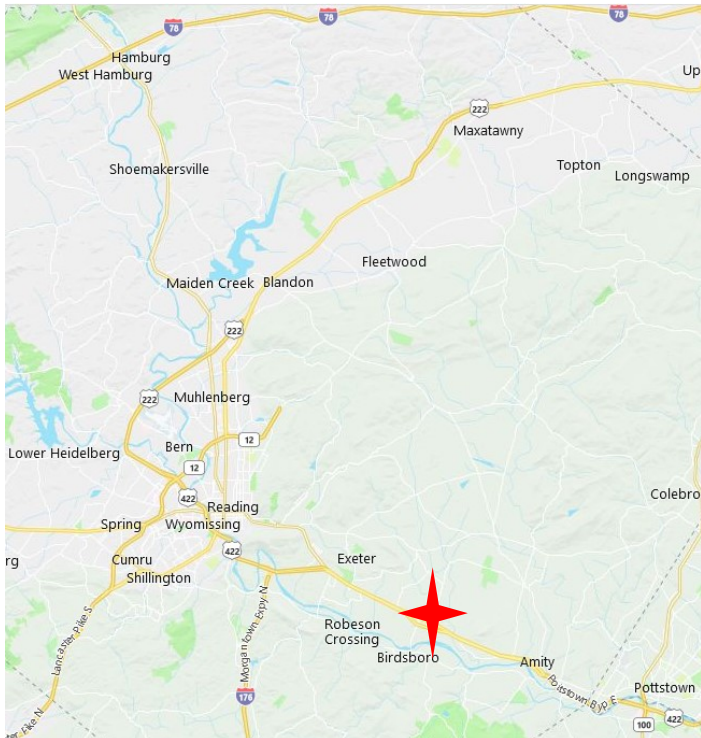


For Sale
31.86 Acre Site
Reading, PA 19508

NAIKeystone



**E. Ben Franklin Highway (SR 422)
Reading, PA 19606**

Highlights:

- Prime Development Land
- 30,000 Cars / Day per PA DOT
- Public Water & Sewer Available
- 2,600' LF of Highway Frontage

For more information, contact

Steve Willems, SIOR

+1 610 370 8506

NAIKeystone

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

For Sale

E. Ben Franklin Highway (SR 422)

Reading, PA 19508

Site Data

DESCRIPTION	
Overall Tract Size:	31.86 Acres offered
Zoning:	Highway Commercial and Flex Industrial. See: https://ecode360.com/36633620
FEMA Flood Zone:	Not in a flood zone per FEMA Map 42011CO543G effective 07/03/2012
Real Estate Taxes:	\$41,823 (2020)
Average Traffic Volume:	30,000 / Day per PA DOT (2020)
Highway Frontage:	1,200 'LF frontage along the eastbound lane and 1,440' LF of frontage on the westbound lane
Highest & Best Use:	Commercial Development consistent with the Douglassville / Amity Township Route 422 Development
Water:	Public Water is available on the south side of W. Baumstown Road via Pennsylvania American Water Company.
Sewer:	Public Sewer is available on the north side of Route 422 eastbound. Service is via PA American. The lowest invert is 295.14, highest is 300.
Electric:	Served by Met Ed Energy
Natural Gas:	The site is not served by natural gas. LP only.
Cable:	Via Service Electric Company
Fire Service:	Served by the Exeter Township Fire Department with two locations, West Station 25-2 (Reiffon) 46 W 33rd Street, Reading PA 19606 and East Station 25-3 5580 Boyertown Pike, Birdsboro, PA 19508
Leases:	Five (5) homes are on the site. All leased mo.-to-mo. generating \$13,625 annually. Six (6) billboard ground leases are on the site. These generate \$9,400 annually. All are short term with options whereby the Owner can terminate them.
Available Reports/Data:	Community Report that reflects Residential Real Estate Statistics Demographic Profile with Current Market Data Plot Plan Copies of residential & billboard leases



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For Sale
E. Ben Franklin Highway (SR 422)
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Parcel Map



For Sale

E. Ben Franklin Highway (SR 422)

Reading, PA 19508

Parcel Data

**GENERAL DATA /
PARCELS THAT MAKE
UP THE SITE:**

Map #	Address	PIN#	Acreage	Real Estate Taxes (2020)	Use / Status
A	237 W. Baumstown Road	5345-17-11-8696	0.46	\$3,331.	Single Family Residence 823 SF Built in 1940. Leases for \$650/Mo, M-to-M
B	231 W. Baumstown Road	5345-17-11-9575	0.59	\$3,482.	Single Family Residence, 1,766 SF Built in 1900. Leases for \$730/Mo, M-to-M
C	211 W. Baumstown Road	5345-17-21-0550	0.28	\$3,066.	Single Family Residence 925 SF Built in 1910 Leases for \$600/Mo, M-to-M
D	W. Baumstown Road	5345-17-21-3851	15.91	\$226.	Vacant Land Three (3) Billboard Leases, two lease for \$1,700 and one \$2,600 annually
E	W. Baumstown Road	5345-17-12-8179	7.37	\$11,776.	Vacant land One (1) Billboard Lease which leases for \$1,700 annually
F	427 W Baumstown Road	5345-17-12-4328	5.97	\$15,939.	Single Family Residence 1,512 SF built in 1955 Leases for \$1,150/Mo, M-to-M One (1) Billboard Lease which leases for \$1,700 annually
G	345 W. Baumstown Road	5345-17-12-5074	1.22	\$3,866.	Single Family Residence 1,392 SF built in 1880 Leases for \$600/Mo, M-to-Mo
H	Perkiomen Avenue	5345-17-11-9632	0.06	\$137.	Vacant land
			31.86 Acres	\$41,823.	Annual residential income: \$13,625 Annual billboard income: \$9,400

Notes:

Perkiomen Avenue, Ben Franklin Highway, Philadelphia Pike and Baumstown Road are all essentially the same roads. **These roads make up State Route 422**

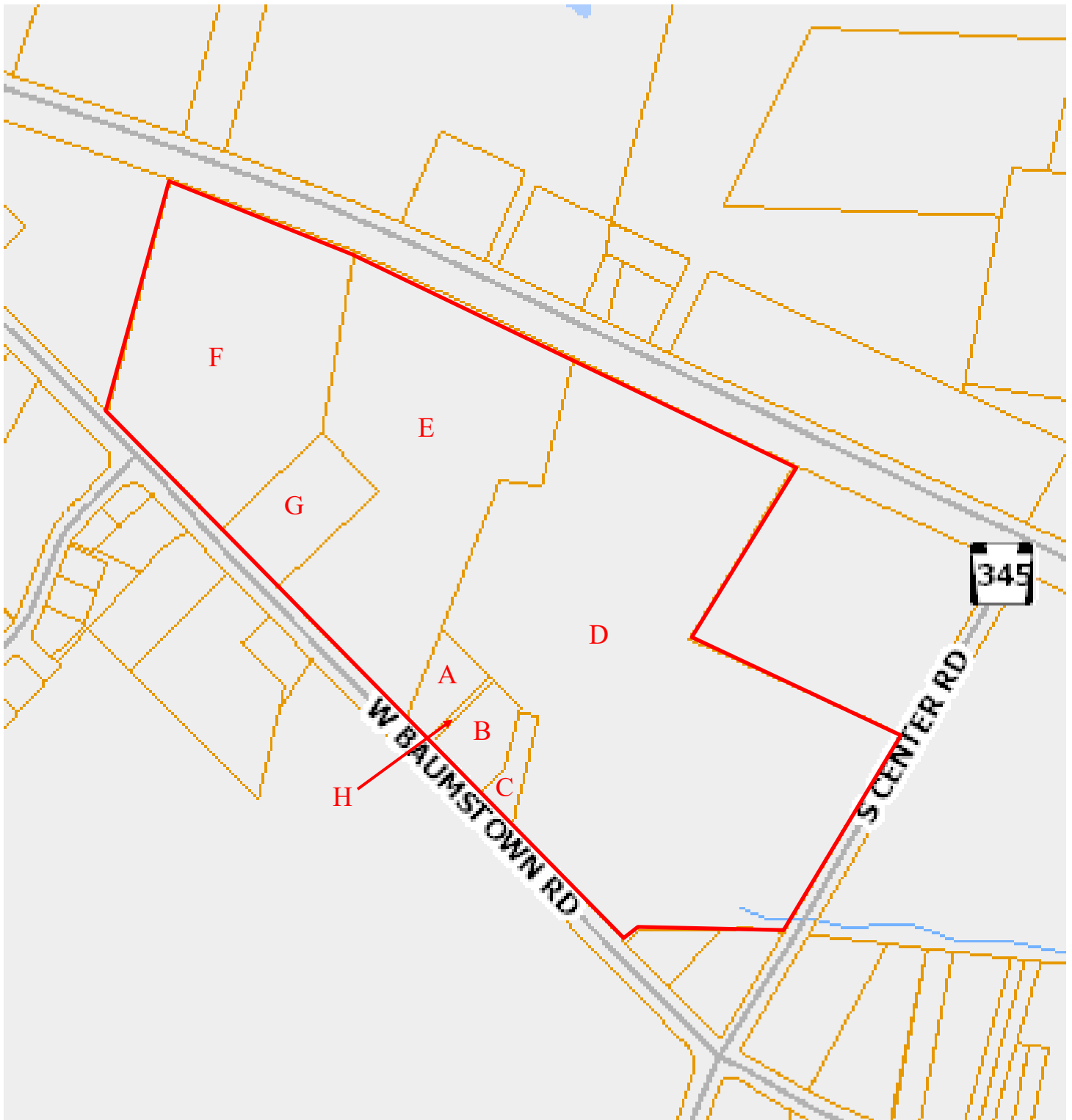
The sizes, addresses, taxes are all per Public Record.

All residential leases operate on a month-to month basis..

Billboard leases vary in length. All have a termination provision whereby Owner can terminate the leases.

For Sale
E. Ben Franklin Highway (SR 422)
Reading, PA 19508

Parcel Map
Labels tie to Parcel Data



For Sale
E. Ben Franklin Highway (SR 422)
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Location Map

