

FOR SALE Lots 7 and 8 New Holland Road Reading, PA 19607



Lots 7 & 8 New Holland Rd. Property Features

Reading, PA 19607

Kenhorst Borough, Berks County

For more information, contact

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www.NAIKeystone.com

- 7.4 Acre and 10.17 Acre Commercial Lots
- High Profile, Great Street Frontage
- Strong Demographics
- Public Utilities

NAIKeystone

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FACT SHEET

SITE DATA	
Address:	New Holland Road Borough of Kenhorst Reading, PA 19607 Berks County
Property Type:	Commercial Land for Development
Latitude / Longitude:	40°18'01" N 75°56'46"W
PIN #:	Lot #7 54-5305-10-37-1127 Lot #8 (includes a portion of #7) 54-5305-06-28-6097
Flood Zone:	Portions of Lot #7 are in the 100 Year Flood Hazard Area per FEMA Map 42011CO512G dated July 3, 2012
Lot Sizes:	Lot # 7 on the east side of SR 625 is 10.17 Acres Lot #8 with a residual portion of Lot 7, on the west side of SR 625 is 7.4 Acres Size / areas per OTM, LLC 2025 Survey
Zoning:	C-1 - Highway Commercial See www.kenhorstborough.com for the full ordinance.
Real Estate Taxes:	Lot #7 - \$3,700 (2025) currently enrolled in the "Clean & Green" program Lot #8 - \$529 (2025)
Road Frontage:	Lot #7 has 1,140 +/- Feet of Frontage on Route 724 Lot #8 has 900 +/- Feet of Frontage on Route 724
Area Population:	1 Mile: 11,473 3 Miles: 80,739 5 Miles: 193,376
Utilities / Services:	Electric service is available from PPL Natural Gas service is available from UGI Energy Public Water is available from Reading Area Water Authority (RAWA) Public Sewer is available from the Kenhorst Municipal Authority Trash service is served by the Kenhorst Municipal Authority Telephone / Data service is available through Verizon Barta Bus Service serves the sites (Route #9) Police Protection by the City of Reading Fire Protection is a Volunteer Force - Kenhorst Borough



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AERIAL



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TAX MAP LAYOUT

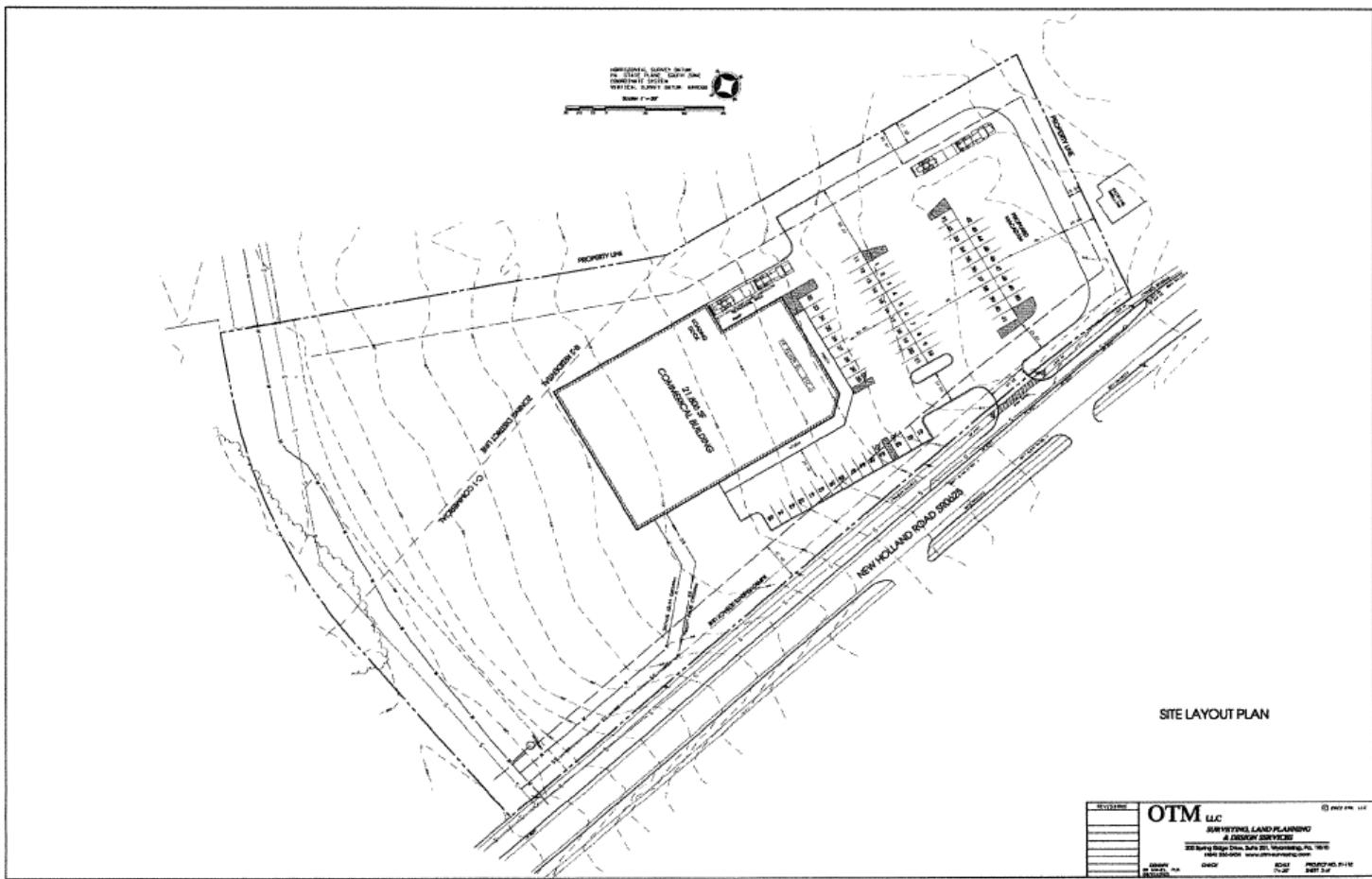


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CONCEPT PLAN

**Lot #8 Plan showing a Concept Plan (Not Approved) for a
21,806 SF Retail Building**

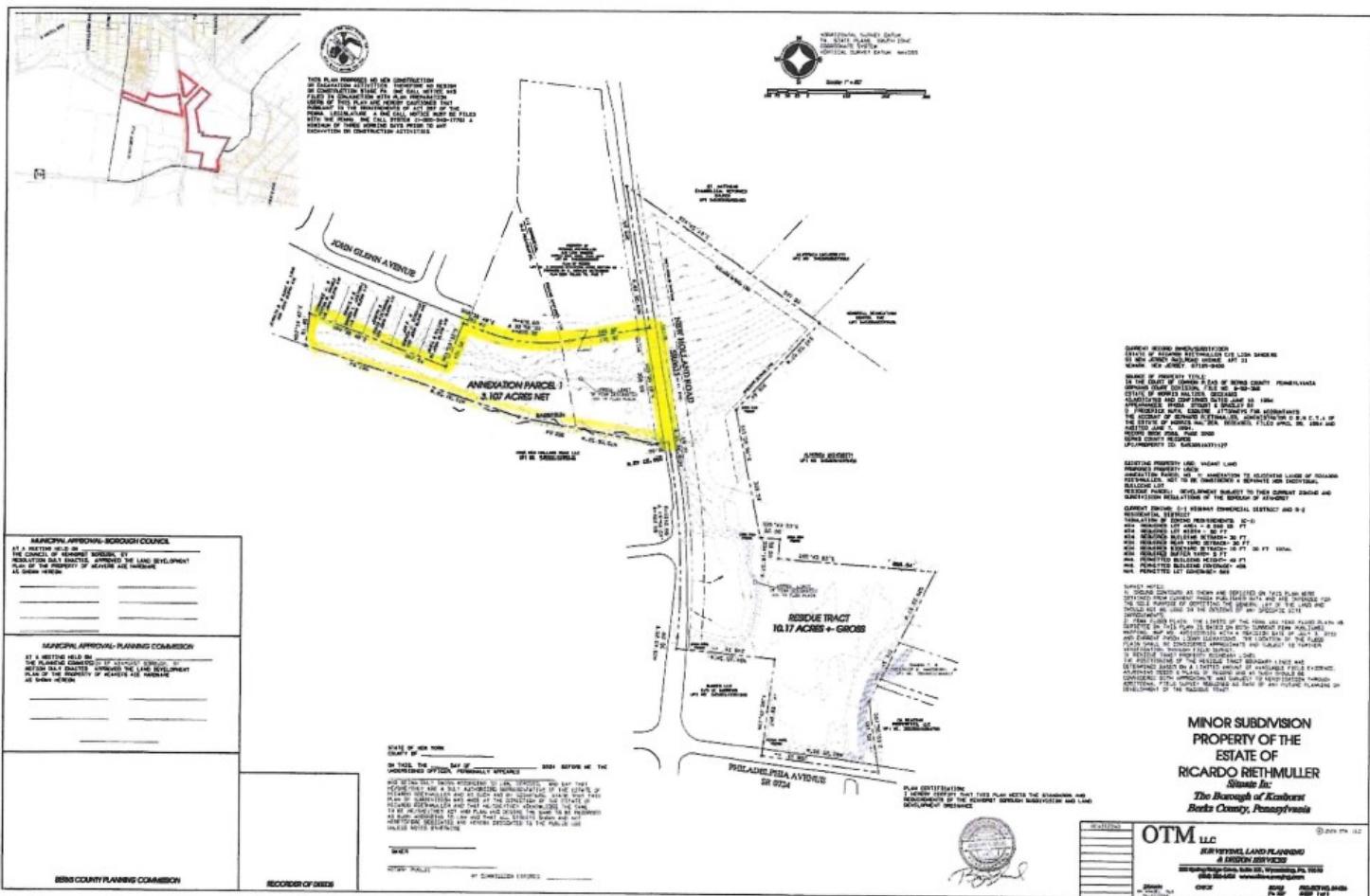
**PA DOT Highway Occupancy Permit Application was filed
with a minor comment letter received December 20, 2025.**



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SURVEY

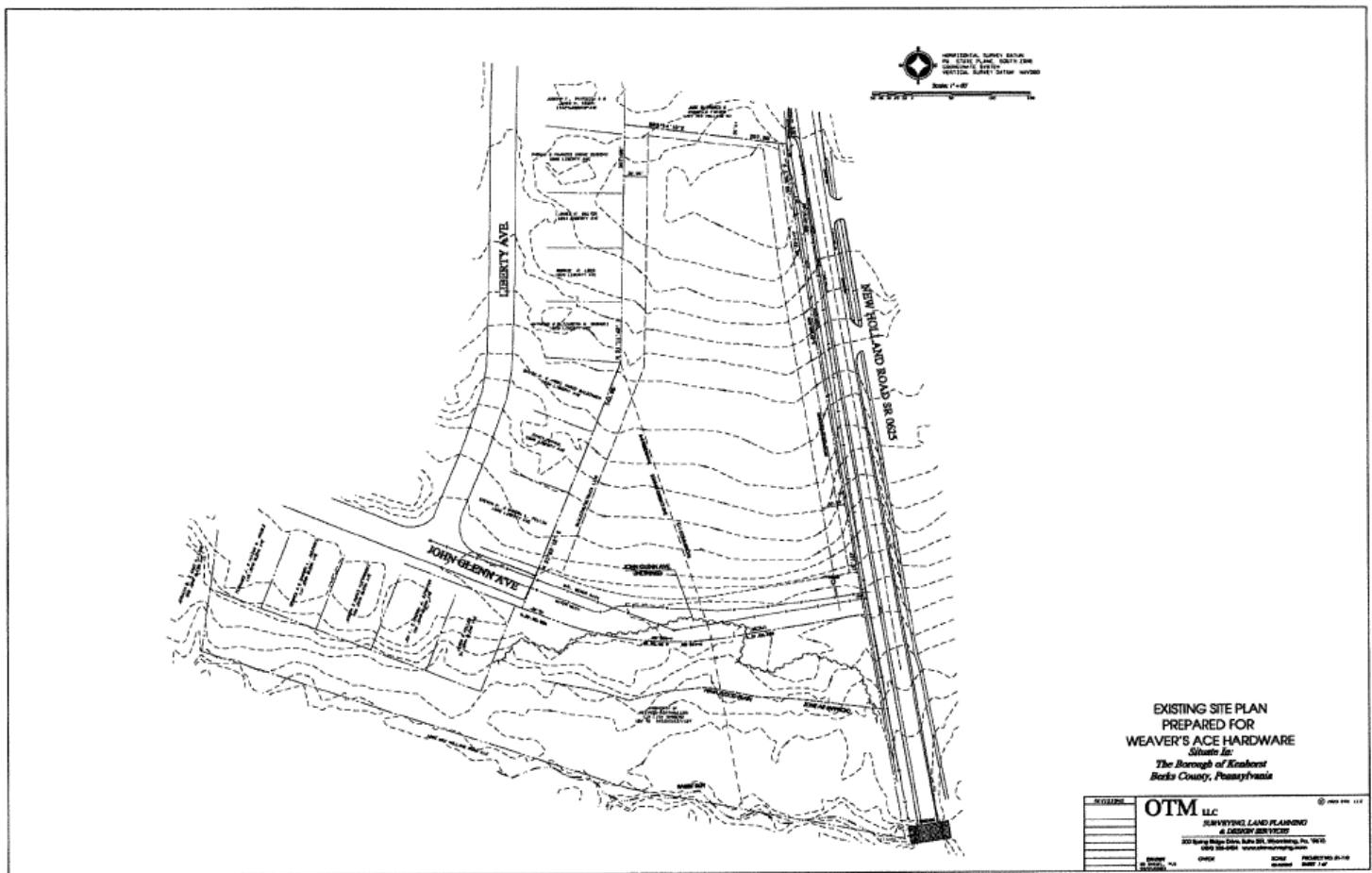
Lot #7 Plan showing Grades and the residual 3.1 Acre Parcel (shown in yellow) to be Annexed to Lot #8



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SURVEY

Lot #8 Grading Plan



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LOCATION

