

# 5.6 ACRES FOR SALE

## 2802 Paper Mill Road Wyomissing, PA

Township of Spring (Berks County)



5.6 Acre Subdivided Parcel

2802 PAPER MILL RD  
Reading | Berks County, PA



- Location**
- Easy Access to Routes 222 and 422.
  - Prime location surrounded by a multitude of retail, office, residential, and hospitality.
  - Across the street from Broadcasting Square, the fourth most visited shopping center in PA.

### Property Highlights

- 5.6 acres newly subdivided
- Zoned PO/B - Planned Office/Business
- Signalized intersection at Paper Mill and the 5.6 acre parcel
- Great opportunity for office and retail development
- Domestic and fire water service is stubbed to the site for future development.
- Sanitary service is stubbed to the site for future development.
- The existing stormwater basin and easement may need to be enlarged to accommodate any future development.

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# 5.6 ACRES FOR SALE

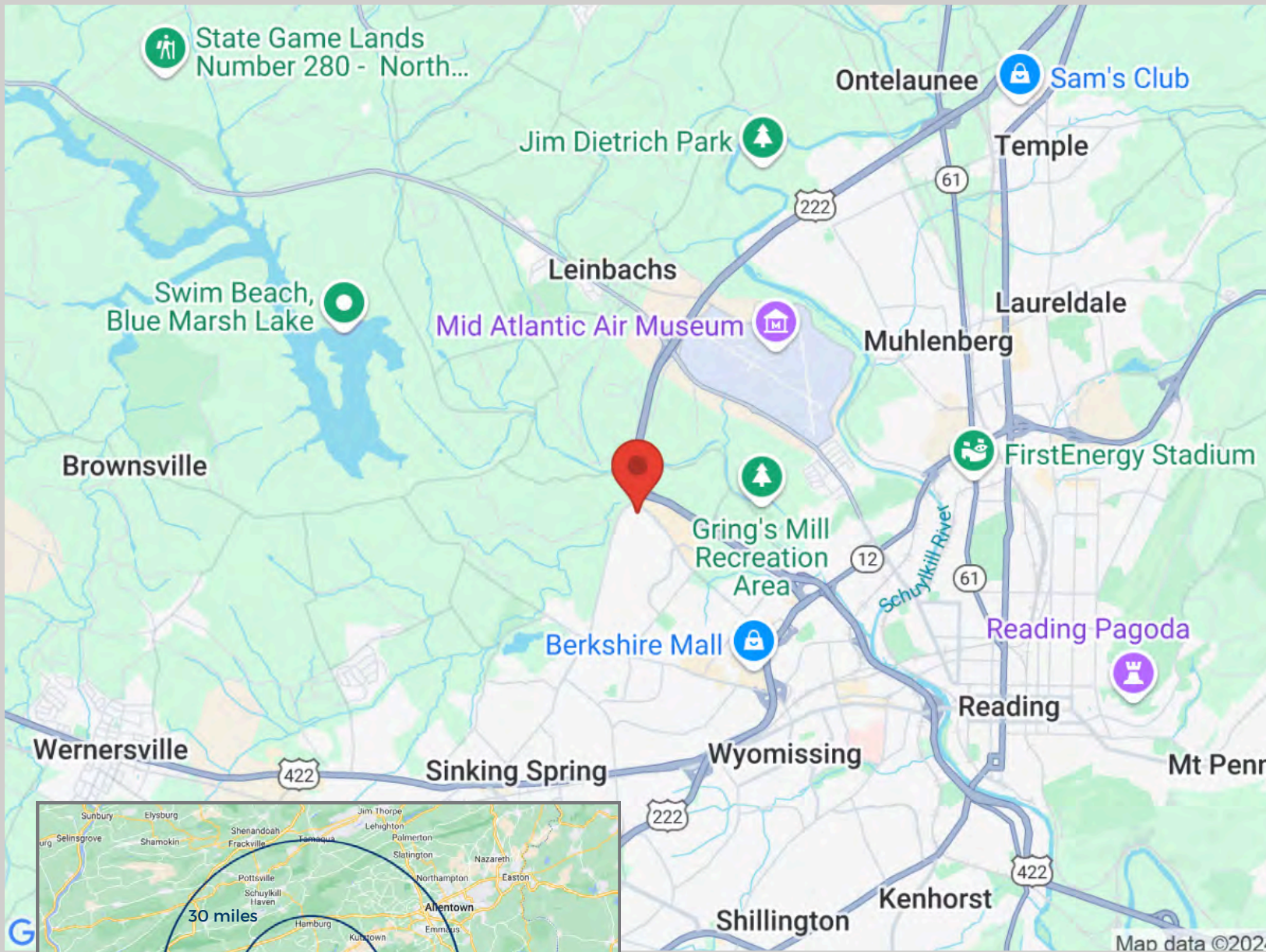
## 2802 Paper Mill Road

## Wyomissing, PA

### Township of Spring (Berks County)



5.6 Acres for Sale in Wyomissing PA



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## Wyomissing, PA

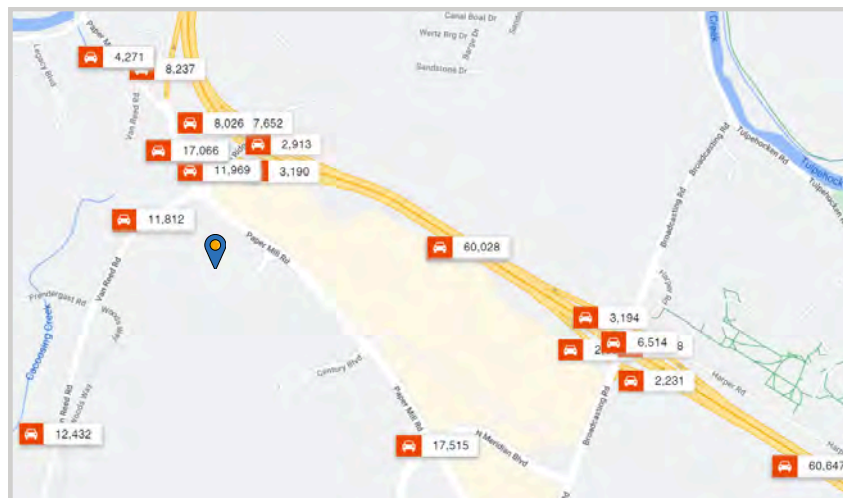
### Township of Spring (Berks County)



### Area Market / Traffic Counts



### Traffic Counts



# 5.6 ACRES FOR SALE

## 2802 Paper Mill Road

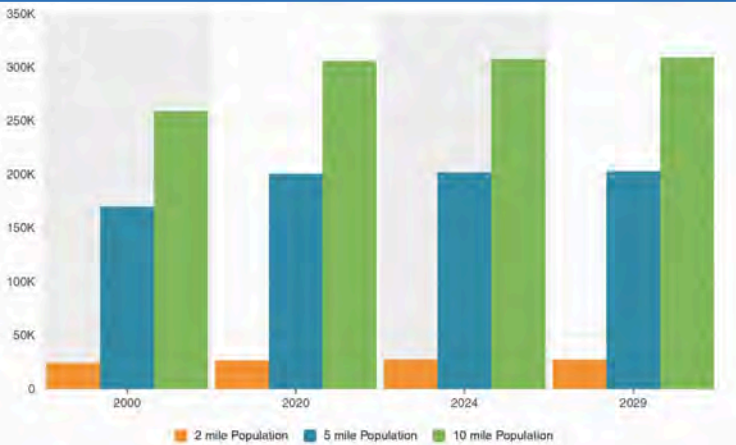
## Wyomissing, PA

### Township of Spring (Berks County)

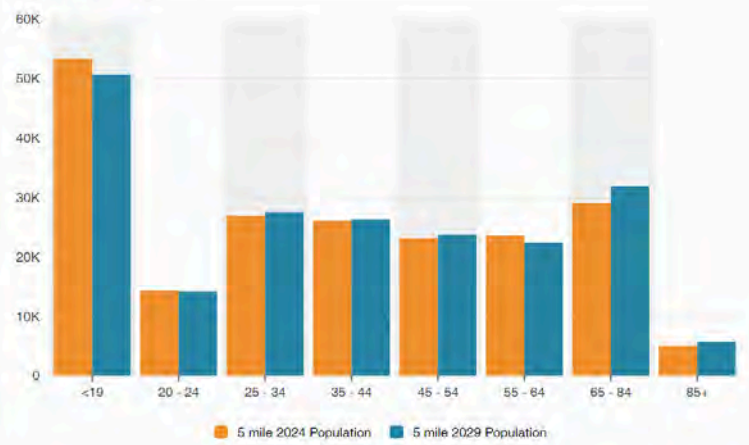


### Demographics / Consumer Spending

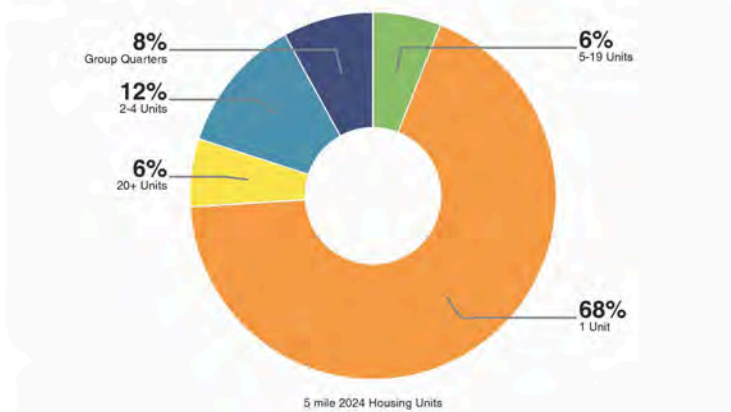
Population



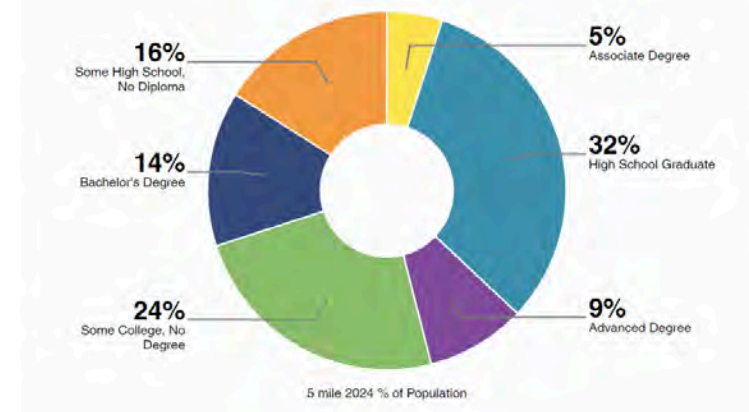
Population by Age



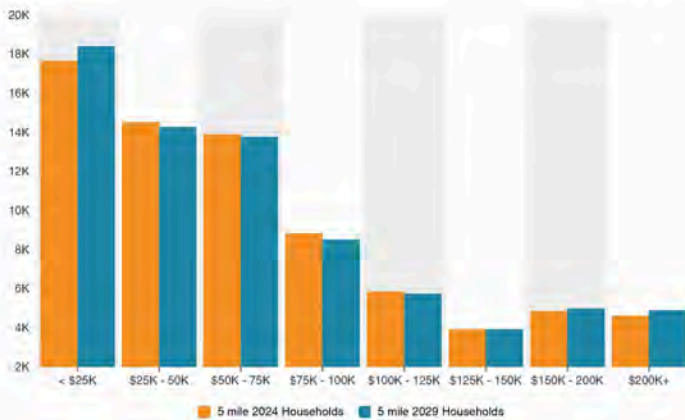
Housing Type



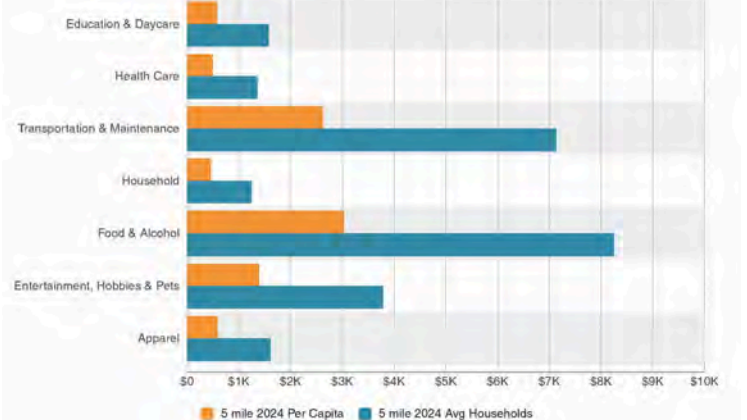
Educational Achievement



Household Income



Per Capita & Avg. Household Spending



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10/1/2024

# 5.6 ACRES FOR SALE

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## Wyomissing, PA

### Township of Spring (Berks County)



New 5.6 Acre Subdivided Parcel (Zoning)

### Section 316. Planned Office/Business District (POB)

(A) Purpose. The purpose of the Planned Office/Business District is to provide opportunities for modern office buildings, residential uses and other compatible businesses that will serve industries/businesses as well as the needs for medical, financial, legal, architectural and other professional services. Development controls will ensure sign control, attractive landscaping, desirable setbacks, traffic control and compatibility with adjacent residential uses.

### (B) Uses Permitted by Right.

Each of the following principal uses and their accessory uses are permitted by right in the Planned Office/ Business Commercial District by the Zoning Officer, provided that the use, type, dimensional and all other applicable requirements of this Chapter are satisfied.

- (1) Art, photography or dance studio\*.
- (2) Communications antennae mounted on an existing public utility transmission tower, building or other structure, and communications equipment buildings\*,\*\*.
- (3) Business office, including banking facilities.
- (4) Conference/training center\*,\*\*.
- (5) Cultural center\*.
- (6) Government office\*.
- (7) Forestry, including but not limited to, timber harvesting\*,\*\*.
- (8) Financial establishments, including banking and banking operations center and automated banking machines\*,\*\*.
- (9) Medical office or medical clinic\*,\*\*.
- (10) Medical laboratory or blood donor station\*,\*\*.
- (11) Multiple use building\*,\*\*.
- (12) Nursery school/day care center.
- (13) Professional office building\*
- (14) Recreation, non-public indoor\*,\*\*
- (15) Recreation, non-public outdoor\*,\*\*.
- (16) Recreation, public, including golf courses.
- (17) Township-owned use, including Township park.

\* Site Plan review required. (see §409)

\*\* See §321 for additional requirements

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Township of Spring (Berks County)



New 5.6 Acre Subdivided Parcel (Zoning)

### (C) Special Exception Uses.

Each of the following principal uses and their accessory uses may be permitted in the Planned Office/Business Commercial District by the Zoning Hearing Board in accordance with the standards contained in §322 of this Chapter

- (1) Ambulatory surgical center\*.
- (2) Animal hospital\*.
- (3) Auditorium\*.
- (4) Cemetery/mausoleum\*.
- (5) Colleges or universities, including dormitories as a dearily accessory use, restricted to students of such college or institution\*.
- (6) Communications towers and communications equipment buildings\*.
- (7) Fire station\*.
- (8) Personal service establishment.
- (9) Place of worship\*.
- (10) Printing/publishing establishments\*.
- (11) Public utility facility\*.
- (12) Research, engineering or testing\*.
- (13) School, public/private\*.
- (14) Scientific/electronic instruments manufacturing\*.
- (15) Tennis, exercise or racquetball clubs and closely similar recreational facilities\*.

\*See §321 for additional requirements.

### (D) Conditional Uses.

Conditional Uses. Each of the following principal uses and their accessory uses may be permitted in the Planned Office/Business Commercial District when authorized by the Board of Supervisors in accordance with the standards contained in §323 of this Chapter:

- (1) Automobile accessories.
- (2) Health club\*.
- (3) Heliport\*.
- (4) Hospital or medical center\*.
- (5) Hotel, motel including restaurants\*.
- (6) Office equipment sales/ service\*.
- (7) Off-street parking not located on the same lot as the permitted principal use.
- (8) Restaurants, standard\*.
- (9) Retail nursery/greenhouse.
- (10) Retail store\*.
- (11) Shopping center\*, including restaurants and health clubs.
- (12) Single-family detached dwellings\*.
- (13) Vehicle wash preventive maintenance center\*.

\*See §321 for additional requirements.



## *Commercial Real Estate done smarter*

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