



**BERKSHIRE HATHAWAY**  
HomeServices  
**Fox & Roach, REALTORS®**

**Land Development  
Executive Offices**  
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**EXECUTIVE SUMMARY:**

**10 +/- Acres. Five Points and Little Shiloh Roads  
West Goshen Township, Chester County, Pa.**

- Zoned R3 residential – single family homes – 18,000 square foot lots minimum with public water and public sewer
- Excellent location next to former Toll Brothers community
- Water and sewer available – check with West Goshen Township for further details
- Sketch plan illustrates 15 lots with a cul-de-sac and 11 lots without a cul-de-sac
- Existing 3 homes and barn may have no redeeming value within the framework of any proposed subdivision
- West Chester School District
- Owners will consider conditions for development approvals
- Priced at \$1,250,000 based on approved development plan
- Owners will consider certain terms and conditions
- Contact Ed Ritti – [ed.ritti@foxroach.com](mailto:ed.ritti@foxroach.com) or 610-306-3933

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