



BERKSHIRE HATHAWAY HomeServices

Fox & Roach, REALTORS®

**Edward Ritti – Vice President
Land Development
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Malvern, PA 19355**

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www.wedodirt.com

EXECUTIVE SUMMARY:

126 Acre, Development Opportunity, East Brandywine Township Chester County, Pennsylvania

History

Property was owned by the Weaver Family who had an agreement of sale with K Hovnanian Builders to approve and develop the tract. K Hov obtained a settlement agreement with the Township for 273 age restricted residential units. Before construction started, Downingtown School District (DASD) purchased the property with thoughts of building a school facility. Because of shifting demographics within the school district, DASD is not building a school on the property and is offering the property for sale to a qualified, experienced Buyer for the highest possible price. Included in the Property Information Package (PIP), are important documents for your review before you make an offer.

Zoning

Underlying zoning is R2 and R3 with a Village overlay (recently enacted). Informal discussions with Township representatives indicate that a commercial component along Route 322, Horseshoe Pike, may be acceptable. There are possible village commercial uses permitted within the Village overlay. The property lies within 2 water sheds. Consult engineer.

Utilities

Public water is available at the property. Public sewer is available and is gravity flow to the existing plant with effluent being pumped back to the property. There has been considerable testing completed. Consult engineers for further detail.

Traffic

Pulte Homes is developing adjacent tracts and is required to improve the Bollinger Road / Route 322, Horseshoe Pike intersection including a traffic light. Township will request a driveway from the existing Township building complex to Bollinger Road through the proposed street layout. If a future Route 322 access is planned, consult engineer for further detail.

Offers

Offers must be in written form. DASD is willing to sell "as is" with a quick closing or subject to development approvals allowing sufficient time for Buyer to obtain these approvals, subject to Seller acceptable contingencies. The future closing will be cash.

For further information contact – Ed Ritti – ed.ritti@foxroach.com or 610-306-3933

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 WITHDRAWL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.



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SITE ENGINEER

Greg Newell
Nave Newell, Inc
900 West Valley Road – Suite 1100
Wayne, Pa 19087
610-265-8323
gnewell@navenewell.net

TITLE INSURANCE

Alice Young
Trident Land Transfer Company
49 East Lancaster Avenue
Malvern, PA 19355
610-408-2175
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SEWER COMPANY

East Brandywine Sewer Authority
1214 Horseshoe Pike
Downingtown, PA 19335

TOWNSHIP MANAGER

Scott Piersol
East Brandywine Township
1214 Horseshoe Pike
Downingtown, PA 19335
610-269-8230
scottpiersol@ebrandywine.org

WATER COMPANY

Gary Horne
Aqua America
762 West Lancaster Avenue
Bryn Mawr, Pa 19010
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REAL ESTATE REPRESENTATIVE

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