



BERKSHIRE HATHAWAY

HomeServices

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EXECUTIVE SUMMARY:

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89.5 Acres, West Bridge Street, East Vincent Township, Chester County, Pennsylvania

- Owners have completed various parts of a development process (see attached information)
- Engineer - Vince Fioravanti, Inc; 618 Street Road, Southampton, Pennsylvania, 18966; 215-322-2143; vwf@fioravantiinc.com
- Planner – Wayne Grafton Association, 484 London Grove Road, West grove, Pennsylvania, 19348; 610-869-8622; waynewgrafton@aol.com
- Owners were planning a CCRC development with approximately 1,000 units and are currently in a legal action against the Township (a sketch is attached)
- Public water and public sewer are available within 947 yards from the property (according to engineer)
- Existing zoning is Rural Conservation which allows for single family detached units with a minimum lot size based on 2.5 acre lots with (there is a 0.20 multiplier for density calculations) – there is an open space design option within the township for other zoning classifications
- Owners will allow time for Buyer to obtain zoning development approvals
- Property is located well for a single family development and is within a very active municipality currently
- Property is within the Owen J Roberts School District
- There are some farm structures on the property – probably not worthy of efficient restoration
- For further information contact – Ed Ritti, 610-306-3933; ed.ritti@foxroach.com

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