

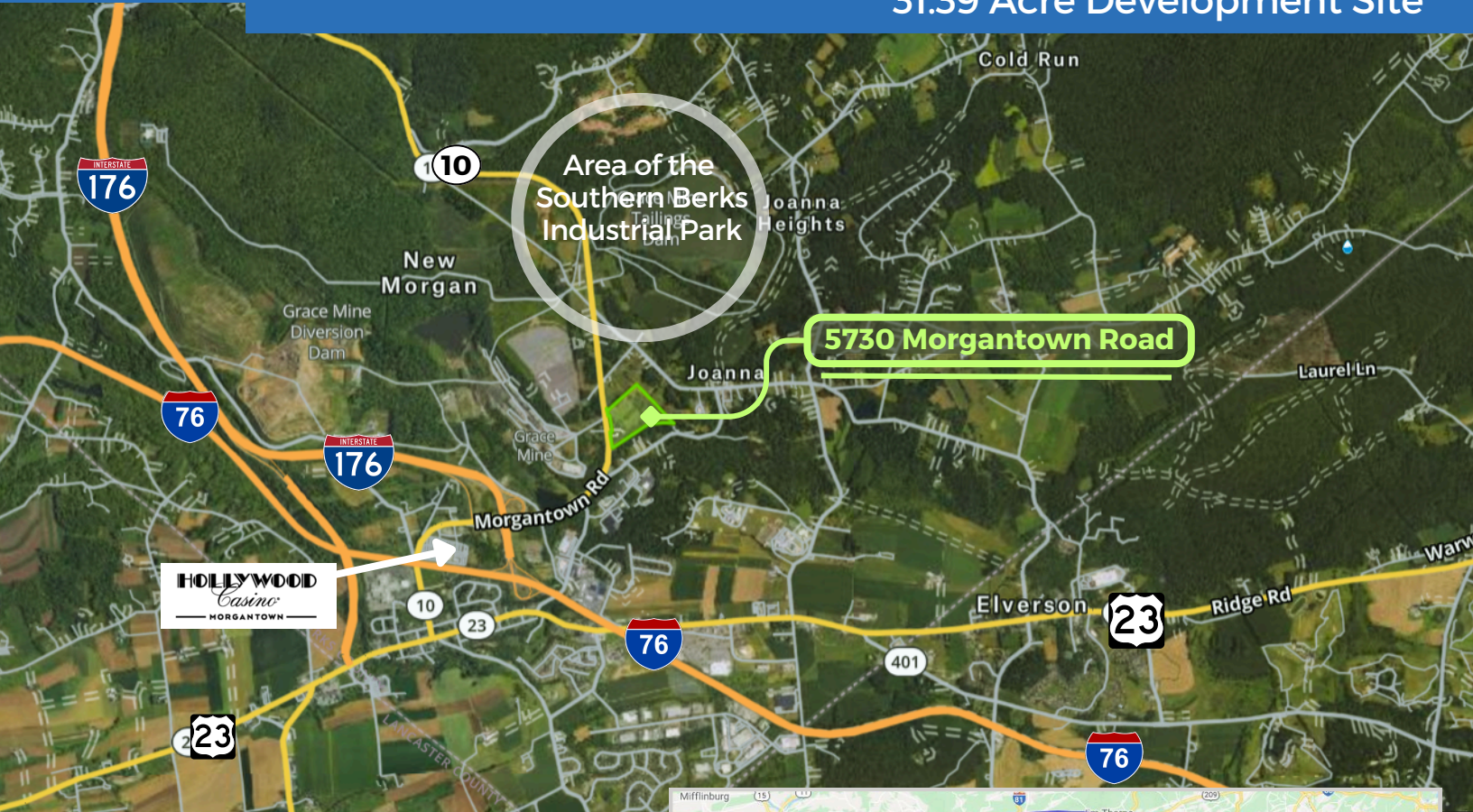
FOR SALE

31.39 ACRE DEVELOPMENT SITE

5730 Morgantown Road
New Morgan Boro, PA 19543

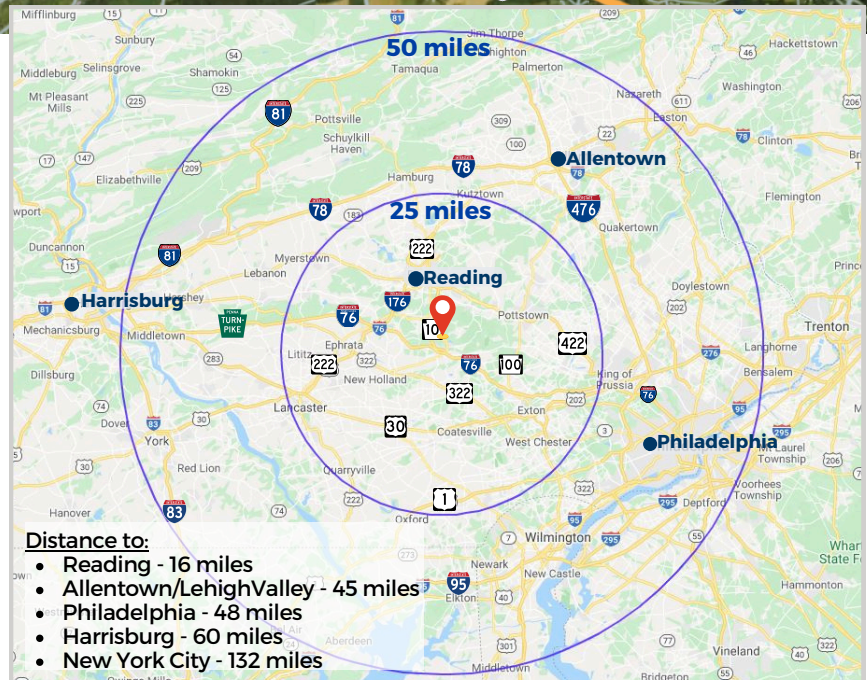


31.39 Acre Development Site



Property Highlights

- 31.39 Acres
- Berks County
- Zoning: General Commercial (GC)
- Less than 1 mile to a newly approved 5.5 MSF industrial park on Rte. 10 (to be called "Southern Berks Industrial Park"). The first phase (4 buildings totaling 2.65 MSF) to be delivered late 2024.
- Easy access to I-76 and Routes 10 & 23
- 1.4 miles to Hollywood Casino
- Close to Retail Shopping & Hotels
- Twin Valley School District
- Public water and sewer nearby



Contact: Bob Cook | 484-370-2655 | bcook@jacksoncross.com
Mike Barnes | 484-370-2639 | mbarnes@jacksoncross.com

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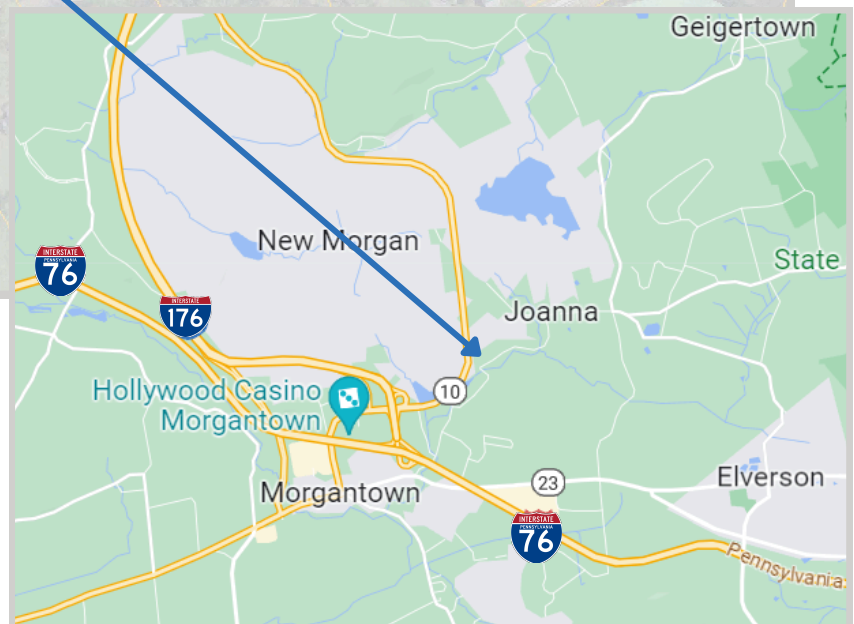
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Proposed Site Plan: 270,000 sf Warehouse with Parking



*Note: For Industrial use a rezoning would be required.



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Zoning: GC-General Commercial Zoning District

Uses Permitted by Right

It is the purpose of this district to provide for a mixing of commercial and residential uses in specific areas.

- Amusement centers and parks.
- Indoor theaters.
- Miniature golf courses.
- Campgrounds.
- Businesses, professional, or governmental offices.
- Municipal uses.
- Restaurants and taverns.
- Personal and household service establishments such as barber shops, beauty shops, laundromats, laundry and dry cleaning shops, tailor and seamstress shops, show and appliance repair shops, rental of medical equipment.
- Motel or hotel.
- Health fitness centers.
- Art gallery, museums, and studios.
- Indoor and outdoor recreational facilities, including parks, playgrounds, fishing, boating, hiking, and riding trails.
- Printing and publishing.
- Retail sale of goods.

Uses Permitted by Conditional Use

Residential uses as a part of a mixed use development with a maximum density four units per acre over the ground area where the units and their parking are located.

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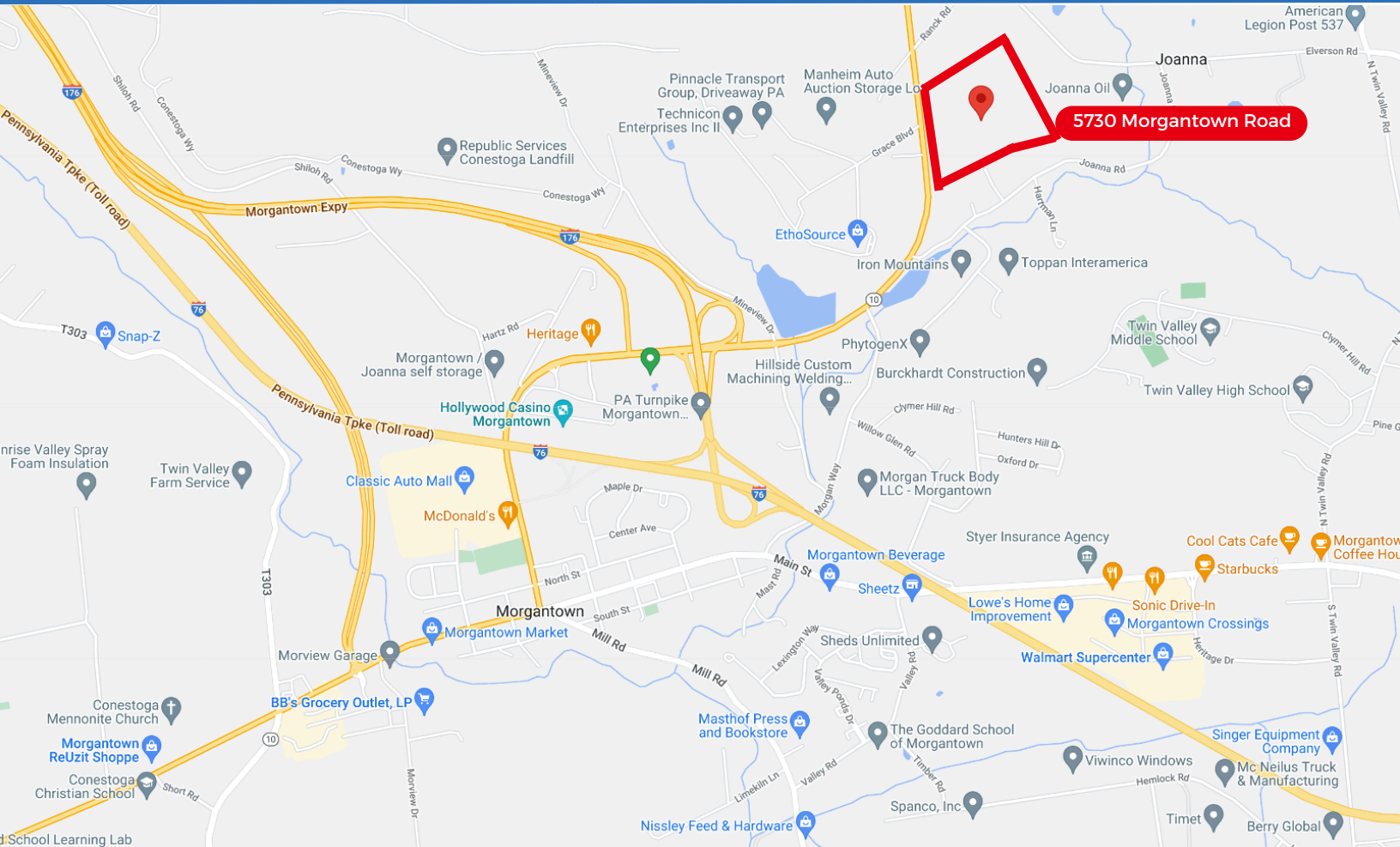
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Local Amenities



NEIGHBORS

- Hollywood Casino Morgantown
- Technicon Enterprises Inc
- Pinnacle Transportation Group
- Manheim Auto Auction Storage Lot
- Eastern Technologies
- Iron Mountains
- Morgan Truck Body
- PhytogenXood
- Classic Auto Mall
- Toppan International Inc
- Beams Custom Woodworking
- All American Dairy Products
- Joanna Oil Co
- EthoSource Office Furniture
- The Goddard School of Morgantown
- Walmart Supercenter
- Lowe's
- McDonalds
- Sheetz

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Estate done smarter*

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