



Prudential

Fox & Roach
REALTORS®

EXECUTIVE SUMMARY:

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

126 Acres – Development Opportunity **East Brandywine Township, Chester County, Pa.**

- Downingtown School District
- Public Utilities
- Presently zoned – R2 and R3 and Guthriesville Village Overlay
- Frontage on Route 322 (Horseshoe Pike)
- Adjacent to Applecross Golf Course and Residential development and across the street from planned apartments and commercial shopping center development
- Adjacent to the envisioned historic village of Guthriesville
- Gently sloping land presently farmed
- Some engineering data presently available
- Existing owner is Downingtown Area School District
- Depending on Buyer's proposed development, DASD may want a portion of the land to build a school facility
- DASD desires to joint venture with a qualified developer / builder to obtain an approved plan
- Property value will be determined by the structure of the Joint Venture
- For further information contact Ed Ritti 610-306-3933 or ed.ritti@prufoxroach.com

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.



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List of Primary Contacts

Site Engineer

Greg Newell
Nave Newell, Inc.
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gnewell@navenewell.com

Title Insurance

Alice Young
Trident Land Transfer Company
49 East Lancaster Avenue
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610-408-2175
alice.young@prufoxroach.com

Sewer Company

East Brandywine Sewer Authority
1214 Horseshoe Pike
Downingtown, Pennsylvania, 19335

Township Manager

Scott Piersol
East Brandywine Township
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Water Company

Gary Horne
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Real Estate Representative

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