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HomeServices

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**Development Opportunity - Adjacent to Golden Oaks Golf Club
Fleetwood, Ruscombmanor Township, Berks County, Pennsylvania
Proposed 200 Multi-family Lots**

- * Golden Oaks Golf Club is an operating course carefully maintained and operated by a private owner. Highly rated by various golf experts as the “Best Public Course” in the area, the County, the Commonwealth and has been rated the 15th public golf course in the nation for outstanding amenities and customer service. Yearly average has been 30,000+ rounds played.
- * Adjacent to some of the holes is an established single family neighborhood with past sales in the \$400 -500,000+ range. Adjacent to other parts of the course is unused woodlands.
- * Adjacent to clubhouse and entrance is 23.8 acres, owned by a private investor, which has been approved for 96 active adult building lots (18 townhouses and 78 twins). Within the development approvals is the mutual agreement to use the existing golf course clubhouse as the common center for the proposed adult community.
- * The two owners (golf course and 23.8 acres) have agreed to combine their properties and offer to a builder the opportunity to create a development using the 23.8 acres, adjacent vacant land from the golf course, the approach boulevard and the driving range as the future site for a newly proposed development.
- * The combining of these parcels for a proposed development will require a realignment of the existing entrance boulevard, the relocation of the maintenance garage (this garage will be removed and relocated to the golf school closer to the existing driving range) and an improvement contribution to enhance the existing clubhouse.
- * There is an existing stone farmhouse and small stone office building which can be included in the sale to use a planning, marketing center - or these can be sold separately to third party buyers.
- * The vision is that the newly proposed development would be in the form of a condominium or zero lot line development, so subdivision approvals would be minimized. The existing clubhouse can continue as the clubhouse for the proposed development and the golf course. Regarding the active adult versus market rate use, there has been no formal presentation of such a change to the Township. Owners are willing to consider either.

- * Existing zoning is R1 - allowing single family homes (30,000 square foot lots with public utilities), school, religious, hospital and other assorted uses with possible Active Adult Overlay allowing for multi-family units (5 upa maximum).
- * Conditional final approval for the 96 units was obtained 4/6/16 including PennDot, NPDES, utilities but the developer's agreement was not finalized,, HOA documents were not completed nor escrows posted.
- * Greg Newell and Paul Lepard of Nave Newell Inc were retained to complete a sketch plan for the site maximizing density by proposing twin units. This plan uses only the 23.8 acre, some of the adjacent golf course land and the entrance boulevard. The density is 156 twin units. This plan did not include the driving range. Subsequently, the Golf Course Owner has agreed to include the driving range and a portion of the 18th hole, but will not complete another sketch plan - rather leaving that to the Buyer. Owner is seeking a proposed plan from the Buyer for review and approval.
- * The entrance Boulevard can be extended past the clubhouse and additional units could be developed on the existing driving range and rear parking lot area. The remainder of the eighteen hole golf course will continue to operate and will not be included in any proposed development plan and sale.
- * Buyer will be responsible for demolition of the existing maintenance shed and the rehab of the golf school building into the new maintenance shed. Buyer will be responsible for a negotiated clubhouse improvement contribution.
- * Owners are willing to consider a reasonable development proposal for the available land.
- * Owners understand the time involved in the development process and are willing to work with experienced and financially capable builders, as approvals are obtained. Price, terms and conditions will be determined based on offers.
- * Asking price is \$2,500,000 plus the value of the farmhouse / office, demolition of the existing maintenance shed with the improvement of the driving range building into a new maintenance shed and improvement contribution for the clubhouse.
- * Contact Ed Ritti (610-306-3933 - ed.ritti@foxroach.com) or Bob Wiley (610-739-7404 - bob.wiley@foxroach.com) with questions and comments.

Important Contacts -

- * Paul Lepard, Nave Newell Inc., 610-265-8323 - plepard@navenewell.net
- * Brubacher Development Approvals - Mesh Consulting, LLC; Steven McBearty, 2932 West Germantown Pike, Eagleville, Pa., 19403 - 484-754-3470 - extension 108 (office) - smcbrearty@mesh-consulting.com
- * Traffic Approvals - Traffic Planning & Design Inc., Robert Hoffman, 812 West Hamilton Street, Suite 402, Allentown, Pa., 18101 - 610-625-4242 - rhoffman@trafficpd.com
- * Pa American Water Company - Craig Darosh, 4 Wellington Boulevard, Wyomissing, Pa., 19610 - 484-855-1005 - craig.darosh@amwater.com

Note - 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

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