

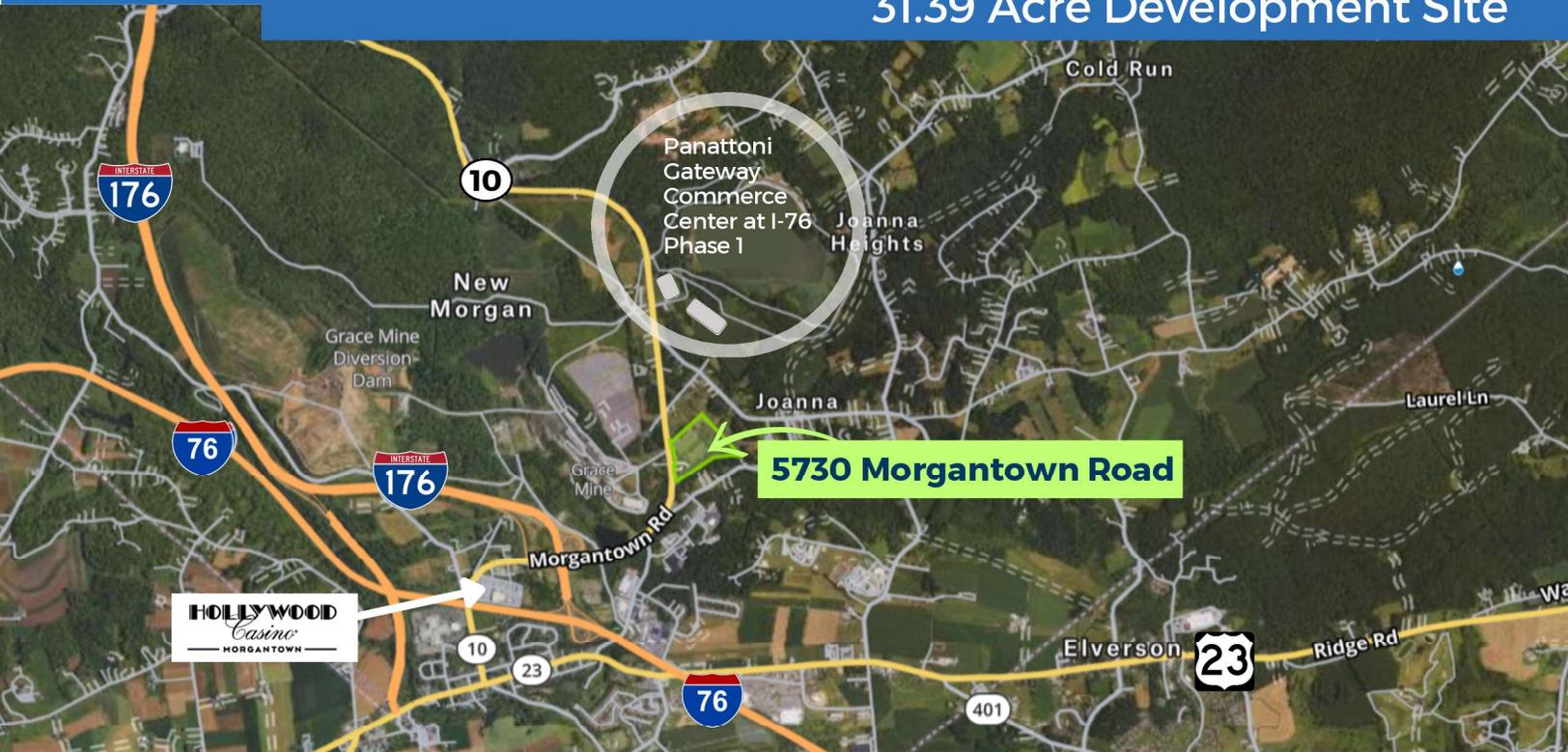
# FOR SALE

## 31.39 ACRE DEVELOPMENT SITE

5730 Morgantown Road  
New Morgan Boro, PA 19543

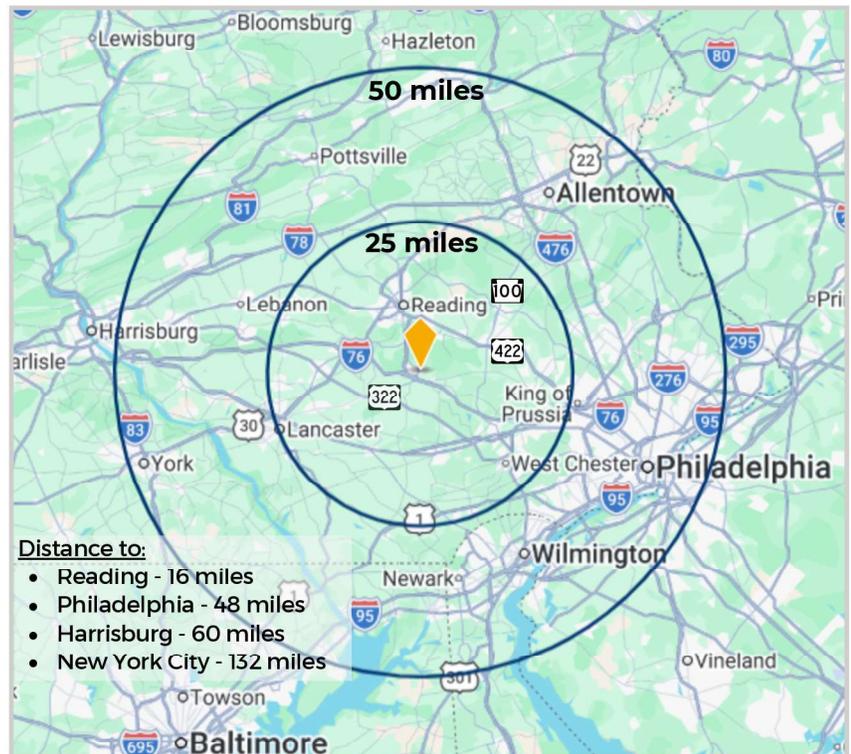


### 31.39 Acre Development Site



### Property Highlights

- 31.39 Acres
- Berks County
- Zoning: Highway Commercial (HC)
- Coming Soon: Less than 1 mile north on Route 10 - Panattoni Gateway Commerce Center at I-76 Park an approved 1,200 acre, 5.5 MSF logistics/warehouse development
  - Phase 1 two buildings totaling 1,217,460 sf scheduled for completion fourth quarter 2026
- Easy access to I-76 and Routes 10 & 23
- Close to Retail Shopping & Hotels
- Public utilities available



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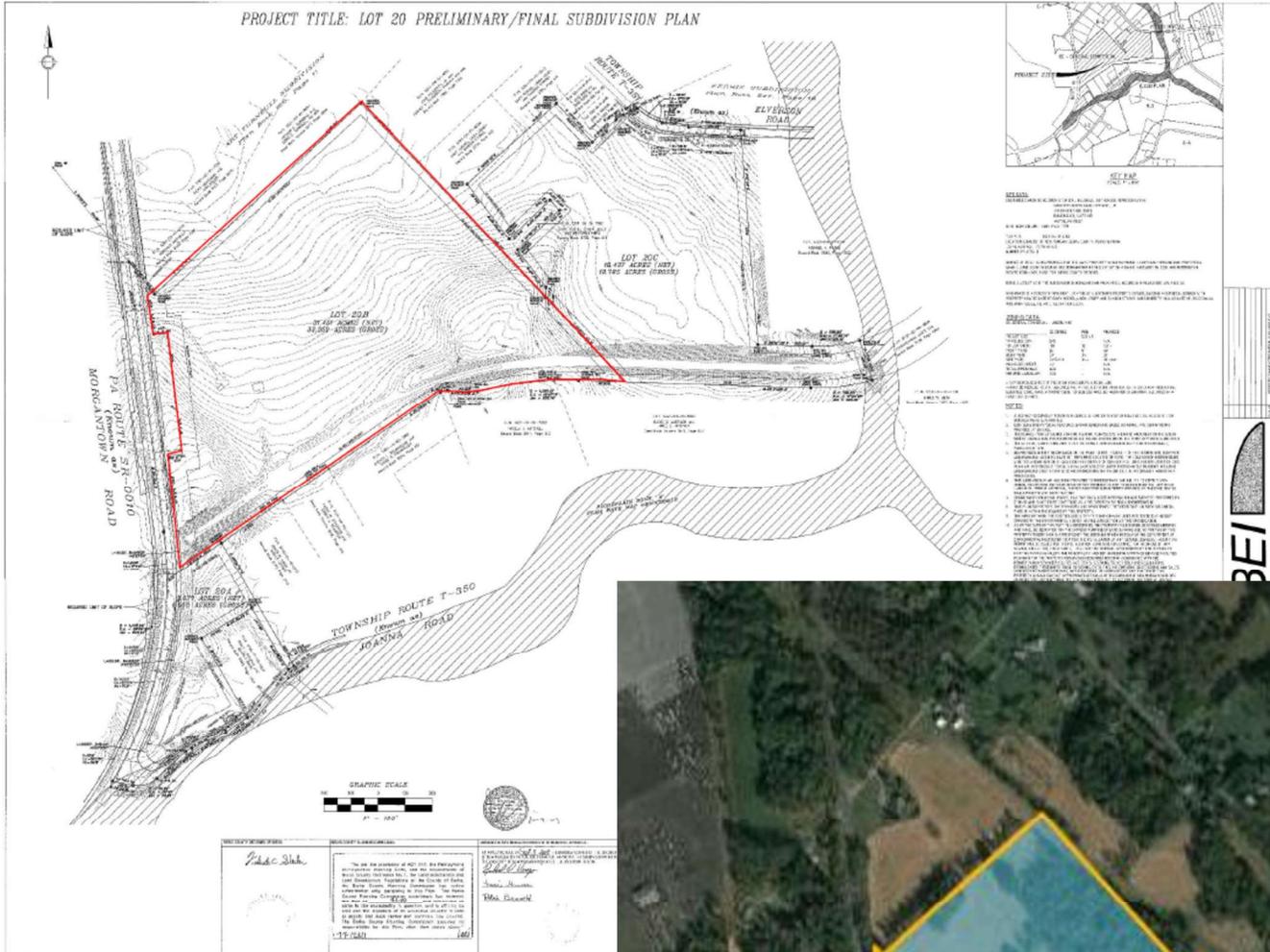
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### Site Plan / Aerial Map



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### H-C Highway Commercial Zoning District

#### Uses Permitted by Right

The purpose of the Highway Commercial district is to provide for the concentration of commercial uses in specific areas. Planned commercial centers are encouraged.

- A. Office buildings.
- B. Golf courses and driving ranges.
- C. Business, professional or governmental offices.
- D. Municipal uses.
- E. Restaurants and taverns.
- F. Motel or hotel.
- G. Funeral home.
- H. Printing and publishing.
- I. Shopping centers and malls.
- J. New and used car dealerships.
- K. Earth satellite receiving dishes.
- L. Uses A through N in the GC- General Commercial District. *(See next page)*
- M. Shopping centers and malls.
- N. Communications towers.
- O. Convention centers.

#### Uses Permitted by Conditional Use

Motor vehicle service stations, repair garages,  
gas stations, and car washes.

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### G-C General Commercial Zoning District

#### Uses Permitted by Right

#### General Commercial District A - N

- A. Amusement centers and parks.
- B. Indoor theaters.
- C. Miniature golf courses.
- D. Campgrounds.
- E. Businesses, professional, or governmental offices.
- F. Municipal uses.
- G. Restaurants and taverns.
- H. Personal and household service establishments such as barber shops, beauty shops, laundromats, laundry and dry cleaning shops, tailor and seamstress shops, show and appliance repair shops, rental of medical equipment.
- I. Motel or hotel.
- J. Health fitness centers.
- K. Art gallery, museums, and studios.
- L. Indoor and outdoor recreational facilities, including parks, playgrounds, fishing, boating, hiking, and riding trails.
- M. Printing and publishing.
- N. Retail sale of goods.

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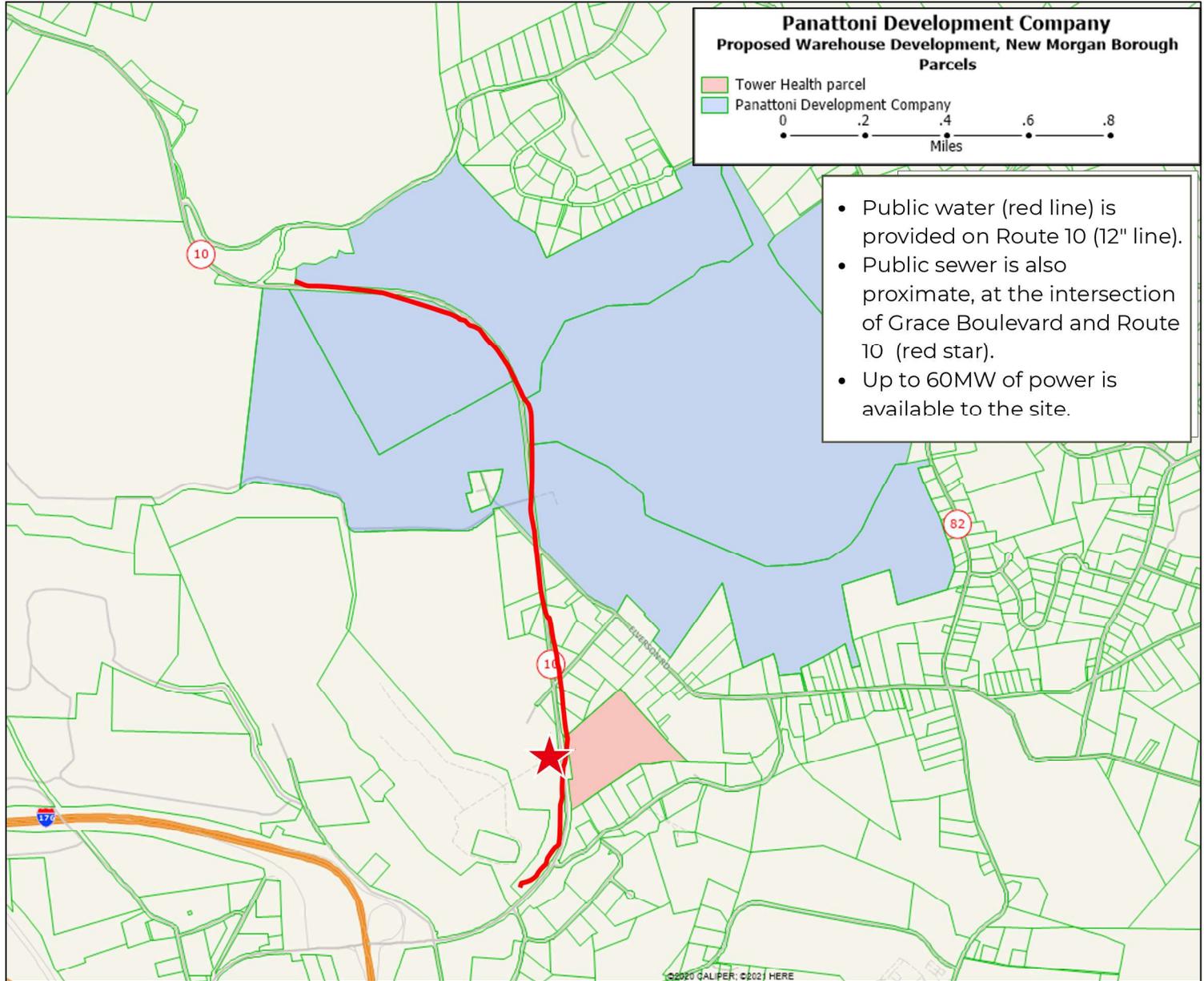
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### Utilities



Phase I of the Gateway Commerce Center at I-76 broke ground for two buildings totaling 1.2M sf in November 2025, and is scheduled to be completed fourth quarter of 2026.

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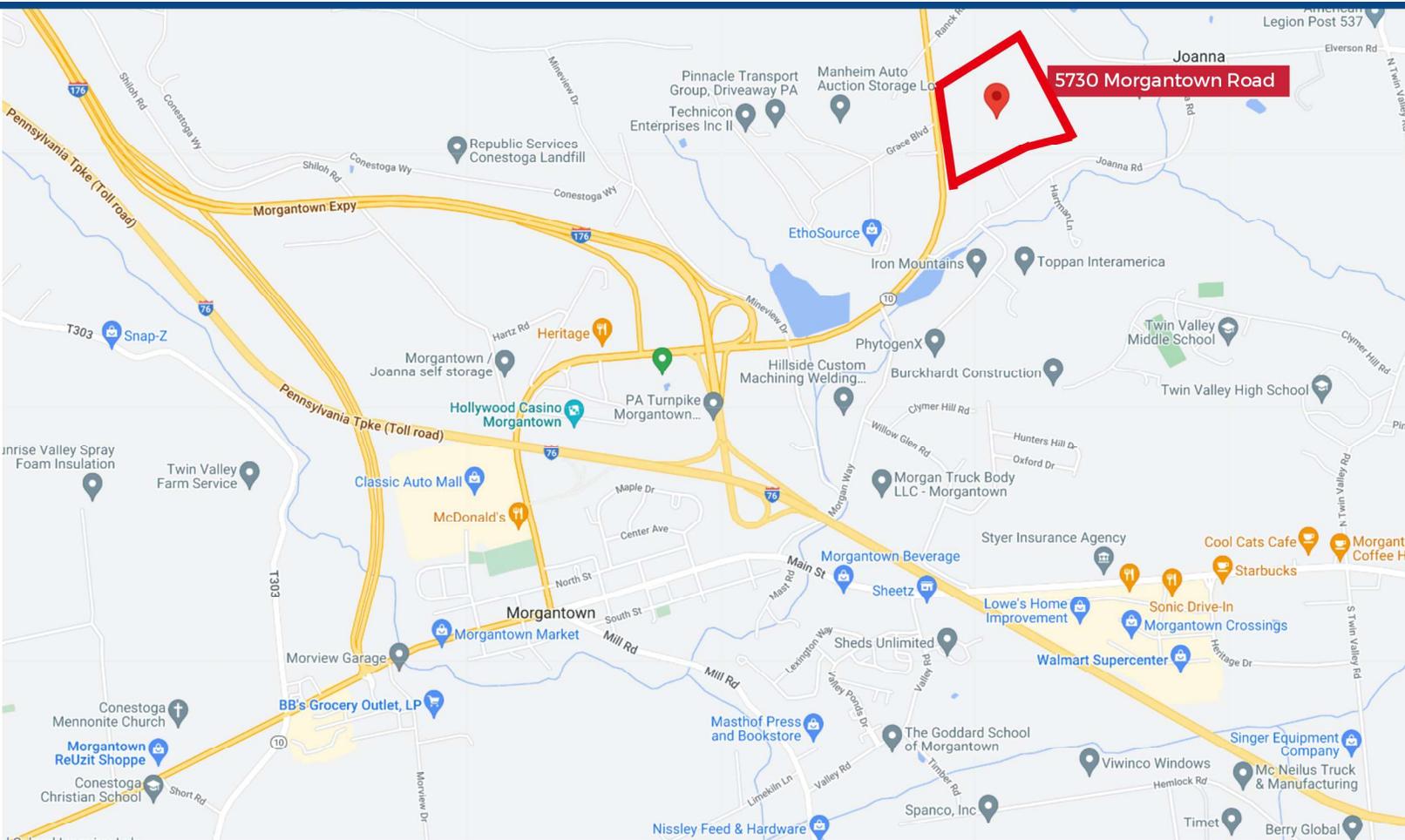
### 5730 Morgantown Road

### New Morgan Boro, PA 19543



## Traffic & Local Amenities

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property	Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Reading Rd	Joanna Rd NE	4,955	2024	0.41 mi	Reading Rd	Joanna Rd NE	4,955	2024	0.41 mi
Morgantown Rd	Harmony Rd N	5,136	2025	0.66 mi	Morgantown Rd	Harmony Rd N	5,136	2025	0.66 mi
Mineview Dr	Quarry Rd SE	1,209	2025	0.75 mi	Mineview Dr	Quarry Rd SE	1,209	2025	0.75 mi
Morgantown Expressway	Reading Rd S	5,483	2025	0.78 mi	Morgantown Expressway	Reading Rd S	5,483	2025	0.78 mi
I-176	Reading Rd S	6,558	2025	0.80 mi	I-176	Reading Rd S	6,558	2025	0.80 mi



### Local Area Businesses

- Hollywood Casino Morgantown
- Technicon Enterprises Inc
- Pinnacle Transportation Group
- Manheim Auto Auction Storage Lot
- Eastern Technologies
- Iron Mountains
- Morgan Truck Body
- PhytogenXood
- Classic Auto Mall
- Toppan International Inc
- Beams Custom Woodworking
- All American Dairy Products
- Joanna Oil Co
- EthoSource Office Furniture
- The Goddard School of Morgantown
- Walmart Supercenter
- Lowe's
- McDonalds
- Sheetz

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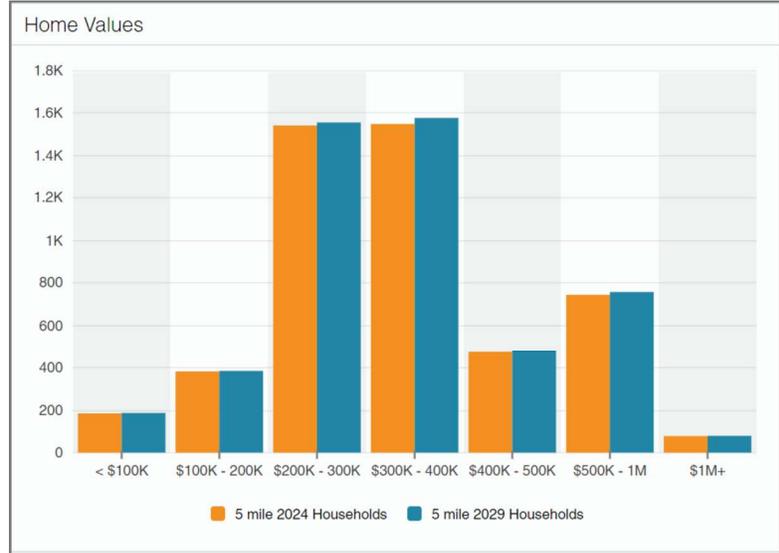
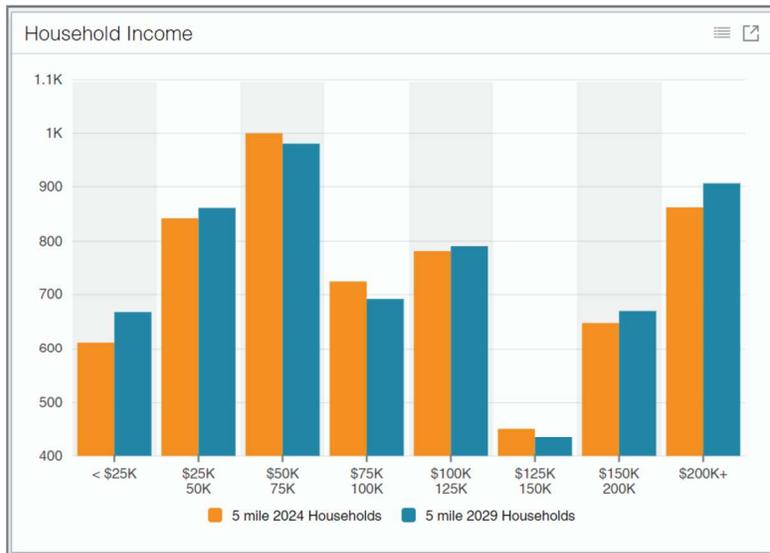
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### Demographics

Population	2 mile	5 mile	10 mile
2024 Population	4,235	16,380	112,294
2029 Population Projection	4,256	16,574	113,503
Annual Growth 2024-2029	0.10%	0.20%	0.20%
Median Age	39.8	43.1	42.7



Daytime Employment									
Radius	2 mile			5 mile			10 mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
<b>Service-Producing Industries</b>	<b>3,218</b>	<b>303</b>	<b>11</b>	<b>6,221</b>	<b>646</b>	<b>10</b>	<b>34,329</b>	<b>3,389</b>	<b>10</b>
Trade Transportation & Utilit...	1,514	75	20	1,879	152	12	9,166	722	13
Information	79	13	6	88	16	6	446	52	9
Financial Activities	162	32	5	268	57	5	4,330	352	12
Professional & Business Se...	268	42	6	607	103	6	5,907	579	10
Education & Health Services	397	43	9	1,233	102	12	6,338	655	10
Leisure & Hospitality	518	38	14	1,183	74	16	4,215	300	14
Other Services	207	48	4	854	124	7	2,858	626	5
Public Administration	73	12	6	109	18	6	1,069	103	10
<b>Goods-Producing Industries</b>	<b>853</b>	<b>64</b>	<b>13</b>	<b>1,629</b>	<b>183</b>	<b>9</b>	<b>7,569</b>	<b>860</b>	<b>9</b>
Natural Resources & Mining	18	4	5	69	21	3	234	67	3
Construction	177	30	6	508	112	5	3,314	580	6
Manufacturing	658	30	22	1,052	50	21	4,021	213	19
<b>Total</b>	<b>4,071</b>	<b>367</b>	<b>11</b>	<b>7,850</b>	<b>829</b>	<b>9</b>	<b>41,898</b>	<b>4,249</b>	<b>10</b>

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