

CENTRAL CATHOLIC HIGH SCHOOL

1400 HILL ROAD AND
1500 ECKERT AVENUE

Reading, PA 19602

REDEVELOPMENT WITH ZONING
APPROVALS FOR 78 APARTMENT
UNITS



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Trophy Commercial Real Estate LLC

215-608-5745 | info@TrophyCommercial.com |
www.TrophyCommercial.com

1516 N 5th Street, Suite 222, Philadelphia, PA 19122
License: PA RB070010
PA Broker of Record: Saam Tashayyod | RM425803



1400 & 1500

HILL ROAD / ECKERT AVENUE

- 01 Executive Summary
- 02 Property Overview



CONTENTS

EXECUTIVE SUMMARY

01



EXECUTIVE SUMMARY

Trophy Commercial Real Estate, LLC, in conjunction with NAI Keystone, is pleased to present the offering of 1400 Hill Road and 1500 Eckert Avenue, a former institutional campus located in Reading, Pennsylvania (19602). The Property, formerly known as Luden's Mansion / Central Catholic High School, consists of approximately 86,742 square feet of existing improvements situated on 2.85 acres across two parcels.

Originally constructed in 1914 and expanded over time, the Property features a combination of historic mansion-style architecture and later institutional additions, including classroom wings, gymnasium, cafeteria, administrative offices, and ancillary educational facilities. The site benefits from public water and sewer, substantial electrical capacity, and a flexible layout conducive to a wide range of adaptive reuse strategies.

The Property is currently vacant and is being offered as a value-add redevelopment opportunity, providing investors with immediate control over repositioning, redevelopment planning, and execution. Potential alternative uses may include, but are not limited to, charter or private education, senior or elder care, multifamily residential conversion, or other institutional or mixed-use concepts, subject to zoning approvals.

This offering presents a unique opportunity to acquire a large-scale, historically significant asset with substantial square footage, underlying land value, and long-term redevelopment potential in an established urban neighborhood of Reading, Pennsylvania.



Federal Tax
Credits Are Available



PROPERTY OVERVIEW

02



PROPERTY OVERVIEW

Address	1400 Hill Road & 1500 Eckert Avenue Reading, PA 19602
Asset Type	Former School / Institutional Campus (Adaptive Reuse Opportunity)
Building Size	86,742 SF (Collectively)
Land Area	2.85 Acres (Two Parcels)
Zoning	R-3 (Private or Public Schools Permitted; Other Uses Subject to Approval)
Year Built	Originally 1914 (Expanded Post-1939)
Current Status	Vacant
Parking	Limited on-site parking; on-street parking available Additional parking at adjacent Convent property
Water	Public – City of Reading
Sewer	Public – City of Reading
Electric	Met-Ed; 600 Amp service at 240/120 volt, 3-Phase
Gas	UGI; Two (2) separate meters
Fire Protection	Not equipped with a fire sprinkler system
Flood Zone	Zone X (Not in a flood hazard area) Per FEMA Map #42011C0508E





LARGE-SCALE ADAPTIVE REUSE OPPORTUNITY

Approximately 86,742 SF of existing improvements provide substantial flexibility for redevelopment, repositioning, or institutional reuse across multiple asset classes.



FORMER INSTITUTIONAL CAMPUS

Formerly known as Luden's Mansion / Central Catholic High School, the Property offers a unique combination of historic architecture and institutional-scale functionality.



VACANT DELIVERY

Delivered vacant, allowing investors immediate control over redevelopment planning, entitlement strategy, and execution without in-place operational constraints.



MULTIPLE REDEVELOPMENT PATHS

Well-suited for charter or private education, senior or elder care, multifamily residential conversion, or mixed-use concepts, subject to zoning approvals.



SIGNIFICANT LAND COMPONENT

Situated on 2.85 acres across two parcels, offering underlying land value, potential parking reconfiguration, or phased redevelopment opportunities.



PUBLIC UTILITIES & INFRASTRUCTURE IN PLACE

Served by public water and sewer with 600 Amp, 3-phase electrical service, supporting a wide range of institutional and residential uses.



ESTABLISHED READING LOCATION

Located within an established urban neighborhood of Reading, Pennsylvania, with proximity to residential areas, institutional uses, and major thoroughfares.

1ST FLOOR PLAN



2ND FLOOR PLAN



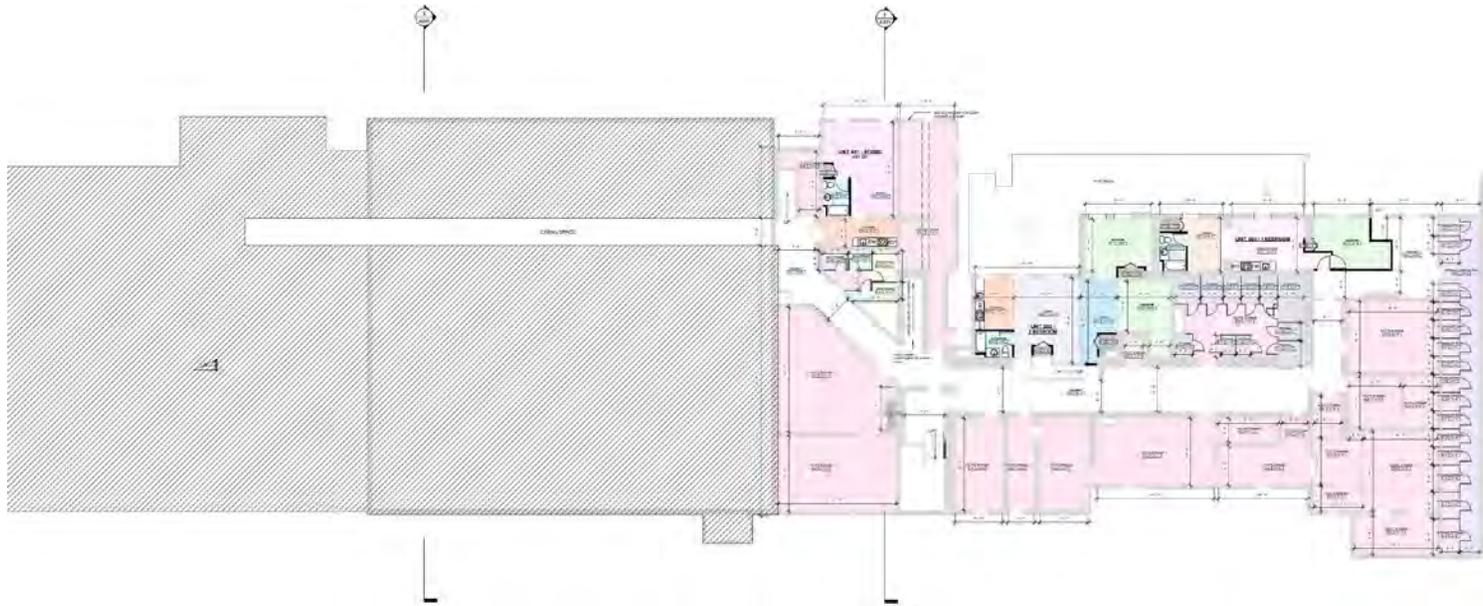
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



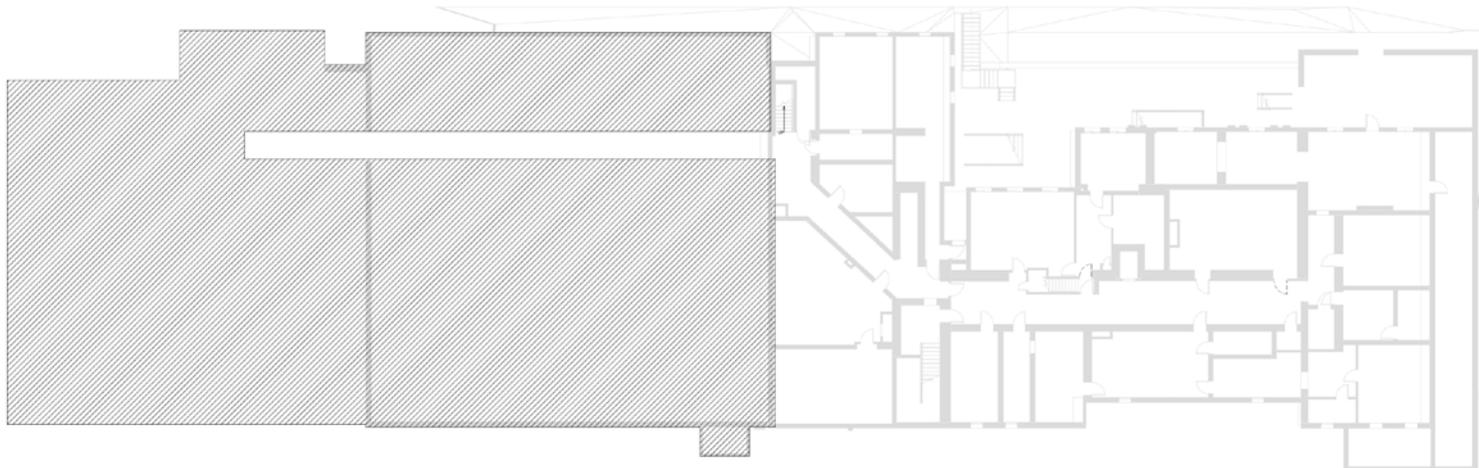
3RD FLOOR PLAN



BASEMENT PLAN



BASEMENT EXISTING CONDITIONS PLAN

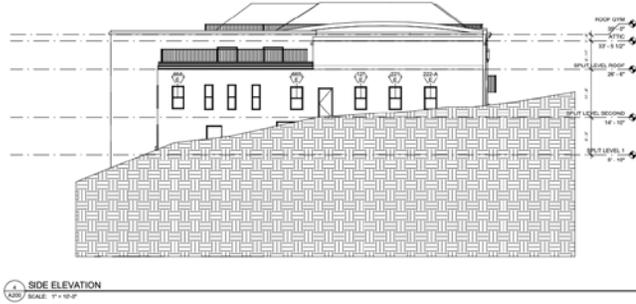


1ST, 2ND & 3RD FLOOR EXISTING CONDITIONS PLAN



SIDE ELEVATION

EXISTING EXTERIOR ENVELOPE TO REMAIN. THE WALLS ARE TO REMAIN THE SAME. SOME WINDOW OPENINGS ARE PROPOSED



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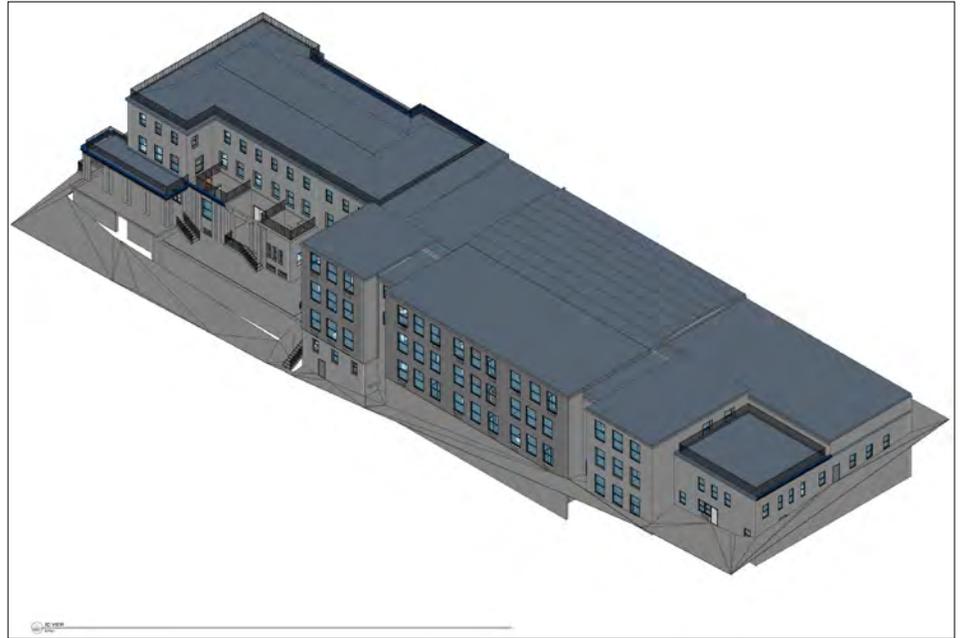
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PROPERTY 3D VIEW



PROPERTY PHOTOS



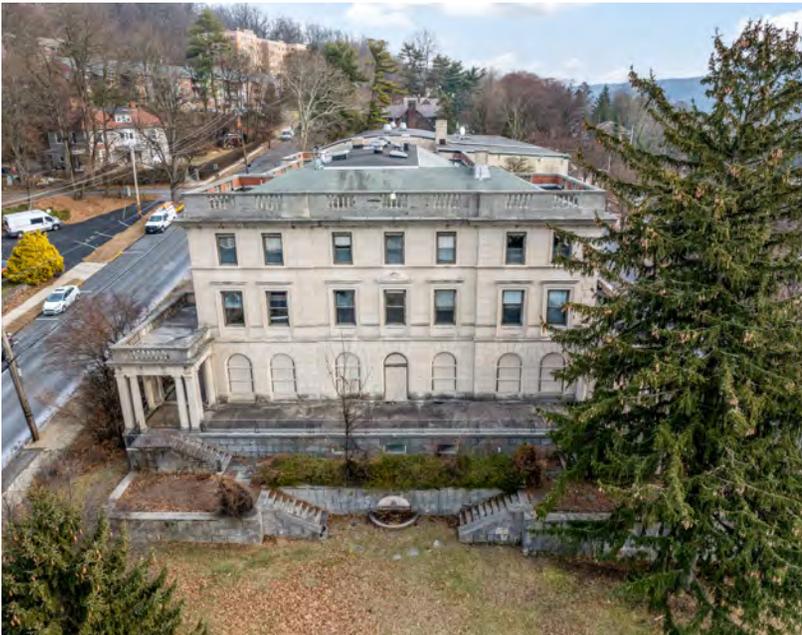
PROPERTY PHOTOS



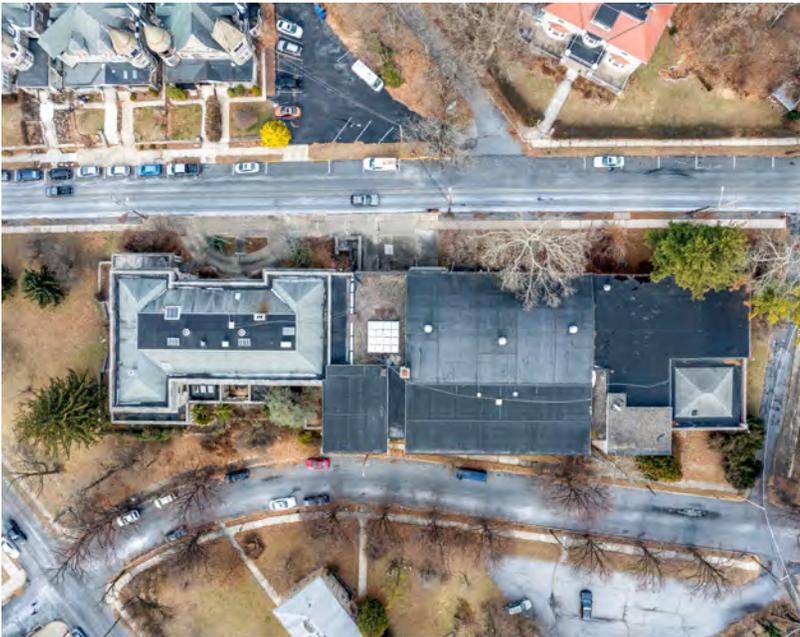
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



1400 Hill Road and 1500 Eckert Avenue represent a rare opportunity to acquire a large-scale, vacant institutional asset in an established Reading neighborhood. The Property's substantial square footage, underlying land component, and existing infrastructure position it well for adaptive reuse or redevelopment in a market with limited supply of comparable large-format assets.

Vacant delivery provides investors with full flexibility to pursue a redevelopment strategy aligned with market demand, while the Property's historic character and institutional layout offer differentiation relative to conventional redevelopment opportunities.

INVESTMENT STRATEGY

This offering is well-suited for investors seeking:



A VACANT ASSET WITH REDEVELOPMENT FLEXIBILITY

Immediate control over planning, entitlement, and execution without in-place tenant constraints.



MULTIPLE ADAPTIVE REUSE PATHS

Potential conversion to charter or private education, senior or elder care, multifamily residential, or mixed-use concepts, subject to zoning approvals.



LARGE-SCALE INFILL EXPOSURE

A sizeable institutional campus within an established urban environment, offering scale that is increasingly difficult to replicate.



VALUE CREATION THROUGH REPOSITIONING

Opportunity to unlock value through redevelopment, stabilization, and potential long-term hold, refinance, or disposition following execution.

1400 & 1500

Trophy Commercial Real Estate

1516 N 5th Street, Suite 222
Philadelphia, PA 19122

Saam Tashayyod

Managing Director
Broker of Record

Craig Thom

Managing Director

NAIkeystone

875 Berkshire Boulevard, Suite 102
Wyomissing, PA 19610

Kyle McKechnie

Vice President of Sales & Leasing

HILL ROAD / ECKERT AVENUE

Reading, PA 19602



SAAM TASHAYYOD

Managing Director
Broker of Record

(610) 742-9837
saam@trophycommercial.com
License: PA RB070010



CRAIG THOM

Managing Director

(267) 223-4202
craig@trophycommercial.com
License: PA RS326511



KYLE MCKECHNIE

Vice President of Sales
& Leasing

(610) 370-8522
kmckechnie@naikeystone.com
License: PA RS316192