



# BERKSHIRE HATHAWAY

HomeServices

Fox & Roach, REALTORS®

## EXECUTIVE SUMMARY:

**Edward Ritti – Vice President  
Land Development  
49 E. Lancaster Avenue  
Malvern, PA 19355**

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### 124+ acres, Route 1 Bypass and Route 41, Avondale London Grove Township, Chester County, Pa.

- Berkshire Hathaway Fox Roach Land Development has been selected to list and sell this development property
- There are 2 property owners with individual pieces comprising the 110+ acres – one owner owns the 4 acre parcel fronting on Route 41 – to be sold separately but simultaneously to the entirety (if desired)
- There is an adjacent property which may also be available comprising an additional 13.89 acres
- The Owners want to sell the property and will, based on specific terms and conditions, allow the Buyer to obtain zoning and development approvals
- The property is within 3 different zoning districts – CI (commercial interchange), RM (residential medium density), RH (residential high density) and there is a TDR ordinance (transfer of development rights) enacted within the Township Zoning Ordinance
- The CI – commercial zoned properties do not have any significant engineering and zoning work completed
- The RM / RH – residential zoned property does have a conditional use plan approved via a court approved settlement in 2004 for 374 multi-family lots – the Builder who obtained the approval has no present connection to the properties
- Part of this plan included a secondary road access to the residential property via Glen Willow Road
- This plan also called for a \$1,625 per dwelling unit recreation fee (\$607,750) and a \$1,000 per dwelling unit traffic impact fee (\$374,000)
- The internal road system called for public dedication - there is public water and public sewer adjacent to the property
- For further details on public sewer contact the Karen Crossan, London Grove Township, Municipal Authority (EDUs are priced in the \$13,000+ per edu range)
- Route 41 is a highly traveled local road which has experienced recent retail development – the site has visibility and access on Route 1
- Route 1 Bypass is a limited access highway serving as a direct link from Philadelphia to Baltimore – the site has visibility on Route 1
- The properties presently have 3 buildings (1 leased to the Pennsylvania State Police and 1 leased to a day care center) and an existing Driving Range – tenants have expressed a desire to stay and owner has had discussions about tenant relocation from existing buildings into buildings which would be a part of the overall development - two story 15,000 square foot building for the police and one story 10,000 square foot building for the day care
- This site is offered without asking price – value will be determined by the proposed development plan
- Buyer Brokers must register their client with BHFR Realtors and buying side fees to be paid by Buyer

**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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**MEMO**

**Development Site, Route 41 and Route 1 ByPass, London Grove Township, Chester County, Pa.**

➤ Yeatman Brothers	59-5-126	76.90 acres
➤ Yeatman Brothers	59-5-121.2	7.30 acres
➤ Yeatman Brothers	59-5-122.2	1.50 acres
➤ Nancy Truitt	59-5-120	<u>20.50 acres</u> 106.20 acres
➤ Nancy Truitt	59-5-120.4	<u>4.00 acres</u> (this site with frontage and road accessibility offered separate but simultaneously)
➤ Driving Range	59-5-120.2a	<u>13.89 acres</u> 124.09 acres

**Important Contacts**

Karen Linaweaver	London Grove Municipal Authority Manager –	610-345-0300 (office) <a href="mailto:klinaweaver@londongrove.org">klinaweaver@londongrove.org</a>
Steven Brown	London Grove Township Manager -	610-345-0100 <a href="mailto:sbrown@londongrove.org">sbrown@londongrove.org</a>
Dennis Glackin	Land Planner	610-408-9022 (office) <a href="mailto:dglackin@glackinplan.com">dglackin@glackinplan.com</a>
Gregory Elko	Langan Engineering	215-491-6500 (office) <a href="mailto:gelko@langan.com">gelko@langan.com</a>