 901 (Appendix A))					
Planned Residential Development	(In accordance with the Township's PRD Ordinance (Chapter XXI))					

*Per dwelling unit for residential uses.

**Measured at the Minimum Front Yard listed in §309(G) for the particular use.

For Sale

Land

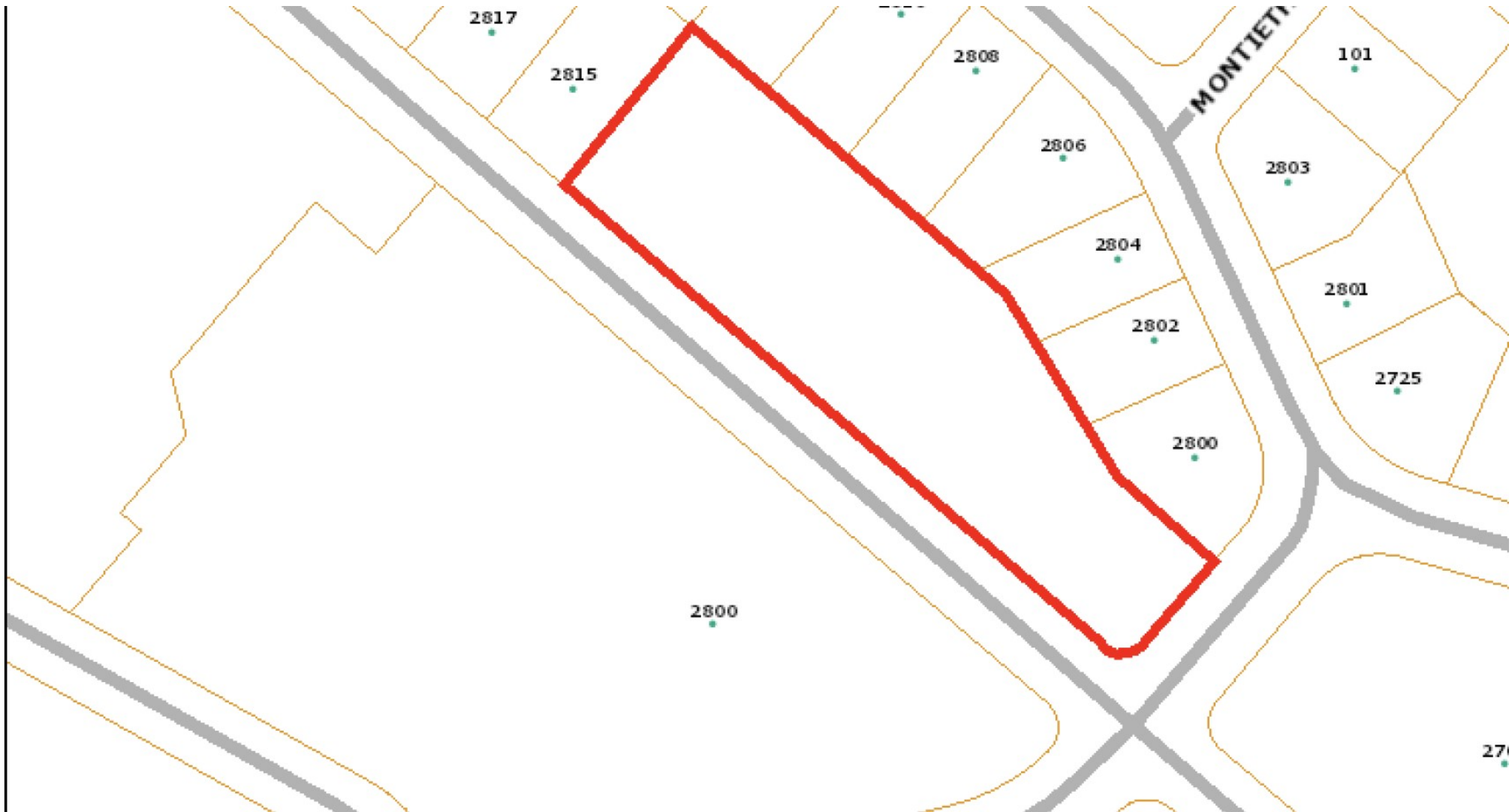
0.09 - 3.33 Acres



Shillington Road

Lot 1

1.69 Acres | \$80,000

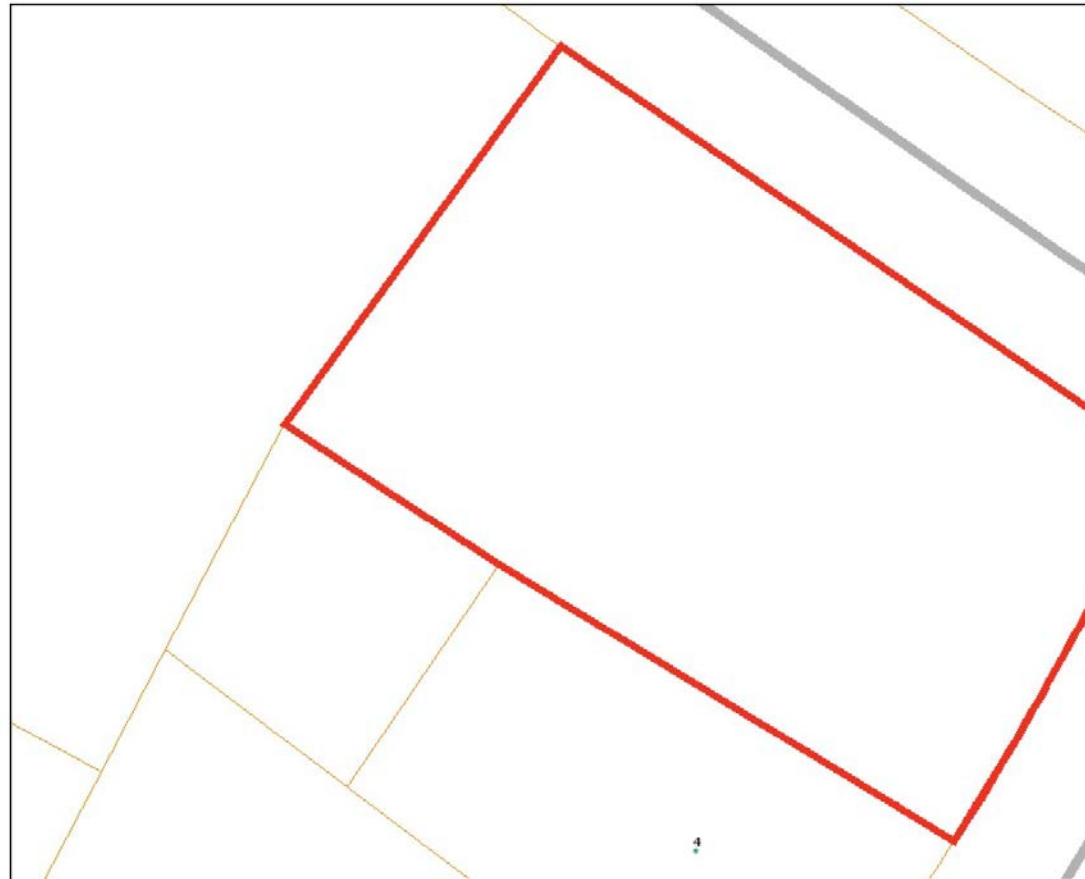


Shillington Road

Lot 4

0.52 Acres | \$25,000

Berks County



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Parcels

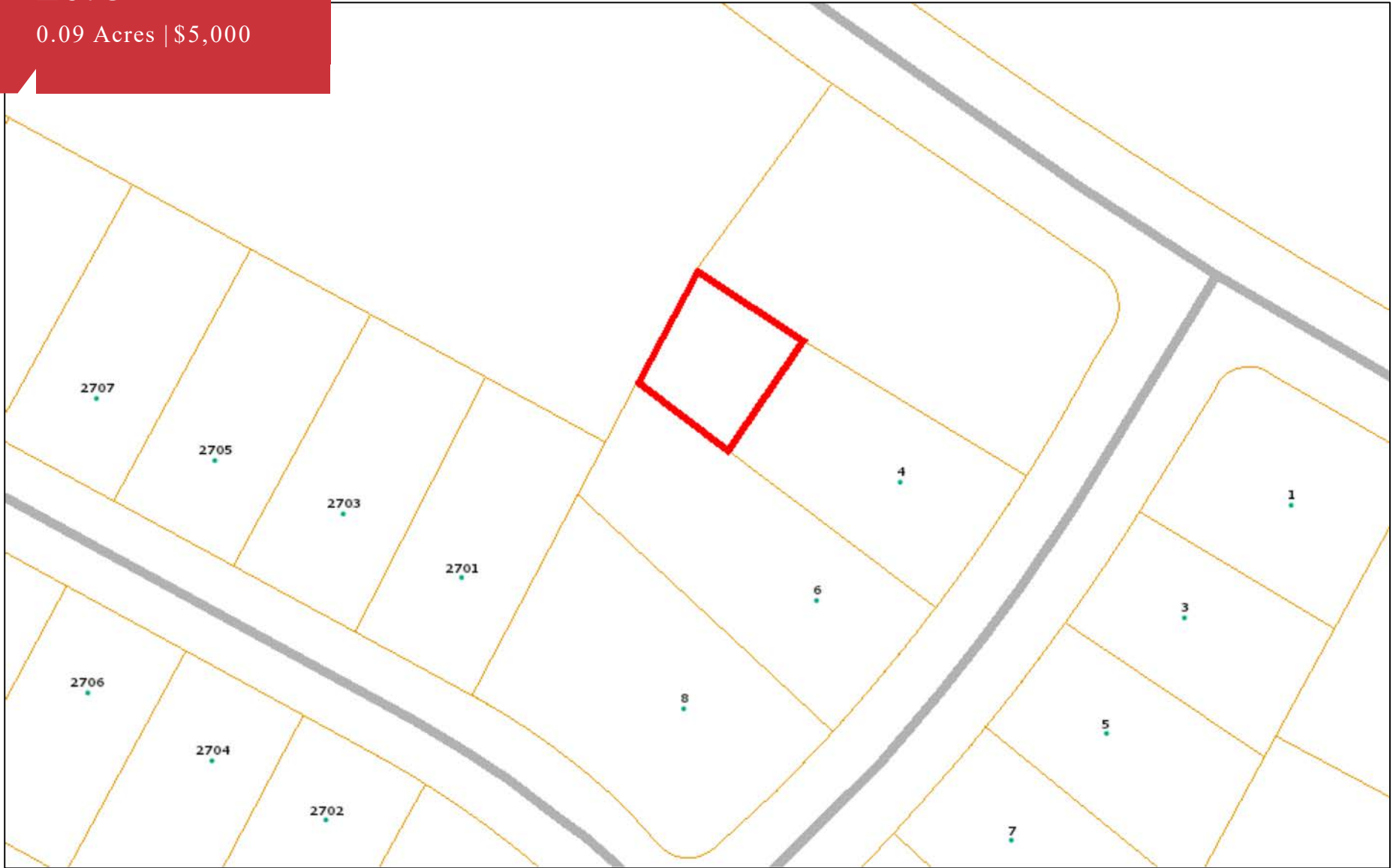


Shillington Road

Lot 3

0.09 Acres | \$5,000

Berks County



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Parcels

Berks County Municipal Boundaries



1:1,128

0 0.0075 0.015 0.03 mi

0 0.015 0.03 0.06 km

County of Berks

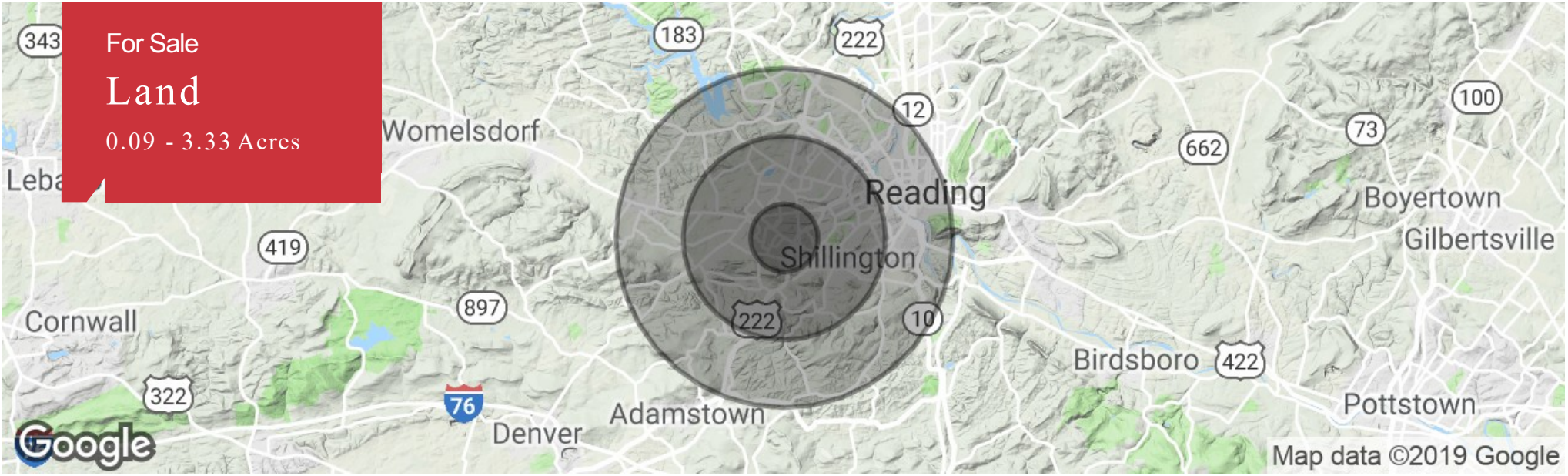
875 Berkshire Boulevard Suite 102

Wyomissing, PA 19610

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Berks County
Berks County



Population

	1 Mile	3 Miles	5 Miles
Total Population	8,128	59,762	123,510
Median Age	39.4	41.8	39.9
Median Age (Male)	37.1	39.6	37.5
Median Age (Female)	42.6	44.1	42.1

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	3,274	24,503	48,610
# of Persons Per HH	2.5	2.4	2.5
Average HH Income	\$67,435	\$81,147	\$69,076
Average House Value	\$222,024	\$228,386	\$208,242

Race

	1 Mile	3 Miles	5 Miles
% White	90.0%	90.4%	82.0%
% Black	5.0%	3.3%	5.0%
% Asian	1.8%	2.8%	2.3%
% Hawaiian	0.0%	0.1%	0.1%
% Indian	0.0%	0.0%	0.1%
% Other	2.3%	2.3%	8.7%

Ethnicity

	1 Mile	3 Miles	5 Miles
% Hispanic	5.6%	6.0%	17.8%

* Demographic data derived from 2010 US Census

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