

**SWOPE
LEES**
COMMERCIAL
REAL ESTATE

**26 KOLB ROAD
LAND FOR SALE**

26 KOLB RD SPRING CITY, PA 19475



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 Spring City, PA 19475

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PROPERTY DESCRIPTION

Explore the noteworthy potential of this prime residential property located in the sought-after Spring City area. Zoned R-1, this expansive lot offers a wealth of possibilities for development or a custom-built dream home. Boasting a tranquil setting and nestled within the serene surroundings of Spring City, this property presents a captivating opportunity for a savvy residential investor. With its prime location and R-1 zoning, this parcel is ideally positioned to bring your vision to life in the heart of the thriving Spring City community.

PROPERTY HIGHLIGHTS

- 6.3 Acres of Unapproved, Unimproved Ground
- R-1 Zoning in East Coventry Twp
- Prime Location outside of Phoenixville
- Ideal for Smaller Developers
- Tranquil Surroundings in a Sought-After Area

OFFERING SUMMARY

Sale Price:	\$575,000
Lot Size:	6.3 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	753	8,071	33,853
Total Population	2,088	21,890	86,268
Average HH Income	\$143,507	\$153,949	\$131,961



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Township of East Coventry, PA
Tuesday, August 5, 2025

Chapter 27. Zoning

Part 6. R-1 RESIDENTIAL DISTRICT

§ 27-603. Area, Bulk and Dimensional Standards.

[Ord. 147, 8/11/2008, § 602; as amended by Ord. 196, 8/12/2013, § VII]

1. The following standards shall be applicable to all uses, except where the Conservation Subdivision Design Overlay, Part 11.1, applies in accordance with § 27-11.101, Subsection 3.
[Amended by Ord. 211, 2/13/2017; and by Ord. No. 2022-255, 6/13/2022; and by Ord. No. 2023-260, 6/12/2023]
 - A. Minimum Net Lot Area, Lot Width and Yards. The required minimum net lot area shall be calculated according to the definition of net lot area in § 27-202 of this chapter.

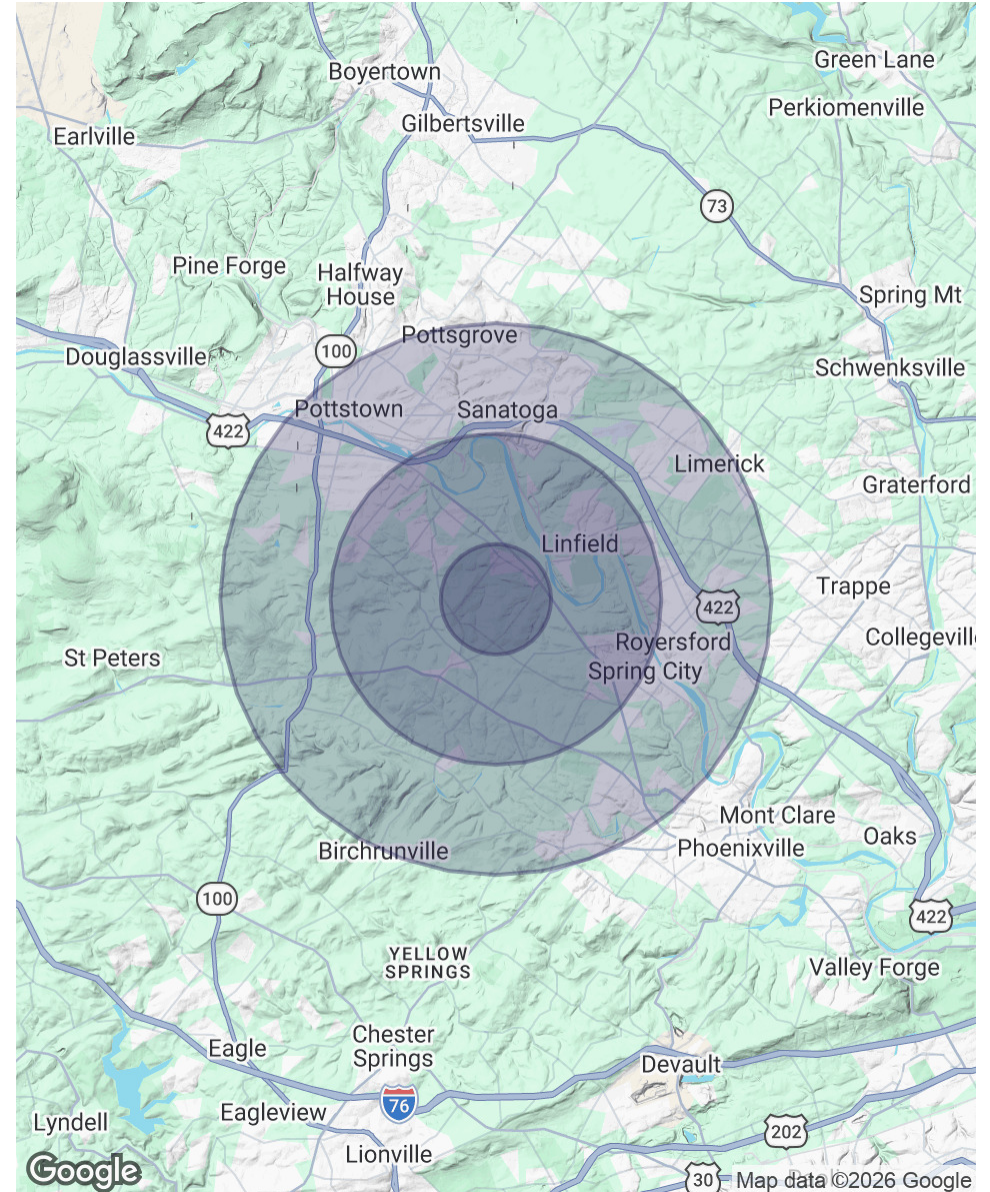
	Minimum Net Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Side Yards	Minimum Rear Yard
With public sewage disposal	1 acre	125 feet	50 feet	30 feet	50 feet
With no public sewage disposal	1 1/2 acres	150 feet	60 feet	40 feet	50 feet

- B. Building and Lot (or Site) Coverage. The maximum lot or site building coverage shall not exceed 10% and the maximum total lot or site impervious coverage shall not exceed 25%.
- C. Height Regulations. The maximum height of all buildings and other structures, with the exception of communications towers and antennas, erected or enlarged in this district shall be:
 - (1) For any dwelling, or any accessory building or structure, 35 feet, not exceeding three stories.
 - (2) For any non-dwelling building or other structure, 35 feet, not exceeding three stories.
 - (3) For farm structures and accessory structures, 35 feet, except that such height may be increased to a maximum of 90 feet provided that for every foot of height in excess of 35 feet, there shall be added to each front, side and rear yard, measured from the structure to the property line or ultimate street right-of-way line, one corresponding foot of additional width or depth.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,088	21,890	86,268
Average Age	43	42	41
Average Age (Male)	42	41	40
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	753	8,071	33,853
# of Persons per HH	2.8	2.7	2.5
Average HH Income	\$143,507	\$153,949	\$131,961
Average House Value	\$426,121	\$413,836	\$370,263

2020 American Community Survey (ACS)





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