



BERKSHIRE HATHAWAY

HomeServices

Fox & Roach, REALTORS®

EXECUTIVE SUMMARY:

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178 Approved Townhouse Lots Culbertson Village, Route 322

West Brandywine Township, Chester County, Pa.

- 48.65+/- acres with frontage along Route 322 – good visibility and access
- Located between Guthriesville and Honeybrook, Pennsylvania
- Approved for 178 townhouses – designed for 25 / 27 foot widths – does not include the existing house and future commercial area - some builders have sketched 240 +/- townhouse lots using the approved building envelope but smaller frontage dimensions (owner does not have these plans and this is verbal information)
- Development approvals current (except Penndot)
- Some improvements completed (approx \$500,000) - sewer line, manholes, stormwater inlets
- Public water and sewer are at the site and each has existing capacity
- Public sewer – edus can be purchased based on a pre-existing agreement for a fixed rate of \$1,818 per edu - \$1,000,000 sewer contribution has already been paid to Township
- Presently zoned R3 and RM
- Available environmental, wetlands and bog turtle reports
- To be paid by Buyer - Open space fee - \$500/unit - Traffic fee - \$99,000 - New Fire Apparatus fee - \$112,500
- Subdivision / development engineer – D L Howell Associates
- West Brandywine Township would like to see this property developed with the belief that it would help complete the Township
- Listed price has been substantially reduced to \$3,000,000
- Contact Ed Ritti for further information

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