



Fox & Roach
REALTORS®

Land Development
Executive Offices
49 East Lancaster Avenue
Malvern, Pennsylvania, 19355
Direct 610-306-3933
Office 610-647-2600
Fax 610-993-3257
Email ed.ritti@prufoxroach.com

EXECUTIVE SUMMARY:

42 Improved Townhouse Building Lots (Phase 1)
Gettysburg, Cumberland Township, Adam County, Pa.

- Fully approved and Improved townhouse building lots with public water and public sewer lines
- Quiet area of Gettysburg approximately 0.5 mile from the Battlefield historic sites
- Road and utilities are already constructed with access to Table Rock Road
- Sewer EDUs and water fees are already paid for in Phase 1 and are included in the price (approximately \$7,000 per unit – according to Owner)
- Escrow is posted by Seller as a Letter on Credit
- Existing Lender may be willing to discuss the financing for the completion of the development
- Townhouses were approved as market rate sales – not age restricted
- Price for Phase 1 is \$24,000 per unit
- Phase 2 (30 approved townhouse lots) and 3 (54 approved townhouse lots) are available as approved lots subject to the start and partial completion of Phase 1 – or as a sale in the entirety – price is \$10,000 per unit for the approved lots
- For further details, contact Ed Ritti – 610-306-3933 or ed.ritti@prufoxroach.com

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