



Prudential

**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:

**Best Kept Secret in Coatesville
Possible 12 Townhouse Building Lots**

- Beautiful hillside lots on a quiet cul-de-sac street between Coatesville and Valley Township
- Zoning allows for 14 units per acre (RN5 zoning)
- No Mobile homes permitted
- Four separate deeds presently with subdivision possibilities
- Public utilities available
- Some engineering completed – require development approvals
- Will sell as one package, individually or in combination – as is or subject to a development approved plan – for cash or in phases
- Price: 1–single lot @ \$20,000 / 9 townhouse lots @ \$112,500
- Contact Ed Ritti (610-306-3933) or Patrick Milia (610-405-8544) for further information

PRIMARY CONTACTS

Engineering

Joseph Viscuso
One South Church Street
West Chester, PA 19382
Phone: 610-840-2505
Fax: 610-444-1698

Title

Bruce West
Manito Title Insurance Company
100 West Market Street
West Chester, PA 19381-0841
Phone: 610-436-4767
Fax: 610-436-6427

City of Coatesville

Wayne G. Ted Reed, City Manager
One City Hall Place
Coatesville, Pa 19320
Phone: 610-384-0300
Fax: 610-384-3612

Realtors

Ed Ritti – Land Development Office
Mobile: 610-306-3933
Patrick Milia – Exton Office
Mobile: 610-405-8544

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