

FOR SALE

(717) 697-2422



An Affiliate of High Real Estate Group LLC
Industrial/Commercial Realtors

230 DECK DRIVE MYERSTOWN, PA 19507



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Available Acreage 53 Acres m/l
Sale Price \$50,000 per acre (\$2,650,000)

Land Information

Municipality	Myerstown, Bethel Township
County	Berks County
Zoning	Agriculture – owner petitioning for Industrial zoning
Road Access	To be determined
Frontage Feet	To be assembled with another parcel which has frontage of 1,200' on I-78
Topography	Gently rolling
Traffic Count	AADT 37,875 @ Exit 10 of I-78
Environmental	Unknown
Present Use	Agriculture
Surrounding Uses	Industrial
Possible Uses	Distribution/Flex/Manufacturing
Restrictions/Associations	Undergoing rezoning to I-C
Real Estate Taxes	2008 School/Twp \$794.39 In Clean & Green

UTILITIES

Water	Private
Sewer	Available
Gas	N/A
Electric	Met Ed

Geographic Information

Location Presently right off Deck Drive, Myerstown. However, if sold with 35.404 acre contiguous parcel, entrance will be Fort Motel Drive.

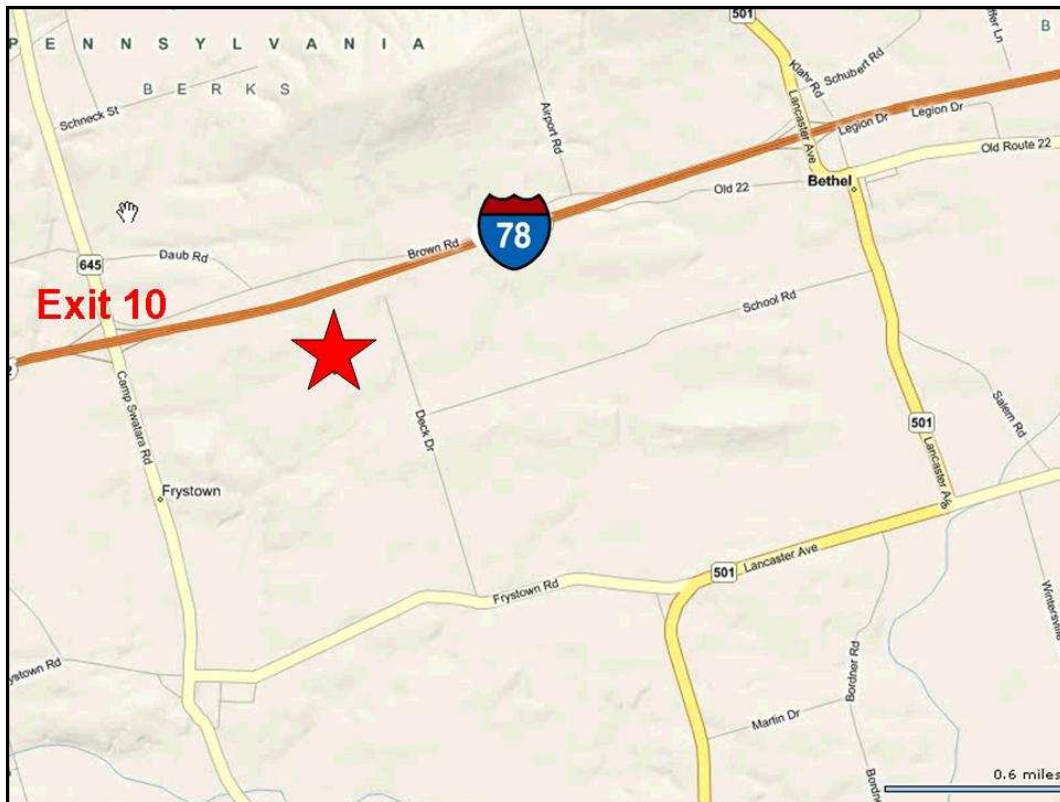
Demographics

	<u>5 Miles</u>	<u>10 Miles</u>	<u>15 Miles</u>
Population	10,532	73,760	164,710
Households	3,486	27,862	63,575
Avg. HH Income	\$61,377	\$57,372	\$60,356

Local Amenities Contiguous to truck terminal and truck service plaza

Distance to Highway Access At exit

Map



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