

For Lease
Land
Negotiable



949 Poplar Road

949 Poplar Road
Honey Brook, Pennsylvania 19344

Property Highlights

- 1.5 Acres +/-
- Public Water & Sewer available in the area
- Strong Power connected to the site
- Business Industrial Zoning

Property Description

Approximately 1.5 acres of industrial land, perfect for industrial lay down space or your next work shop. Zoned Business Industrial in Honey Brook Township, PA. Contact agent for more details

OFFERING SUMMARY

Lease Rate	Negotiable
Available SF	1.5 Acres
Lot Size	1.5 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	1,951	\$91,997
3 Miles	9,570	\$97,965
5 Miles	23,345	\$96,439

For more information

Brian McCahon, SIOR

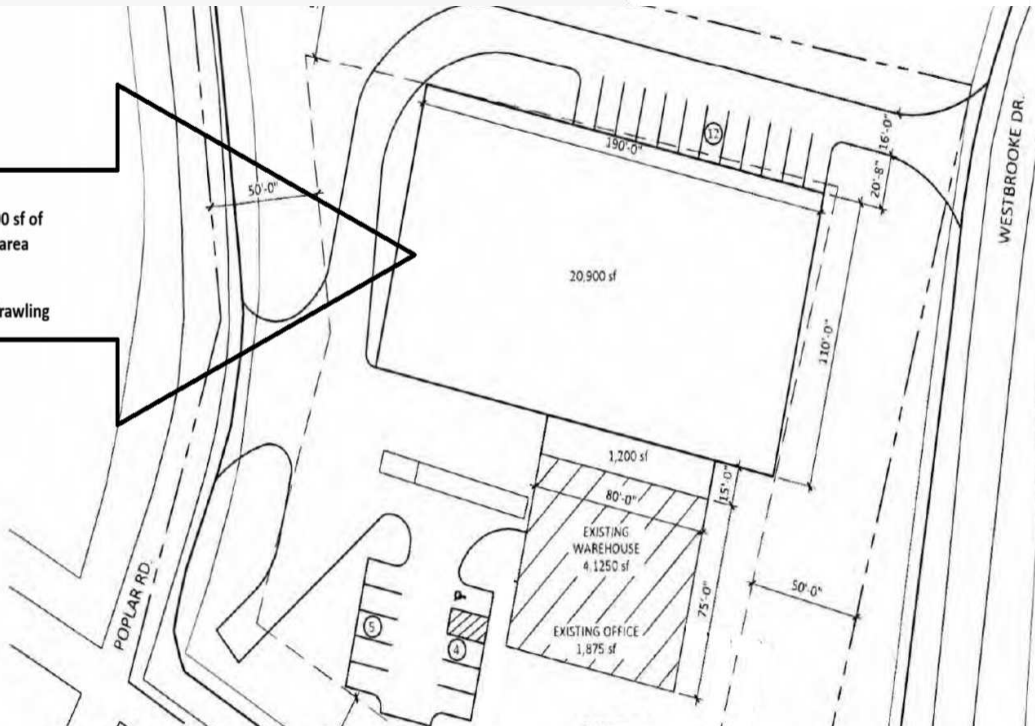
O: 610 370 8510

bmccahon@naikeystone.com

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Approximately 20,000 sf of
laydown or building area

*image is a concept drawing



§ 27-1901. Purpose. [Ord. No. 196-2018, 9/12/2018]

In accordance with the planning goals of the Honey Brook Township and Borough Multi-Municipal Comprehensive Plan, and the purpose statements and community development objectives set forth in Article I of this Chapter, the BI — Business Industrial District is established to meet the business and industrial land use needs of Honey Brook Township and Honey Brook Borough. The BI District has been established in Honey Brook Township where convenient access to both highways and public services (sewer and water) exist, and where residential uses exist or are planned at a very low density. The BI District is intended to provide for a wide range of employment-related uses which, in some cases, may exhibit characteristics such as excessive noise, dust, odor, or glare, that are incompatible with residential uses. The regulations set forth herein are intended to achieve the following specific purposes:

- A. To provide for industrial and larger-scale business, service, and automobile-oriented uses that generate employment, and which may not be compatible with the Borough's Town Center District or the Township's Mixed Use Residential or Mixed Use Commercial Districts.
- B. To provide for a variety of uses which will be an asset to the Honey Brook Borough and Honey Brook Township, from the standpoint of local service, and in the Township, in terms of diversification of the local tax base and manufacture of added-value products from nearby farms.
- C. To provide appropriate safe-guards to protect the public health and safety through the control of noise, vibrations, dust, and particulate emissions, sulfur oxides, smoke, odor, toxic matter, detonable materials, fire hazards, glare, heat, radioactive radiation, liquid or solid wastes, and electromagnetic radiation, and through access management and internal circulation standards.
- D. To provide opportunity and incentives for the receipt of transferable development rights (TDR) within the Township through the use of this Chapter's transferable development rights provisions.

§ 27-1902. Use Regulations. [Ord. No. 196-2018, 9/12/2018]

The following uses are permitted within the BI District when in compliance with the provisions of this district, the applicable provisions of Part 9, General Regulations, the applicable provisions of Part 10, Supplemental Use Regulations, and any other applicable provisions of this Chapter.

- A. Uses Permitted by Right. A building or other structure may be erected, altered, or used, and a lot may be used or occupied, for any one of the following principal uses, together with the permitted accessory uses, by right in accordance with the terms of the Chapter:
 - (1) Industrial activities involving processing, production, repair, packaging, or testing of materials, goods, and/or products by industries primarily performing conversion, assembly, or nontoxic chemical operations.
 - (2) Wholesale distribution of commercial or industrial products, including lumber and coal yard, building material storage yard, contractor's equipment and storage yard, and commercial warehouse, subject to the standards of § 27-1062.

- (3) Scientific or industrial research or engineering laboratory, product testing facility, and/or design center.
- (4) Business, professional or government office building, but excluding medical or dental offices.
- (5) Mini-warehouse (self-storage units).
- (6) Automobile/truck sales, service, and repair.
- (7) Mobile and modular home sales, service, and/or repair facility.
- (8) Restaurant, including take-out and outdoor cafe.
- (9) Studio for performing or visual arts.
- (10) Municipal use.
- (11) Recreational use, indoor.
- (12) Winery, distillery, or brewery, including microdistillery and microbrewery. **[Amended by Ord. No. 197-2019, 7/10/2019]**
- (13) Emergency services station.
- (14) Bus station.
- (15) Retail and wholesale plant nursery.
- (16) Solid waste transfer facility.
- (17) Recycling center.
- (18) Trade school.
- (19) Public utility building or facilities.
- (20) Hotel, motel, or inn.
- (21) Non-tower wireless communication facility.
- (22) Medical marijuana grower/processor.
- (23) Kennel, boarding kennel, or animal shelter.
- (24) Agricultural uses.
- (25) Forestry/timber harvesting.
- (26) Auto service station.
- (27) Fuel dispensing station.
- (28) Day-care facility for children or adults.
- (29) Bus storage area.

- (30) Trucking or freight terminal.
 - (31) Car or truck wash.
 - (32) Food stands and fast food restaurant with drive-through service.
 - (33) Electric substation.
 - (34) Commercial use of water resources.
 - (35) Wholesale agricultural produce sale, stockyard, or buying station.
 - (36) Church or similar place of worship.
 - (37) Dead animal composting facility.
 - (38) Concentrated animal feeding operation (CAFO).
 - (39) Methane generator as a principal use.
 - (40) Solar energy system as a principal use.
 - (41) Tower-based wireless communication facility.
 - (42) Retail stores, including grocery and convenience stores, involving the sale of goods or services to the general public, excluding drive-up or drive-through services, automobile service stations, or fuel-dispensing facilities.
- B. Uses Permitted by Special Exception. Within the BI — Business Industrial District the following uses may be permitted by the Zoning Hearing Board as a special exception in accordance with the provisions set forth in Part 14 and any other applicable provisions of this Chapter:
- (1) Outdoor farmers' market.
 - (2) Laundry, dry cleaning or dyeing plant.
 - (3) Commercial flea market, antique auction and market.
 - (4) Treatment center.
- C. Uses Permitted as Conditional Use. Within the BI — Business Industrial District any one of the following uses shall be permitted when approved as a conditional use by the Board of Supervisors in accordance with Part 13 and any other applicable provisions of this Chapter:
- (1) Airport, helipad or heliport.
 - (2) Quarrying.
 - (3) Junkyard.
 - (4) Municipal landfill.
 - (5) Adult commercial use.

- (6) Any other use not elsewhere provided for in this Chapter, or in the zoning ordinance of the Borough of Honey Brook, and which use is not explicitly excluded from this district, which is, 1) in the judgment of the Board of Supervisors, of the same general character as the uses permitted herein; or 2) required by law to be permitted in a municipality.
- D. Accessory Uses. The following accessory uses shall be permitted, provided that they shall be incidental to any of the foregoing permitted uses and where in compliance with all applicable provisions of this Chapter:
 - (1) Manure storage facility.
 - (2) Display and sale of produce or nursery products.
 - (3) Private garage or private parking area.
 - (4) Agricultural and nonagricultural accessory buildings.
 - (5) Noncommercial swimming pool/hot tub and tennis courts.
 - (6) Noncommercial antennas and towers.
 - (7) Renewable energy systems.
 - (8) Garage/yard and private vehicle sales.
 - (9) Keeping of animals.
 - (10) Temporary structure, building, or use.
 - (11) Other customary accessory structures and uses.

§ 27-1903. Area and Bulk Regulations. [Ord. No. 196-2018, 9/12/2018]

- A. Area and Bulk Regulations for any single principal use.
 - (1) Minimum net lot area for agricultural uses, and forestry/timber harvesting: 10 acres.
 - (2) Minimum net lot area for all other uses: two acres.
 - (3) Minimum lot width:
 - (a) All uses at street line: 50 feet.
 - (b) All uses at building line: 150 feet.
 - (4) Minimum front, side, and rear yards, all uses: 50 feet.
 - (5) Maximum impervious lot coverage.
 - (a) Without TDRs: 65%.
 - (b) With TDRs: 80%.
 - (6) Maximum building height:

- (a) Without TDRs: 35 feet.
 - (b) With TDRs: 50 feet.
- B. Modification of Standards through Receipt of TDRs. Maximum impervious cover or maximum height may be increased as provided in Subsection A above, through receipt of TDRs. In addition, for any development where at least five TDRs are received, any applicable area and bulk requirement other than maximum impervious coverage or maximum height may be modified, subject to conditional use approval as provided in Part 13. Such modifications shall be limited to no more than 25% of the otherwise applicable standard.

§ 27-1904. Design Standards. [Ord. No. 196-2018, 9/12/2018]

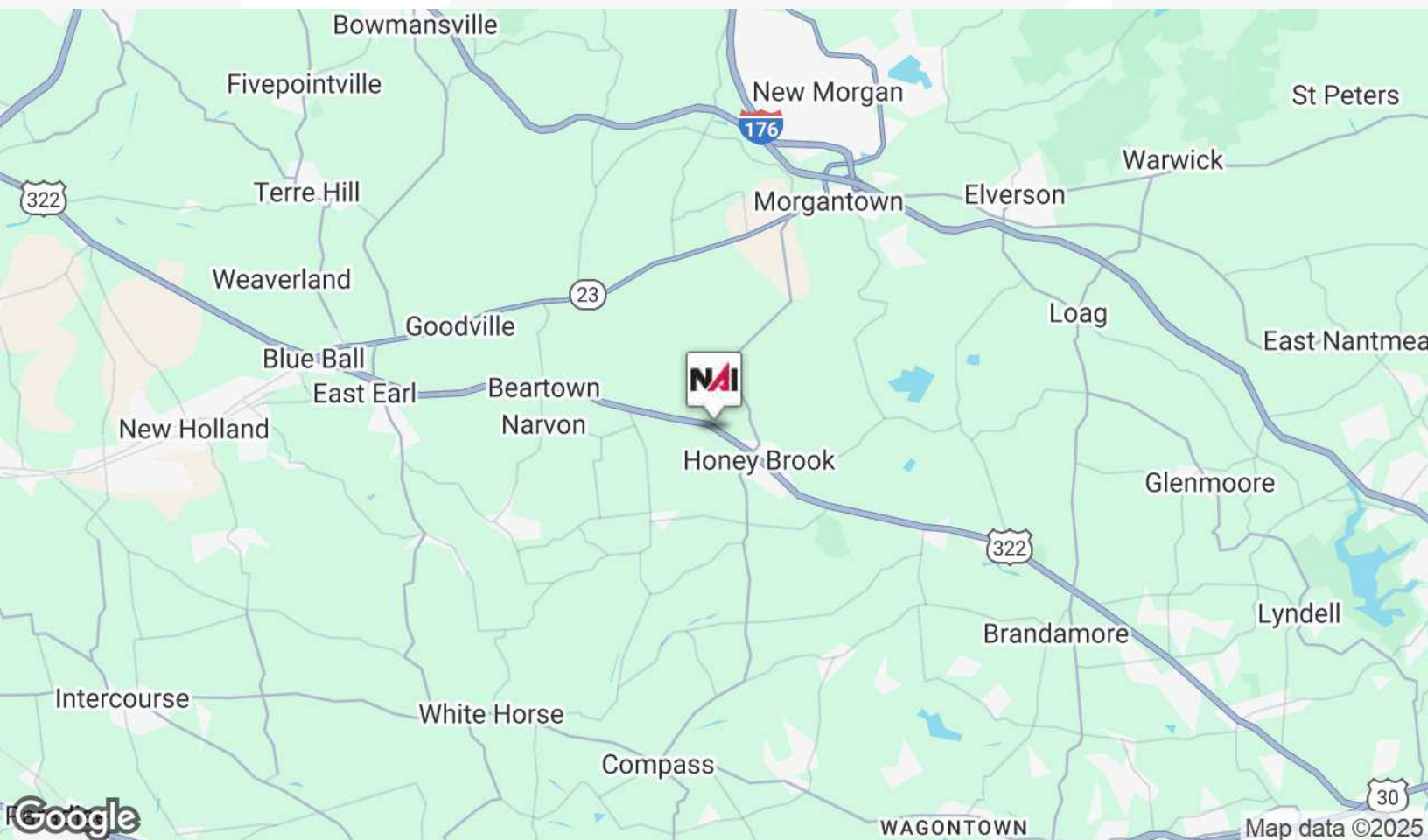
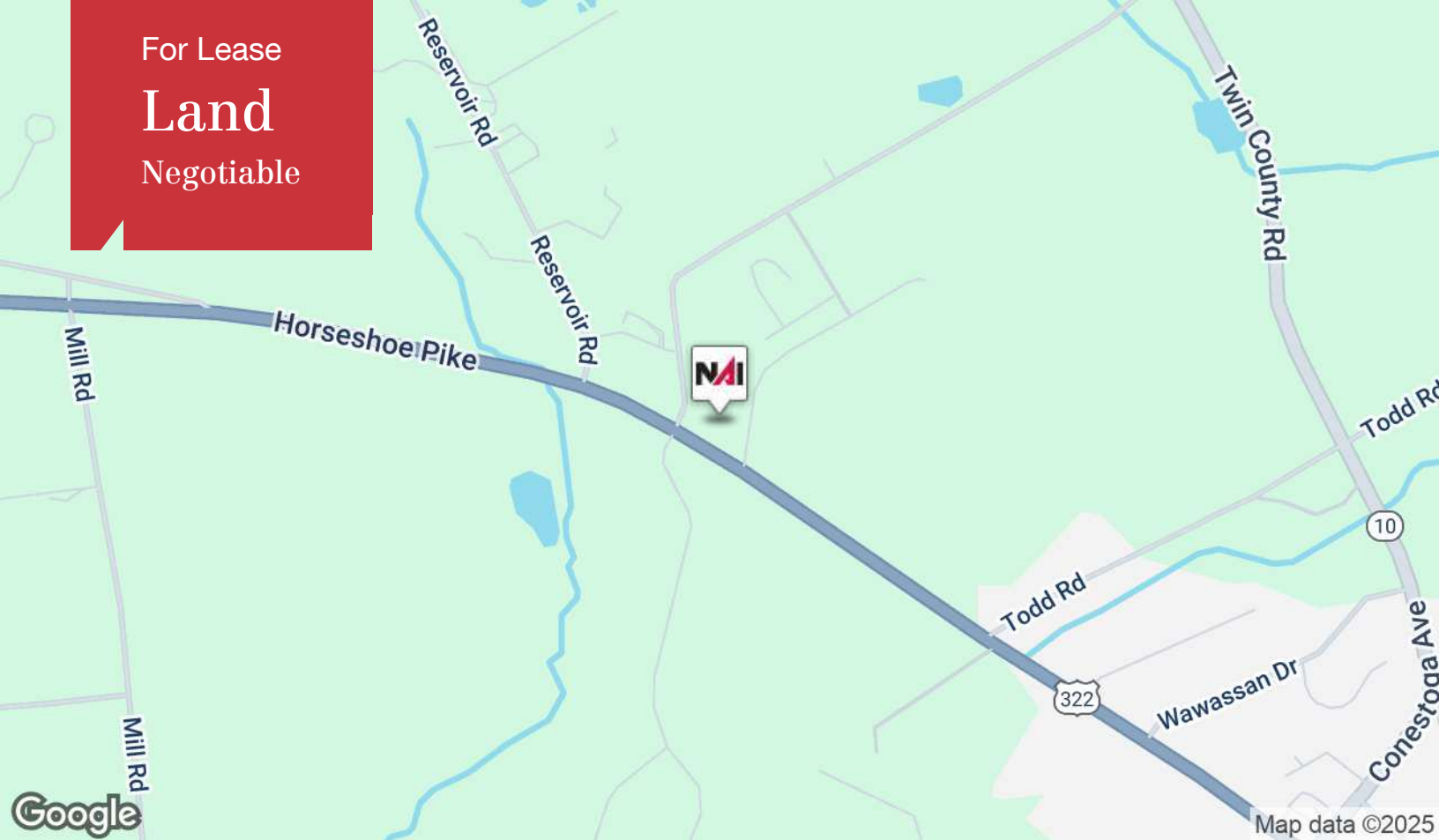
- A. The following design standards shall govern all uses, as applicable, in this zoning district:
- (1) Lighting, screening and buffering, and outdoor storage shall be in accordance with Part 9, General Regulations.
 - (2) Signage shall be in accordance with Part 9, General Regulations.
 - (3) Parking, loading, access, and interior circulation shall be in accordance with Part 9, General Regulations.
- B. Noise.
- (1) All operations, with the exception of those exempted in Subsection B(2) below, shall be further limited by the standards listed in the table below, which describes the maximum sound pressure level permitted from any source and measured in any abutting zoning district.

Frequency Band (Cycles/Second)	Maximum Permitted Sound Pressure Level (Decibels)
0 to 150	67
150 to 300	59
300 to 600	52
600 to 1,200	46
1,200 to 2,400	40
2,400 to 4,800	34
Above 4,800	32

- (2) The following sources of noise are exempt from the standards listed in the table in Subsection B(1) above:
 - (a) Transportation vehicles not used in the ordinary cause of business and not under the control of the owner, tenant, or lessor.

- (b) Occasionally used safety signals, warning devices, and emergency pressure relief valves.
- (c) Temporary construction activity between the hours of 7:00 a.m. and 7:00 p.m.

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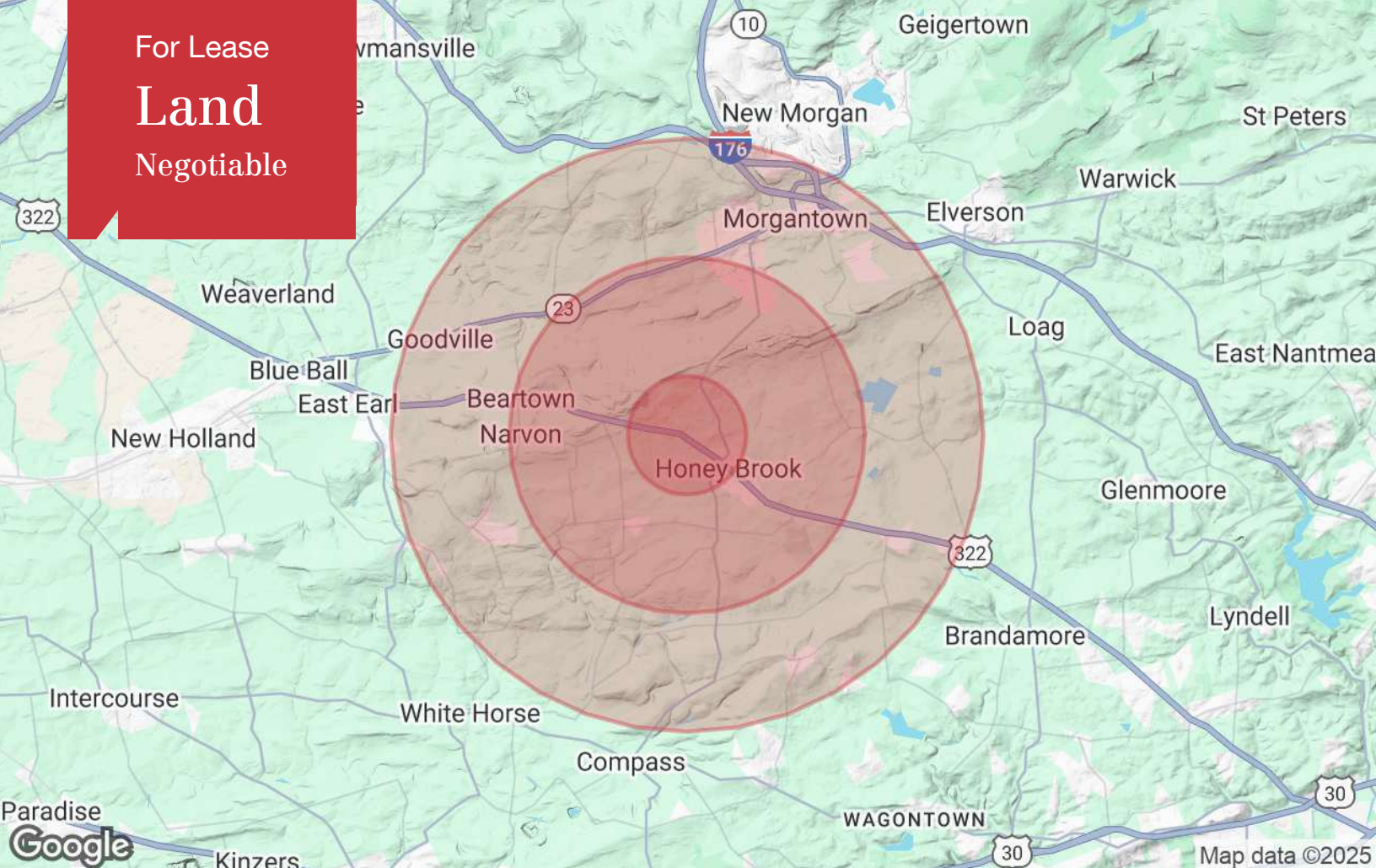
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Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	1,951	9,570	23,345
MEDIAN AGE	31.2	36.2	40.6
MEDIAN AGE (MALE)	31.6	35.5	39.3
MEDIAN AGE (FEMALE)	30.6	36.9	41.8

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	673	3,343	8,225
# OF PERSONS PER HH	2.9	2.9	2.8
AVERAGE HH INCOME	\$91,997	\$97,965	\$96,439
AVERAGE HOUSE VALUE	\$263,635	\$308,750	\$290,293

Race

	1 Mile	3 Miles	5 Miles
% WHITE	97.1%	97.5%	96.6%
% BLACK	1.4%	1.9%	2.5%
% ASIAN	1.3%	0.6%	0.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.0%
% OTHER	0.1%	0.0%	0.0%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	2.3%	1.0%	1.2%

* Demographic data derived from 2020 ACS - US Census