

**FOR SALE Lots 7 and 8
New Holland Road
Reading, PA 19607**



Lots 7 & 8 New Holland Rd.
Reading, PA 19607
Kenhorst Borough, Berks County

Property Features

- 7.4 Acre and 10.17 Acre Commercial Lots
- High Profile, Great Street Frontage
- Strong Demographics
- Public Utilities

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NAIKeystone

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FACT SHEET

SITE DATA	
Address:	New Holland Road Borough of Kenhorst Reading, PA 19607 Berks County
Property Type:	Commercial Land for Development
Latitude / Longitude:	40°18'01° N 75°56'46"W
PIN #:	Lot #7 54-5305-10-37-1127 Lot #8 (includes a portion of #7) 54-5305-06-28-6097
Flood Zone:	Portions of Lot #7 are in the 100 Year Flood Hazard Area per FEMA Map 42011CO512G dated July 3, 2012
Lot Sizes:	Lot # 7 on the east side of SR 625 is 10.17 Acres Lot #8 with a residual portion of Lot 7, on the west side of SR 625 is 7.4 Acres Size / areas per OTM, LLC 2025 Survey Note the tax map reflects an un-opened street (Commonwealth). The Borough has since extinguished this and the lot is open for development.
Zoning:	C-1 - Highway Commercial See www.kenhorstborough.com for the full ordinance.
Real Estate Taxes:	Lot #7 - \$3,700 (2025) currently enrolled in the "Clean & Green" program Lot #8 - \$529 (2025)
Road Frontage:	Lot #7 has 1,140 +/- Feet of Frontage on Route 724 Lot #8 has 900 +/- Feet of Frontage on Route 724
Area Population:	1 Mile: 11,473 3 Miles: 80,739 5 Miles: 193,376
Utilities / Services:	Electric service is available from PPL Natural Gas service is available from UGI Energy Public Water is available from Reading Area Water Authority (RAWA) Public Sewer is available from the Kenhorst Municipal Authority Trash service is served by the Kenhorst Municipal Authority Telephone / Data service is available through Verizon Barta Bus Service serves the sites (Route #9) Polic Protection by the City of Reading Fire Protection is a Volunteer Force - Kenhorst Borough



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AERIAL



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TAX MAP LAYOUT



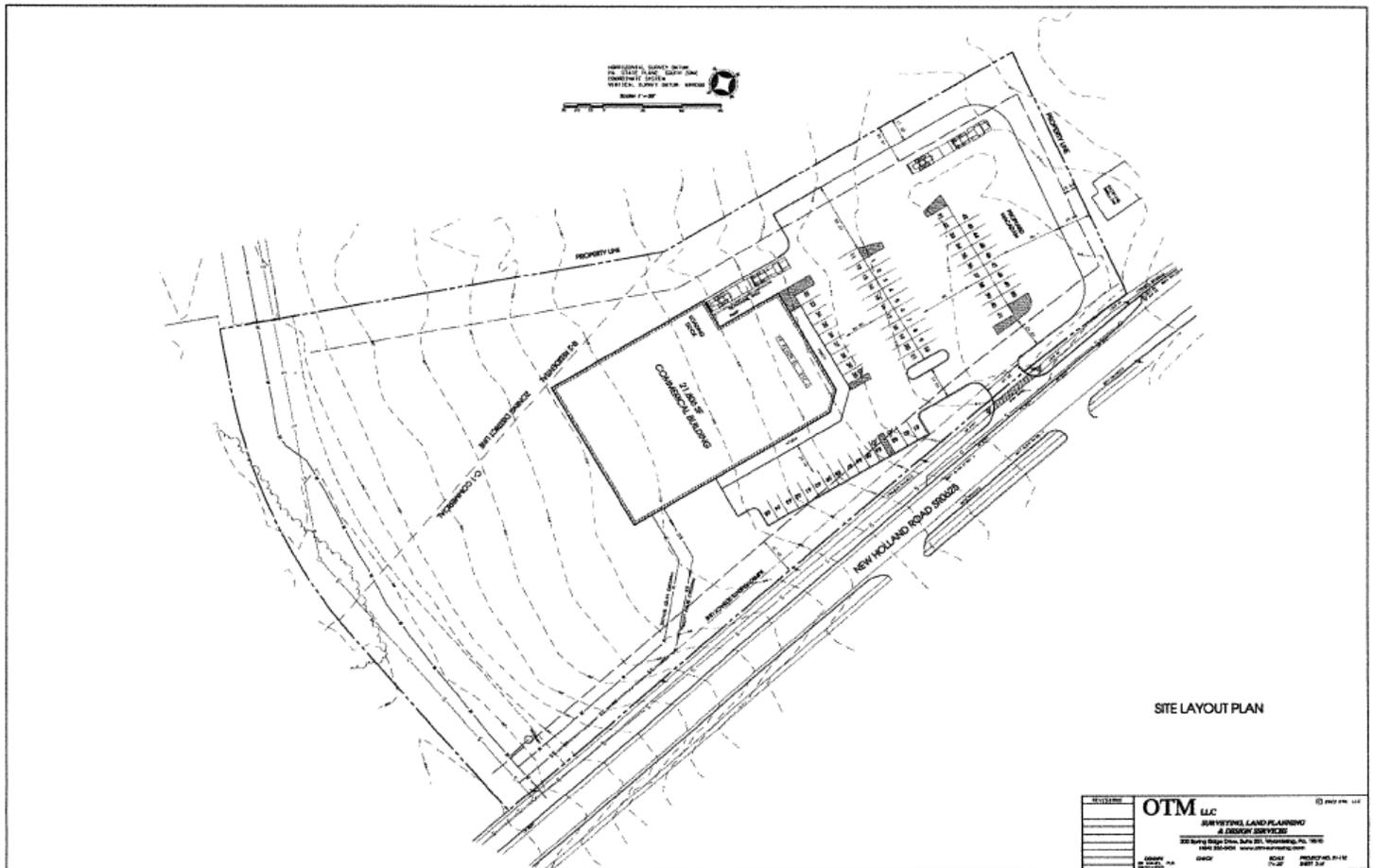
Note: the unopened street shown on the Tax Map has been officially extinguished by the Borough.

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CONCEPT PLAN

Lot #8 Plan showing a Concept Plan (Not Approved) for a 21,806 SF Retail Building

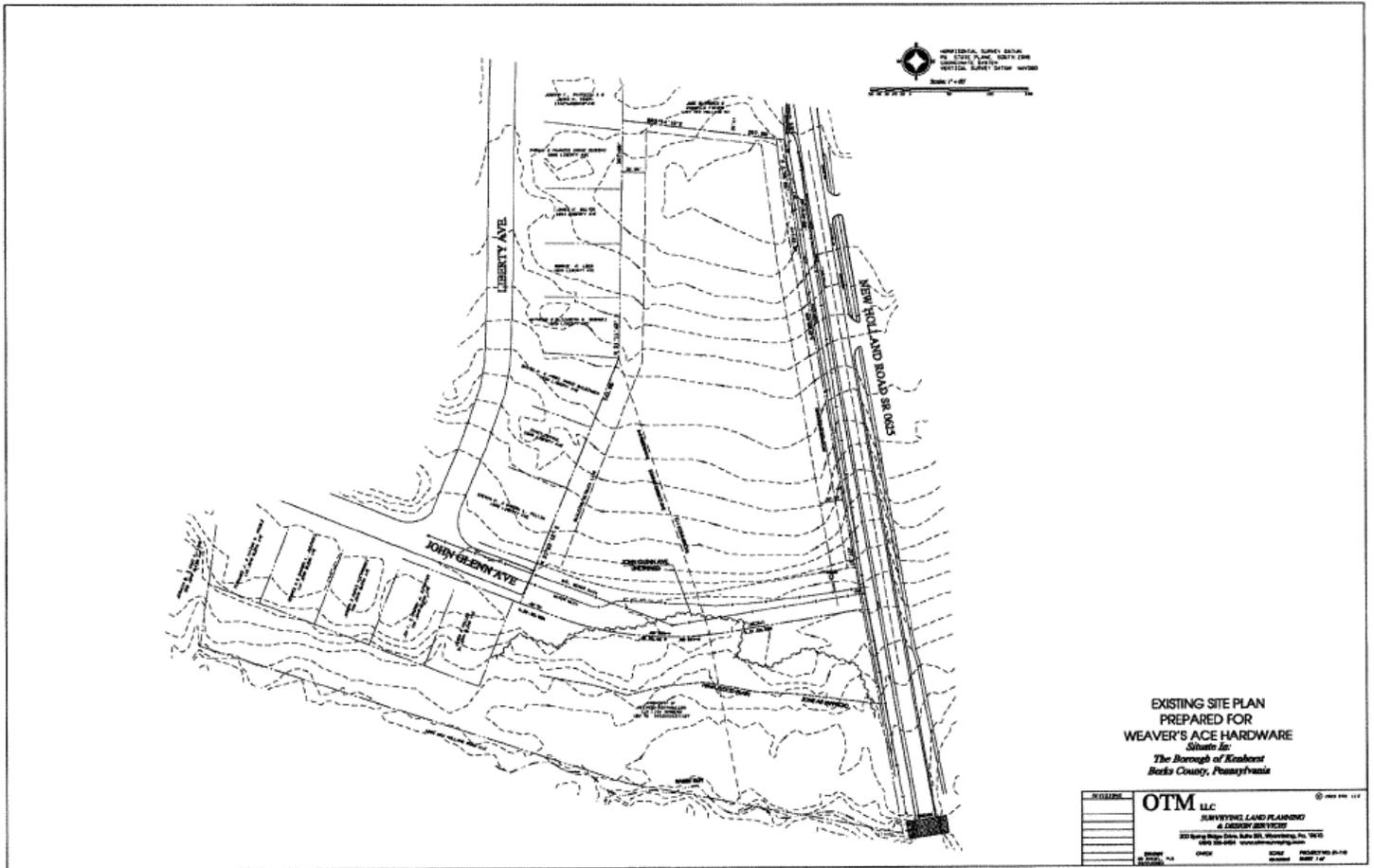
PA DOT Highway Occupancy Permit Application was filed with a minor comment letter received December 20, 2025.



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SURVEY

Lot #8 Grading Plan



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LOCATION

