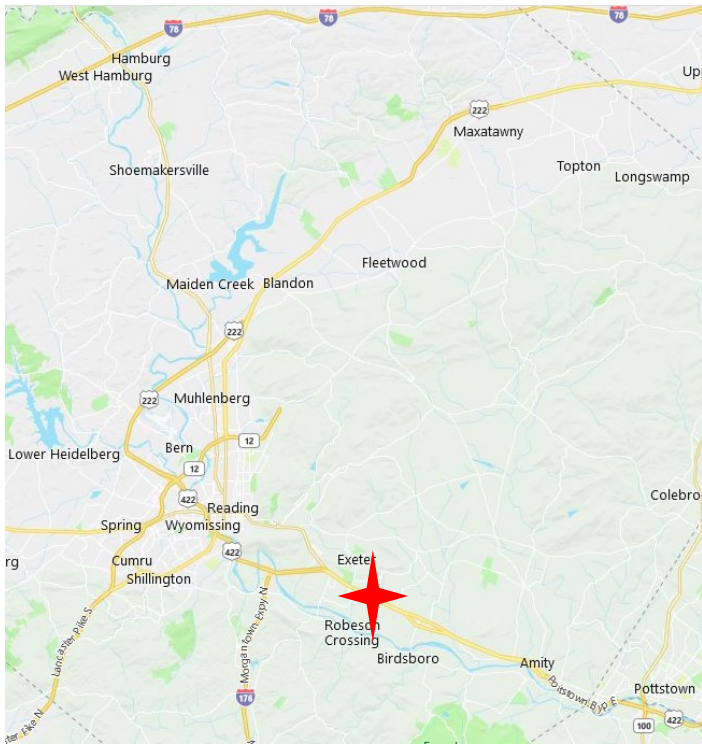


For Sale, Development Opportunity
60 Acre Site
Reading, PA 19606



Shelbourne & Lorane Road
Reading, PA 19606

Highlights:

- ◆ 35+/- Acres Developable
- ◆ Strong Residential Possibilities
- ◆ Directly behind Shelbourne Square / Home Depot
- ◆ Public Water & Sewer Available

For more information, contact

Steve Willems, SIOR

+1 610 370 8506



875 Berkshire Boulevard, Suite 102
Wyomissing, PA 19610
+1 610 779 1400

For Sale
Shelbourne and Lorane Road
Reading, PA 19606

Site Data

DESCRIPTION

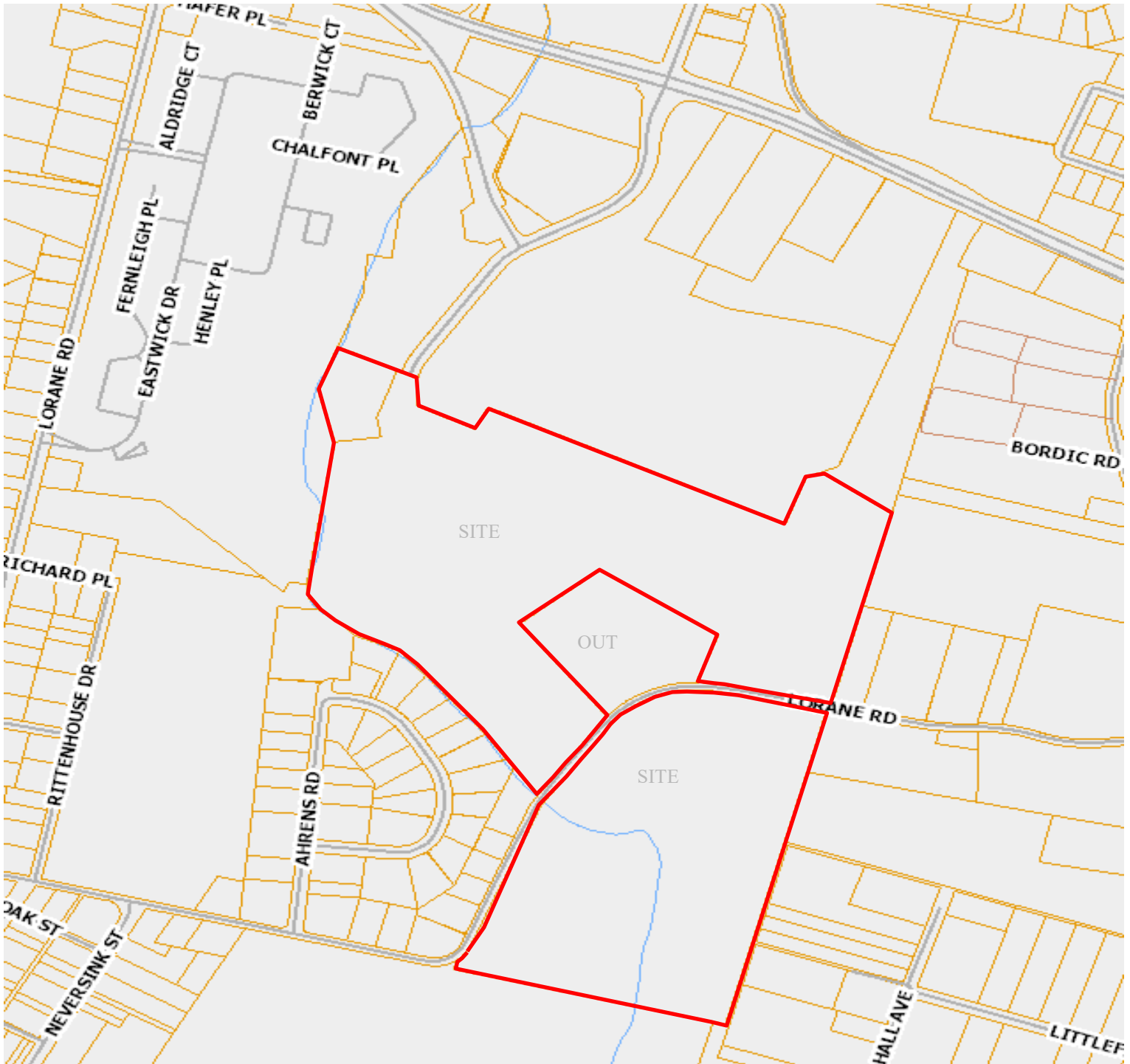
Overall Tract Size:	54.99 Acres offered for sale
Highest & Best Use:	Residential or Flex
Zoning:	Light Industrial, see https://ecode360.com/36633620
FEMA Flood Zone:	The area along Antietam Creek is in a flood zone per FEMA Map 42011CO543G effective 07/03/2012
Access:	Via Shelbourne and Lorane Roads, both at Township dedicated roads.
Water:	Public Water is available on the south side of Route 422 eastbound via PA American Water Company.
Sewer:	Public Sewer is available on the north side of Rt 422 eastbound. Service is via PA American.
Electric:	Served by Met Ed Energy
Natural Gas:	Natural gas service exists along Shelbourne, Lincoln and portions of Lorane Roads. This is provided by UGI Energy
Cable:	Via Service Electric Company
Fire Service:	Served by the Exeter Township Fire Department with two locations, West Station 25-2 (Reiffton) 46 W 33rd Street, Reading PA 19606 and East Station 25-3 5580 Boyertown Pike, Birdsboro, PA 19508
Available Reports/Data:	Community Report that reflects Residential Real Estate Statistics Demographic Profile with Current Market Data Plot Plan



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Plot Plan



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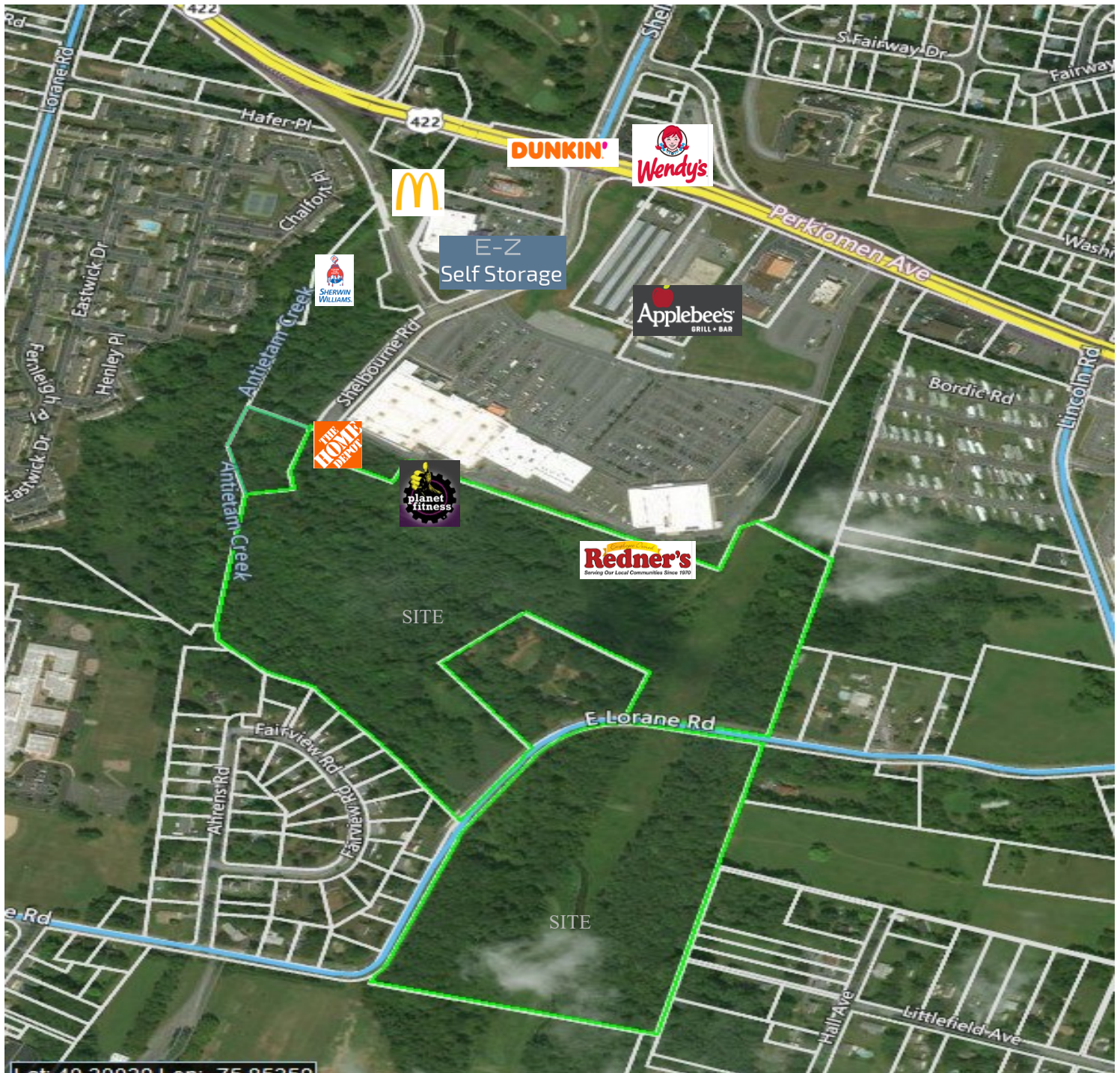
Plot Plan w/ Flood Zone



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Plot Plan



NAIKeystone

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Area Outside Flood Zone

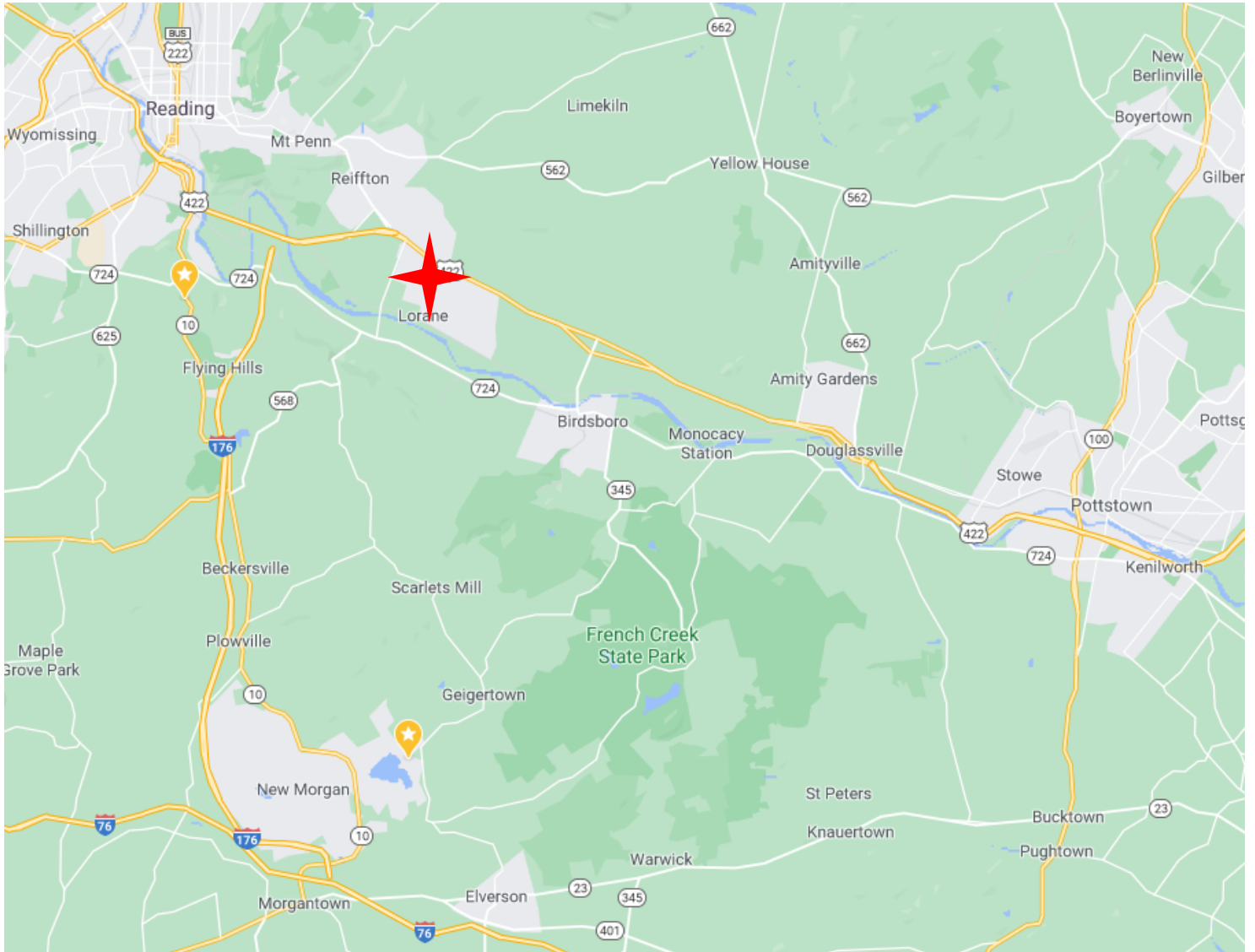


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Location Map



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