

1193-1195 CENTRE TPKE



COMMERCIAL DEVELOPMENT OPPORTUNITY

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1

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About the Property

1193-1195 Centre Turnpike: Two adjacent parcels along high-traffic Route 61 North totaling over 5.5 Acres in Schuylkill County, West Brunswick Township in the city of Orwigsburg - an emerging suburban town in Pennsylvania. Directly adjacent to the newly-built Geisinger Saint Luke's Hospital, featuring a 88 bed hospital, 20,000 SF cardiac specialty center, and a 20,000 SF general practice office. Additionally, a New Rutter's Convenience Store with expanded truck parking is under construction across the street. Just a 10 minute drive away is Penn State's Schuylkill Haven campus. There are multiple possibilities for this highly-visible site. Zoned C-1, allowing several uses including: Retail, Hotel/Motel, Grocery, Restaurant, Office, Apartments, Professional Services, Hospital, Automotive, and more. Surrounded by several multifamily and residential town-home developments, including 144 units in The Howard at Brunswick right next door. The lots are subdivided currently - purchase one lot for \$462,500 or both for \$925,000. Listing agent is related to seller. Drive by today and contact a member of our team to discuss this site for your next development project.



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2

Property Overview

Property Overview	1193 Centre Tpke	1195 Centre Tpke	Combined (1193-1195 Centre Tpke)
Price	\$462,500	\$462,500	\$925,000.00
Lot Area	2.485 Acres	3.130 Acres	5.615 Acres
Lot Size	200.07'	206.05'	406.12
# of Lots	1	1	2
Real Estate Tax 2025	\$910.00	\$222.00	\$1,132.00
Zoning	C-1 (Commercial)	C-1 (Commercial)	C-1 (Commercial)
Entitlements	None, Raw Land	None, Raw Land	None, Raw Land
Documents Available	Boundary Survey	Boundary Survey	Boundary Survey
County	Schuylkill County	Schuylkill County	Schuylkill County



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3

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Orwigsburg, Pennsylvania 17961



Parcel Map



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Property Highlights

- » 2 Parcels totaling ~ 5.7Acres, Asking Price: \$925,000.00
(Can be sold separately, 1 x 3.130 acre and 1 x 2.485 acre parcel)

- » **By-Right Zoning for Hotel/Motel Use:**
Max 60 Ft Building Height

- » **STR Report Data:**
Occupancy: 60.0%
ADR: \$135.91
RevPar: \$81.53

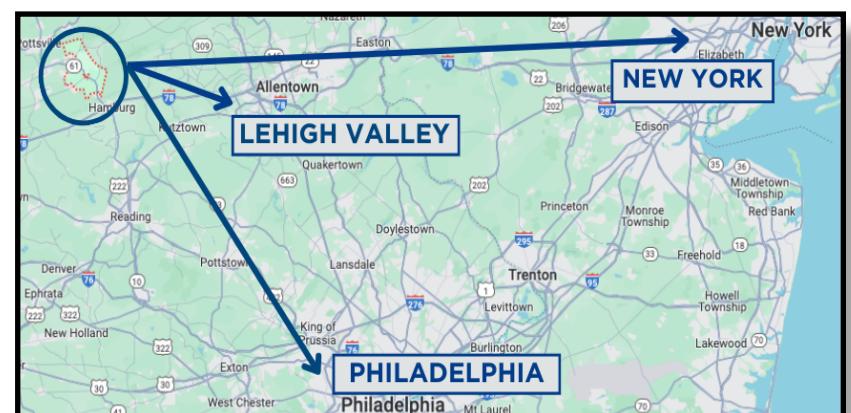
- » **Demand Drivers include:**
Penn State Campus in Schuylkill Haven
Newly-Built St. Luke's Hospital adjacent to site

- » **Sufficient EDUS available per Township:**
Sewer and Water lines accessible to site

(Buyer responsible for due diligence on all zoning and engineering requirements for development)

The Site:

- » 1193-1195 Centre Tpke, Route 61 Orwigsburg, PA,
Schuylkill County - West Brunswick Township
- » Parcel Numbers: 35-05-97 and 35-05-98



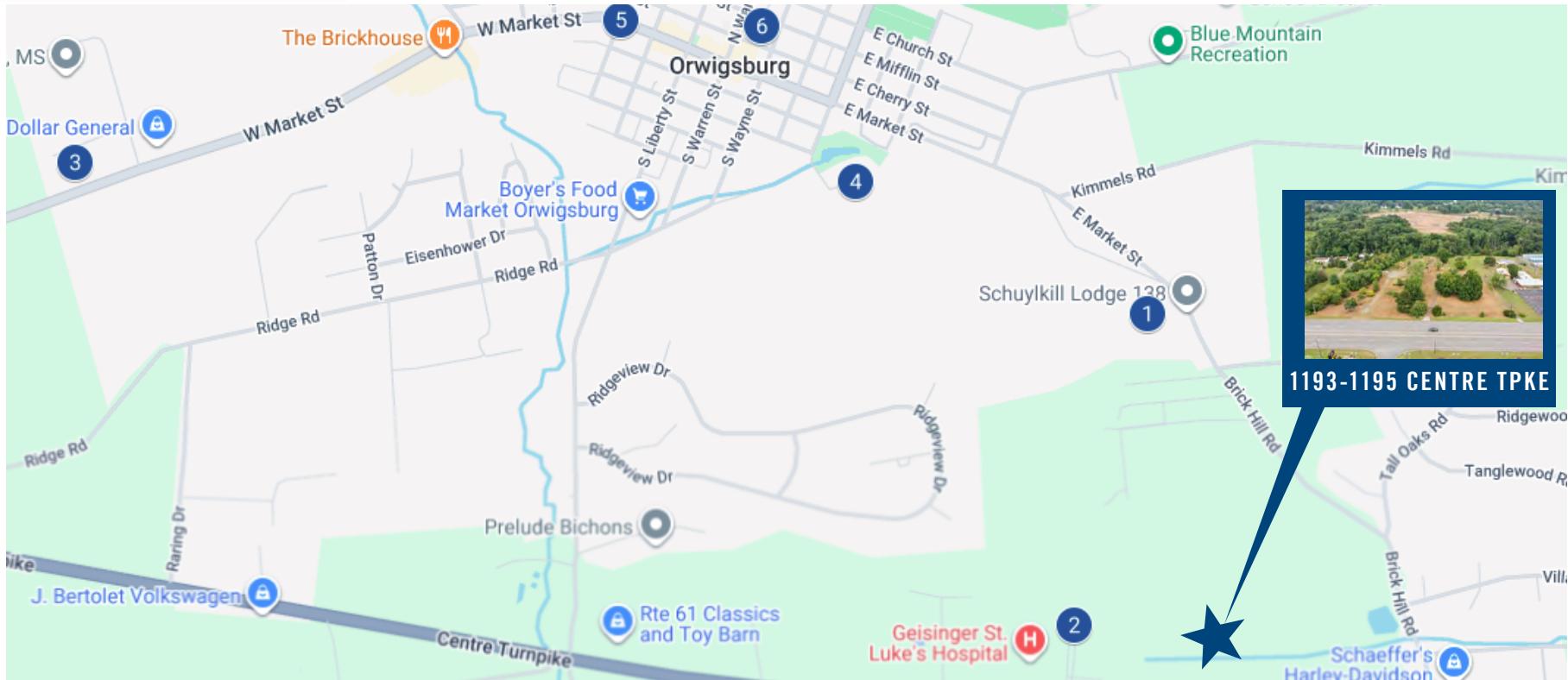
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Nearby Multifamily Developments



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	Address	Number of Units	Year Built
1	Blue Mountain Village	36 Townhouses + 288 condo (proposed)	Proposed
2	The Howard at West Brunswick	144 units	2024
3	900 Market Residences	47 unit adaptive reuse of historic former orphanage	Under renovation
4	1 Applewood Circle	40 units	1982
5	41 N Franklin St	40 units	1986
6	110 E Mifflin St	12 units	1911

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Retail Map



DEMOGRAPHICS (within 1 mile)

Residents	4,897
Average household income	\$107,545
Est. Daytime population	2,686

NEIGHBORS INCLUDE:



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Property Photos



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Zoning/Traffic Count

Zoning

Zoning: C-1 Commercial

Uses include: Hotel/Motel

Max Allowable Building Height: 60' (Hotel) ; 35' (Motel)

Max Allowable Lot Coverage: 35-40%

(Buyer responsible for due diligence on all zoning and engineering requirements for development)

Traffic Count - VPD

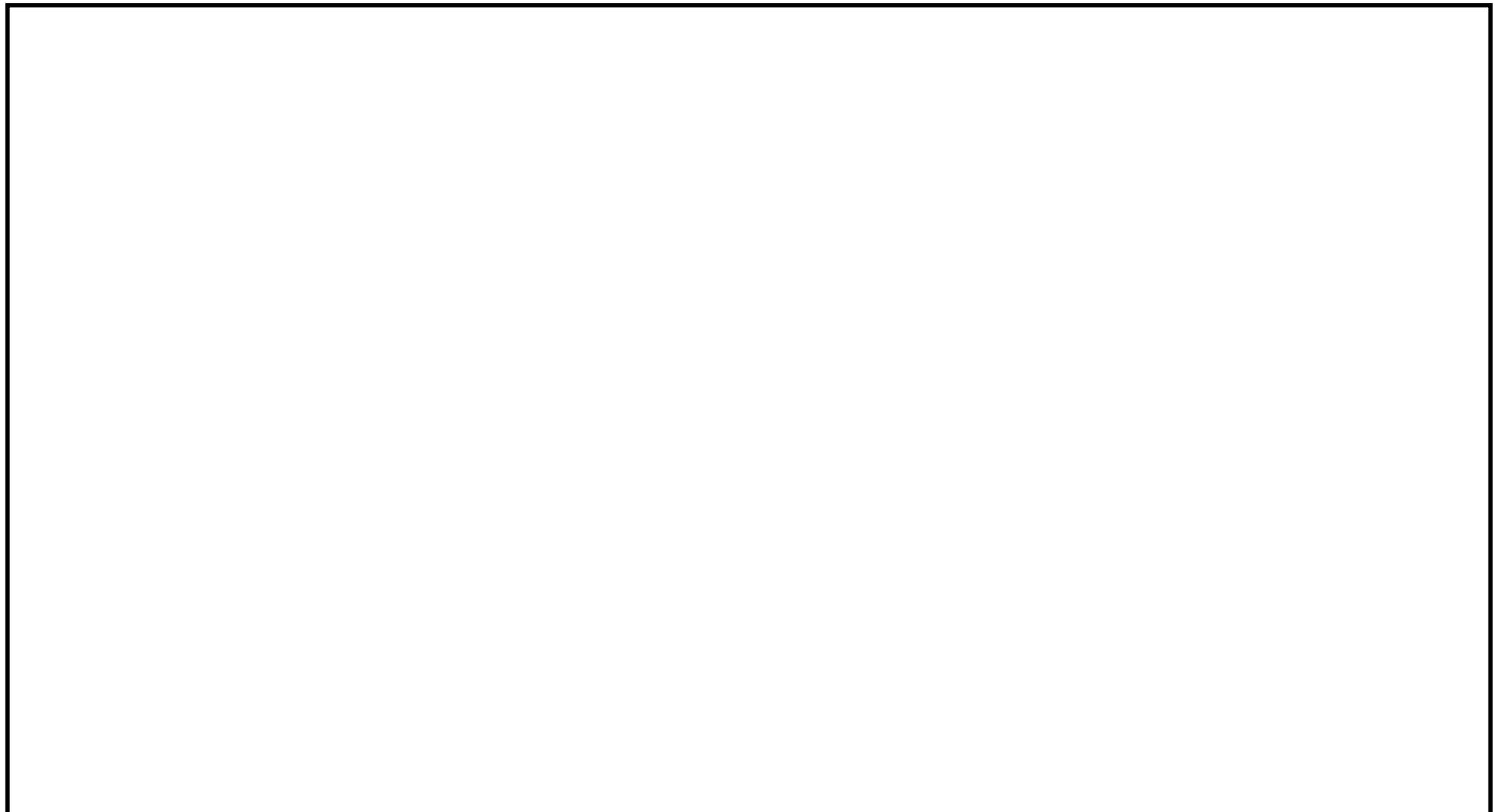
Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Centre Turnpike	Hollenbush Ln W	6,322	2025	0.33 mi
Centre Tpke	Hollenbush Ln W	15,763	2023	0.33 mi
Brick Hill Road	Grist Mill Rd NW	5,271	2025	0.34 mi
Centre Turnpike	Laurel Rd E	9,490	2022	0.47 mi
PA 61	Red Church Rd E	41	2025	0.47 mi
E Market St	Breezy Acres Rd SE	3,600	2025	0.56 mi
East Market Street	Breezy Acres Rd SE	3,714	2022	0.58 mi
Lawrence St	Red Dale Rd E	2,422	2024	0.96 mi
Lawrence Street	Red Dale Rd E	2,431	2025	0.97 mi
S Liberty St	Woodview N	2,729	2024	0.97 mi

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Zoning Map



[Link to Zoning Ordinance](#)

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10

STR Trend Report for Kutztown and Shartesville, PA Markets

Occupancy (%)							Total Month
	Sun	Mon	Tue	Wed	Thu	Fri	
May - 23	45.3	60.6	75.7	76.0	67.0	74.6	80.4
Jun - 23	36.3	65.0	83.9	79.4	71.9	78.1	89.6
Jul - 23	44.9	61.3	73.1	76.1	68.7	80.7	84.9
Aug - 23	37.6	67.8	75.2	72.2	65.1	75.9	76.4
Sep - 23	41.9	58.4	70.7	66.8	66.8	78.9	84.1
Oct - 23	39.1	62.7	70.3	69.0	57.5	72.2	81.5
Nov - 23	32.4	49.9	55.9	56.7	53.9	65.6	63.7
Dec - 23	31.0	49.9	60.8	54.0	45.5	51.4	48.0
Jan - 24	28.4	40.4	46.2	50.2	39.2	38.3	44.2
Feb - 24	28.3	51.2	63.7	58.6	49.5	47.8	52.5
Mar - 24	34.0	62.4	66.7	57.3	54.8	53.7	54.7
Apr - 24	37.6	58.1	66.4	63.6	59.2	74.6	74.2
Total Year	36.5	57.2	67.3	64.9	58.4	66.0	69.4
							60.0

Occupancy: 60.0%

ADR							Total Month
	Sun	Mon	Tue	Wed	Thu	Fri	
May - 23	138.99	134.06	129.82	129.70	130.14	152.64	160.83
Jun - 23	135.91	134.90	134.30	132.73	133.90	150.56	162.56
Jul - 23	132.42	130.15	136.50	130.66	137.08	152.19	158.33
Aug - 23	130.31	133.50	133.81	131.37	131.13	146.39	156.94
Sep - 23	141.60	139.02	137.79	140.51	143.96	159.02	163.56
Oct - 23	134.88	132.19	131.10	133.45	124.34	154.30	159.93
Nov - 23	122.57	132.38	129.50	128.19	127.65	134.66	137.90
Dec - 23	119.58	125.77	126.66	125.82	120.74	123.98	123.01
Jan - 24	111.78	116.56	118.81	121.15	114.33	113.29	120.35
Feb - 24	115.41	119.00	124.41	122.56	122.09	119.42	119.41
Mar - 24	124.52	127.74	132.90	131.93	131.49	142.40	136.84
Apr - 24	126.98	132.83	131.45	135.20	134.70	156.47	155.80
Total Year	129.13	130.43	131.03	130.49	130.31	145.13	149.91
							135.91

ADR: \$135.91

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(cont'd) STR Trend Report for Kutztown and Shartesville, PA Markets

RevPAR	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Total Month
May - 23	62.92	81.26	98.21	98.55	87.15	113.85	129.28	95.58
Jun - 23	49.32	87.62	112.63	105.35	96.23	117.60	145.65	102.38
Jul - 23	59.42	79.75	99.79	99.39	94.22	122.87	134.38	97.83
Aug - 23	48.98	90.58	100.66	94.91	85.31	111.18	119.84	93.12
Sep - 23	59.34	81.18	97.41	93.85	96.16	125.43	137.59	100.90
Oct - 23	52.75	82.84	92.13	92.06	71.52	111.47	130.38	89.04
Nov - 23	39.77	66.04	72.33	72.73	68.80	88.34	87.78	70.82
Dec - 23	37.03	62.81	76.95	67.89	54.94	63.78	59.09	59.67
Jan - 24	31.70	47.08	54.91	60.77	44.84	43.43	53.21	48.60
Feb - 24	32.67	60.91	79.19	71.79	60.38	57.03	62.74	60.66
Mar - 24	42.39	79.65	88.68	75.56	72.12	76.42	74.86	72.01
Apr - 24	47.80	77.12	87.32	85.98	79.69	116.70	115.65	86.85
Total Year	47.12	74.67	88.21	84.69	76.13	95.79	104.10	81.53

RevPar: \$81.53

Market Comparables

Name of Establishment	City & State	Zip Code	Class	Aff Date	Open Date	Rooms
Country Inn & Suites Frackville (Pottsville)	Pottsville, PA	17901	Upper Midscale Class	Jul 2002	Jul 2002	78
Holiday Inn Express & Suites Frackville	Frackville, PA	17931	Upper Midscale Class	Oct 1999	Oct 1999	65
Comfort Inn & Suites Barnesville Frackville	Barnesville, PA	18214	Upper Midscale Class	Jun 2017	Jun 2013	70
Hampton Inn & Suites Kutztown	Kutztown, PA	19530	Upper Midscale Class	Sep 2019	Sep 2019	100
Fairfield Inn & Suites Reading Wyomissing	Reading, PA	19610	Upper Midscale Class	Jul 2015	Jul 2015	110
Total Properties:					5	423

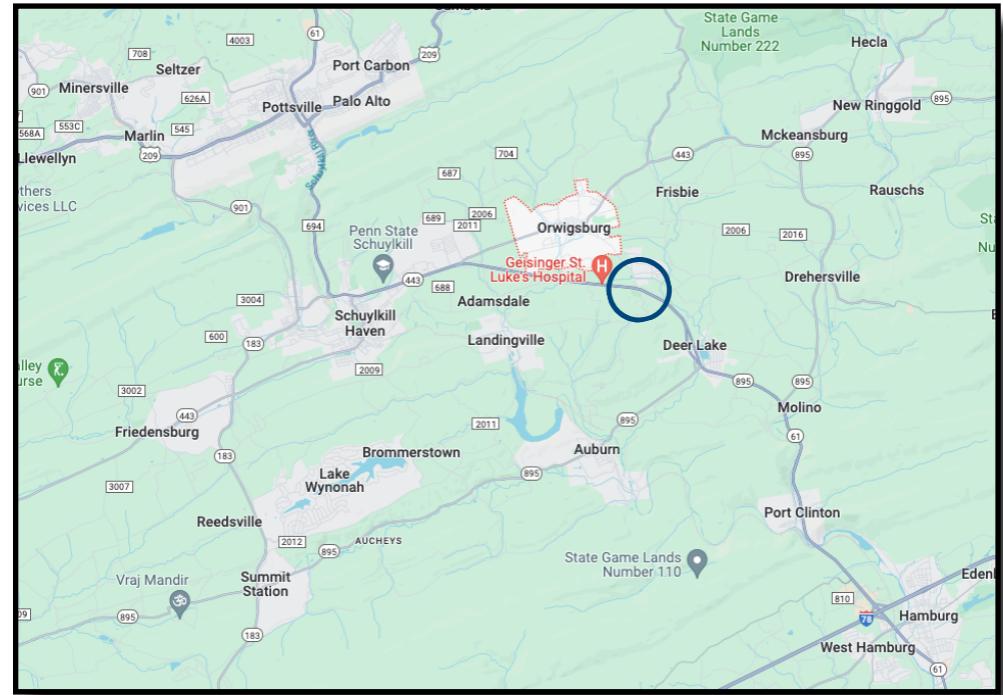
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12

Orwigsburg, PA

Nearby points of interest:

- » Geisinger Saint Luke's Medical Hospital, adjacent to site
- » Schuylkill Country Club, 3 miles
- » Penn State Schuylkill, 5 miles
- » Schuylkill Haven PA, 5 miles
- » Hawk Mountain, 7 miles
- » Pottsville PA, 9 miles
- » Hamburg PA, 9 miles
- » Blue Mountain Christian Retreat & Conference Center, 14 miles



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13

Nearby Places

Penn State Schuylkill

- » Student Population: 625 (2025)
- » Penn State Schuylkill offers over 275 Penn State majors, 10 baccalaureate and four associate degree programs, as well as 11 academic minors and 10 certificate programs.



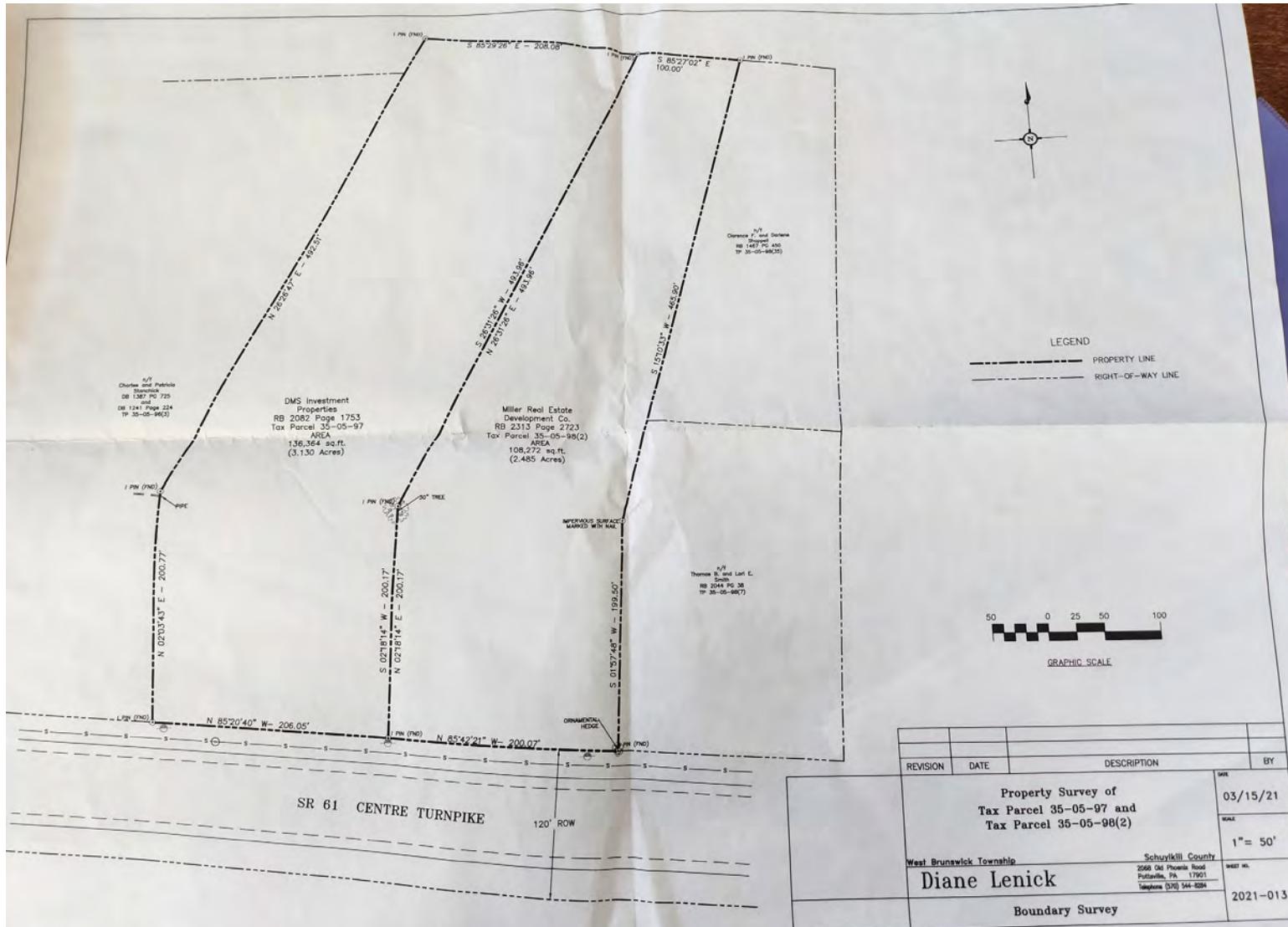
Geisinger St. Luke's Hospital

- » The 130,000-square foot, 3-story facility is a \$72 million investment in the greater Orwigsburg community. More than 250 employees have been hired, with recruitment ongoing for some positions.
- » The facility has 80 beds including 15 in the Emergency Department and six in the intensive care unit. Additional inpatient beds will be added as service demand increases.



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Property Survey



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About the Neighborhood: Orwigsburg

Nestled in the rolling hills of Schuylkill County, Orwigsburg, Pennsylvania, is a community rich in history, charm, and local pride. Founded in the early 19th century, Orwigsburg played a key role in the region's industrial growth and has since evolved into a thriving small town that blends its historic roots with modern appeal. Whether you're drawn to its picturesque landscapes, welcoming neighborhoods, or vibrant local businesses, Orwigsburg offers a peaceful yet connected lifestyle that feels like home.

The borough is served by the Blue Mountain School District, including Blue Mountain Elementary, Middle School, and High School, making it an appealing location for families. Healthcare needs are conveniently met by Geisinger St. Luke's Hospital-Orwigsburg, providing nearby medical and emergency services. Residents enjoy a variety of local restaurants and cafés throughout Orwigsburg and the surrounding area, offering casual dining, Italian cuisine, coffee shops, and family-owned favorites that enhance the town's close-knit feel. Just a short drive away, Blue Mountain Resort offers year-round recreation, including skiing, snowboarding, hiking, mountain biking, and seasonal events, adding to the area's lifestyle appeal. Set against the scenic Blue Mountain backdrop, Orwigsburg blends small-town charm with access to recreation, schools, healthcare, and dining, making it a desirable place to live in northeastern Pennsylvania.



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16