



# BERKSHIRE HATHAWAY

HomeServices

Fox & Roach, REALTORS®

## EXECUTIVE SUMMARY:

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Land Development**  
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### **110+ acres, Route 1 Bypass and Route 41, Avondale London Grove Township, Chester County, Pa.**

- Berkshire Hathaway Fox Roach Land Development has been selected to list and sell this development property
- There are 2 property owners with individual pieces comprising the 110+ acres – one owner owns the 4 acre parcel fronting on Route 41 – to be sold separately but simultaneously to the entirety (if desired)
- There is an adjacent property which may also be available comprising an additional 13.89 acres
- The Owners want to sell the property and will, based on specific terms and conditions, allow the Buyer to obtain zoning and development approvals
- The property is within 3 different zoning districts – CI (commercial interchange), RM (residential medium density), RH (residential high density) and there is a TDR ordinance (transfer of development rights) enacted within the Township Zoning Ordinance
- The CI – commercial zoned properties do not have any significant engineering and zoning work completed
- The RM / RH – residential zoned property does have a conditional use plan approved via a court approved settlement in 2004 for 374 multi-family lots – the Builder who obtained the approval has no present connection to the properties
- Part of this plan included a secondary road access to the residential property via Glen Willow Road
- This plan also called for a \$1,625 per dwelling unit recreation fee (\$607,750) and a \$1,000 per dwelling unit traffic impact fee (\$374,000)
- The internal road system called for public dedication - there is public water and public sewer adjacent to the property
- For further details on public sewer contact the Karen Crossan, London Grove Township, Municipal Authority (EDUs are priced in the \$13,000+ per edu range)
- Route 41 is a highly traveled local road which has experienced recent retail development – the site has visibility and access on Route 1
- Route 1 Bypass is a limited access highway serving as a direct link from Philadelphia to Baltimore – the site has visibility on Route 1
- The properties presently have 2 buildings (1 leased to the Pennsylvania State Police and 1 leased to a day care center) – both tenants have expressed a desire to stay and owner has had discussions about tenant relocation from existing buildings into buildings which would be a part of the overall development - two story 15,000 square foot building for the police and one story 10,000 square foot building for the day care
- This site is offered without asking price – value will be determined by the proposed development plan
- Buyer Brokers must register their client with BHFR Realtors and buying side fees to be paid by Buyer

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