



For Sale  
**Land**  
7.08 Acres

# Parkview Road, Lot 9

Parkview Road, Lot 9  
Reading, Pennsylvania 19606

### Property Highlights

- 7.08 Acres
- Perfect for Residential Home Development
- Single or Multi-Family
- Public Water and Sewer at the Site
- Desirable School District

### Property Description

7.08 Acre Land parcel For Sale. Perfect for residential development. Public Utilities at the site.

OFFERING SUMMARY	
<b>Sale Price</b>	\$250,000
<b>Lot Size</b>	7.08 Acres

DEMOGRAPHICS		
Stats	Population	Avg. HH Income
<b>1 Mile</b>	6,220	\$69,150
<b>2 Miles</b>	25,116	\$67,379
<b>5 Miles</b>	164,623	\$51,405

For more information

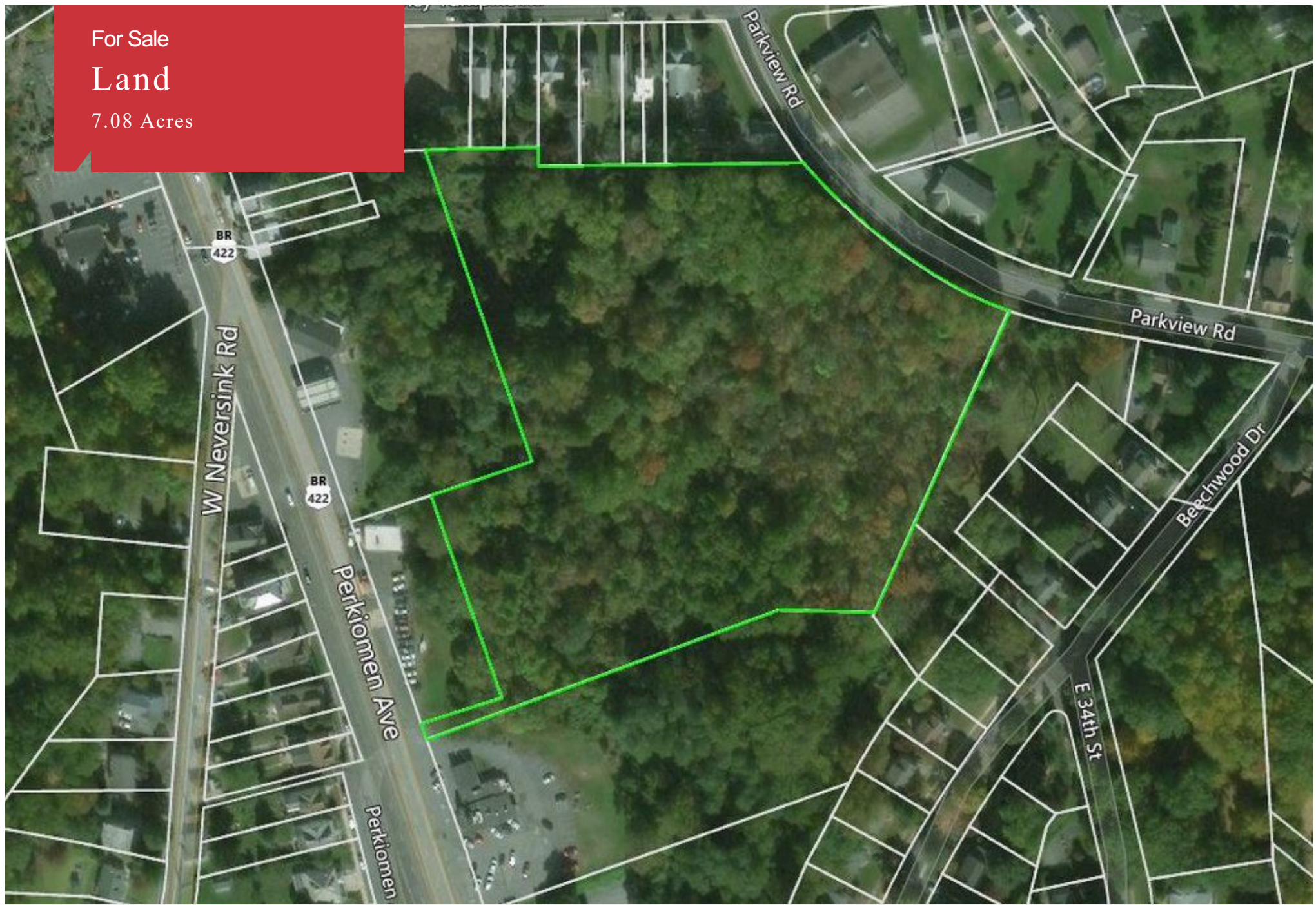
**Steve Willems, SIOR**  
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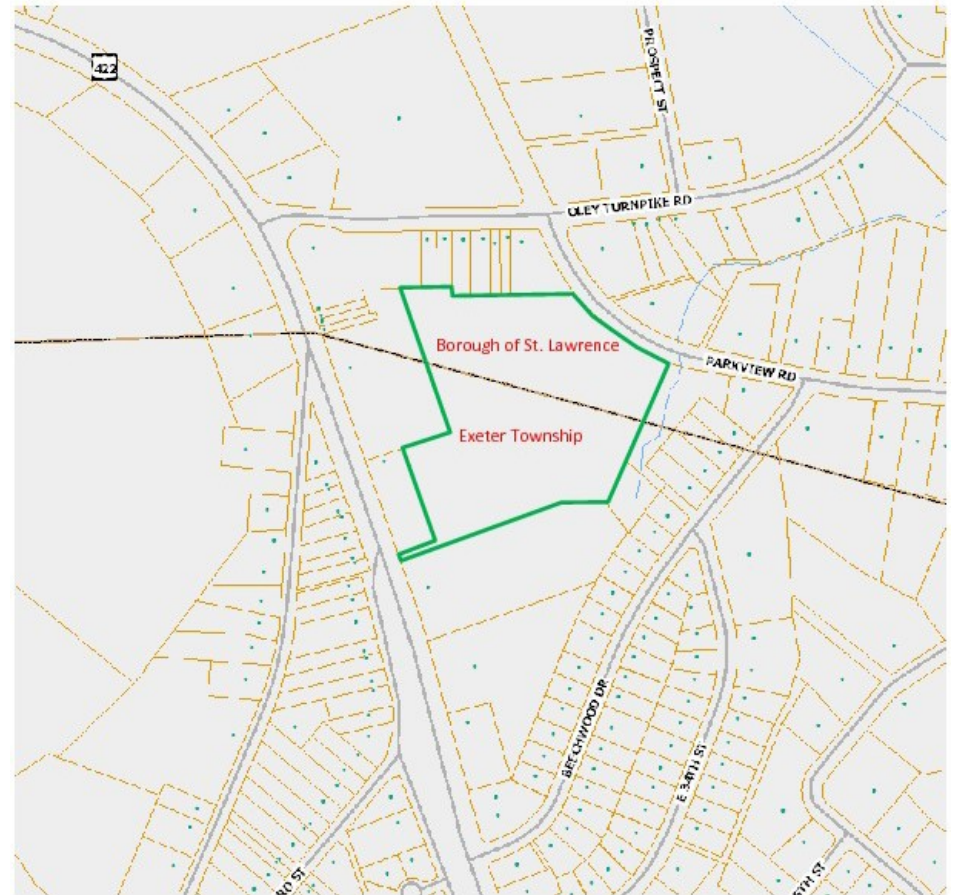


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PROPERTY ADDRESS:	Parkview Road, Lot 9 Reading, PA 19606
APN:	5326-10-26-6667
LOT SIZE:	7.08 Acres
ZONING:	SR-1 - Suburban Residential 1 in Exeter Township, R-4 - Suburban Residential District in St Lawrence Borough portion
TAXES:	\$6,150.00



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Lot #	Size	Price per Acre	Sale Price	Description
9	7.08 Acres	\$35,310/AC	\$250,000	Frontage on Parkview Road. Wooded. The site is Zone X, not in a flood hazard area per FEMA maps 42011CO509G and 42011CO528G both dated July 3, 2012.



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Google

Department of Conservation and Natural Resources-PAMAP/USGS, U.S. Geological Survey, USDA Farm Service Agency

**NAI**Keystone  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

875 Berkshire Boulevard Suite 102  
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## St. Lawrence Borough Zoning

### Section 410. R-4 SUBURBAN RESIDENTIAL DISTRICT

### Section 411. R-4 SPECIFIC INTENT

It is the purpose of this district to maintain existing residential areas and to allow for expansion of those areas.

### Section 412. R-4 USES PERMITTED BY RIGHT

Land and buildings in an R-4 District shall be used for the following purposes and no others, unless a Special Exception as provided for herein is granted.

1. Single family detached dwelling.
2. Municipal use.
3. Forestry, subject to Section 626 of this Ordinance
4. Accessory uses and structures to the above uses when on the same lot as and customarily incidental to the permitted use, subject to Section 602 of this Ordinance.
5. No Impact Home Based Business
6. Home occupation, subject to Section 621 of this Ordinance.

### Section 413. R-4 USES PERMITTED BY CONDITION

The following uses are permitted when approved as a Conditional Use by the Borough Council pursuant to the provisions of Section 811 of this Ordinance.

1. Church, provided that the minimum lot size is three (3) acres.
2. State licensed elementary, middle, junior high or senior high school, provided that the minimum lot size is five (5) acres.

### Section 414. R-4 AREA, HEIGHT AND YARD REGULATIONS

The following regulations shall be observed unless otherwise required by this Ordinance:

	<u>Maximum Permitted</u>
Building Height	30 feet
Building Coverage	40 percent
Paved Area	15 percent

	<u>Minimum Requirements</u>
Building Setback Line	30 feet
Lot Size	7,000 sq. ft.
Lot Width:	
at street line	40 feet
at building setback line	60 feet
Open Area	60 percent
Rear Yard	25 feet
Side Yard:	
total	20 feet
one side	8 feet

### Section 415. GENERAL REGULATIONS APPLICABLE

In addition to the above regulations listed for this district, the General Regulations of Article VI of this Ordinance shall apply unless specifically noted as not being applicable.



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## Exeter Township Zoning

□ § 390-15 **SR1 — Suburban Residential District.**

- A.** Specific intent. It is the purpose of this district to provide for the maintenance and expansion of residential areas at medium to high densities of development, depending upon the availability of public disposal and water supply facilities.
- B.** Uses permitted by right. Land and buildings in an SR1 District may be used for the following purposes and no others, unless a special exception as provided for in Subsection **C** or conditional use as provide for in Subsection **D** is granted:
  - (1) Single-family detached dwelling.
  - (2) Municipal use.
  - (3) No-impact home-based business subject to § 390-39.
  - (4) Open space/conservation development (refer to § 390-60).
  - (5) Conventional development (single-family residences) of less than 10 acres.
  - (6) Forestry activities including, but not limited to, timber harvesting per § 390-56.
  - (7) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use per §§ 390-29 and 390-30.
  - (8) Yard sale per § 390-64.
  - (9) Home occupation subject to § 390-40.
  - (10) Passive agriculture, subject to compliance with all applicable provisions of § 390-32A. [Added 6-13-2011 by Ord. No. 713]
- C.** Uses permitted by special exception. The following uses are permitted when special exceptions are granted by the Zoning Hearing Board in accordance with § 390-96H:
  - (1) Church or similar places of worship.
  - (2) Cemeteries.
  - (3) State licensed nursery school, public schools, elementary school, middle school, junior high school, senior high school, charter school, and day-care center.
    - (a) Schools shall be allowed a height limit of 50 feet.
  - (4) Fire company.
  - (5) Parks (except amusement parks), playgrounds and picnic grounds, subject to § 390-33.
  - (6) Nursing homes, convalescent home, personal care home or retirement home.
  - (7) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use per §§ 390-29 and 390-30.

- D.** Uses permitted by conditional use. The following uses are permitted when a conditional use is approved by the Board of Supervisors in accordance with § 390-90:
  - (1) Conventional development (single-family residences) of 10 acres or more subject to the following:
    - (a) Curbs and sidewalks are required.
    - (b) Full width streets are required.
    - (c) Streetlights are required.
    - (d) No flag lots are allowed.
- E.** Accessory uses and structures to the above permitted uses when on the same lot as the permitted use per §§ 390-29 and 390-30.
- F.** Area, yard and height regulations.

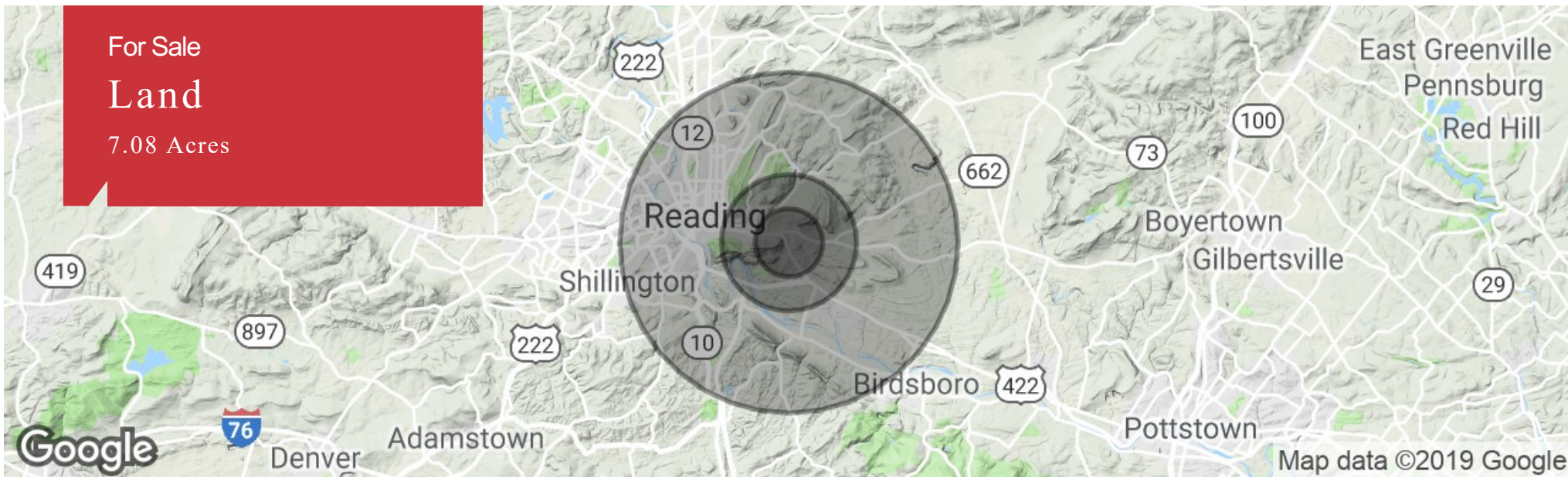
**SR1 Suburban Residential District**

	<b>On-Site Sewage Disposal or On-Site Water Supply</b>	<b>Public or Community Sewage Disposal and Public or Community Water Supply</b>
	<b>Maximum Regulations</b>	
Building height — principal building	35 feet	35 feet
Lot coverage	10% of lot area	24% of lot area
Paved area	10% of lot area	16% of lot area
	<b>Minimum Regulations</b>	
Lot area	1 acre	12,000 square feet
Lot width		
At street line	100 feet	60 feet
At building setback	150 feet	80 feet
Building setback	50 feet	30 feet
Rear yard	30 feet	30 feet
Side yard		
Total	50 feet	30 feet
One side	25 feet	15 feet
Open area	80% of lot area	60% of lot area

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#### Population

	1 Mile	2 Miles	5 Miles
Total Population	6,220	25,116	164,623
Median Age	38.4	37.8	33.8
Median Age (Male)	38.5	37.9	32.6
Median Age (Female)	38.2	37.8	34.8

#### Households & Income

	1 Mile	2 Miles	5 Miles
Total Households	2,496	9,854	60,270
# of Persons Per HH	2.5	2.5	2.7
Average HH Income	\$69,150	\$67,379	\$51,405
Average House Value	\$194,553	\$183,904	\$149,419

#### Race

	1 Mile	2 Miles	5 Miles
% White	90.9%	86.9%	66.8%
% Black	4.6%	6.1%	9.1%
% Asian	1.1%	0.9%	1.3%
% Hawaiian	0.0%	0.0%	0.0%
% Indian	0.0%	0.0%	0.2%
% Other	1.9%	4.2%	19.0%

#### Ethnicity

	1 Mile	2 Miles	5 Miles
% Hispanic	5.7%	9.8%	35.8%

\* Demographic data derived from 2010 US Census