



**BERKSHIRE
HATHAWAY**
HomeServices

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www.wedodirt.com

EXECUTIVE SUMMARY:

**240+ Acres – Industrial / Office / Retail Development Land
Lionville Station Road, Uwchlan Township, Chester County
Pennsylvania**

- **An impact development property in the heart of Chester County**
- **Visibility and frontage on the Pennsylvania Turnpike at interchange #312**
- **Frontage on Route 113 quarter mile off Route 100 (entrance to exit #312)**
- **Public water – Aqua America – water line along Lionville Station Road**
- **Public sewer – manhole at Lionville Station Road**
- **Located within and owned by Downingtown Area School District**
- **Formerly - The Hankin Group completed a sketch plan for 1,716,300 square feet of 35 foot high single story buildings**
- **Formerly - Audubon Development completed various sketch plans for 1,960,000+/- square feet of high bay distribution / warehouse buildings**
- **The development plans and studies from these former efforts are available to the Buyer and are included in this Property Information Package for Buyer's review and use as they see fit**
- **There are three historic structures on the property – 2 houses and 1 shed**
- **The existing zoning ordinance is part of the Property Information Package for prospects' review – www.uwchlan.com – present zoning classification is PIC**
- **Greg Newell of Nave Newell Engineering has reviewed the Audubon development data (now the property of DASD) and has electronic copies of that information and has structured a list of items to be completed to submit a conditional use plan application to the Township as per the existing zoning ordinance**

- **Greg Newell, Nave Newell Engineering**
Cell – 610-299-3344
gnewell@navenewell.net
900 West Valley Road, Suite 1100, Wayne, Pennsylvania, 19087
www.navenewell.com
- **DASD will review offers based on use, density, price, timing and non-refundable deposits**
- **For further information contact Ed Ritti (610-306-3933)**
- **If the successful Buyer utilizes the services of a Realtor, Broker, Agent or Finder, their fee will be the responsibility of that Buyer. Seller will not pay any part of said fee.**

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