

3222 Plow Road

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Mohnton, Pennsylvania 19540

Property Highlights

- Agricultural or agri-business ventures
- Religious affiliated uses
- Recreation operators
- Sports training or wellness facilities

Property Overview

Unique 13.9-acre private campus located on Plow Road in scenic Robeson Township, Berks County PA, just 5 miles from the Morgantown exit of the PA Turnpike and near the intersection of Route 10 & Plow Road. This former youth retreat camp offers a rare opportunity for repositioning and redevelopment in a peaceful yet accessible setting.

Offering Summary

Sale Price:	Call Agent for Details
Building Size:	17,500 +/- SF
Lot Size:	13.9 Acres

Demographics 0.25 Miles 0.5 Miles 1 Mile

	0.25 Miles	0.5 Miles	1 Mile
Total Households	16	67	270
Total Population	43	176	703
Average HH Income	\$125,402	\$116,540	\$113,952

For More Information

Brian McCahon, SIOR

O: 610 370 8510

bmccahon@naikeystone.com

Building Name	3222 Plow Road, Mohnton
Property Type	Special Purpose
Property Subtype	Other
APN	73531304702924
Building Size	17,500+/- SF
Lot Size	13.9 Acres
Year Built	1978
Number of Floors	1
Number of Buildings	2
Taxes- 2025	\$14,467
Zoning	R-1, Rural Residential
Municipality	Robeson
Water/Sewer	On-Site/Well



Unique 13.9-acre private campus located on Plow Road in scenic Robeson Township, Berks County PA, just 5 miles from the Morgantown exit of the PA Turnpike and near the intersection of Route 10 & Plow Road. This former youth retreat camp offers a rare opportunity for repositioning and redevelopment in a peaceful yet accessible setting. The property features extensive existing improvements, including sports fields, an indoor gymnasium, swimming pool, commercial kitchen, dining hall, and 14 cabin-style buildings. All structures require full renovation, presenting a significant value-add opportunity for investors or end users.

Zoned R-1, the property allows for a variety of uses, including farm-related businesses, general agriculture, recreational facilities, religious institutions, and single-family residential development.

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§ 403. Rural Residential (R-1) Zoning District

- A. Purpose. The R-1 Zoning District generally contains areas with existing agricultural, woodlands, stream valleys, steep slopes, and residential uses, as well as other natural and scenic features associated with the rural areas of Robeson Township. The purpose of the R-1 Zoning District is to preserve and maintain large contiguous tracts of land for woodland, ecological, environmental and conservation uses. Subdivision and land development activity should be limited as originally prescribed as part of the Robeson Township Comprehensive Plan of 1991 and further recommended as part of the Southern Berks Regional Comprehensive Plan of 2004. Conservation and best management practices should be encouraged to preserve or maintain the existing natural features, habitats and resources.
- B. Uses by Right. The following principal uses and their accessory uses are permitted by right within the R-1 Zoning District, provided that. the use is approved by the Zoning Officer; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Robeson Township.
1. Single Family Detached Dwelling Units, subject to Section 602 of this Zoning Ordinance.
 2. Conservation Development, subject to Section 607 of this Zoning Ordinance.
 3. General Agricultural Uses, subject to Section 704.1 of this Zoning Ordinance.
 4. Farm-Related Business, subject to Section 704.4 of this Zoning Ordinance.
 5. Public or Private Golf Course, subject to Section 705 of this Zoning Ordinance.
 6. Recreational Uses, subject to Section 705 of this Zoning Ordinance.
 7. Horseback Riding School, subject to Section 705 of this Zoning Ordinance.
 8. Public Utilities, subject to Section 725 of this Zoning Ordinance.
 9. Municipal Uses, subject to Section 727 of this Zoning Ordinance.
 10. Category 1 Home Occupation, subject to Section 805 of this Zoning Ordinance.
 11. Category 2 Home Occupation, subject to Section 805 of this Zoning Ordinance.
 12. Forestry, subject to Section 505 of this Zoning Ordinance.
 13. Public Emergency Services Telecommunication Facility, subject to Section 730 of this Zoning Ordinance.

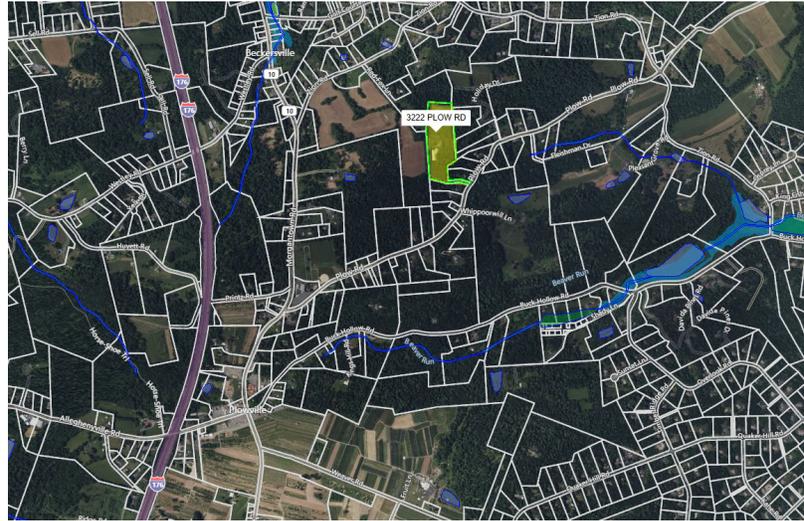
- C. Uses by Special Exception. The following principal uses and their accessory uses are permitted by special exception within the R-1 Zoning District, provided that a special exception is granted by the Zoning Hearing Board; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Robeson Township.
1. Tourist or Bed and Breakfast, subject to Section 612 of the Zoning Ordinance.
 2. Rooming or Boarding House, subject to Section 612 of this Zoning Ordinance.
 3. Secondary Housing Unit, subject to Section 615 of this Zoning Ordinance.
 4. Family Day Care, subject to Section 703 of this Zoning Ordinance.
 5. Intensive Agricultural Uses, subject to Section 704.2 of this Zoning Ordinance.
 6. Farm-Support Business, subject to Section 704.5 of this Zoning Ordinance.
 7. Churches and Religious Uses, subject to Section 706 of this Zoning Ordinance.
- D. Utility and Dimensional Requirements. Matrix Chart 2 on the following page provides the basic utility and dimensional requirements for all permitted uses within the R-1 Zoning District. Unless otherwise specified by Robeson Township, all permitted uses shall comply with these requirements. Where a discrepancy should exist between the provisions contained within the text and the provisions contained within Matrix Chart 2, the provisions contained within the text shall prevail.
- E. Accessory Uses and Structures. Accessory uses and/or structures to the permitted uses of the R-1 Zoning District shall be permitted provided they are located on the same lot as the principal use; they are clearly subordinate to the principal use; they have been properly addressed as part of the application for a permit, subdivision, land development, special exception, conditional use, or other approval requirements; and/or they comply with all other supplemental development and design requirements specified by Robeson Township. Accessory uses and structures may also include transportation facilities and utility provisions that have been approved by the appropriate agencies having jurisdiction and they are necessary to support the principal use.
- F. Subdivision and Land Development Requirements. Where required to comply with the provisions of applicable Township Ordinances, a subdivision plan and/or land development plan shall be submitted to Robeson Township for review and consideration, prior to the issuance of a building permit for any permitted use within the R-1 Zoning District. If a subdivision or land development plan is required, the plan shall be prepared to comply with the appropriate provisions established by Robeson Township.

- G. Off-Street Parking and Loading. Where applicable, all permitted uses within the R-1 Zoning District shall comply with the off-street parking and loading requirements specified under Part 9 of this Zoning Ordinance.
- H. Signs. Where applicable, all permitted uses within the R-1 District shall comply with the requirements for signs, as specified under Part 10 of this Zoning Ordinance.
- I. Supplemental Regulations. Where applicable, all sections of this Zoning Ordinance shall apply as supplementary regulations and specifications for permitted uses within the R-1 Zoning District.

R-1 ZONING DISTRICT: UTILITY AND DIMENSIONAL REQUIREMENTS (SUPPLEMENTAL MATRIX CHART 2)											
Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Single Family Units	By Right	On-Lot	On-Lot	3 acres	200 feet	60 feet	30 feet	40 feet	35 feet	10 %	20 %
Conservation Development	By Right	Optional	Optional	20 acres	Maximum Residential Density = 0.50 dwelling units per gross acre; Refer to Section 607 for additional requirements						
General Agricultural	By Right	Optional	Optional	1 acre	Refer to Section 704.1 for additional requirements						
Farm-Related Business	By Right	Optional	Optional	10 acres	Refer to Section 704.4 for additional requirements						
Golf Course	By Right	Optional	Optional	25 acres	Refer to Section 705 for additional requirements						
Recreational Uses	By Right	Optional	Optional	2 acres	Refer to Section 705 for additional requirements						
Horse Riding School	By Right	Optional	Optional	2 acres	Refer to Section 705 for additional requirements						
Public Utilities	By Right	Optional	Optional	Variable	Refer to Section 725 for additional requirements						
Municipal Uses	By Right	Optional	Optional	Variable	Refer to Section 727 for additional requirements						
Category 1 Home Occupation	By Right	Optional	Optional	Variable	Refer to Section 805 for additional requirements						
Category 2 Home Occupation	By Right	Optional	Optional	Variable	Refer to Section 805 for additional requirements						
Forestry	By Right	Optional	Optional	Variable	Refer to Section 505 for additional requirements						
Conservation Uses	By Right	Optional	Optional	Variable	Refer to Part 5 for additional requirements						
Bed and Breakfast, Tourist Est.	Special Exception	On-Lot	Optional	5 acres	300 feet	60 feet	50 feet	50 feet	35 feet	10 %	20 %
Rooming or Boarding House	Special Exception	On-Lot	Optional	5 acres	300 feet	60 feet	50 feet	50 feet	35 feet	10 %	20 %
Secondary Housing	Special Exception	On-Lot	On-Lot	Variable	Refer to Section 615 for additional requirements						
Home Day Care	Special Exception	On-Lot	On-Lot	2 acres	Refer to Section 703 for additional requirements						
Intensive Agricultural	Special Exception	Optional	Optional	50 acres	Refer to Section 704.2 for additional requirements						
Farm-Support Business	Special Exception	Optional	Optional	10 acres	Refer to Section 704.5 for additional requirements						
Religious Uses	Special Exception	Optional	Optional	5 acres	300 feet	60 feet	50 feet	50 feet	50 feet	25 %	50 %

For Sale

17,500+/- SF | 13.9 Acres
Special Purpose Property



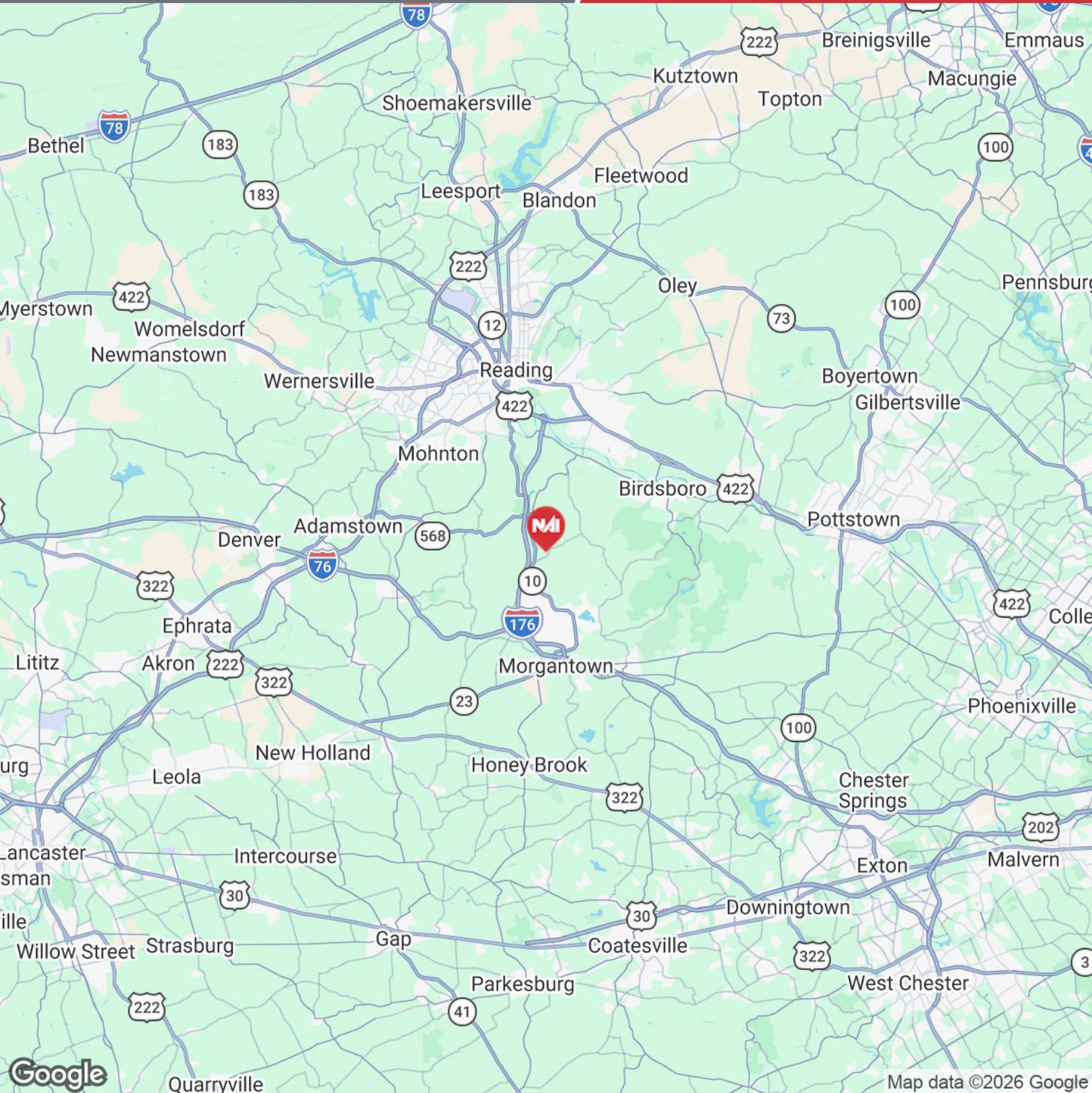
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875 Berkshire Boulevard Suite 102, Suite 102
Wyomissing, PA 19610
610 779 1400 tel
naikeystone.com

For Sale

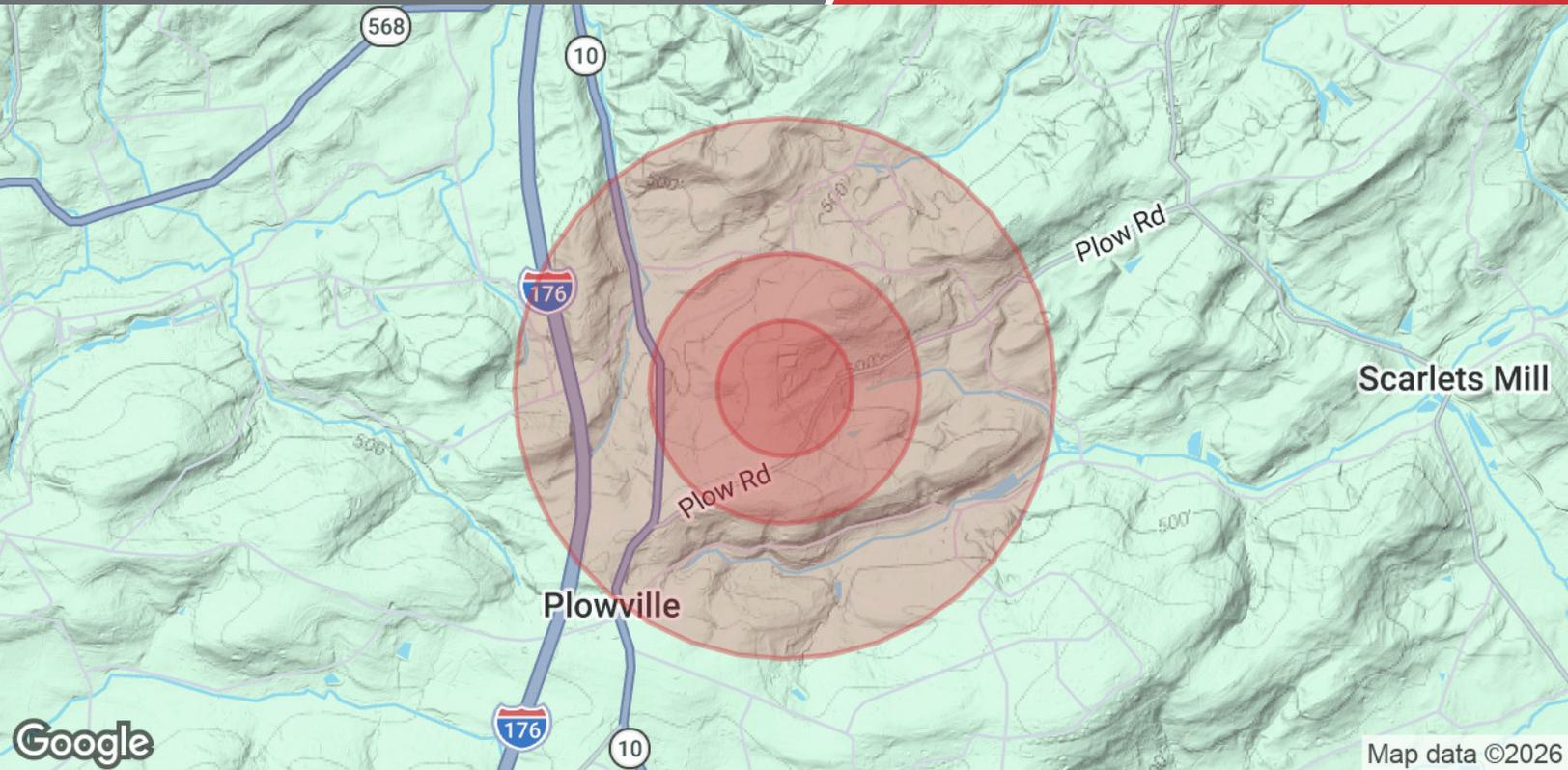
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	43	176	703
Average Age	45.3	44.0	43.8
Average Age (Male)	44.6	43.2	43.0
Average Age (Female)	46.0	44.8	44.9
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	16	67	270
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$125,402	\$116,540	\$113,952
Average House Value	\$352,925	\$336,892	\$345,210

2023 American Community Survey (ACS)