FOR SALE

0 MILL ROAD
WOMELSDORF BOROUGH
BERKS COUNTY

$174,500

3.49 ACRES
ZONED HC – HIGHWAY COMMERCIAL

For more information:

Karen Geisenberger

OFFICE: **717-399-9361**

MOBILE: **717-371-1002**

For additional details, please visit:

SableCommercialRealty.com

245 Butler Avenue, Suite 220, Lancaster, PA 17601

SABLE
Commercial Realty

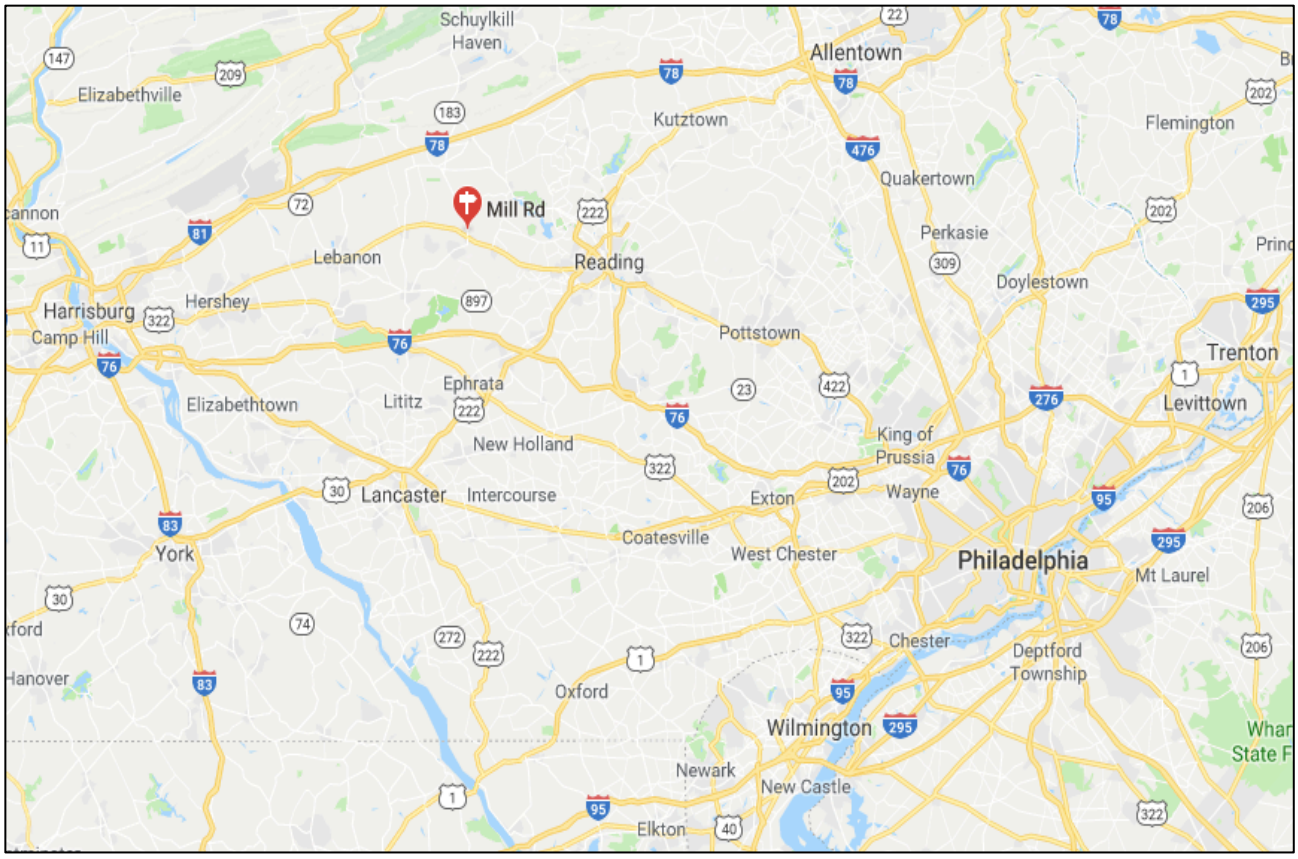
Information herein is deemed to be reliable but not guaranteed. This information as well as property conditions may be subject to change.
Neither Seller nor Broker shall be liable for any inaccuracies.

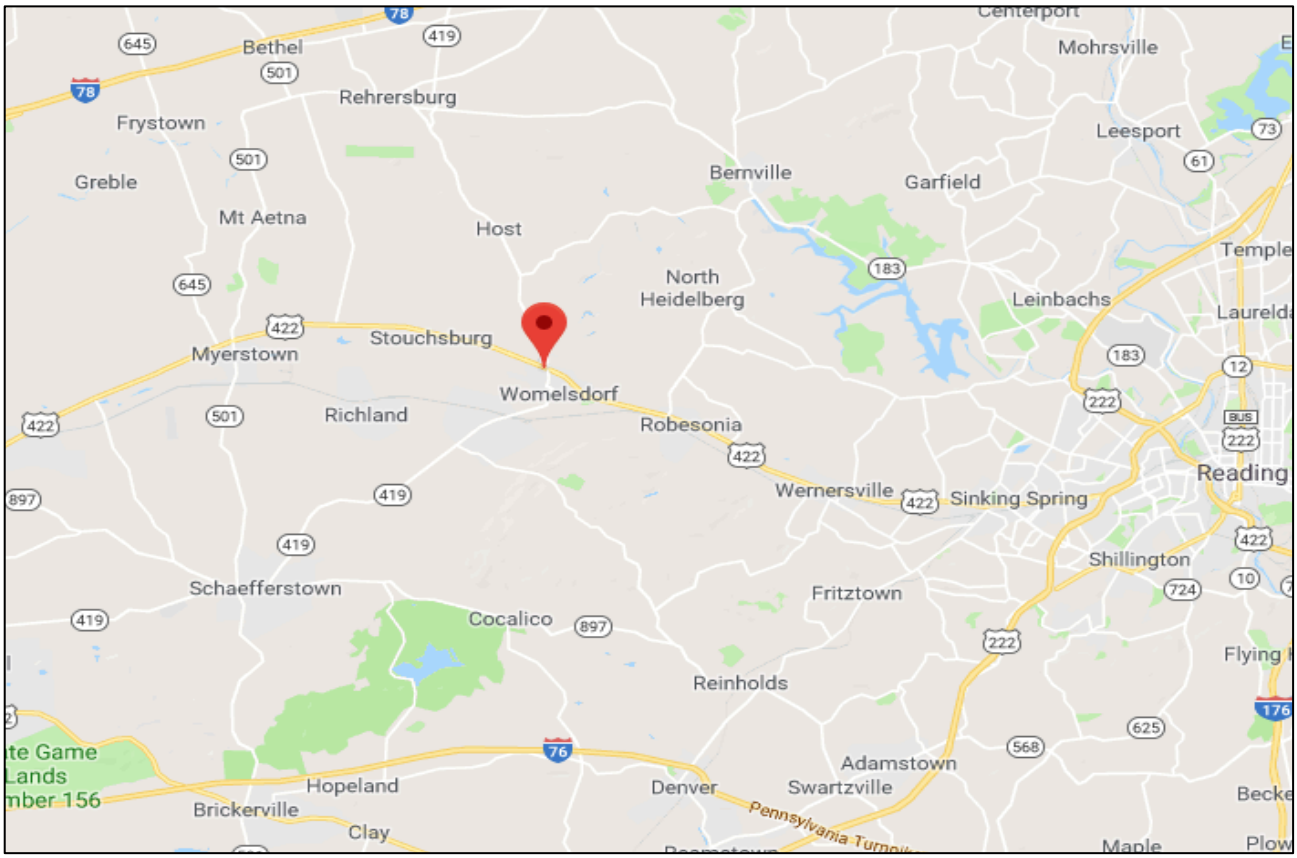
Mill ROAD, WOMELSDORF, PA
SITE INFORMATION

Tax Parcel #:	95-4338-19-50-5554
Deed Ref:	2015 013815
2020 Assessment:	$139,500
R.E. Taxes:	$5,968
Acreage:	3.49 Acres
Zoning:	HC (Highway Commercial)
County:	Berks
Municipality:	Womelsdorf Borough
Highway Access:	Rt. 422, 419, & Rt. 78

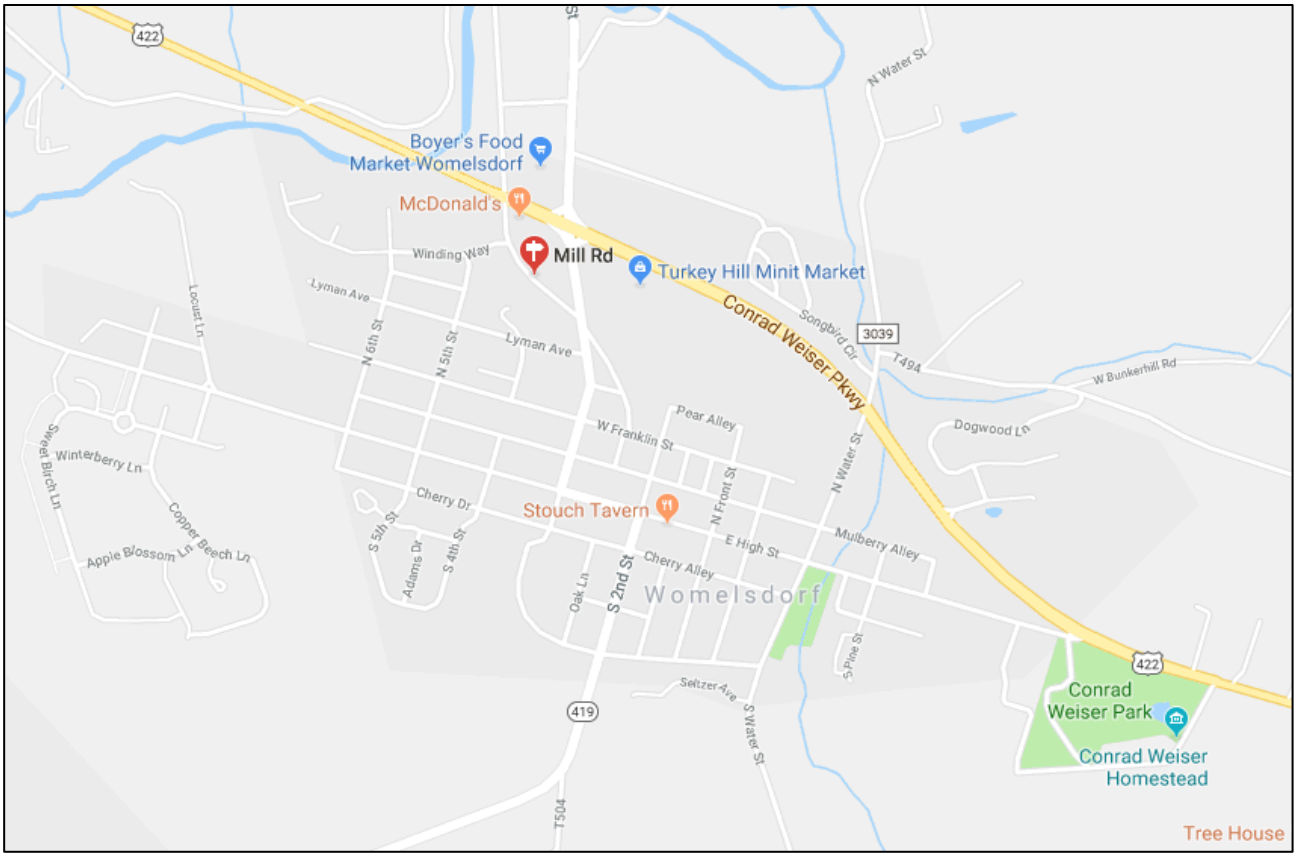
INFORMATION PROVIDED HEREIN IS PROVIDED FOR GENERAL MARKETING PURPOSES. WE HAVE ENDEAVORED TO PROVIDE INFORMATION THAT IS AS ACCURATE AS POSSIBLE. SOURCES FOR THIS INFORMATION ARE CONSIDERED RELIABLE, BUT NOT GUARANTEED. THIS INFORMATION MAY CHANGE FROM TIME TO TIME, OR CHANGES IN CIRCUMSTANCES MAY RENDER IT INACCURATE. PURCHASER SHOULD VERIFY ALL FACTS INDEPENDENTLY AND CONDUCT THEIR OWN DUE DILIGENCE. NEITHER BROKER NOR SELLER IS AN EXPERT IN MATTERS OF CONSTRUCTION, LAW, ZONING, ARCHITECTURE OR ENGINEERING. NEITHER THE BROKER NOR SELLER SHALL BE HELD LIABLE FOR ANY ERRORS, OMISSIONS, OR CHANGES IN INFORMATION FOUND IN THIS BROCHURE.

Location Maps - Regional

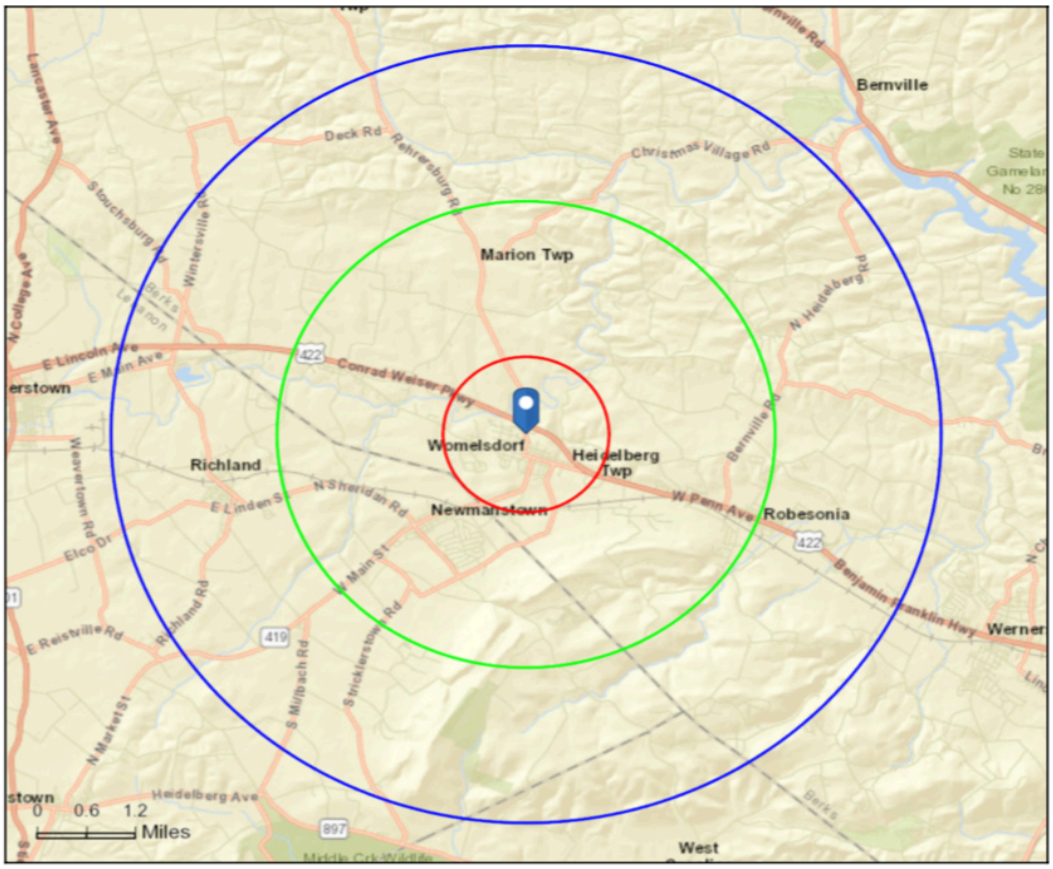




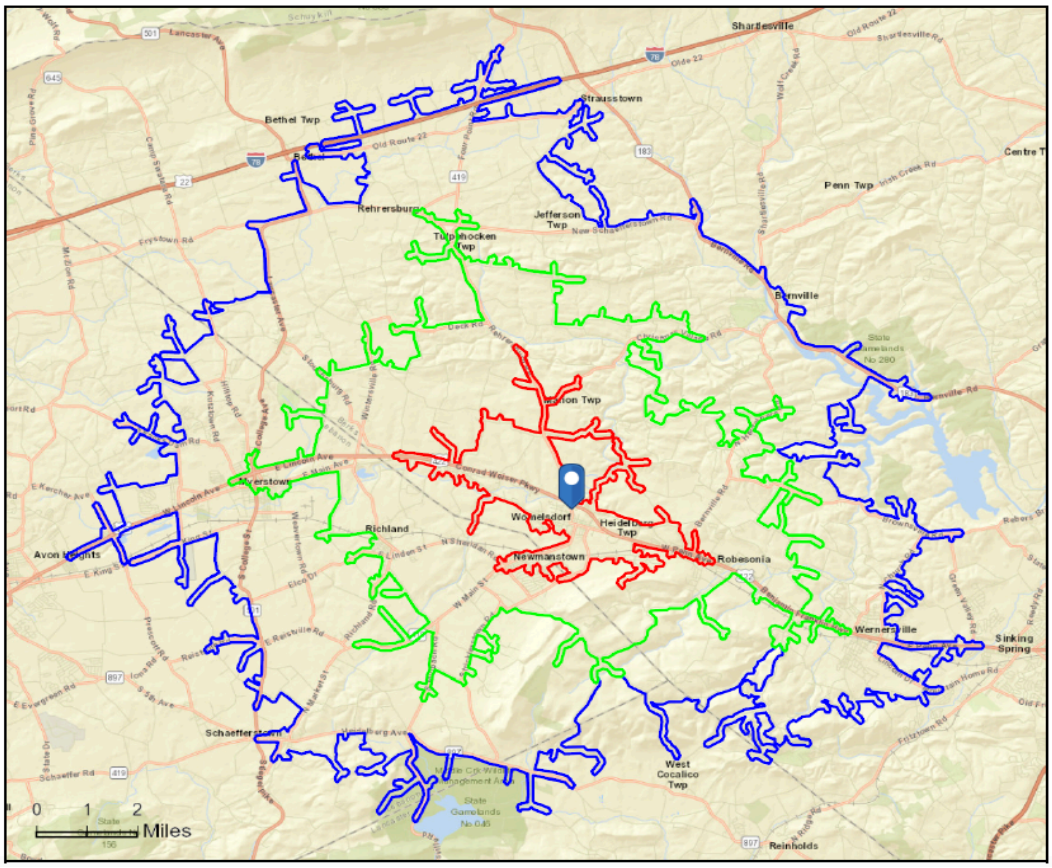
Location Maps - Local



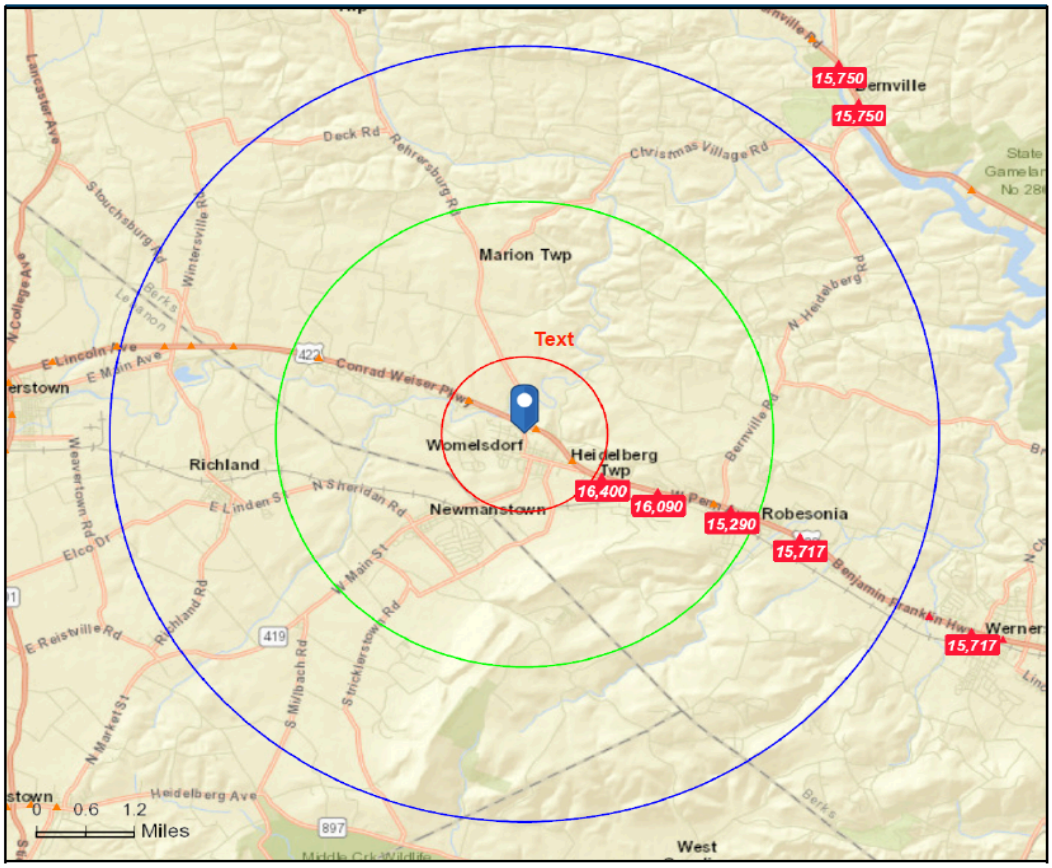
1, 3, and 5 Mile Radius Map



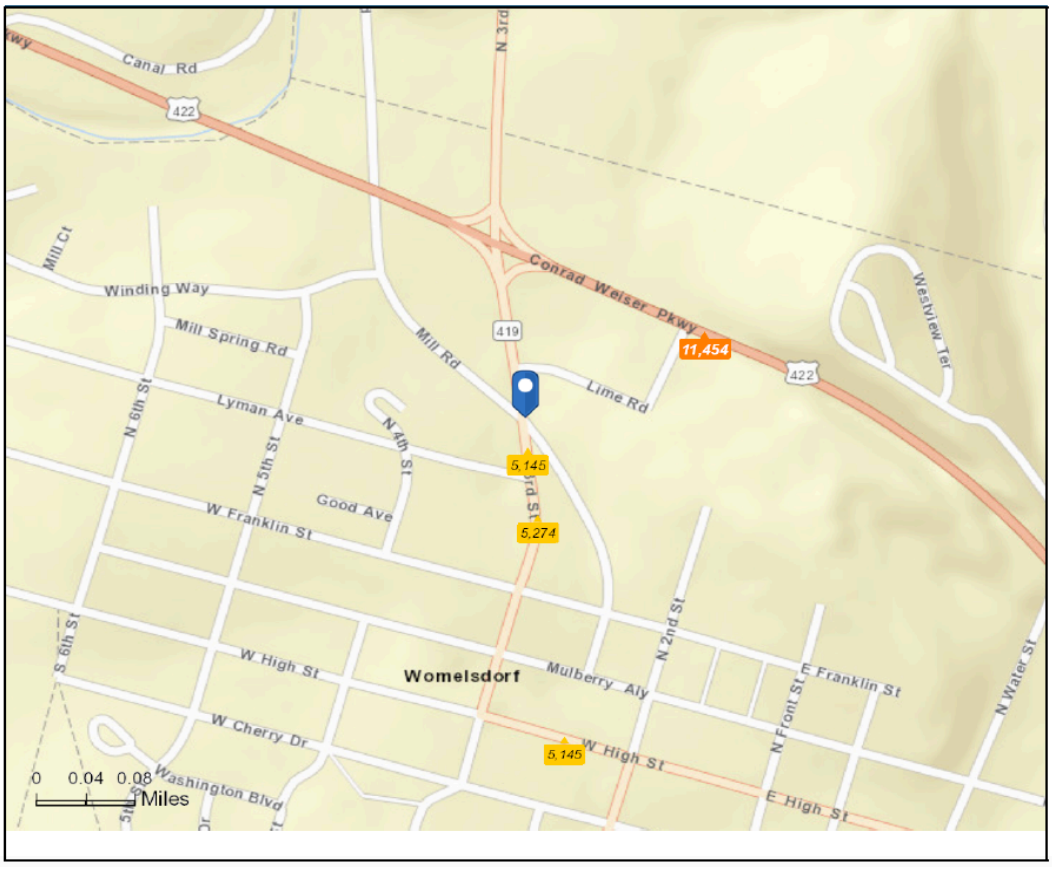
Drive Time Map – 5, 10, and 15 minutes



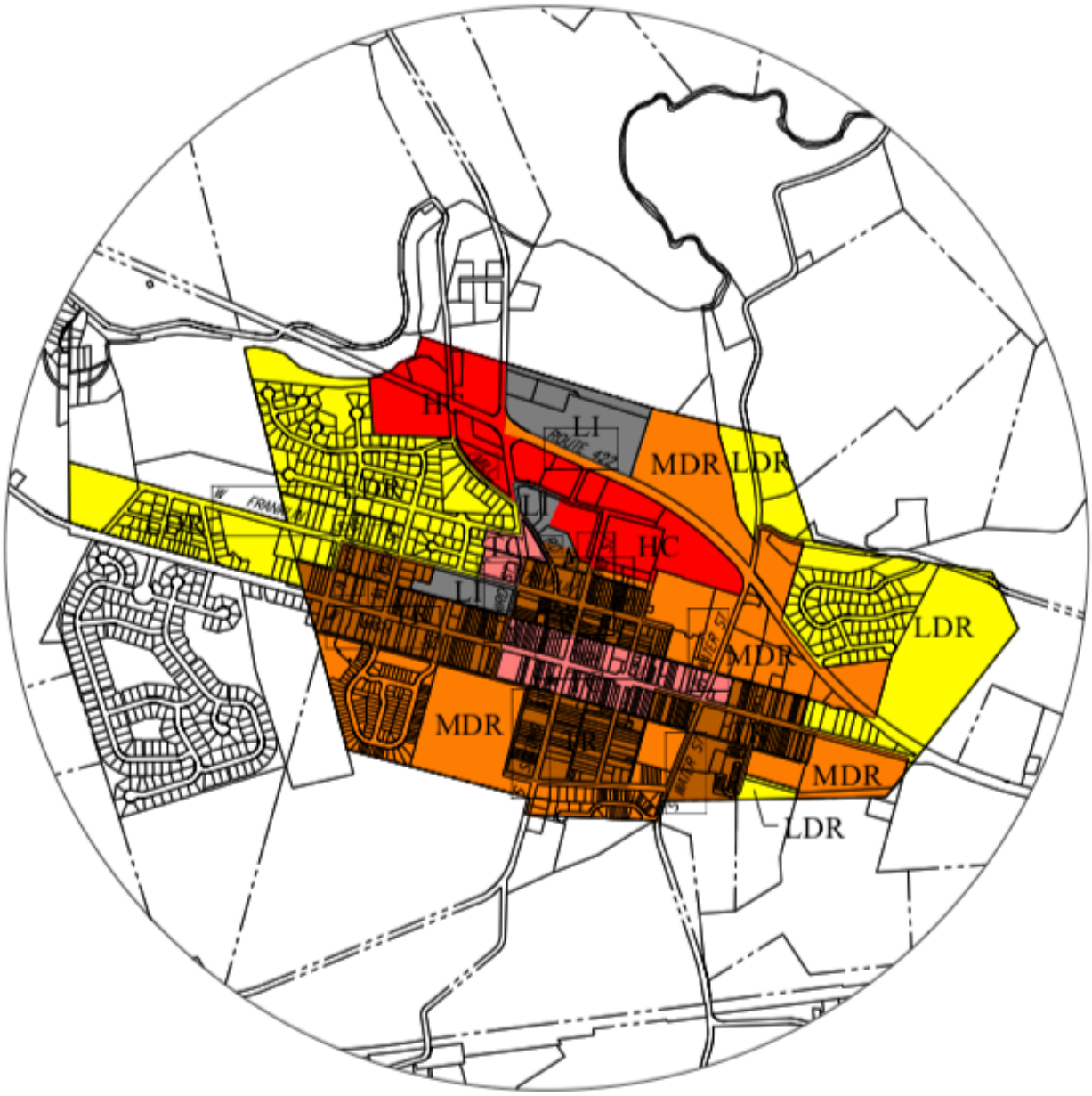
Traffic Count



Traffic Count - Close Up



Zoning Map -Womelsdorf Borough



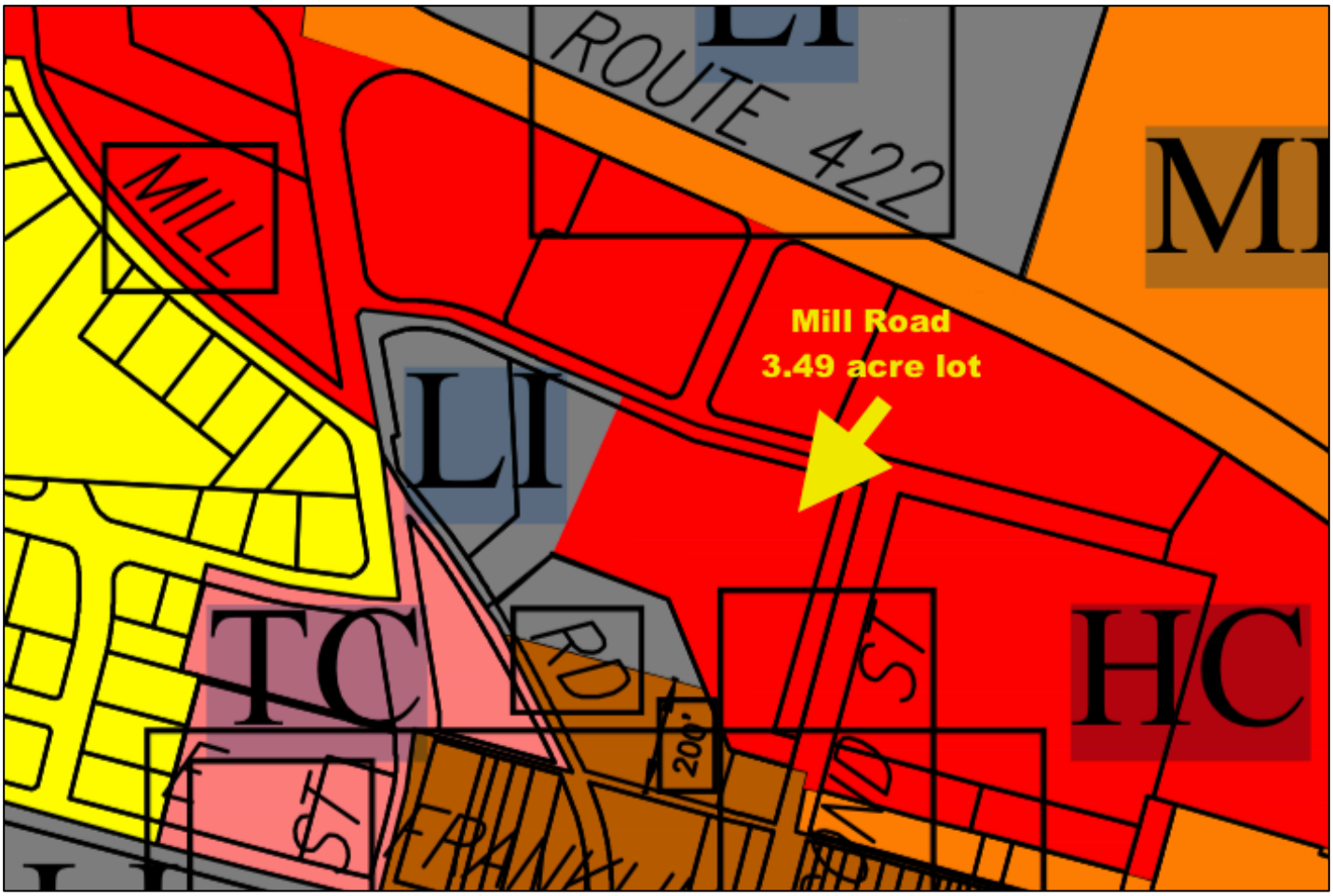
RR	RURAL RESIDENTIAL	TC	TOWN CENTER
LDR	LOW DENSITY RESIDENTIAL	HC	HIGHWAY COMMERCIAL
MDR	MEDIUM DENSITY RESIDENTIAL	LI	LIGHT INDUSTRIAL
TR	TOWN RESIDENTIAL		

ZONING MAP

BOROUGH OF WOMELSDORF

BERKS COUNTY, PENNSYLVANIA

Zoning Map – Mill Road, Womelsdorf, PA



RR	RURAL RESIDENTIAL	TC	TOWN CENTER
LDR	LOW DENSITY RESIDENTIAL	HC	HIGHWAY COMMERCIAL
MDR	MEDIUM DENSITY RESIDENTIAL	LI	LIGHT INDUSTRIAL
TR	TOWN RESIDENTIAL		

\

Parcel Map

N 3RD ST
LINE DR
BALL PARK RD
SITE
W PEAR ALY
N 2ND ST
2800
2600
2400
455
201
304
302
300
315
305
300
105
105
102
247
239
235
221
217
254
203
152
155
151

Zoning

As per Heidelberg-N. Heidelberg-Robesonia-Womelsdorf Joint Zoning Ordinance:

"HC Highway Commercial District - To provide for a variety of commercial uses in areas that have few historic buildings and that include few homes. To provide for uses that are more auto-related (such as car washes and gas stations) than uses allowed in the TC district. To carefully locate commercial areas and commercial driveways to minimize traffic safety and congestion problems along major roads."

Some of the allowed uses include: Auto Repair, Car Wash, Catering, Conference Center, Office, Exercise Club, Hotel, Laundromat, Lumber Yard, Personal Services (dressmaking, dry cleaning, show repair, massage therapy), Restaurant, Retail Store, Theater (indoor), Veterinarian Office.

Highway Commercial also allows for several Industrial uses.

For a full list, please refer to:

http://www.co.berks.pa.us/Dept/Planning/Pages/Heidelberg-NHeidelberg-Robesonia-WomelsdorfJointZoningOrdinance.aspx

INFORMATION PROVIDED HEREIN IS PROVIDED FOR GENERAL MARKETING PURPOSES. WE HAVE ENDEAVORED TO PROVIDE INFORMATION THAT IS AS ACCURATE AS POSSIBLE. SOURCES FOR THIS INFORMATION ARE CONSIDERED RELIABLE, BUT NOT GUARANTEED. THIS INFORMATION MAY CHANGE FROM TIME TO TIME, OR CHANGES IN CIRCUMSTANCES MAY RENDER IT INACCURATE. PURCHASER SHOULD VERIFY ALL FACTS INDEPENDENTLY AND CONDUCT THEIR OWN DUE DILIGENCE. NEITHER BROKER, NOR SELLER IS AN EXPERT IN MATTERS OF CONSTRUCTION, LAW, ZONING, ARCHITECTURE OR ENGINEERING. NEITHER THE BROKER NOR SELLER SHALL BE HELD LIABLE FOR ANY ERRORS, OMISSIONS, OR CHANGES IN INFORMATION FOUND IN THIS BROCHURE

Executive Summary

Womelsdorf, Pennsylvania, 19567
Rings: 1, 3, 5 mile radii

Latitude: 40.36777
Longitude: -76.18833

	1 mile	3 miles	5 miles
Population			
2000 Population	2,839	7,982	15,512
2010 Population	3,090	9,286	17,247
2018 Population	3,233	9,974	18,134
2023 Population	3,317	10,371	18,697
2000-2010 Annual Rate	0.85%	1.52%	1.07%
2010-2018 Annual Rate	0.55%	0.87%	0.61%
2018-2023 Annual Rate	0.51%	0.78%	0.61%
2018 Male Population	48.5%	49.9%	50.4%
2018 Female Population	51.5%	50.1%	49.6%
2018 Median Age	42.1	42.1	42.4

In the identified area, the current year population is 18,134. In 2010, the Census count in the area was 17,247. The rate of change since 2010 was 0.61% annually. The five-year projection for the population in the area is 18,697 representing a change of 0.61% annually from 2018 to 2023. Currently, the population is 50.4% male and 49.6% female.

Median Age

The median age in this area is 42.1, compared to U.S. median age of 38.3.

Race and Ethnicity			
2018 White Alone	90.2%	93.0%	93.3%
2018 Black Alone	3.3%	2.2%	2.0%
2018 American Indian/Alaska Native Alone	0.0%	0.1%	0.1%
2018 Asian Alone	2.2%	1.2%	1.0%
2018 Pacific Islander Alone	0.1%	0.1%	0.0%
2018 Other Race	2.3%	2.0%	2.2%
2018 Two or More Races	1.9%	1.5%	1.4%
2018 Hispanic Origin (Any Race)	6.8%	5.8%	5.7%

Persons of Hispanic origin represent 5.7% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 22.3 in the identified area, compared to 64.3 for the U.S. as a whole.

Households			
2000 Households	1,155	3,025	5,730
2010 Households	1,308	3,626	6,546
2018 Total Households	1,367	3,879	6,852
2023 Total Households	1,400	4,022	7,045
2000-2010 Annual Rate	1.25%	1.83%	1.34%
2010-2018 Annual Rate	0.54%	0.82%	0.56%
2018-2023 Annual Rate	0.48%	0.73%	0.56%
2018 Average Household Size	2.36	2.55	2.61

The household count in this area has changed from 6,546 in 2010 to 6,852 in the current year, a change of 0.56% annually. The five-year projection of households is 7,045, a change of 0.56% annually from the current year total. Average household size is currently 2.61, compared to 2.60 in the year 2010. The number of families in the current year is 4,923 in the specified area.

Data Note: Income is expressed in current dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

August 09, 2018

©2018 Esri

Executive Summary

Womelsdorf, Pennsylvania, 19567
Rings: 1, 3, 5 mile radii

Latitude: 40.36777
Longitude: -76.18833

	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	$57,243	$59,817	$61,774
2023 Median Household Income	$66,432	$68,242	$70,371
2018-2023 Annual Rate	3.02%	2.67%	2.64%
Average Household Income			
2018 Average Household Income	$74,908	$75,278	$77,538
2023 Average Household Income	$89,060	$87,947	$89,514
2018-2023 Annual Rate	3.52%	3.16%	2.91%
Per Capita Income			
2018 Per Capita Income	$31,277	$29,687	$29,737
2023 Per Capita Income	$37,119	$34,523	$34,173
2018-2023 Annual Rate	3.48%	3.06%	2.82%
Households by Income			

Current median household income is $61,774 in the area, compared to $58,100 for all U.S. households. Median household income is projected to be $70,371 in five years, compared to $65,727 for all U.S. households

Current average household income is $77,538 in this area, compared to $83,694 for all U.S. households. Average household income is projected to be $89,514 in five years, compared to $96,109 for all U.S. households

Current per capita income is $29,737 in the area, compared to the U.S. per capita income of $31,950. The per capita income is projected to be $34,173 in five years, compared to $36,530 for all U.S. households

Housing			
2000 Total Housing Units	1,216	3,171	5,956
2000 Owner Occupied Housing Units	843	2,330	4,555
2000 Renter Occupied Housing Units	313	695	1,176
2000 Vacant Housing Units	60	146	225
2010 Total Housing Units	1,381	3,836	6,880
2010 Owner Occupied Housing Units	920	2,792	5,194
2010 Renter Occupied Housing Units	388	834	1,352
2010 Vacant Housing Units	73	210	334
2018 Total Housing Units	1,476	4,142	7,241
2018 Owner Occupied Housing Units	966	2,962	5,367
2018 Renter Occupied Housing Units	401	917	1,486
2018 Vacant Housing Units	109	263	389
2023 Total Housing Units	1,523	4,311	7,468
2023 Owner Occupied Housing Units	1,021	3,120	5,585
2023 Renter Occupied Housing Units	379	902	1,460
2023 Vacant Housing Units	123	289	423

Currently, 74.1% of the 7,241 housing units in the area are owner occupied; 20.5%, renter occupied; and 5.4% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 6,880 housing units in the area - 75.5% owner occupied, 19.7% renter occupied, and 4.9% vacant. The annual rate of change in housing units since 2010 is 2.30%. Median home value in the area is $183,120, compared to a median home value of $218,492 for the U.S. In five years, median value is projected to change by 1.43% annually to $196,636.

Data Note: Income is expressed in current dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

August 09, 2018

©2018 Esri

Photos

CVS pharmacy

MLS Listing

0 Mill Rd, Womelsdorf, PA 19567 | **Active** | **Land** | **$174,500**

MLS #:	PABK344492	Lot Acres / SQFT:	3.49a / 152,024sf / Assessor
Tax ID #:	95-4338-19-50-5554		
County:	Berks, PA	Price/Acre:	$50,000.00
MLS Area:	Womelsdorf Boro - Berks County (10295)	Ownership Interest:	Fee Simple
School District:	Conrad Weiser Area		

Taxes, Assessment, Fees

Tax Annual Amt/Year: $5,968 / 2020
Tax Assessed Value: $139,500 / 2020

Association / Community Info

HOA: No

Land Information

Possible Use: Automotive, Barber/Beauty, Car Wash, Commercial, Convenience Store, Dry Cleaner, Hotel/Motel, Laundromat, Mini-Storage, Other, Professional Service, Retail, Spa

Additional Parcels: No

Current Use: Vacant

Features

Utilities: Water Source: Public Hook-up Available, Sewer: Public Hook/Up Avail

Remarks

Agent: Please contact agent directly by email or phone for more information.

Public: 3.49 acres zoned HC - Highway Commercial, which allows a wide variety of uses. A sampling of allowed uses include; Personal Services, Office, Retail Store, Conference Center & Theater. The property is located behind the Turkey Hill, across from the intersection of Line Drive & Ball Park Road. The roads surrounding the land are; N. 2nd Street, Line Drive and Mill Road, which is near the intersection of Rt. 419 & Rt. 422. For a complete list of Permitted Uses, go to to the Berks County website., Heidelberg-N. Heidelberg-Robesonia-Womelsdorf Joint Zoning Ordinance.

Listing Office

Listing Agent: Karen Geisenberger (3234731) Lic# RS322283 (717) 208-3644

Listing Office: Sable Commercial Realty (1384)

Compensation

Buyer Agency Comp: 3% Of Gross
Transaction Broker: 0% Of Gross
Sub Agency Comp: 3% Of Gross

Showing

Showing Method: In-Person Only

Appointment Phone: (717) 208-3644

Contact Name: Karen Geisenberger

Showing Requirements: Call First - Listing Agent

Listing Details

Original Price:	$249,000	Previous List Price:	$249,000	DOM / CDOM:	466 / 466
Listing Agrmnt Type:	Exclusive Right	Sale Type:	Standard		
Listing Term Begins:	07/08/2019				
Federal Flood Zone:	No				

© BRIGHT MLS - All information, regardless of source, should be verified by personal inspection by and/or with the appropriate professional(s). The information is not guaranteed. Measurements are solely for the purpose of marketing, may not be exact, and should not be relied upon for loan, valuation, or other purposes. Copyright 2020. Created: 10/15/2020 01:21 PM