

FOR SALE

31.39 ACRE DEVELOPMENT SITE

5730 Morgantown Road
New Morgan Boro, PA 19543

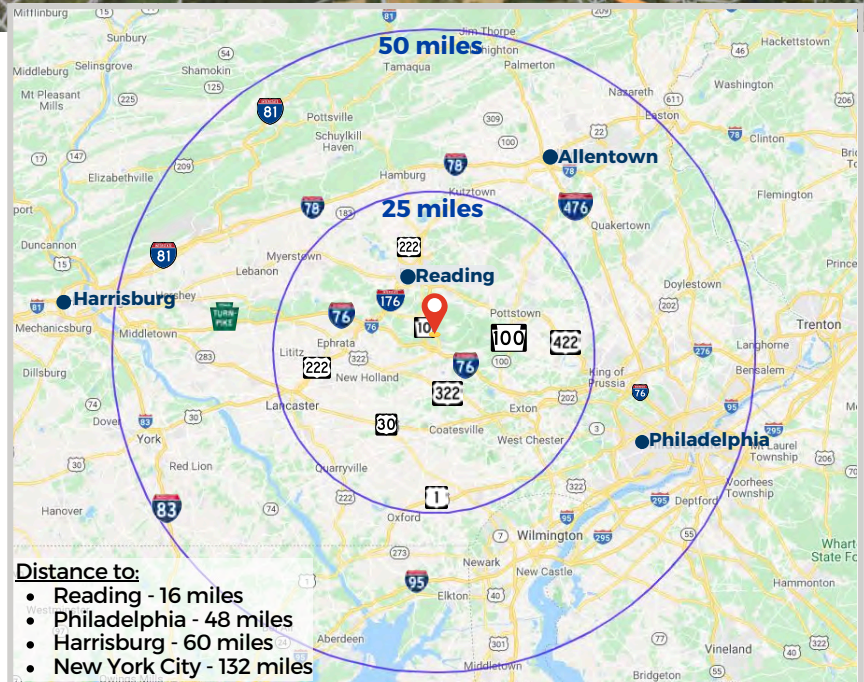


31.39 Acre Development Site



Property Highlights

- 31.39 Acres
- Berks County
- Zoning: General Commercial (GC)
- Less than 1 mile to a newly approved 5.5 MSF industrial park on Rte. 10 (to be called "Southern Berks Industrial Park"). The first phase (4 buildings totaling 2.65 MSF) to be delivered late 2024.
- Easy access to I-76 and Routes 10 & 23
- 2.5 miles to Hollywood Casino
- Close to Retail Shopping & Hotels
- Twin Valley School District
- Public water and sewer nearby



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Aerial Map



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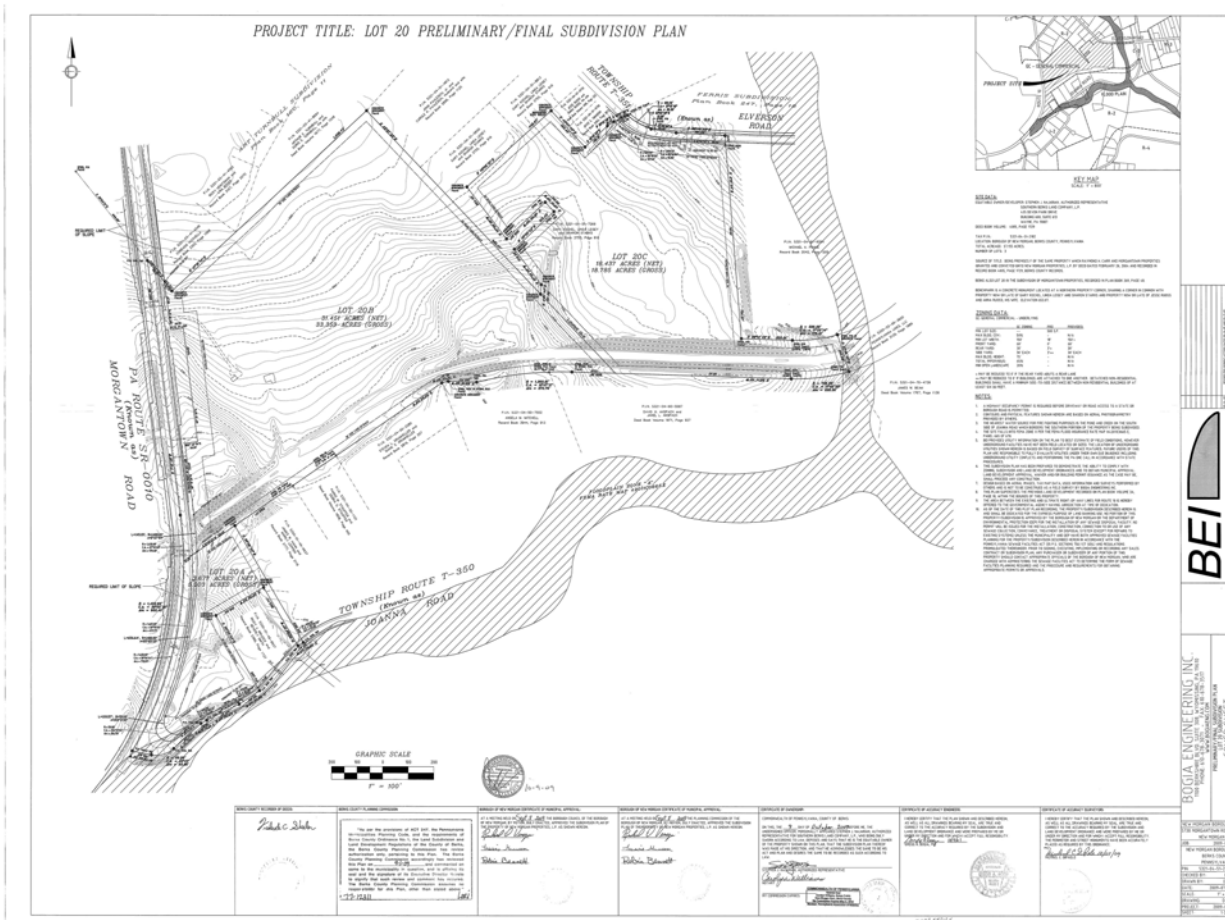
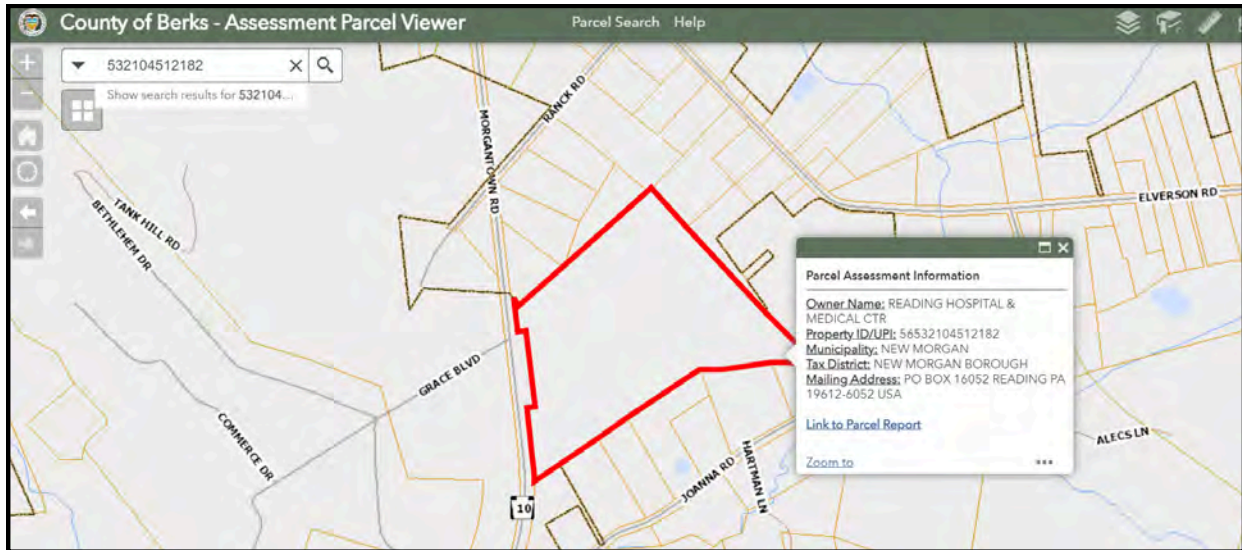
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Parcel Map



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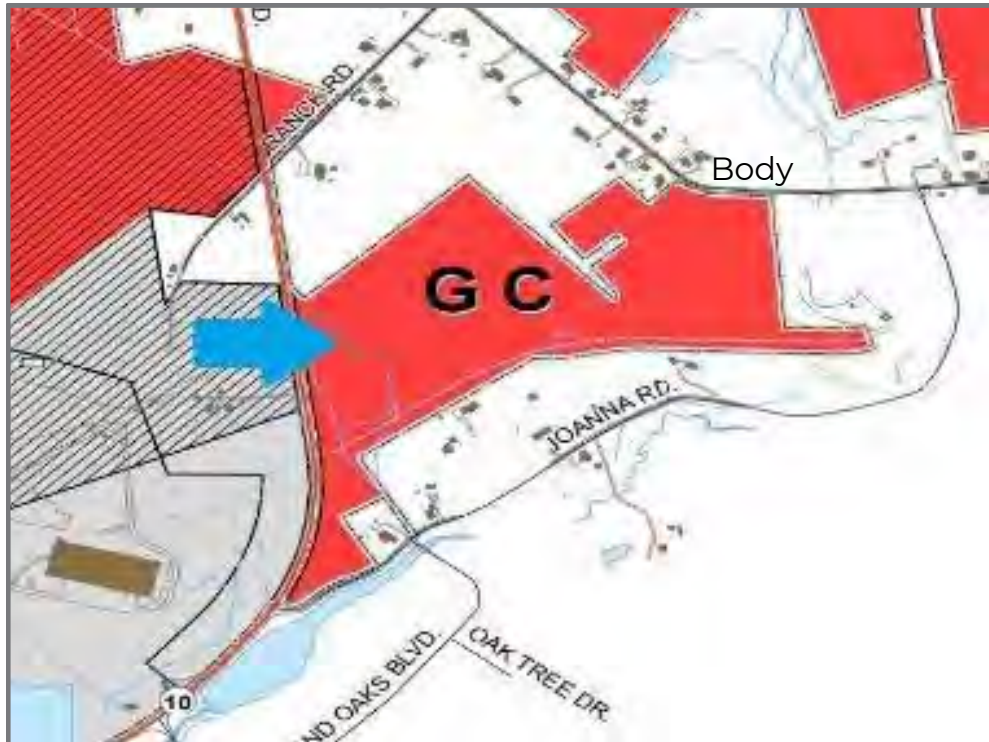
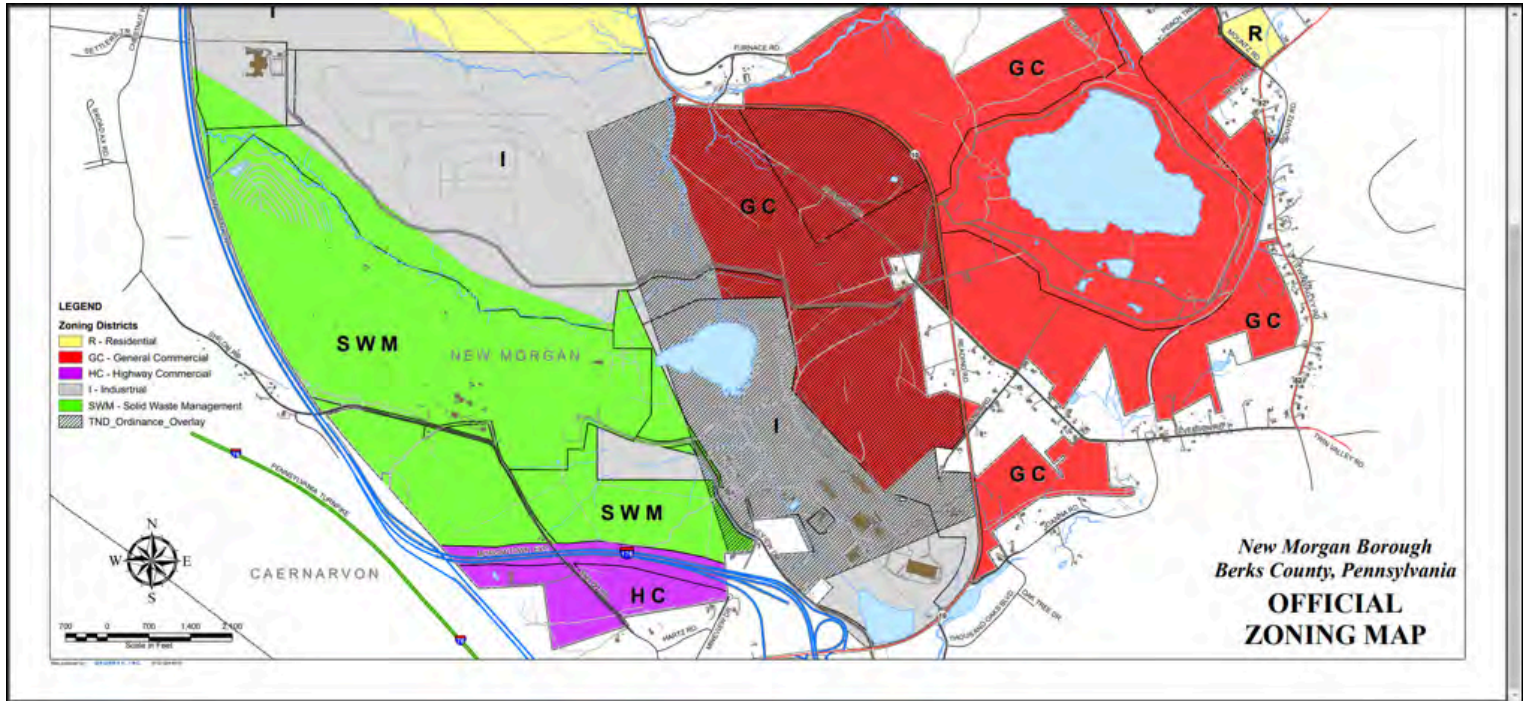
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Zoning: GC-General Commercial Zoning District



NOTE:

Approx. 1 mile North of site - Officials approve zoning changes for 5.5 million-square-foot industrial park on 1,200 acres in southern Berks Panattoni proposes nine buildings, ranging in size from 151,000 square feet to 894,000 square feet.

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Zoning: GC-General Commercial Zoning District

Uses Permitted by Right

It is the purpose of this district to provide for a mixing of commercial and residential uses in specific areas.

- Amusement centers and parks.
- Indoor theaters.
- Miniature golf courses.
- Campgrounds.
- Businesses, professional, or governmental offices.
- Municipal uses.
- Restaurants and taverns.
- Personal and household service establishments such as barber shops, beauty shops, laundromats, laundry and dry cleaning shops, tailor and seamstress shops, show and appliance repair shops, rental of medical equipment.
- Motel or hotel.
- Health fitness centers.
- Art gallery, museums, and studios.
- Indoor and outdoor recreational facilities, including parks, playgrounds, fishing, boating, hiking, and riding trails.
- Printing and publishing.
- Retail sale of goods.

Uses Permitted by Conditional Use

Residential uses as a part of a mixed use development with a maximum density four units per acre over the ground area where the units and their parking are located.

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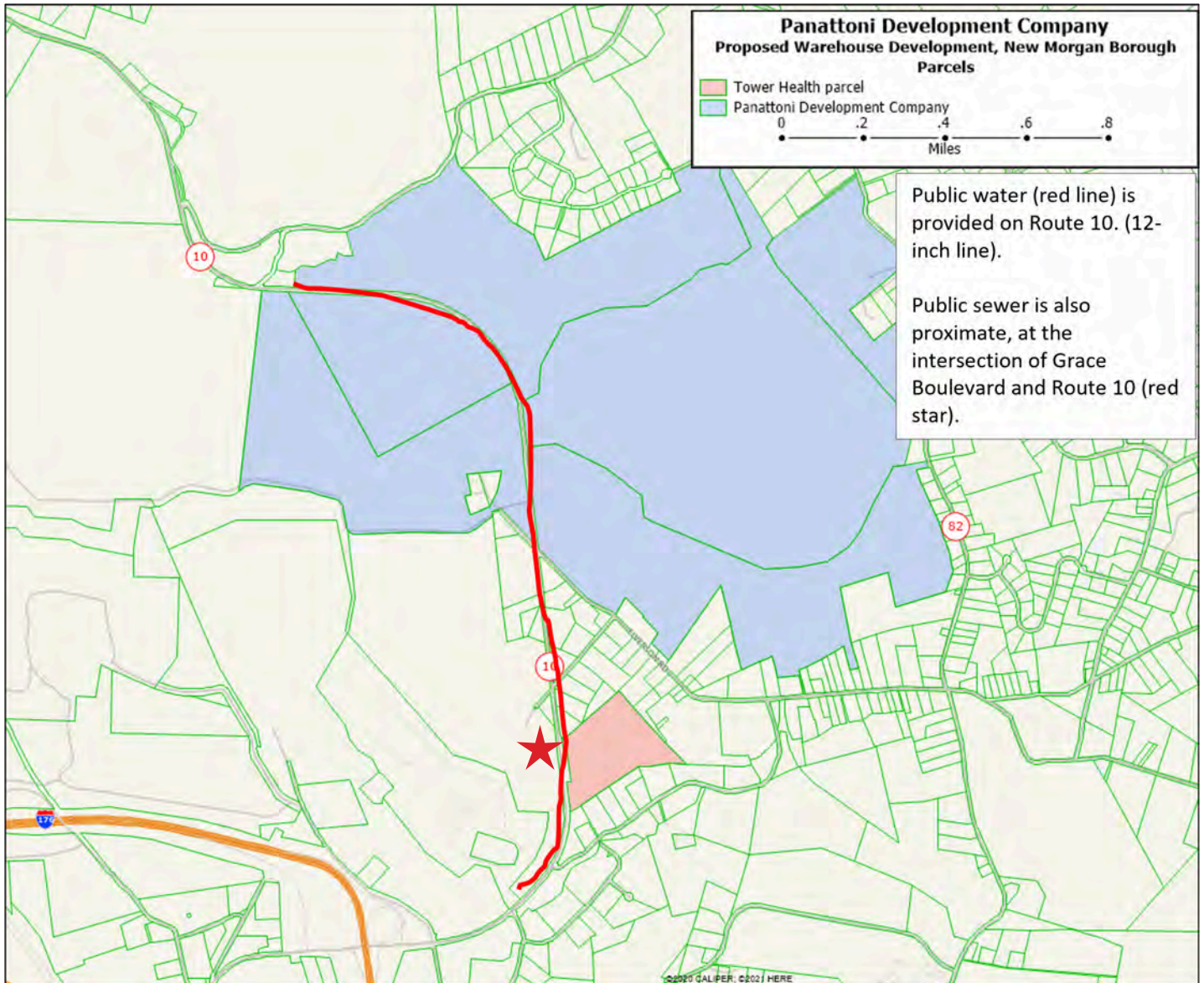
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Water and Sewer



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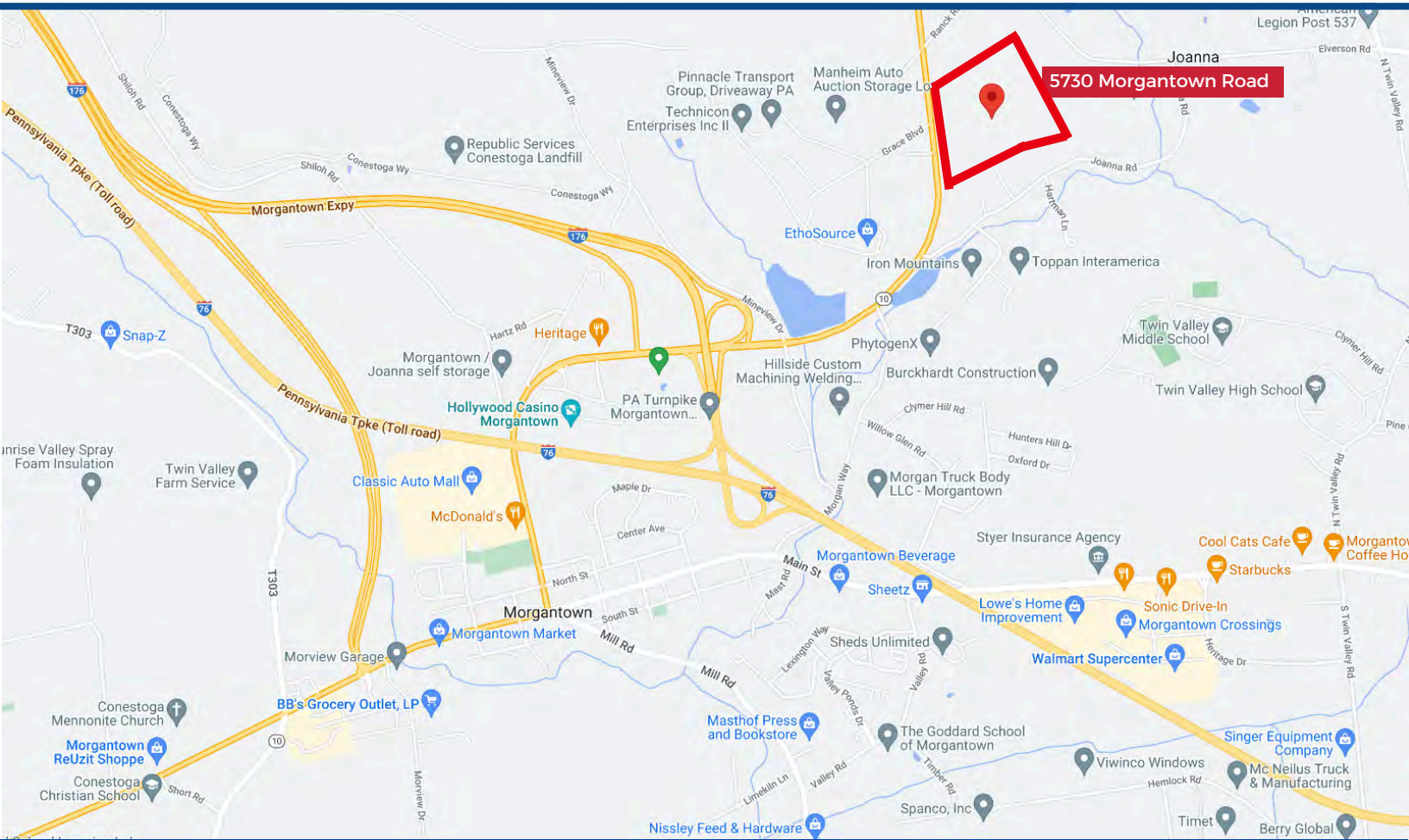
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Traffic & Local Amenities

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property	Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Reading Rd	Joanna Rd SW	5,300	2016	0.33 mi	Morgantown Express	Reading Rd S	5,540	2022	0.78 mi
Reading Rd	Joanna Rd NE	4,757	2022	0.41 mi	I-176	Reading Rd S	5,235	2022	0.79 mi
Morgantown Rd	Harmony Rd N	4,934	2022	0.66 mi	Mine View Dr	Hartz Rd SW	1,536	2020	0.91 mi
Mineview Dr	Quarry Rd SE	1,192	2022	0.75 mi	Twin Valley Rd	Hidden Ct N	924	2022	1.05 mi
Mineview Dr	Quarry Rd E	1,317	2017	0.75 mi	Main St	State Hwy23 W	12,785	2022	1.07 mi



NEIGHBORS

- Hollywood Casino Morgantown
- Technicon Enterprises Inc
- Pinnacle Transportation Group
- Manheim Auto Auction Storage Lot
- Eastern Technologies
- Iron Mountains
- Morgan Truck Body
- PhytogenXood
- Classic Auto Mall
- Toppan International Inc
- Beams Custom Woodworking
- All American Dairy Products
- Joanna Oil Co
- EthoSource Office Furniture
- The Goddard School of Morgantown
- Walmart Supercenter
- Lowe's
- McDonalds
- Sheetz

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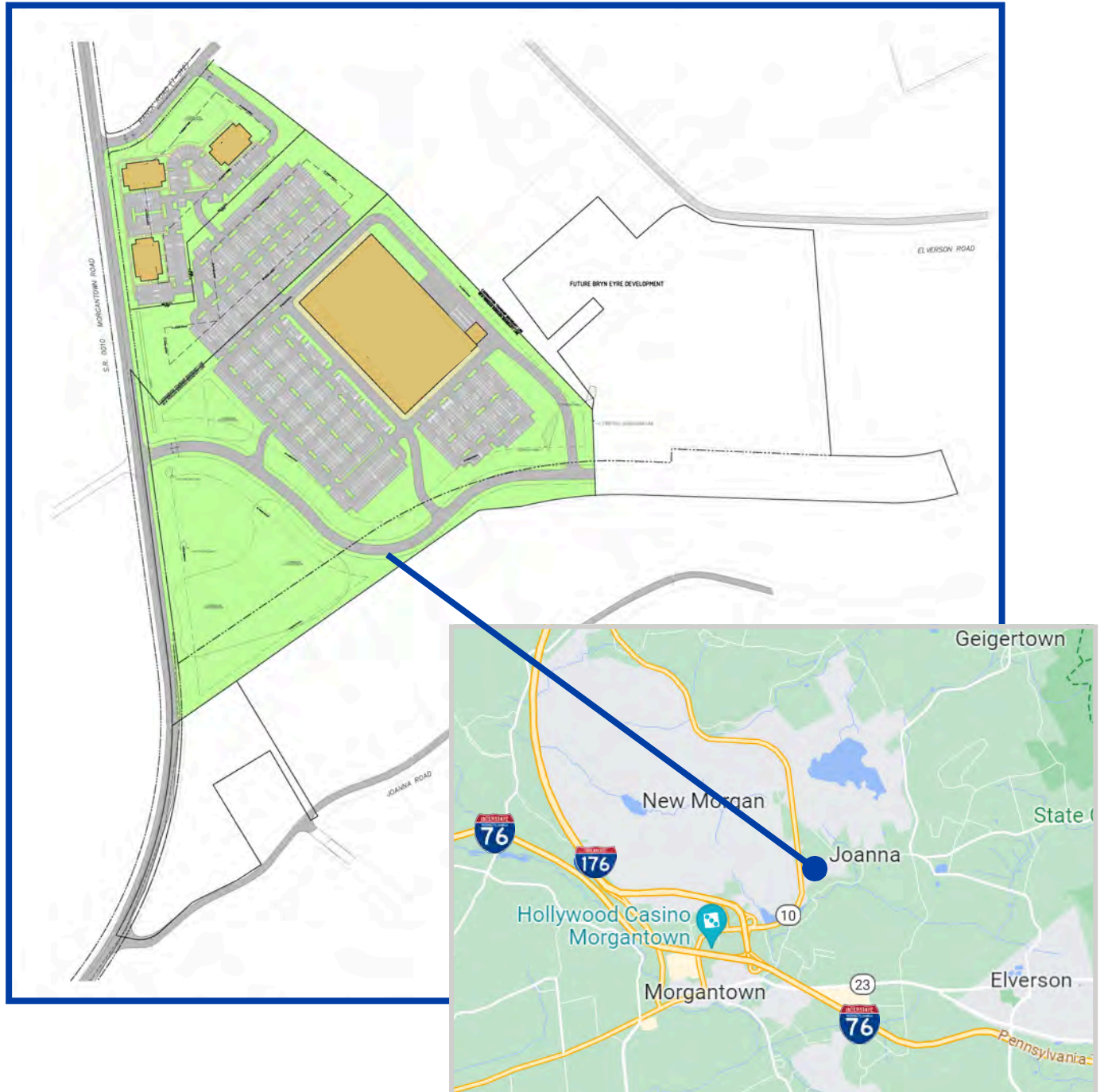
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Proposed Site Plan



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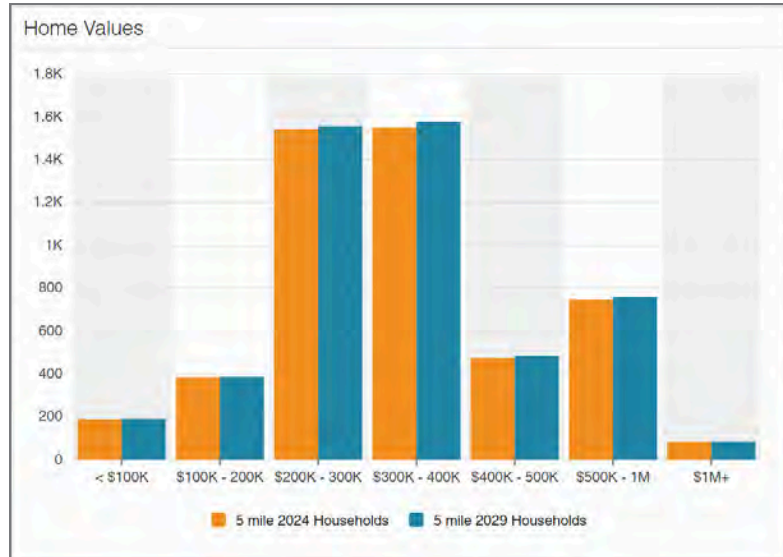
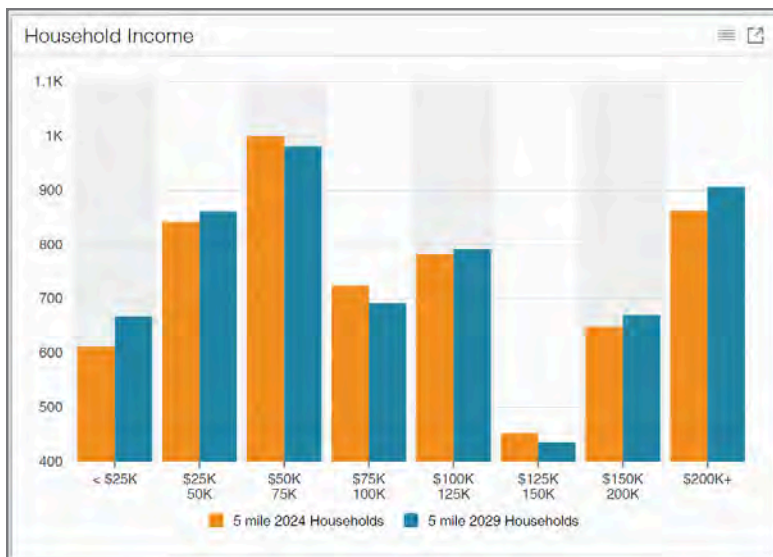
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Demographics

Population	2 mile	5 mile	10 mile
2024 Population	4,235	16,380	112,294
2029 Population Projection	4,256	16,574	113,503
Annual Growth 2024-2029	0.10%	0.20%	0.20%
Median Age	39.8	43.1	42.7



Radius	2 mile			5 mile			10 mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	3,218	303	11	6,221	646	10	34,329	3,389	10
Trade Transportation & Utilit...	1,514	75	20	1,879	152	12	9,166	722	13
Information	79	13	6	88	16	6	446	52	9
Financial Activities	162	32	5	268	57	5	4,330	352	12
Professional & Business Se...	268	42	6	607	103	6	5,907	579	10
Education & Health Services	397	43	9	1,233	102	12	6,338	655	10
Leisure & Hospitality	518	38	14	1,183	74	16	4,215	300	14
Other Services	207	48	4	854	124	7	2,858	626	5
Public Administration	73	12	6	109	18	6	1,069	103	10
Goods-Producing Industries	853	64	13	1,629	183	9	7,569	860	9
Natural Resources & Mining	18	4	5	69	21	3	234	67	3
Construction	177	30	6	508	112	5	3,314	580	6
Manufacturing	658	30	22	1,052	50	21	4,021	213	19
Total	4,071	367	11	7,850	829	9	41,898	4,249	10

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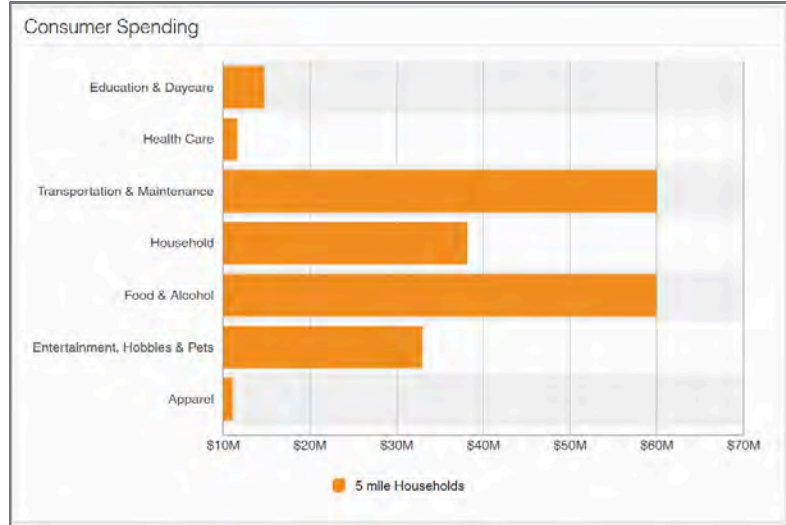
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Consumer Spending



Consumer Spending Details

2024 2029

Radius	2 mile			5 mile			10 mile		
	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
Expand All									
Apparel	\$2,952,958	\$1,958	\$697	\$11,114,973	\$1,876	\$679	\$76,668,688	\$1,858	\$683
Entertainment, Hobbies & P...	\$8,348,666	\$5,536	\$1,971	\$32,981,808	\$5,567	\$2,014	\$222,903,608	\$5,402	\$1,985
Food & Alcohol	\$15,739,880	\$10,438	\$3,717	\$59,968,514	\$10,123	\$3,661	\$411,892,887	\$9,982	\$3,668
Household	\$9,865,521	\$6,542	\$2,330	\$38,153,368	\$6,440	\$2,329	\$258,675,863	\$6,269	\$2,304
Transportation & Maintenance	\$14,925,142	\$9,897	\$3,524	\$60,029,883	\$10,133	\$3,665	\$406,222,673	\$9,844	\$3,617
Health Care	\$2,868,660	\$1,902	\$677	\$11,625,672	\$1,962	\$710	\$78,632,362	\$1,906	\$700
Education & Daycare	\$3,972,260	\$2,634	\$938	\$14,767,811	\$2,493	\$902	\$99,601,543	\$2,414	\$887
Total Specified Consumer S...	\$58,673,087	\$38,908	\$13,854	\$228,642,029	\$38,596	\$13,959	\$1,554,597,624	\$37,674	\$13,844

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