



BERKSHIRE HATHAWAY

HomeServices

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**Development Opportunity - Pennsylvania Qualified Opportunity Zone - 559+/- units
City of Coatesville, Chester County, Pennsylvania**

- > Located at the Coatesville Train Station near the intersection of Business Route 30 and Route 82 - close to the on-going commercial redevelopment of the City and adjacent to the existing Coatesville Train Station which is to be renovated and expanded as an Amtrak and Septa station with expanded parking and other possible uses (Septa has announced that upon the renovation of the Train Station they will commence service)
- > First phase of the train station renovation has been completed including the streetscape with road and parking lot improvements
- > 74.7 acres with access to public utilities with capacity and multiple road frontages - contact Joseph Viscuso, Pennoni Engineers - 610-422-2470 - jviscuso@pennoni.com
- > Utilities - Pa American Water and Sewer - contact Jim Kelly, Pa American - 610-384-2872 - james.kelly@amwater.com - adjacent sewer lines were repaired or replaced 2019 - edu cost \$4,000 to be paid according to the planning module submitted to DEP - water lines have been improved 2017
- > 559 units were approved for this site in 1998 but construction was never started - now owned by a different developer who will sell all or part of the site in conjunction with an envisioned development master plan
- > This property is located within a Qualified Opportunity Zone - Contact Gary Smith, Chester County Economic Council for information regarding benefits included in Qualified Opportunity Zones - 610-458-5700 - gsmith@cceconomicdevelopment.com
- > Possible acceptable uses include apartments, townhouses, singles, medical - contact Michael Trio, City of Coatesville Manager - 610-384-3128 - mtrio@coatesville.org
- > The municipalities which constitute the Coatesville School District are experiencing substantial residential growth, both market rate and active adult uses

- > This site is also adjacent to the active adult development known as Hillview Estates which is completed except the roadways have not been dedicated according to Valley Township
- > Various ingress / egress points are available - contact Ed Ritti for further information
- > Land pricing will be subject to the unit type and density

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