



Prudential

Fox & Roach
REALTORS®

EXECUTIVE SUMMARY:

Land Development
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185 +/- Single Family Building Lots

- 119.5 +/- acres – presently farm land
- East Nottingham Township, Chester County, Pa.
- Previous development plan included 185 lots with average size of 10,500 square feet apiece – previous development information is available for review
- Chester Water Authority is able to supply public water
- Oxford Area Sewer Authority is in the process of obtaining funding to complete a major update of the sewer treatment facilities – this would not include the extension of sewer mains – presently a group of owners seeking to develop industrial buildings along Baltimore Pike are active in the sewer main extension solution
- The two owners of this property are willing to structure an Agreement of Sale allowing a Builder enough time to obtain the required subdivision and development approvals
- Call Ed Ritti for additional information

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.