

For Sale

3 Land Lots

4.33 - 14.93 Acres

## New Holland Road 3 Lots Cumru Township

New Holland Road Kenhorst  
Borough / Cumru  
Township  
Reading, Pennsylvania 19607

### Property Highlights

- High Profile Corner
- Uses must be compatible with flood zones
- Lot 8 perfect for Commercial Development
- Lot 8 - Public water, sewer & gas at site
- Heavily populated neighborhood

### Property Description

14.93 Acre Land parcel For Sale  
11.45 Acre Land parcel For Sale  
4.33 Acre Land parcel For Sale

### OFFERING SUMMARY

<b>Sale Price</b>	Subject to Offer
<b>Lot Size</b>	4.33 - 14.93 Acres

### DEMOGRAPHICS

<b>Stats</b>	<b>Population</b>	<b>Avg. HH Income</b>
<b>1 Mile</b>	4,674	\$68,596
<b>3 Miles</b>	48,216	\$70,134
<b>5 Miles</b>	178,756	\$55,995

For more information

**Steve Willems, SIOR**

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[swillems@naikeystone.com](mailto:swillems@naikeystone.com)

For Sale

# Land

4.33 - 14.93 Acres

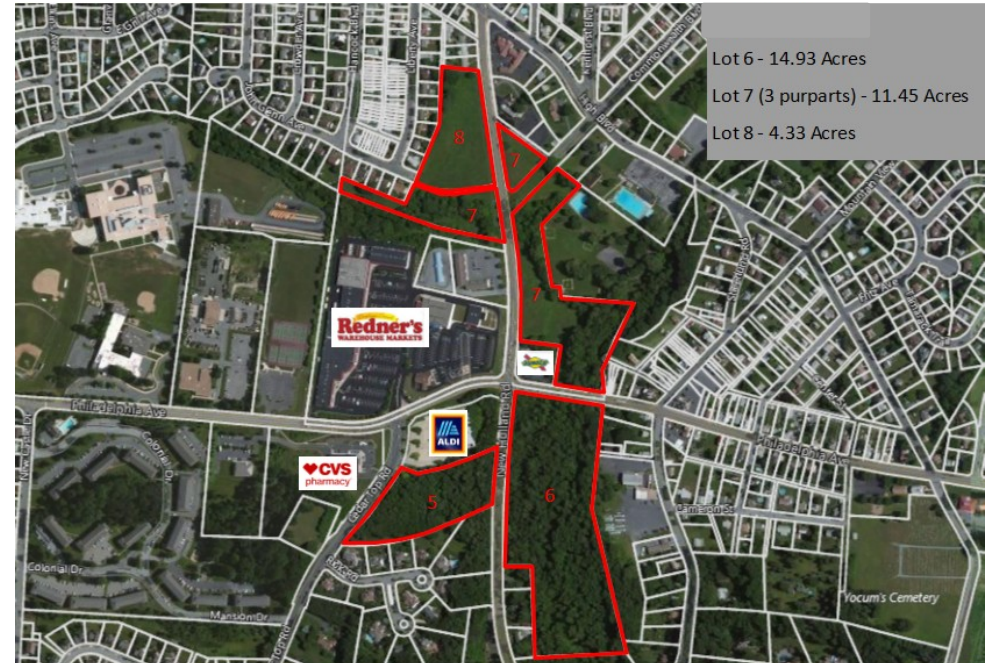
Lot #	Size	Price per SF/AC	Sale Price	Status	Description
6	14.93 Acres	\$26,792/AC	\$400,000	Available	SE Corner Routes. 724 and 625. Heavily wooded. Per FEMA map 42011CO512G dated July 3, 2012. Almost 100% is in the 100-Year Flood zone plus some in Floodway.
7	11.45 Acres	\$100,000/AC	\$1,145,000	Available	On both sides of Rt. 625, abuts parcel ending in 6097. Some trees, largely open area. Per FEMA map 42011CO512G dated July 3, 2012. Some in 100-Year flood zone plus some in floodway.
8	4.33 Acres	\$103,926/AC	\$450,000	Available	West side of Rt. 625, abuts parcel ending in 1127. The site is Zone X, not in a flood hazard area per FEMA map 42011CO512G dated July 3, 2012.

For Sale

# Land

4.33 - 14.93 Acres

PROPERTY ADDRESS:	New Holland Road Reading, PA 19607
APN:	Lot 6 - 5305-10-36-1086 Lot 7 - 5305-10-37-1127 Lot 8 - 5305-06-28-6097
LOT SIZE:	Lot 6 - 14.93 Acres Lot 7 - 11.45 Acres Lot 8 - 4.33 Acres
ZONING:	Lot 6: MDR - Medium Density Residential Lot 7: C-1 Highway Commercial Lot 8: C-1 Highway Commercial, small portion zoned R-2

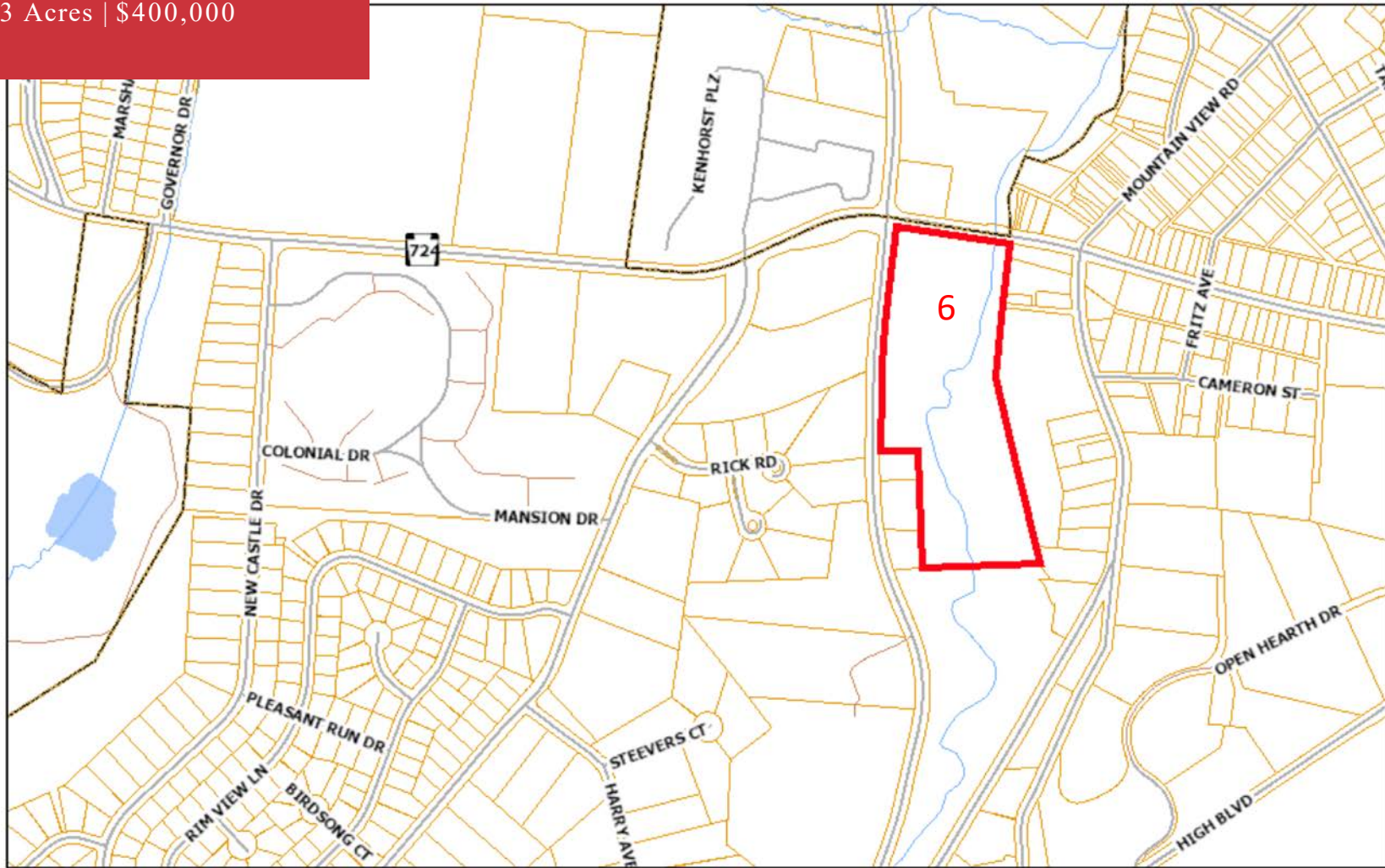


For Sale

Lot 6

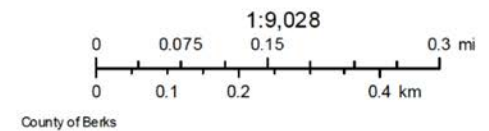
14.93 Acres | \$400,000

Berks County



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Parcels



Berks County

For Sale

Lot 6

14.93 Acres | \$400,000

## Lot 6 Zoning: MR – Medium Density Residential Cumru Township

### Section 405: Medium Density Residential (MR) Zoning District

- (A) **Purpose:** The MR Zoning District generally contains areas with developments containing medium density residential uses. The purpose of the MR Zoning District is as follows:
- (1) To accommodate the expansion of suburban development in those areas best-suited for medium density residential development.
  - (2) To preserve groundwater quality and quantity by encouraging new development to connect with or extend public or community water supplies and sanitary sewage systems.
- (B) **Uses by Right:** The following principal uses and their accessory uses are permitted by right within the MR Zoning District, provided that: the use is approved by the Zoning Officer; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Cumru Township.
- (1) Conservation Uses, subject to Article 5 of this Zoning Ordinance.
  - (2) Forestry, subject to Section 505 of this Zoning Ordinance.
  - (3) Single Family Detached Dwelling Units, subject to Section 702 of this Zoning Ordinance.
  - (4) Single Family Semi-Detached Dwelling Units, subject to Section 703 of this Zoning Ordinance.
  - (5) Cluster Development for the MR District, subject to Section 708 of this Zoning Ordinance.
  - (6) Category 1 Home Occupation, subject to Section 715.1 of this Zoning Ordinance.
  - (7) Municipal Uses, subject to Section 838.1 of this Zoning Ordinance.
  - (8) Non-Commercial Recreation Uses, subject to Section 844.1 of this Zoning Ordinance.
  - (9) Public Utilities, subject to Section 852.3 of this Zoning Ordinance.
- (C) **Uses by Special Exception:** The following principal uses and their accessory uses are permitted by special exception within the MR Zoning District, provided that: a special exception is granted by the Zoning Hearing Board; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Cumru Township.
- (1) Group Home, subject to Section 710 of this Zoning Ordinance.
  - (2) Age-Qualified Retirement Community, subject to Section 711 of the Zoning Ordinance.
  - (3) Personal Care, Assisted Living Care, Convalescent Home or Nursing Home, subject to Section 712 of this Zoning Ordinance.
  - (4) Secondary Housing, subject to Section 714.1 and 714.2 of this Zoning Ordinance.
  - (5) Category 2 Home Occupation, subject to Section 715.2 of this Zoning Ordinance.
  - (6) Home Day Care, subject to Section 819.1 of this Zoning Ordinance.
  - (7) Educational Use, subject to Section 820 of this Zoning Ordinance.
  - (8) Places of Worship and Religious Uses, subject to Section 841 of this Zoning Ordinance.

For Sale

Lot 6

14.93 Acres | \$400,000

## Lot 6 Zoning: MR – Medium Density Residential Cumru Township continued

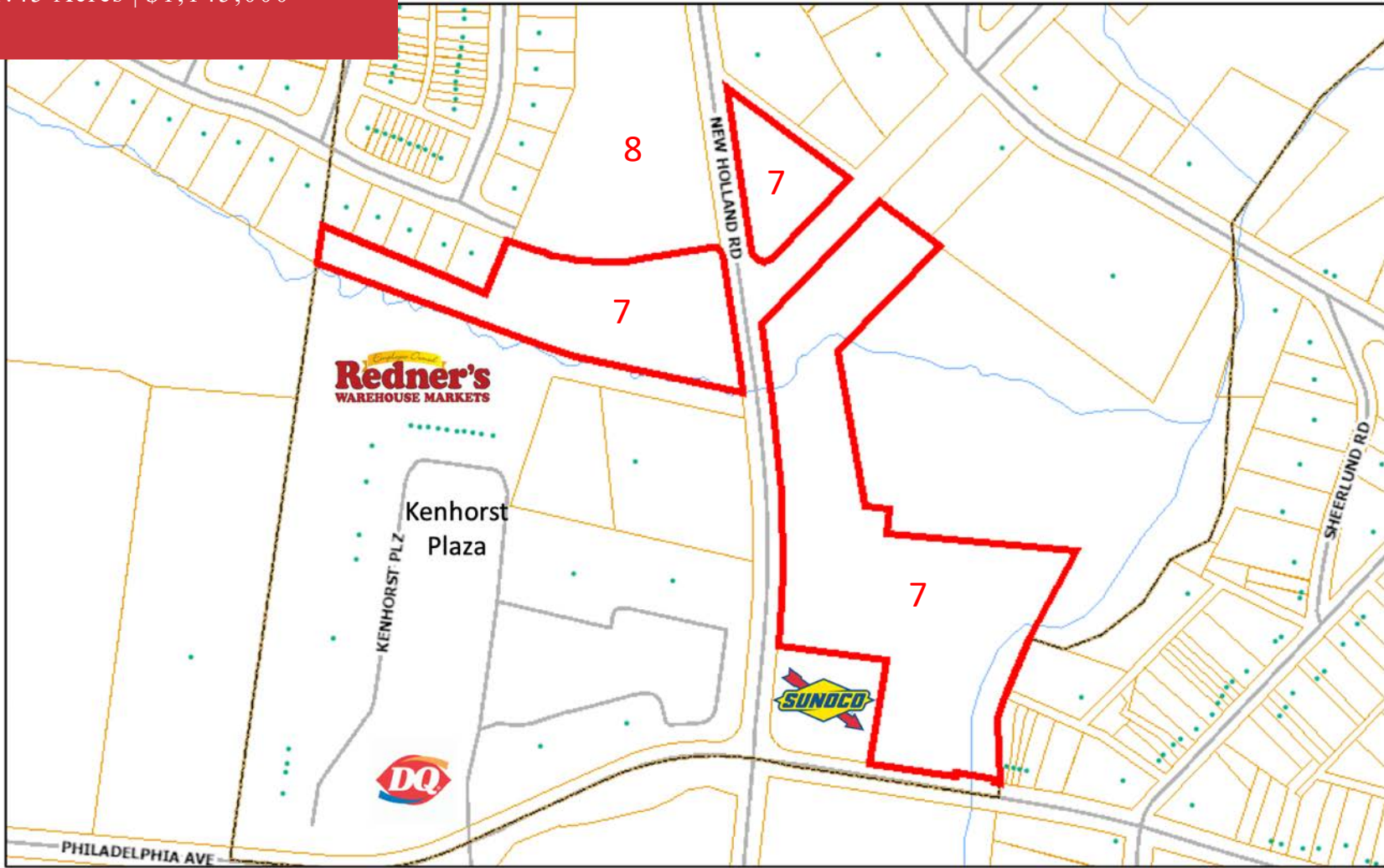
- (D) **Utility and Dimensional Requirements:** Matrix Chart 4 on the following page provides the basic utility and dimensional requirements for all permitted uses within the MR Zoning District. Unless otherwise specified by Cumru Township, all permitted uses shall comply with these requirements. Where a discrepancy should exist between the provisions contained within the text and the provisions contained within Matrix Chart 4, the provisions contained within the text shall prevail.
- (E) **Accessory Uses and Structures:** Accessory uses and/or structures to the permitted uses of the MR Zoning District shall be permitted provided: they are located on the same lot as the principal use; they are clearly subordinate to the principal use; they have been properly addressed as part of the application for a permit, subdivision, land development, special exception, conditional use, or other approval requirements; and/or they comply with all other supplemental development and design requirements specified by Cumru Township. Accessory uses and structures may also include transportation facilities and utility provisions that have been approved by the appropriate agencies having jurisdiction and that they are necessary to support the principal use.
- (F) **Subdivision and Land Development Requirements:** Where required to comply with the subdivision and land development provisions of Cumru Township, a subdivision plan and/or land development plan shall be submitted to Cumru Township for review and consideration, prior to the issuance of a building permit for any permitted use within the MR Zoning District. If a subdivision or land development plan is required, the plan shall be prepared to comply with the appropriate provisions established by Cumru Township.
- (G) **Off-Street Parking and Loading:** Where applicable, all permitted uses within the MR Zoning District shall comply with the off-street parking and loading requirements specified under Article 10 of this Zoning Ordinance.
- (H) **Signs:** Where applicable, all permitted uses within the MR District shall comply with the requirements for signs, as specified under Article 11 of this Zoning Ordinance.
- (I) **Supplemental Regulations:** Where applicable, all sections of this Zoning Ordinance shall apply as supplementary regulations and specifications for permitted uses within the MR Zoning District.
- (J) **Nonconformities:** Principal uses that are classified as nonconforming shall comply with the general provisions specified under Article 12 of this Zoning Ordinance. In cases where the dimensional provisions of a nonconforming use are not specified by this Zoning Ordinance, the Zoning Officer shall assign the most restrictive requirements for lot area, building setback, yard setback, building height, building coverage, lot coverage, and other dimensional criteria of a similar permitted use by right within the MR Zoning District.

For Sale

Lot 7

11.45 Acres | \$1,145,000

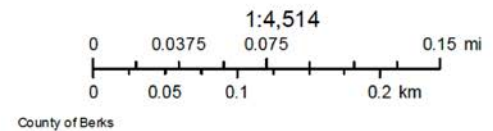
Berks County



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3-Parcels – 11.45 Acres Total

- Parcels
- Berks County Municipal Boundaries

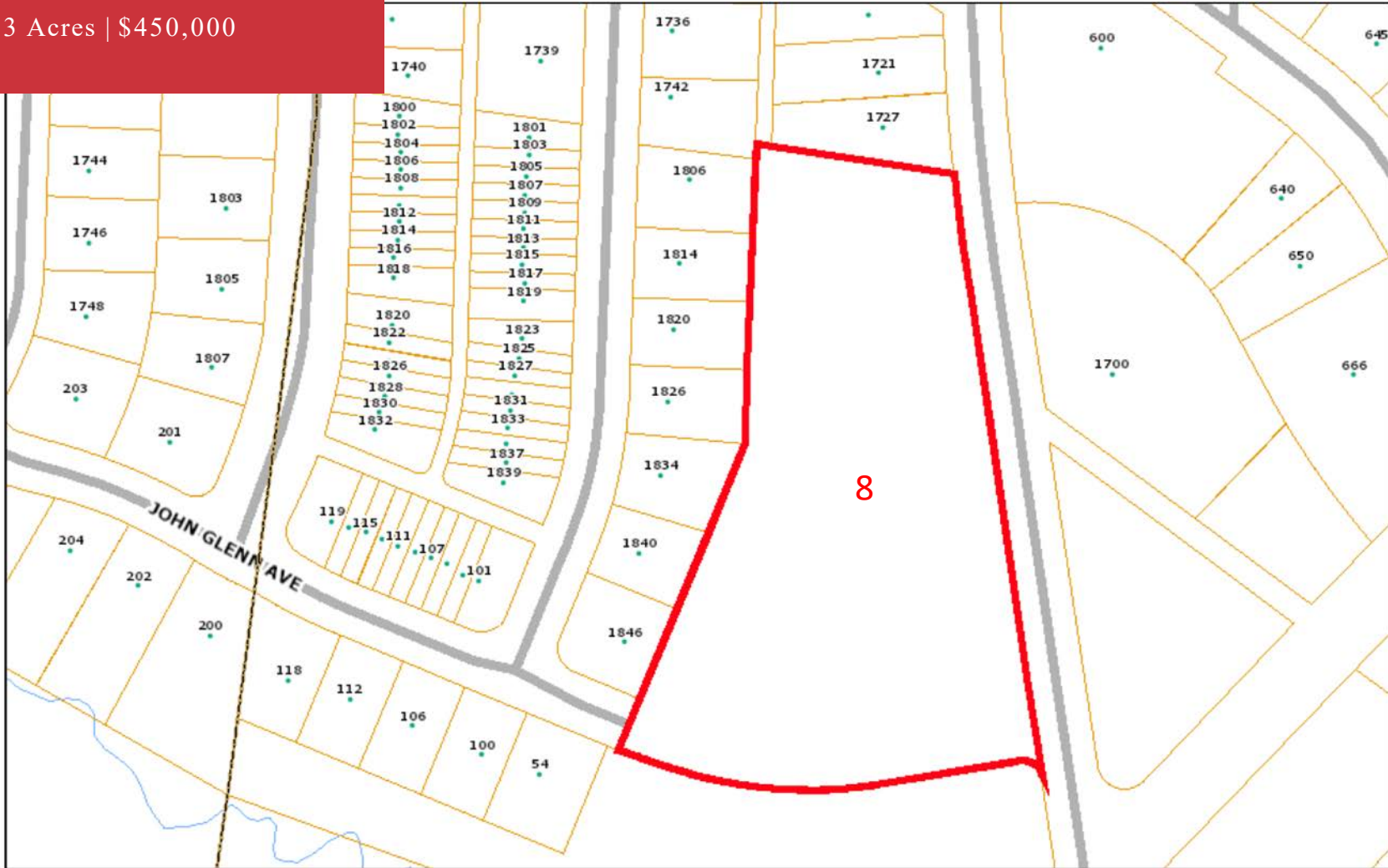


For Sale

Lot 8

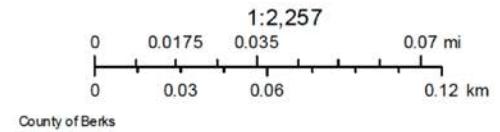
4.33 Acres | \$450,000

# Berks County



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Parcels



Berks County



For Sale

Lot 8

4.33 Acres | \$450,000

## Lots 7 & 8 Zoning: C-1 – Highway Commercial Borough of Kenhorst

§ 475-19 C-1 Highway Commercial District.

- A.** Purpose. The purpose of the C-1 Zoning District is to provide an area for general commercial land uses which service the needs of surrounding residential communities. The C-1 Zoning District is concentrated around existing commercial land uses that are located along collector and arterial highways within the Borough of Kenhorst. Development which occurs shall be planned to accomplish safe development of highway frontage and to protect major highways as thoroughfares. All uses permitted within the C-1 Zoning District shall be serviced by public sanitary sewage disposal facilities and public water supply facilities.
- B.** Uses permitted by right. The following, as a principal use, their accessory uses and no other, are permitted in the C-1 District; provided, that the use, type, dimensional and all other applicable requirements of this chapter have been satisfied:
- (1) Banks, savings and loan associations, and finance companies.
  - (2) Professional or government office or studio.
  - (3) Church or similar place of worship.
  - (4) Funeral home.
  - (5) Municipal use.
  - (6) Personal and household service establishments such as, but not limited to, barber shops, beauty shops, dry cleaning shops, laundromats, repair shops, seamstress and tailor shops.
  - (7) Restaurants and similar types of eating establishments.
  - (8) Retail business establishment such as, but not limited to, antiques, appliances, auto parts, beverages, bicycles, books (except adult bookstores), carpeting, clothing, dry goods, flowers, food, furniture, hardware, household supplies, lumber, jewelry, machinery, newspapers, office equipment, paint, periodicals, pharmaceuticals, sporting goods, stationery, travel and tobacco.
  - (9) Single-family detached dwelling, subject to the area, yard and height requirements for the R-3 Zoning District, as specified under § 475-16E of this chapter.
  - (10) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.
- C.** Uses permitted by conditional use. The following, as a principal use, their accessory uses and no other, are permitted in the C-1 District when a conditional use is granted by Borough Council, subject to and in accordance with Article VII of this chapter.
- (1) Agricultural uses, subject to § 475-25A of this chapter.
  - (2) Fire station.
  - (3) Public utilities, subject to § 475-48 of this chapter.
  - (4) Hotel/motel accommodations.
  - (5) State-licensed nursery school, elementary school, middle school, junior high school, senior high school or day-care center.
  - (6) Mixed commercial/residential.
  - (7) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.
  - (8) Unconventional gas operations and related facilities.

For Sale

Lot 8

4.33 Acres | \$450,000

## Lots 7 & 8 Zoning: C-1 – Highway Commercial Borough of Kenhorst continued

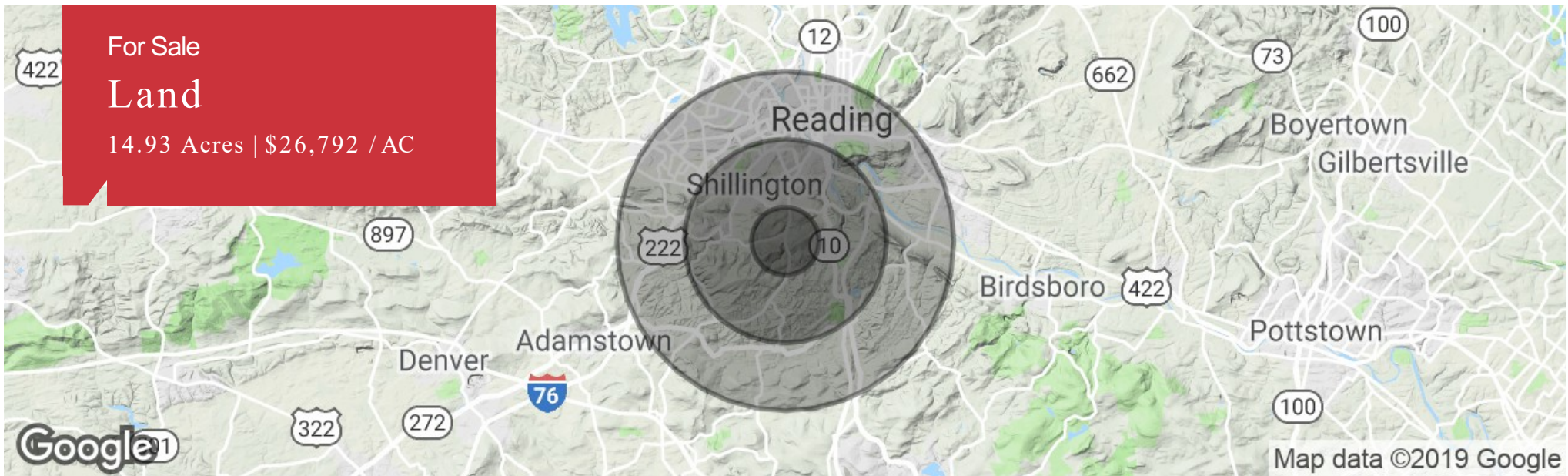
- D.** Uses permitted by special exception. The following, as a principal use, their accessory uses and no other, are permitted in the C-1 District when a special exception is granted by the Zoning Hearing Board, subject to and in accordance with Article VII of this chapter:
- (1) Commercial car wash.
  - (2) Automobile sales.
  - (3) Automobile service station.
  - (4) Club or lodge for fraternal or social purposes; provided, that the primary activity of such use is not operated for business; and, provided, that the building and services shall be primarily for use of members and their guests.
  - (5) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.
  - (6) Nursing home, retirement home, convalescent home, or special care home.
  - (7) Therapeutic massage.
  - (8) Building conversion.
- E.** Area, yard and height regulations. Unless otherwise specifically provided for within this chapter, each of the following minimum and maximum dimensional requirements shall apply to each permitted use in the C-1 Zoning District:
- (1) Minimum regulations.
    - (a) Lot area: 8,000 square feet.
    - (b) Lot width: 80 feet.
    - (c) Building setback: 30 feet.
    - (d) Rear yard: 30 feet.
    - (e) Side yard:
      - [1] Total: 20 feet. (Note: Unless otherwise specified in this chapter, the side yard setback shall not apply to a common lot line extending from the common wall.)
      - [2] One side: 10 feet. (Note: Unless otherwise specified in this chapter, the side yard setback shall not apply to a common lot line extending from the common wall.)
    - (f) Improvement setback: 10 feet.
    - (g) Buffer yard (depth): five feet.
  - (2) Maximum regulations.
    - (a) Building height: 40 feet.
    - (b) Building coverage: 40%.
    - (c) Lot coverage: 60%.
- F.** Zoning plan. Prior to the issuance of a zoning and/or building permit for a nonresidential land use that is permitted in the C-1 District, the applicant shall submit a zoning plan for approval by the Zoning Officer.
- G.** Supplementary regulations. All sections under Article V of this chapter shall apply as supplementary guidelines and specifications for the C-1 Zoning District.
- H.** No more than one principal building, structure or land use shall be permitted or erected on a single lot.

422

For Sale

Land

14.93 Acres | \$26,792 / AC

**Population**

	1 Mile	3 Miles	5 Miles
Total Population	4,674	48,216	178,756
Median Age	43.9	41.8	36.2
Median Age (Male)	41.3	39.7	34.4
Median Age (Female)	46.1	43.7	37.8

**Households & Income**

	1 Mile	3 Miles	5 Miles
Total Households	1,967	20,171	69,143
# of Persons Per HH	2.4	2.4	2.6
Average HH Income	\$68,596	\$70,134	\$55,995
Average House Value	\$196,066	\$191,633	\$172,109

**Race**

	1 Mile	3 Miles	5 Miles
% White	88.5%	83.1%	69.6%
% Black	2.8%	3.7%	7.9%
% Asian	2.5%	1.6%	1.8%
% Hawaiian	0.0%	0.0%	0.1%
% Indian	0.0%	0.2%	0.2%
% Other	3.3%	8.9%	17.3%

**Ethnicity**

	1 Mile	3 Miles	5 Miles
% Hispanic	7.3%	17.1%	32.9%

\* Demographic data derived from 2010 US Census

# New Holland Road 3 Land Lots

Reading, Pennsylvania 19607

For more information:

**Steve Willems, SIOR**

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