



# BERKSHIRE HATHAWAY

HomeServices

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## EXECUTIVE SUMMARY:

### **Pennbrook Transportation Oriented Development Opportunity** **Upper Gwynedd Township and Lansdale Borough** **Montgomery County, Pennsylvania**

- Present conditions – 468,492 square foot building with 1,457 parking (3.10 spaces per 1,000 square feet) – 42.57 total acres – across the Parkway from the busy Pennbrook Septa Regional R5 Rail Station – access to Bus Septa R5 Route 94 - no known steep slopes or wetlands on the property – retail, professional offices and Homewood Suites are located across the roads – adequate public utilities available
- The existing rail station appears to be under parked for the present commuter demand based on the consistent overflow for parking spaces
- Existing zoning – Upper Gwynedd Township (20.53 acres) – LI Limited Industrial with a TOD Overlay District (11 UPA) - Lansdale Borough (22.07 acres) – I Industrial with TOD Overlay District (12 UPA)
- Existing road system – Church Road is a municipal maintained road and Pennbrook Parkway is a private road, maintained by the adjacent property owners - maintenance responsibility for future roads will be subject to approved development plans

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

- Predevelopment studies – (included within the PIP)  
Nave Newell Engineers Planners – Property Due Diligence Report  
Lisa Price – Residential Market Study
- Existing leases – 2020 Net Operating Income in place - \$1,806,000
- Future Liberty Bell Trail is envisioned to be located adjacent to the subject property – Natural Lands Trust has been consulted and is a good source of information for this trail extension
- Owner's goals – the subject property is owned by an investment group who desires to maximize their property value by working with a Developer / Builder to create a TOD or to sell the property contingent upon TOD approval to a Developer / Builder
- Paul Lepard - Nave Newell Engineers – [plepard@navenewell.net](mailto:plepard@navenewell.net) – 610-265-8323
- Lisa Price – Lisa Price & Associates LLC - [lisa@lisa-price.com](mailto:lisa@lisa-price.com) – 215-766-0148
- Jack Stefferud – Natural Lands Trust – [jstefferud@natlands.org](mailto:jstefferud@natlands.org) – 484-368-9961
- This property is being offered by a combined effort of Berkshire Hathaway and Newmark Grubb Knight Frank - For further information contact –  
  
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