



For Sale  
**Land for Development**  
8.25 Acres

## New Holland Road Kenhorst Borough

Reading, Pennsylvania 19607

### Property Highlights

- High Profile
- Uses must be compatible with flood zones
- Lot 7 perfect for Commercial Development
- Lot 7 - Public water, sewer & gas at site
- Heavily populated neighborhood

### Property Description

Over 1,100 feet of Road Frontage!

### OFFERING SUMMARY

<b>Sale Price</b>	Subject to Offer
<b>Lot Size</b>	8.25 Acres

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>1 Mile</b>	4,674	\$68,596
<b>3 Miles</b>	48,216	\$70,134
<b>5 Miles</b>	178,756	\$55,995

For more information

**Steve Willems, SIOR**

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For Sale

# Land

8.25 Acres

Lot #	Size	Price per SF/AC	Sale Price	Status	Description
7	11.45 Acres Total Less 3.2 Acres on west side of Rt 625 8.25 Acres Net +/-	\$100,000/AC	\$825,000	Available	Per FEMA map 42011CO512G dated July 3, 2012. Some in 100-Year flood zone plus some in floodway.

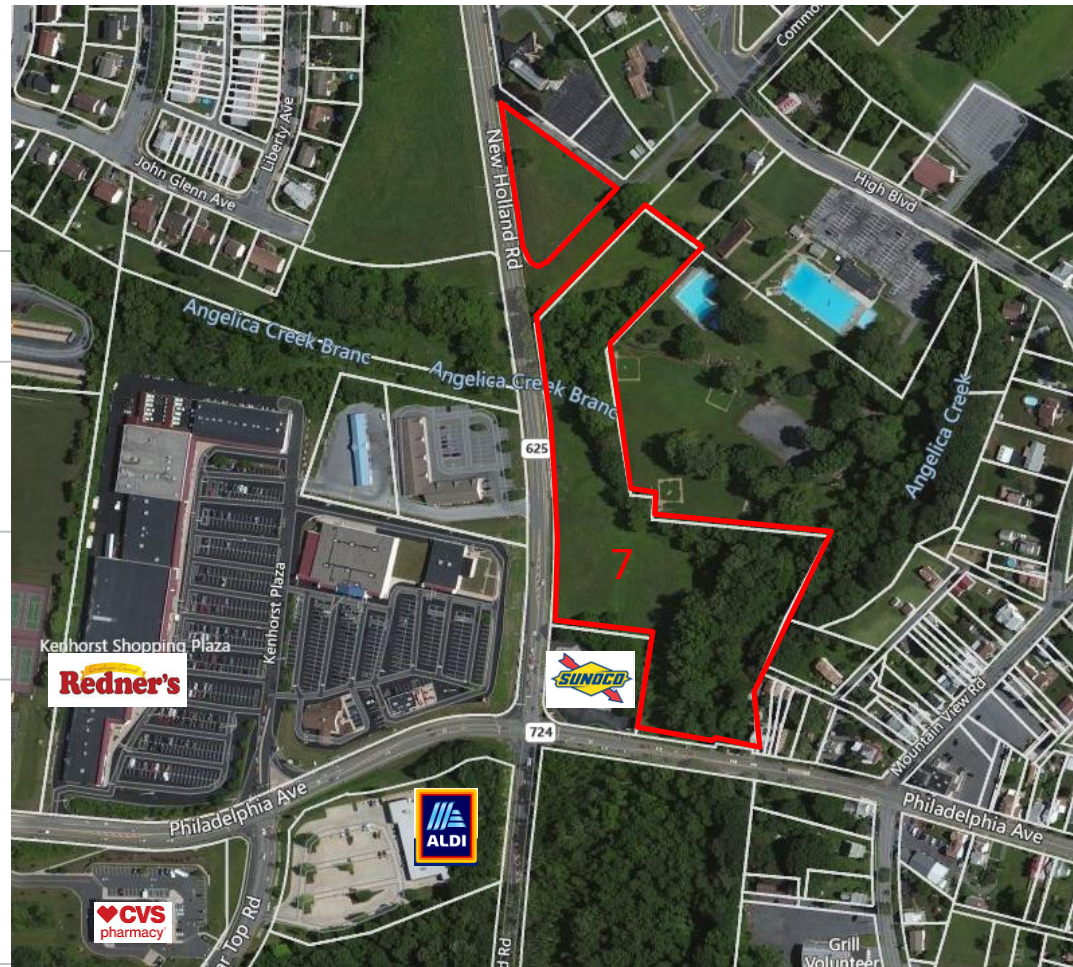
For Sale  
**Land**  
8.25 Acres

PROPERTY ADDRESS: New Holland Road  
Reading, PA 19607

APN: Lot 7 - 5305-10-37-1127

LOT SIZE: Lot 7 – 11.45 Acres; 3.2 acres being  
carved off on West Side of Rt 625  
Net 8.25 Acres +/-

ZONING: Lot 7:  
C-1 Highway Commercial



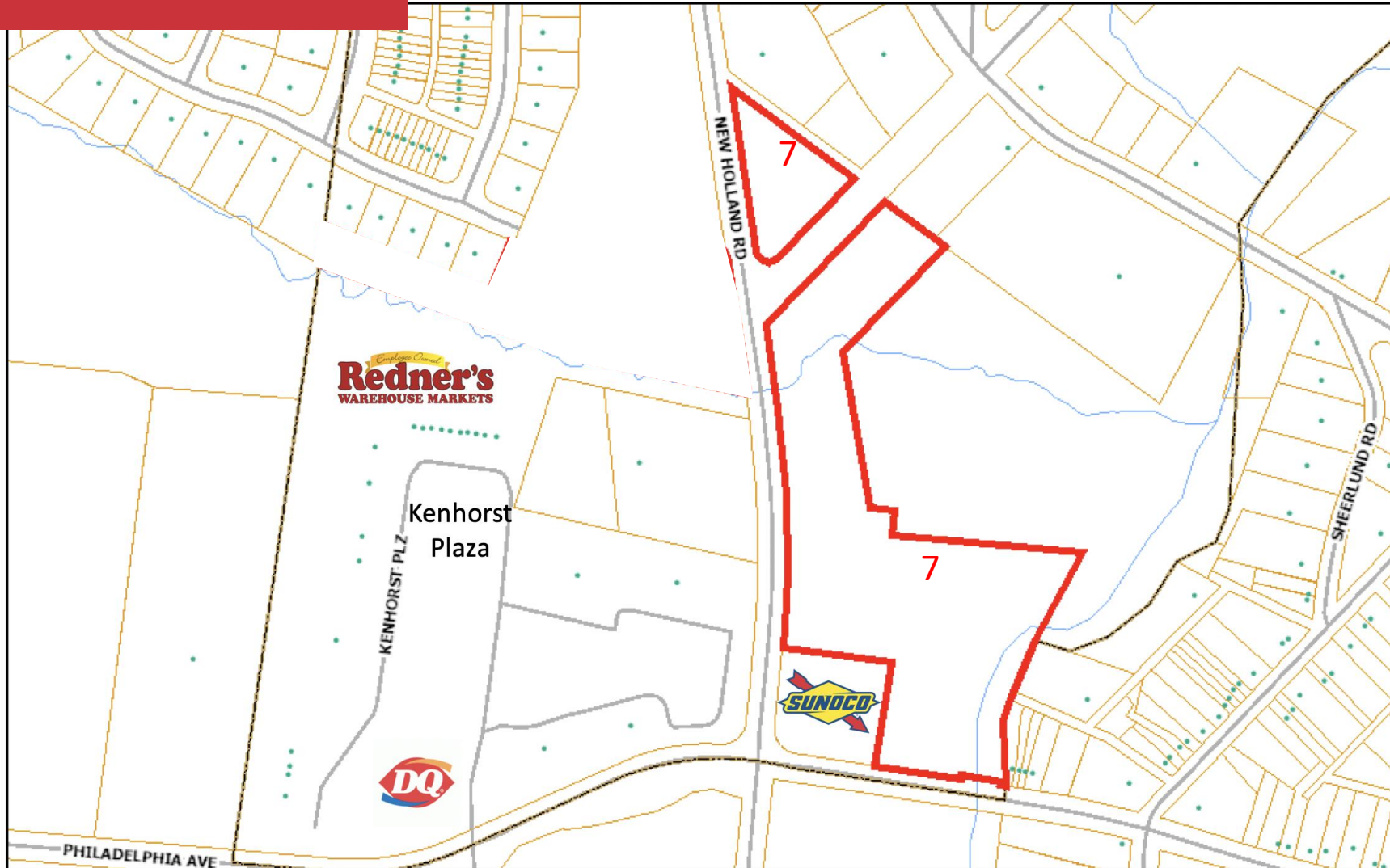


For Sale

Lot 7

8.25 Acres

Berks County

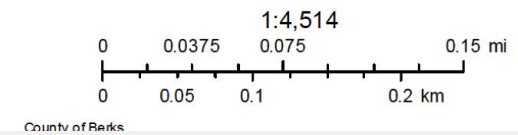


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Berks County Municipal Boundaries



For Sale

Lot 7

8.25 Acres

## Lot 7 Zoning: C-1 – Highway Commercial Borough of Kenhorst

### ☐ § 475-19 C-1 Highway Commercial District.

- A.** Purpose. The purpose of the C-1 Zoning District is to provide an area for general commercial land uses which service the needs of surrounding residential communities. The C-1 Zoning District is concentrated around existing commercial land uses that are located along collector and arterial highways within the Borough of Kenhorst. Development which occurs shall be planned to accomplish safe development of highway frontage and to protect major highways as thoroughfares. All uses permitted within the C-1 Zoning District shall be serviced by public sanitary sewage disposal facilities and public water supply facilities.
- B.** Uses permitted by right. The following, as a principal use, their accessory uses and no other, are permitted in the C-1 District; provided, that the use, type, dimensional and all other applicable requirements of this chapter have been satisfied:
- (1) Banks, savings and loan associations, and finance companies.
  - (2) Professional or government office or studio.
  - (3) Church or similar place of worship.
  - (4) Funeral home.
  - (5) Municipal use.
  - (6) Personal and household service establishments such as, but not limited to, barber shops, beauty shops, dry cleaning shops, laundromats, repair shops, seamstress and tailor shops.
  - (7) Restaurants and similar types of eating establishments.
  - (8) Retail business establishment such as, but not limited to, antiques, appliances, auto parts, beverages, bicycles, books (except adult bookstores), carpeting, clothing, dry goods, flowers, food, furniture, hardware, household supplies, lumber, jewelry, machinery, newspapers, office equipment, paint, periodicals, pharmaceuticals, sporting goods, stationery, travel and tobacco.
  - (9) Single-family detached dwelling, subject to the area, yard and height requirements for the R-3 Zoning District, as specified under § 475-16E of this chapter.
  - (10) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.
- C.** Uses permitted by conditional use. The following, as a principal use, their accessory uses and no other, are permitted in the C-1 District when a conditional use is granted by Borough Council, subject to and in accordance with Article VII of this chapter.
- (1) Agricultural uses, subject to § 475-25A of this chapter.
  - (2) Fire station.
  - (3) Public utilities, subject to § 475-48 of this chapter.
  - (4) Hotel/motel accommodations.
  - (5) State-licensed nursery school, elementary school, middle school, junior high school, senior high school or day-care center.
  - (6) Mixed commercial/residential.
  - (7) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.
  - (8) Unconventional gas operations and related facilities.

For Sale

Lot 7

11.45 Acres

## Lot 7 Zoning: C-1 – Highway Commercial Borough of Kenhorst continued

- D.** Uses permitted by special exception. The following, as a principal use, their accessory uses and no other, are permitted in the C-1 District when a special exception is granted by the Zoning Hearing Board, subject to and in accordance with Article **VII** of this chapter:
- (1) Commercial car wash.
  - (2) Automobile sales.
  - (3) Automobile service station.
  - (4) Club or lodge for fraternal or social purposes; provided, that the primary activity of such use is not operated for business; and, provided, that the building and services shall be primarily for use of members and their guests.
  - (5) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.
  - (6) Nursing home, retirement home, convalescent home, or special care home.
  - (7) Therapeutic massage.
  - (8) Building conversion.
- E.** Area, yard and height regulations. Unless otherwise specifically provided for within this chapter, each of the following minimum and maximum dimensional requirements shall apply to each permitted use in the C-1 Zoning District:
- (1) Minimum regulations.
    - (a) Lot area: 8,000 square feet.
    - (b) Lot width: 80 feet.
    - (c) Building setback: 30 feet.
    - (d) Rear yard: 30 feet.
    - (e) Side yard:
      - [1] Total: 20 feet. (Note: Unless otherwise specified in this chapter, the side yard setback shall not apply to a common lot line extending from the common wall.)
      - [2] One side: 10 feet. (Note: Unless otherwise specified in this chapter, the side yard setback shall not apply to a common lot line extending from the common wall.)
    - (f) Improvement setback: 10 feet.
    - (g) Buffer yard (depth): five feet.
  - (2) Maximum regulations.
    - (a) Building height: 40 feet.
    - (b) Building coverage: 40%.
    - (c) Lot coverage: 60%.
- F.** Zoning plan. Prior to the issuance of a zoning and/or building permit for a nonresidential land use that is permitted in the C-1 District, the applicant shall submit a zoning plan for approval by the Zoning Officer.
- G.** Supplementary regulations. All sections under Article **V** of this chapter shall apply as supplementary guidelines and specifications for the C-1 Zoning District.
- H.** No more than one principal building, structure or land use shall be permitted or erected on a single lot.



For Sale

# Land

8.25 Acres



## Population

	1 Mile	3 Miles	5 Miles
Total Population	4,674	48,216	178,756
Median Age	43.9	41.8	36.2
Median Age (Male)	41.3	39.7	34.4
Median Age (Female)	46.1	43.7	37.8

## Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,967	20,171	69,143
# of Persons Per HH	2.4	2.4	2.6
Average HH Income	\$68,596	\$70,134	\$55,995
Average House Value	\$196,066	\$191,633	\$172,109

## Race

	1 Mile	3 Miles	5 Miles
% White	88.5%	83.1%	69.6%
% Black	2.8%	3.7%	7.9%
% Asian	2.5%	1.6%	1.8%
% Hawaiian	0.0%	0.0%	0.1%
% Indian	0.0%	0.2%	0.2%
% Other	3.3%	8.9%	17.3%

## Ethnicity

	1 Mile	3 Miles	5 Miles
% Hispanic	7.3%	17.1%	32.9%

\* Demographic data derived from 2010 US Census

# New Holland Road Lot

Reading, Pennsylvania 19607

For more information:

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